

BLUE PITS HOUSING ACTION

England & Wales · Charity number 1154280

Details

Other names	BPHA
Status	Registered
Legal form	Charitable company
Company number	07825886
Registered	2013-10-21
Register	View on the Charity Commission register

Contact

Address	169 Drake Street Rochdale Rochdale Rochdale Greater Manchester OL11 1EF
Phone	01706345886
Email	bluepitshousingaction@gmail.com
Website	http://www.bluepitshousingaction.co.uk

Activities

Objects: THE CHARITY'S OBJECTS (OBJECTS) ARE SPECIFICALLY RESTRICTED TO THE FOLLOWING:1) TO CARRY ON FOR THE BENEFIT OF THE COMMUNITY THE BUSINESS OF PROVIDING SOCIALHOUSING AND ANY ASSOCIATED AMENITIES, SERVICES, ADVICE OR ASSISTANCE FORPERSONS:IN NECESSITOUS CIRCUMSTANCES UPON TERMS APPROPRIATE TO THEIR MEANS;FOR WHOM IT WOULD BE CHARITABLE TO PROVIDE HOUSING2) TO PROMOTE OR CARRY OUT ANY OTHER CHARITABLE PURPOSE THAT CAN BE CARRIED OUTBY A COMPANY REGISTERED AS A SOCIAL LANDLORD WITH THE TENANT SERVICES AUTHORITY ORSUCH SIMILAR AUTHORITY FROM TIME TO TIME.

Activities: To provide an inclusive, client needs-led, high quality accommodation and support service to people with complex mental health needs and learning disabilities. that enables them to improve their overall health and wellbeing and which promotes social inclusion.To enable people to develop and maintain the skills they need to return to, or remain, living independently in their own home.

Classification

- **How:** Provides Buildings/facilities/open Space, Provides Services, Provides Advocacy/advice/information
- **What:** Education/training, Disability, Accommodation/housing, Recreation
- **Who:** People With Disabilities, Other Defined Groups

Geography

- Rochdale

Finances

Period end	Income	Expenditure	Assets	Employees
2024-10-31	£1,271,483	£1,315,368	£263,604	33
2023-10-31	£1,165,219	£1,147,742	£307,453	32
2022-10-31	£1,026,095	£1,009,788	£289,969	29
2021-10-31	£1,004,981	£984,149	£274,162	25
2020-10-31	£958,676	£913,519	£253,336	22

Trustees

Name	Role	Appointed
Sarah Randall	Chair	2025-01-30
Christine Ince		2022-11-09
Julie Caroline Coates		2025-05-12
KATHY INCE		2013-09-06
PETER RUDDY BA HONS		2013-09-06

BLUE PITS HOUSING ACTION

England & Wales - Charity number 1154280

Accounts

BLUE PITS HOUSING ACTION

TRUSTEES' REPORT AND FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 OCTOBER 2024

Registered Charity No. 1154280
Company Registration No. 07825886
RSL No. RP4719

BLUE PITS HOUSING ACTION

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Report of the trustees for the year ended 31st October 2024

The trustees present their annual directors' report and financial statements of the charity for the year ended 31st October 2024 which are also prepared to meet the requirements for a directors' report and accounts for Companies Act purposes.

The financial statements comply with the Charities Act 2011, the Companies Act 2006, the Housing SORP 2018, the Memorandum and Articles of Association, and the Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

Objectives and activities

The purposes of the charity are to provide an inclusive, tenant needs-led, high-quality accommodation and support service to vulnerable adults that enable them to achieve their full potential and promote social inclusion.

Our main activities are as a Private Registered Provider of Social Housing (PRP) and a Care Quality Commission (CQC) registered provider of domiciliary care and supported living services. Our registration with these regulatory bodies enables us to provide both specialised supported housing and social care support to people with complex mental health and neurodivergent conditions, including those with a dual diagnosis of substance misuse.

The trustees confirm that they have referred to the Charity Commission's guidance on public benefit when reviewing the Charity's aims and objectives, in planning future activities, and setting the policies for the year.

The charity furthers its charitable purposes for the public benefit through our charity's purposes as set out in the objects contained in the company's memorandum of association are to:

To carry on for the benefit of the community the business of providing social housing and any associated amenities, services, advice or assistance for persons:

- ~ in necessitous circumstances upon terms appropriate to their means.
- ~ for whom it would be charitable to provide housing.



To promote or carry out any other charitable purpose that can be carried out by a company registered as a social landlord with the tenant services authority or such similar authority from time to time.

The legislative provisions under which the Private Registered Provider is established

The objects of Blue Pits Housing Action are specifically restricted to:

- 1) To carry on for the benefit of the community the business of providing social housing and any associated amenities, services, advice or assistance for persons:
 - in necessitous circumstances upon terms appropriate to their means.
 - for whom it would be charitable to provide housing
- 2) To promote or carry out any other charitable purpose that can be carried out by a company registered as a non-profit, private registered provider with the Regulator of Social Housing or such similar authority from time to time.

The aims of Blue Pits Housing Action are:

- To provide high quality accommodation which meets the needs of vulnerable people.
- To improve the overall health and wellbeing of vulnerable people with complex mental health needs, including those with a dual diagnosis.
- To enable people to develop and maintain the skills and competencies they need to return to, or remain, living independently in their own home.
- To minimise the need for secondary health and social care provision.
- To promote integration and reintegration among socially excluded groups and those leaving institutions of confinement.

Blue Pits Housing Action meets these aims through the provision of supported living, home care and outreach services to 44 'Adults at Risk' across Rochdale, Heywood and Middleton.

A review of our achievements and performance

The continuing focus for the organisation over the last year has been on monitoring and improving our quality assurance processes in line with the Care Quality Commission's (CQC)



Single Assessment framework. We have done this through implementing robust auditing systems and reviewing updating our policies and procedures.

This year we have focused on evidencing how our support services deliver good care and how all our procedures incorporate the quality statements under this regulatory framework.

This work has been and continues to be supported in collaboration with Newbarn Ltd under the direction and support of an experienced Deputy Service Lead.

Twelve-year Anniversary since incorporation (27.10.2011)

In October 2023, Blue Pits celebrated its 12th anniversary. We marked the occasion by holding a party for tenants at The Landings Wellbeing Hub.

Mental Health Discharge Scheme

BPHA continues to support people whose transfer from hospital to home would otherwise be delayed due to a lack of appropriate support on discharge.

RHS Britain in Bloom - (Rochdale in Bloom)

This year, our community garden at Dunsterville House was nominated for these awards and achieved "It's Your Neighbourhood Level 4 - Thriving", the certificate being presented to our staff and service users at the Britain in Bloom North West Awards Ceremony in October 2024

Tackling Minds Fishing Group

In a joint venture with Tackling Minds, we continue to offer opportunities for several of our tenants to participate in angling and engagement with nature and the local environment.

Landings Wellbeing Hub

We have enjoyed another a successful year of activity at the Wellbeing Hub. Our Creative Lead successfully bid for several small grants that have supported our tenants' engagement in a range of social, leisure and learning activities.

Initiatives and Activities for our tenants and service users.

Our supported housing tenants have enjoyed a wide range of leisure, learning and social events throughout the year including training in fire safety, food hygiene and breast cancer awareness.

They have actively participated in football and music sessions, wellbeing/pamper sessions and themed celebration events. Our day trips and holidays throughout the year have included a Coronation Street Tour, a country music festival, a holiday to Presthaven Sands, a 3 day mini cruise to Amsterdam and a group holiday to Tenerife.



Tenant Representatives

We have delivered training to tenants to enable them to take an active and informed role in consulting with and representing our wider tenant group at staff and lead meetings. Training has included topics such as consultation methods, listening skills, confident speaking skills and equality diversity, and anti-discriminatory practice.

Staff training

We are committed to the continuing professional development of our staff team and in addition to statutory and mandatory training, our staff have received training in Hoarding disorders, palliative care, oral health and duty of care.

Fundraising Initiatives

Our most successful fundraising initiative has been with the aim of purchasing three defibrillators (AEDs) for our offices and supported living projects. In February 2024 we had raised enough money to buy our second AED which is in situ at our supported living project at Dunsterville House.

The development and provision of social housing and social housing activities for the year

For most of our supported tenants, Blue Pits Housing Action (BPHA) provides social housing through leasing suitable accommodation from private landlords. This model has served the housing and community needs of our supported tenants since BPHA was incorporated in October 2011.

However, BPHA now owns two individual single storey properties. The company bought its first property, a two-bed bungalow, in July 2020 and a further two-bed bungalow in June 2023.

The acquisition of property assets allows BPHA to increase its social housing stock and to ensure that this remains affordable in consideration of the national trend for rising rents in the private rented sector.

Our Projects

Dunsterville House

Dunsterville House provides self-contained one/two bed accommodation for people via 9 self-contained flats with 24-hour overarching support.

Thornbush Way

Thornbush Way provides fully self-contained studio flats for 8 people.



Supported tenancies

42 x 1/2-bedroom single tenancies comprising houses, flats and bungalows. These are occupied by people who live independently with support.

Our Framework contracts:

- GM Learning Disability and Autism Ethical Purchasing System
- Mental Health Approved Provider List - Rochdale
- Care At Home (Adults) - Flexible Purchasing System – Rochdale
- Provision of Residential and Nursing Care and Accommodation for Older People and People with Mental Health and Physical/Sensory Disabilities.
- Contract for the Provision of Learning Disability and Autism Services

Financial review

The accounts up to October 2024 showed a deficit of £43,849 compared with October 2023 when the accounts showed a surplus of £17,484. We have introduced a more robust financial controls policy to negate future deficits via unplanned expenditure.

Principle Funding Sources

- Rochdale Borough Council Adult Care and Support
- Rochdale Revenues and Benefits service for intensive housing management provision

Investment powers and policy

The trustees, having regard to the liquidity requirements of operating the charity, have kept a prudent amount available as reserve funds in an interest-bearing deposit account.

Reserves policy and going concern

The balance held in unrestricted reserves at 31st October 2024 was £262,456 of which £110,533 are free reserves after allowing for funds tied up in tangible fixed assets. The trustees aim to maintain free reserves in unrestricted funds at a level which equates to approximately three months of unrestricted charitable expenditure. The trustees consider that this level will provide sufficient funds to respond to applications for grants and ensure that support and governance costs are covered.

The Charity's main source of income is housing benefit and adult care funding. The Trustees consider that it is appropriate to prepare the accounts on a going concern basis and,



consequently, the accounts do not include any adjustments that would be necessary if these sources of income should cease.

Risk management

The Trustees identify the major risks to which the charity is exposed each financial year when preparing and updating the strategic plan, in particular those related to the operations and finances of the charity. The Trustees then review any major risks which have been identified and establish systems to mitigate those risks. The charity is satisfied that the systems are in place to mitigate their exposure to the major risks which have been so far identified and reviewed.

Safeguarding and wellbeing policy

Blue Pits Housing Action is committed to promoting the safety and wellbeing of the Adults at Risk who use our services. We have appropriate safeguarding policies and procedures in place that reflect this commitment. In addition, the welfare and wellbeing of the people we employ is a major underlying driver of the high-quality support we provide. As part of our undertaking to sustaining a healthy and resilient workforce, we offer opportunities for reflective supervision, accredited training and continuing professional development at all levels and for all roles.

Plans for Future Periods

As a Registered Provider of Social Housing, Blue Pits Housing Action has adopted a lease model for acquiring properties.

Future plans will include buying further property suitable for supported living tenancies. The changing needs of our tenants and the national trend for rent increases has been taken into consideration on the choice of housing stock to invest in, this being local, single storey flats, and also small, terraced property and bungalow accommodation.

To support our strategic and business planning has been supported by The Cranfield Trust, a provider of pro bono consultancy and management support for UK Charities. The Trustees recognise that specialist advice and guidance is necessary to support growth in future years.

Trustees will be looking to adopt the National Housing Federation's Code of Governance and will begin assessing the Charity's activities against this code.

BPHA continues to provide placement opportunities for intermediate and final year social work students for both Uclan and Salford Universities. During 2024 we were pleased to



support three social work students to fulfil their final year placement and learning requirements.

Our focus will continue to be on improving quality and reviewing all policies and procedures to ensure compliance with and adherence to the Care Quality Commission's fundamental standards.

Added Value projects

Community Garden

We are currently without a dedicated role for this project, but support to upkeep garden is supported by the maintenance team.

The Landings Wellbeing Hub

This creative space at Unit 8, The Landings, 157 Oldham Rd, Rochdale has flourished under the support of our Newbarn-appointed Creative Lead.

The space continues to be used to promote the physical health and mental well-being of the beneficiaries and offers functional skills, arts, crafts, relaxation, therapies, staff meetings, donation of space for other groups in exchange for their specialist services.

Structure, governance and management

Blue Pits Housing Action is a company limited by guarantee, registered in England and Wales, and governed by its Memorandum and Articles of Association dated 27th October 2011. It is registered as a charity with the Charity Commission and is constituted under a trust deed dated 21st October 2013.

Appointment of trustees

As set out in the Articles of Association trustees are elected annually by the members of the charitable company attending the Annual General meeting and serve for a period of one year.

In February 2024, the current Chair resigned and the role of chair was sustained by Sarah Anderson who acted in the role prior to her election of Chair at our 2024 Annual General Meeting.



Trustee induction and training

All Trustees have electronic access to the organisation's policies and procedures and undertake Safeguarding Adults Training where this is not offered elsewhere.

An enhanced DBS is sought for all new Trustees.

All Trustees have access to training delivered by Action Together 'How to be An Effective Trustee' and are invited to sign up to Action Together's annual Training Calendar. Furthermore, they have access to sector-specific training via their HEE e-learning for health registration.

Trustees meet key lead staff for Blue Pits via arranged introductions and are invited to attend celebration events.

Organisation

The board of trustees administers the charity and has ultimate responsibility for setting the strategy of Blue Pits Housing Action and achieving its overall mission.

The board normally meet four times a year and the AGM is held annually in October.

The Process of setting key management personnel salaries involve looking at benchmarking of similar charities/third sector organisations, and also work undertaken, qualifications and experience of key management personnel, in line with income of the charity. The salaries are ratified by the Trustees.

The CEO reports to the Trustees and both the CEO and Deputy Service Lead are responsible for delivering on the charity's strategic aims via operational plans.

Related parties and co-operation with other organisations

None of our trustees receive remuneration or other benefit from their work with the charity. Any connection between a trustee or senior manager with any service providers must be disclosed to the full board of trustees in the same way as any other contractual relationship with a related party. In the current year no such related party transactions were reported.

During the year, a laptop was purchased for one trustee to use for Blue Pits work.

Please see note 14 in the accounts for further related party information.



Reference and administrative information

Charity Name: Blue Pits Housing Action

Charity Number: 1154280

Company Registration Number: 07825886

RSL No: RP4719

Directors and trustees

The directors of the charitable company (the charity) are its trustees for the purpose of charity law. The trustees and officers serving during the year and since the year end were as follows:

Key management personnel: Trustees and Directors

Peter Ruddy Treasurer

Kathleen Ince Secretary

Sarah-Jayne Anderson Chair

Christina Ince

Philip Traynor (resigned February 2024)

Senior Lead Officers

Dorothy Lynn Collins Service Lead

Clare Clark Deputy Service lead

Vicky Chanter Registered Manager

Registered Office

169 Drake Street

Rochdale

OL11 1EF

Independent Examiners

Community Accountancy Service Limited

The Grange

Pilgrim Drive

Beswick

Manchester

M11 3TQ

**Auditors**

Wyatt Morris Golland Limited

Chartered Accountants

Park House

200 Drake Street

Rochdale

OL16 1PJ

Bankers

Co-operative Bank

1 Balloon Street

Manchester

Barclays Bank plc

Leicester

LE87 2BB



Trustees' responsibilities in relation to the financial statements

The charity trustees (who are also the directors of Blue Pits Housing Action 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).

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 principles and then apply them consistently.
- Observe the methods and principles in the applicable Charities SORP.
- Make judgments and estimates that are reasonable and prudent.
- State whether applicable accounting standards have been followed, subject to any material departures that must be disclosed and explained in the financial statements.
- Prepare the financial statements on a going concern basis unless it is appropriate 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. They are also responsible for safeguarding the assets of the charity and taking reasonable steps for the prevention and detection of fraud and other irregularities.

In so far as the trustees are aware:

- There is no relevant audit information of which the charitable company's auditors are unaware; and
- The trustees have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditors are aware of that information.



AUDITORS

The auditors, Wyatt Morris Golland Ltd, will be proposed for reappointment at the forthcoming Annual General Meeting.

This report has been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies.

By order of the board of trustees on

A handwritten signature in black ink, appearing to read "S. Anderson".

Sarah-Jayne Anderson
Chair

6/6/25.

REPORT OF THE INDEPENDENT AUDITORS TO THE TRUSTEES OF BLUE PITS HOUSING ACTION

Opinion

We have audited the financial statements of Blue Pits Housing Action (the 'charitable company') for the year ended 31 October 2024 which comprise the Statement of Financial Activities, the Balance Sheet, the Cash Flow Statement and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (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 October 2024 and of its incoming resources and application of resources, including its result, 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 Auditors' 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 trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the 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. The other information comprises the information included in the Annual Report, other than the financial statements and our Report of the Independent Auditors 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.

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 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.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Charities (Accounts and Reports) Regulations 2008 requires us to report to you if, in our opinion:

- the information given in the Report of the Trustees is inconsistent in any material respect with the financial statements; or
- the charitable company has not kept adequate accounting records; or
- the financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of trustees

As explained more fully in the Statement of Trustees' Responsibilities, 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.

REPORT OF THE INDEPENDENT AUDITORS TO THE TRUSTEES OF BLUE PITS HOUSING ACTION

Our responsibilities for the audit of the financial statements

We have been appointed as auditors under Section 144 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder.

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 a Report of the Independent Auditors 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.

The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

- the engagement partner ensured that the engagement team collectively had the appropriate competence, capabilities and skills to identify or recognise non-compliance with applicable laws and regulations;
- we identified the laws and regulations applicable to the company through discussions with directors and other management, and from our commercial knowledge and experience of charities;
- we focused on specific laws and regulations which we considered may have a direct material effect on the financial statements or the operations of the charity, including the Charities Act 2011 and Companies Act 2006 and
- we assessed the extent of compliance with the laws and regulations identified above through making enquiries of management and inspecting legal correspondence where necessary,
- identified laws and regulations were communicated within the audit team regularly and the team remained alert to instances of non-compliance throughout the audit.

We assessed the susceptibility of the charity's financial statements to material misstatement, including obtaining an understanding of how fraud might occur, by:

- making enquiries of management as to where they considered there was susceptibility to fraud, their knowledge of actual, suspected and alleged fraud and
- considering the internal controls in place to mitigate risks of fraud and non-compliance with laws and regulations.

To address the risk of fraud through management bias and override of controls, we:

- performed analytical procedures to identify any unusual or unexpected relationships;
- tested journal entries to identify unusual transactions;
- assessed whether judgements and assumptions made in determining the accounting estimates were indicative of potential bias; and
- investigated the rationale behind significant or unusual transactions.

In response to the risk of irregularities and non-compliance with laws and regulations, we designed procedures which included, but were not limited to:

- agreeing financial statement disclosures to underlying supporting documentation;
- enquiring of management as to actual and potential litigation and claims; and
- reviewing correspondence with HMRC.

There are inherent limitations in our audit procedures described above. The more removed that laws and regulations are from financial transactions, the less likely it is that we would become aware of non-compliance. Auditing standards also limit the audit procedures required to identify non-compliance with laws and regulations to enquiry of the directors and other management and the inspection of regulatory and legal correspondence, if any.

Material misstatements that arise due to fraud can be harder to detect than those that arise from error as they may involve deliberate concealment or collusion.

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 Report of the Independent Auditors.

**REPORT OF THE INDEPENDENT AUDITORS TO THE TRUSTEES OF
BLUE PUTS HOUSING ACTION**

Use of our report

This report is made solely to the charitable company's trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the charitable company's trustees those matters we are required to state to them in an auditors' 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 trustees as a body, for our audit work, for this report, or for the opinions we have formed.

Wyatt Morris Golland Ltd

Statutory Auditors

Eligible to act as an auditor in terms of Section 1212 of the Companies Act 2006

Park House

200 Drake Street

Rochdale

Lancashire

OL16 1PJ

Date: 6/6/2025

STATEMENT OF TOTAL COMPREHENSIVE INCOME FOR THE YEAR ENDED 31 OCTOBER 2024

		Year Ended 31 October 2024	Year Ended 31 October 2023
	Note	£	£
Turnover	1	1,271,483	1,165,219
Operating Costs	1	(1,315,368)	(1,147,742)
Operating Surplus		(43,885)	17,477
Interest Receivable		36	7
Interest Payable		-	-
Deficit for the year		(43,849)	17,484
Total comprehensive income for the year		(43,849)	17,484

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

The notes on pages 20 to 26 form part of these accounts.

STATEMENT OF CHANGES IN RESERVES FOR THE YEAR ENDED 31 OCTOBER 2024

	Income and Expenditure Reserve	Restricted Reserve £	Total £
At 1st November 2022	289,951	18	289,969
Surplus from Statement of Comprehensive Income	13,203	4,281	17,484
At 31st October 2023 and 01 November 2023	303,154	4,299	307,453
Deficit from Statement of Comprehensive Income	(40,698)	(3,151)	(43,849)
At 31st October 2024	262,456	1,148	263,604

The notes on pages 20 to 26 form part of these accounts.

STATEMENT OF FINANCIAL POSITION AS AT 31 OCTOBER 2024

Company Registration Number: 07825886

	Note	2024 £	2023 £
Fixed assets:			
Tangible assets - Housing Properties	8	147,174	150,334
Tangible assets - Other Fixed Assets	8	4,749	4,276
Total fixed assets		151,923	154,610
Current assets:			
Trade and Other Debtors	9	124,730	66,294
Cash at Bank & in Hand		23,353	117,752
Total current assets		148,083	184,046
Liabilities:			
Creditors: Amounts falling due within one year	10	36,402	31,203
Net current assets or liabilities		111,681	152,843
Total assets less current liabilities		263,604	307,453
Total net assets		263,604	307,453
Reserves			
Restricted reserves	11	1,148	4,299
Income and Expenditure		262,456	303,154
Total Reserves		263,604	307,453

The accompanying notes form part of these Financial Statements.

The charitable company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31st October 2024.

The members have not deposited notice, pursuant to Section 476 of the Companies Act 2006 requiring an audit of these financial statements.

The trustees acknowledge their responsibilities for

- (a) Ensuring that the charitable company keeps accounting records that comply with Section 386 and 387 of the Companies Act 2006, and
- (b) Preparing the financial statements which give a true and fair view of the state of affairs of the charitable company as at the end of each financial year and of its surplus or deficit for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as is applicable to the charitable company.

These financial statements have been audited under the requirements of Section 145 of the Charities Act 2011.

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

The Financial Statements on pages 16 to 26 were approved and authorised for issue by the Board of Directors on and are signed on its behalf by:

S. Anderson
6/6/25

Sarah-Jayne Anderson
Chair

Peter Ruddy
Treasurer

P. Ruddy
6/6/2025

The notes on pages 20 to 26 form part of these accounts.

Statement of Cash Flows for the year ending 31 October 2024

	Year Ended 31 October 2024 £	Year Ended 31 October 2023 £
Reconciliation of net movement in funds to net cash flow from operating activities		
Surplus for the year	(43,849)	17,484
Investment Income	(36)	(7)
Add back depreciation	7,607	6,710
(Increase) in debtors	(58,436)	12,423
Increase in creditors	5,199	(3,105)
Net cash used in operating activities	(89,515)	33,505
Cash flows from other activities:		
Interest	36	7
Purchase of other fixed assets	(4,920)	(84,431)
Net cash provided by other activities	(4,884)	(84,424)
Decrease in cash and cash equivalents during the year	(94,399)	(50,919)
Cash and cash equivalents brought forward	117,752	168,671
Cash and cash equivalents carried forward	23,353	117,752

Notes to the financial statements for the year ended 31st October 2024

Legal Status

Blue Pits Housing Association is a private company limited by guarantee, registered under the Companies Act 2006, is registered as a charity with the Charity Commission, and is registered as a Social Housing Provider with the Regulator of Social Housing in England. The address of the registered office is given on page 9 of these financial statements.

The principal activities of Blue Pits Housing Association are set out of page 1 of the financial statements. Blue Pits Housing Association is a public benefit entity as defined by FRS102.

Accounting policies**Basis of preparation and assessment of going concern**

The accounts (financial statements) have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant notes to these accounts. The financial statements have been prepared in accordance with Housing SORP 2018: the Statement of Recommended Practice for Registered Social Housing Providers and in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102) and the Charities Act 2011.

The charity constitutes a public benefit entity as defined by FRS 102.

The trustees consider that there are no material uncertainties about the charity's ability to continue as a going concern.

Turnover

Turnover represents rental and service charges income receivable, net of void losses in the year, and revenue grants receivable from local authorities. The rent and service charges are received through Housing Benefit revenues.

The void losses for 2024 were 4% over the rentals for the year.

Government grants

Government grants include grants receivable from local authorities and other government bodies.

Government grants are recognised at the fair value of the asset received or receivable when there is reasonable assurance that the grants conditions will be met and the grants will be received.

Government grants relating to revenue are recognised in income over the same period as the expenditure to which they relate once reasonable assurance has been gained that Blue Pits Housing Association will comply with the conditions and that the funds will be received. Grants due from government organisations or received in advance are included as current assets or liabilities.

Expenditure Recognition

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that settlement will be required and the amount of the obligation can be measured reliably.

All expenditure is accounted for on an accruals basis. All expenses including support costs and governance costs are allocated or apportioned to the applicable expenditure headings. For more information on this attribution refer to note 4 below.

Irrecoverable VAT

Irrecoverable VAT is charged against the expenditure heading for which it was incurred.

Taxation

Blue Pits Housing Association is a registered charity and is, therefore, exempt from paying corporation tax on charitable activities.

Leases

All leases are operating leases and the annual rentals are charged to income and expenditure on a straight line basis over the lease term.

Employee Benefits

The costs of short-term employee benefits are recognised as a liability and an expense.

The cost of any unused holiday entitlement at 31st October is recognised in the period in which the employee's services are received.

Notes to the financial statements for the year ended 31st October 2024

Tangible fixed assets and depreciation**Housing property**

The housing property is for the provision of social housing and is available to rent and, as such it is treated as a social investment. The social investment is treated similar to plant and equipment.

It is stated at cost less accumulated depreciation. The housing property is depreciated at the following rate:

Housing Property	2% on cost
------------------	------------

The housing property comprises two properties.

The first property was purchased 21st July 2020 and cost £74,950.

The second property was purchased 17th June 2023 and cost £83,041.

The properties will be repaired before each new tenancy commences and the costs of the repairs will be treated as repair costs.

Other fixed assets

All assets costing more than £500 are capitalised and valued at historical cost. Depreciation is charged, over the assets useful life on the following basis:

Computers	33.33% on cost
Equipment	25% on cost
Refurbishment of Leased Property	25% on cost

Impairment

Housing properties will be reviewed for impairment if there is an indication that impairment may have occurred. Where there is evidence of impairment, fixed assets are written down to the recoverable amount. Any such write down is charged to the operating surplus for the year.

In addition, revaluations of properties are undertaken on completion of developments and at regular intervals thereafter. If these valuations are less than the carrying value of the property, an impairment charge will result. The impairment charge is charged to operating surplus for the year, unless there has been a previous upward valuation of that property. In that case the impairment would be charged to revaluation reserves (to the extent of previous upward revaluations) with any balance then being charged to operating surplus.

Significant Judgements and Estimates

In the process of applying the entity's accounting policies, management have not made any judgements that would have a significant effect on the amounts recognised in the financial statements. No estimations have been made that would have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year.

Pensions

The charity currently administers contributions to a pension scheme on behalf of individuals.

The charity has no liability beyond making its contributions and paying across the deductions for the employee's contributions.

Debtors

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

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.

Notes to the financial statements for the year ended 31st October 2024

1. Particulars of turnover, cost of sales, operating costs and operating surplus

		Turnover	Operating costs	Operating surplus	Operating surplus
	Note	Year Ended 31 October 2024	Year Ended 31 October 2024	Year Ended 31 October 2024	Year Ended 31 October 2023
		£	£	£	£
Social housing lettings	2	1,224,220	(1,290,383)	(66,163)	19,829
Other social housing income and expenditure					
Trip Income		5,377	(6,484)	(1,107)	(2,136)
Student Placement Fees		2,461	-	2,461	2,000
Miscellaneous Income		455	-	455	-
Income from Activities		2,557	-	2,557	-
Support Services		22,690	-	22,690	-
Tenant Care Income		9,027	(8,689)	338	5,220
Blue Pits Project		-	(9,812)	(9,812)	(11,491)
Fundraising Income		-	-	-	1,498
Donations		4,696	-	4,696	2,557
		<u>1,271,483</u>	<u>(1,315,368)</u>	<u>(43,885)</u>	<u>17,477</u>

Previous reporting period

	Turnover	Operating costs	Operating surplus
	Year Ended 31 October 2023	Year Ended 31 October 2023	Year Ended 31 October 2023
	£	£	£
Social housing lettings	1,141,342	(1,121,513)	19,829
Other social housing income and expenditure			
Trip Income	5,728	(7,864)	(2,136)
Student Placement Fees	2,000	-	2,000
Tenant Care Income	10,233	(5,013)	5,220
Blue Pits Project	1,861	(13,352)	(11,491)
Fundraising Income	1,498	-	1,498
Donations	2,557	-	2,557
	<u>1,165,219</u>	<u>(1,147,742)</u>	<u>17,477</u>

Notes to the financial statements for the year ended 31st October 2024

2. Particulars of turnover, cost of sales, operating costs and operating surplus

	Total Funds 31 October 2024 £	Total Funds Year Ended 31 October 2023 £
Government housing related grants:		
Housing Benefit	535,285	514,467
Adult Care Grants	688,935	616,905
Other grants:		
Action Together - Creative Therapies	-	2,314
Action Together - Winter Warmer	-	500
Turning Point	-	1,000
Groundwork	-	1,000
RMBC Arts on Bridges Grant	-	4,323
RMBC Planters Grant	-	833
	<u>1,224,220</u>	<u>1,141,342</u>

3. Operating costs

	Year Ended 31 October 2024 £	Year Ended 31 October 2023 £
Services		
Motor Expenses	187	232
Grants Paid	-	570
Property Rents	297,146	279,027
Subscriptions	2,120	36
Repairs and Maintenance	1,982	1,542
Quality Assurance	402	402
Software and IT Costs	101	101
Minor Equipment	184	1,195
Telephone	13,579	13,005
Rent	30,959	30,430
Rates and Water	1,640	320
Bank Charges	36	36
Interest Paid	331	109
Insurance	17,552	17,475
Governance Costs	12,638	23,789
Post, Printing & Stationery	1,524	1,922
Depreciation	4,447	3,550
Sundry	363	-
	<u>385,191</u>	<u>373,741</u>
Management		
Employment Costs	830,332	699,288
Recruitment	-	2,506
Advertising	450	238
Training	5,264	4,973
DBS Fees	806	429
Staff Well-being	1,133	1,088
	<u>837,985</u>	<u>708,522</u>
Property Maintenance		
Housing Related Costs	<u>64,047</u>	<u>36,090</u>
Housing Property Depreciation	<u>3,160</u>	<u>3,160</u>
Total operating costs	<u>1,290,383</u>	<u>1,121,513</u>

Notes to the financial statements for the year ended 31st October 2024

4. Allocation of governance and support costs

The breakdown of support costs and how these were allocated between governance and other support costs is shown below:

	General Support	Governance	Total 2024
Accountancy Fees	-	2,780	2,780
Auditors Remuneration	-	5,400	5,400
Payroll Bureau Fees	3,465	-	3,465
Professional Fees	993	-	993
	<u>4,458</u>	<u>8,180</u>	<u>12,638</u>

Previous reporting period

	General Support	Governance	Total 2023
Accountancy Fees	-	2,320	2,320
Auditors Remuneration	-	6,600	6,600
Board Meeting Expenses	-	160	160
Payroll Bureau Fees	3,346	-	3,346
Professional Fees	11,363	-	11,363
	<u>14,709</u>	<u>9,080</u>	<u>23,789</u>

5. Employees

	Year Ended 31 October 2024	Year Ended 31 October 2023
	£	£
Wages and Salaries	744,832	638,540
Holiday Pay Accrual	7,367	-
Social Security Costs	62,194	49,524
Pension Costs	15,939	11,224
	<u>830,332</u>	<u>699,288</u>

The average number of employees during the year was 33, FTE 24.1 (previous year: 32, FTE 21.1). FTE is calculated based on the total number of hours worked divided by the number of staff.

The key management personnel comprises the trustees, service lead and registered manager. The total employment benefits, including employer pension contributions of the key management personnel were £106,157 (previous year: £92,972). No employee has benefits in excess of £60,000 (previous year: none).

6. Trustees Remuneration and benefits

None of the trustees were paid any remuneration, expenses or benefits in the year ended October 2024 (None - October 2023)

7. Operating surplus

The operating surplus is arrived at after charging:

	Year Ended 31 October 2024	Year Ended 31 October 2023
	£	£
Depreciation of housing properties	3,160	3,160
Property rents	297,146	279,027
Auditors remuneration	5,400	6,600
Independent examination fees	2,780	2,320
Other Accountancy services	-	240

Notes to the financial statements for the year ended 31st October 2024

8. Tangible Fixed Assets

	Equipment	Refurbishment of Leased Property	Computers	Housing Property	Total
Cost	£	£	£		£
At 13 November 2023	3,787	19,228	13,701	157,991	194,707
Additions	2,086	-	2,834	-	4,920
At 31 October 2024	5,873	19,228	16,535	157,991	199,627
Depreciation					
At 13 November 2023	2,418	18,028	11,994	7,657	40,097
Charge for Year	1,195	600	2,652	3,160	7,607
At 31 October 2024	3,613	18,628	14,646	10,817	47,704
NET BOOK VALUE					
At 31 October 2024	2,260	600	1,889	147,174	151,923
At 31 October 2023	1,369	1,200	1,707	150,334	154,610

9. Analysis of debtors

	2024	2023
	£	£
Other Debtors	6,849	8,384
Social Housing Debtors	104,860	45,005
Prepayments	13,021	12,905
	124,730	66,294

10. Creditors: amounts falling due within one year

	2024	2023
	£	£
Creditors	2,430	6,239
Other creditors and accruals	7,840	7,560
Pension creditor	3,026	2,437
Holiday Pay Accrual	7,367	-
Deferred income	-	-
Taxation and social security costs	15,739	14,967
	36,402	31,203

Notes to the financial statements for the year ended 31st October 2024

11. Restricted Reserves

Analysis of movements in restricted funds

	01 November 2023	Incoming Resources	Resources Expended	Transfers	31 October 2024
	£	£	£	£	£
RMBC Planters Grant	833	-	-	-	833
Groundwork	1,000	-	(1,000)	-	-
Turning Point	260	-	-	-	260
Action Together - Creative Therapies	2,206	-	(2,151)	-	55
	4,299	-	(3,151)	-	1,148

Previous reporting period

	01 November 2022	Incoming Resources	Resources Expended	Transfers	31 October 2023
	£	£	£	£	£
Soil Association	18	-	(18)	-	-
RMBC Planters Grant	-	833	-	-	833
RMBC Arts on Bridges Grant	-	4,323	(4,323)	-	-
Groundwork	-	1,000	-	-	1,000
Turning Point	-	1,000	(740)	-	260
Action Together - Creative Therapies	-	2,314	(108)	-	2,206
Action Together - Winter Warmer	-	500	(560)	60	-
	18	9,970	(5,749)	60	4,299

Name of restricted fund:

Soil Association

RMBC Planters Grant

RMBC Arts on Bridges Grant

Groundwork

Turning Point

Action Together - Creative Therapies

Action Together - Winter Warmer

Description, nature and purpose of the fund

for the gardening project at Dunsterville House

to paint a mural on the end wall of a bridge on Oldham Road, Rochdale and to install planters

for creating an artwork mural on a bridge in Oldham Road

for gardening activities and garden furniture at Dunsterville House

for activity sessions, making fairy gardens and cookery, and the costs of a facilitator for sessions

for staff and tenant wellbeing sessions including hand massages, podiatry, facial treatments and hairdressing

for hats and gloves for tenants

12. 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 on a transaction value and subsequently measured at their settlement value with the exception of bank loans which are subsequently measured at an amortised cost using the effective interest method.

13. Lease Commitments

The charity rents properties from commercial and private landlords in which to place tenants in receipt of housing benefit. These rents are ongoing and can be terminated at one month's notice should the properties no longer be required.

Future lease payments within 1 year are calculated as £34,156 (2023: £31,263).

14. Related party transactions

Lynn Collins, senior manager, is a director of Newbarn Limited where some of the properties are leased from. Rental and insurance transactions are at a market value rate. Staff are also seconded out to Blue Pits Housing Association from Newbarn Limited. At 31st October 2024, Newbarn Limited owed Blue Pits Housing Action £6,521 (2023: £5,830).

15. Capital Commitments

At the end of the period, the company had no capital commitments contracted for but not provided in these financial statements.

BLUE PITS HOUSING ACTION

England & Wales - Charity number 1154280

Accounts

BLUE PITS HOUSING ACTION

TRUSTEES' REPORT AND FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 OCTOBER 2023

Registered Charity No. 1154280
Company Registration No. 07825886
RSL No. RP4719



ICAEW
CHARTERED
ACCOUNTANTS

*Wyatt Morris
Golland Ltd*

CHARTERED ACCOUNTANTS

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BLUE PITS HOUSING ACTION

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Report of the trustees for the year ended 31st October 2023

The trustees present their annual directors' report and financial statements of the charity for the year ended 31st October 2023 which are also prepared to meet the requirements for a directors' report and accounts for Companies Act purposes.

The financial statements comply with the Charities Act 2011, the Companies Act 2006, the Housing SORP 2018, the Memorandum and Articles of Association, and the Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

Objectives and activities

The purposes of the charity are to provide an inclusive, tenant needs-led, high-quality accommodation and support service to vulnerable adults that enable them to achieve their full potential and promote social inclusion.

Our main activities are as a Registered Social Landlord (RSL) to provide specialist accommodation and preventative, enabling support to people with mental health conditions, learning disabilities and Autistic Spectrum Conditions (ASC), including those with a dual diagnosis which may include substance use.

The trustees confirm that they have referred to the Charity Commission's guidance on public benefit when reviewing the Charity's aims and objectives, in planning future activities, and setting the policies for the year.

The charity furthers its charitable purposes for the public benefit through our charity's purposes as set out in the objects contained in the company's memorandum of association are to:

To carry on for the benefit of the community the business of providing social housing and any associated amenities, services, advice or assistance for persons:

- ~ in necessitous circumstances upon terms appropriate to their means.
- ~ for whom it would be charitable to provide housing.

To promote or carry out any other charitable purpose that can be carried out by a company registered as a social landlord with the tenant services authority or such similar authority from time to time.

The legislative provisions under which the Private Registered Provider is established

The objects of Blue Pits Housing Action are specifically restricted to:

- 1) To carry on for the benefit of the community the business of providing social housing and any associated amenities, services, advice or assistance for persons:
 - in necessitous circumstances upon terms appropriate to their means.
 - for whom it would be charitable to provide housing
- 2) To promote or carry out any other charitable purpose that can be carried out by a company registered as a non-profit, private registered provider with the Regulator of Social Housing or such similar authority from time to time.

The aims of Blue Pits Housing Action are:

- To provide high quality accommodation which meets the needs of vulnerable people.
- To improve the overall health and wellbeing of vulnerable people with complex mental health needs, including those with a dual diagnosis.
- To enable people to develop and maintain the skills and competencies they need to return to, or remain, living independently in their own home.
- To minimise the need for secondary health and social care provision.
- To promote integration and reintegration among socially excluded groups and those leaving institutions of confinement.

Blue Pits Housing Action meets these aims through the provision of supported living, home care and outreach services to 43 'Adults at Risk' across Rochdale, Heywood and Middleton.

A review of our achievements and performance

The continuing focus for the organisation over the last year has been on improving quality and reviewing all policies and procedures to ensure continuing compliance with the Care Quality Commission's (CQC) fundamental standards.



This year we have focused on evidencing how our services meet, and procedures incorporate, the quality statements under CQC's new regulatory approach, the Single Assessment Framework.

This work has been and continues to be supported in collaboration with Newbarn Ltd under the direction and support of an experienced new Deputy Service Lead.

Twelve-year Anniversary since incorporation (27.10.2011)

In October 2023, Blue Pits celebrated its 12th anniversary. We marked the occasion by holding a party for tenants at The Landings Wellbeing Hub.

Mental Health Discharge Scheme

BPHA continues to support people whose transfer from hospital to home would otherwise be delayed due to a lack of appropriate support on discharge.

RHS Britain in Bloom - (Rochdale in Bloom)

This year, our community garden at Dunsterville House was nominated for these awards and achieved "It's Your Neighbourhood Level 4 - Thriving", the certificate being presented at the Britain in Bloom North West Awards Ceremony in October 2023.

Tackling Minds Fishing Group

In a joint venture with Tackling Minds, we continue to offer opportunities for several of our tenants to participate in angling and engagement with nature and the local environment.

Landings Wellbeing Hub

We have enjoyed a successful year of activity at the Wellbeing Hub. Our Creative Lead successfully bid for several small grants that have supported our tenants' engagement in a range of social, leisure and learning activities. One such activity was a collaboration with our own service users, those from another provider service and Rochdale Borough Council, to create a colourful, vibrant painted mural under the railway bridge on The Landings, Oldham Road, Rochdale, close to our Wellbeing Hub.

Initiatives and Activities for our tenants and service users.

Our supported housing tenants have enjoyed a wide range of leisure and social events throughout the year including a community celebration of the King's Coronation, visits to museums, zoos and theatres and there will be a group holiday to Tenerife in November 2023.

Initiatives to promote the five ways to wellbeing have included:

- Feel Good Thursdays – walking, exercise and outdoor picnics.
- Hawaiian Summer Party

- Farm visits
- Talent competitions

We have supported some of our tenants to attend College, complete qualifications in Maths and English, gain paid employment and undertake voluntary work.

Staff and Tenant training

We are committed to the continuing professional development of our staff team and three of our colleagues who successfully completed End of Life training at Springhill Hospice were awarded certificates by the Mayor of Rochdale.

Two staff completed Level 3 in Health and Social Care and one staff member was nominated for Apprentice of the Year by Rochdale Training.

Tenants have received training in Cuckooing.

Fundraising Initiatives

Our most successful fundraising initiative has been with the aim of purchasing three defibrillators (AEDs) for our offices and supported living projects. In July 2023 we had raised enough money to buy our first AED which has been mounted on the external wall of our office building on Drake Street.

The development and provision of social housing and social housing activities for the year

For most of our supported tenants, Blue Pits Housing Action (BPHA) provides social housing through leasing suitable accommodation from private landlords. This model has served the housing and community needs of our supported tenants since BPHA was incorporated in October 2011.

However, BPHA now owns two individual single storey properties. The company bought its first property, a two-bed bungalow, in July 2020 and a further two-bed bungalow in June 2023.

The acquisition of property assets allows BPHA to increase its social housing stock and to ensure that this remains affordable in consideration of the national trend for rising rents in the private rented sector.

Our Projects

Dunsterville House

Dunsterville House provides self-contained one/two bed accommodation for people via 9 self-contained flats with 24-hour overarching support.

Thornbush Way

Thornbush Way provides fully self-contained studio flats for 8 people.

Supported tenancies

42 x 1/2-bedroom single tenancies comprising houses, flats and bungalows. These are occupied by people who live independently with support.

Our Framework contracts:

- GM Learning Disability and Autism Ethical Purchasing System
- Mental Health Approved Provider List - Rochdale
- Care At Home (Adults) - Flexible Purchasing System – Rochdale
- Provision of Residential and Nursing Care and Accommodation for Older People and People with Mental Health and Physical/Sensory Disabilities.
- Contract for the Provision of Learning Disability and Autism Services

Financial review

The accounts up to October 2023 showed a surplus of £17,484 compared with October 2022 when the accounts showed a surplus of £16,307.

Principal Funding Sources

- Rochdale Borough Council Adult Care and Support
- Rochdale Revenues and Benefits service for intensive housing management provision

Investment powers and policy

The trustees, having regard to the liquidity requirements of operating the charity, have kept a prudent amount available as reserve funds in an interest-bearing deposit account.

Reserves policy and going concern

The balance held in unrestricted reserves at 31st October 2023 was £303,154 of which £148,544 are free reserves after allowing for funds tied up in tangible fixed assets. The trustees aim to maintain free reserves in unrestricted funds at a level which equates to approximately three months of unrestricted charitable expenditure. The trustees consider

that this level will provide sufficient funds to respond to applications for grants and ensure that support and governance costs are covered.

The Charity's main source of income is housing benefit and adult care funding. The Trustees consider that it is appropriate to prepare the accounts on a going concern basis and, consequently, the accounts do not include any adjustments that would be necessary if these sources of income should cease.

Risk management

The Trustees identify the major risks to which the charity is exposed each financial year when preparing and updating the strategic plan, in particular those related to the operations and finances of the charity. The Trustees then review any major risks which have been identified and establish systems to mitigate those risks. The charity is satisfied that the systems are in place to mitigate their exposure to the major risks which have been so far identified and reviewed.

Safeguarding and wellbeing policy

Blue Pits Housing Action is committed to promoting the safety and wellbeing of the Adults at Risk who use our services. We have appropriate safeguarding policies and procedures in place that reflect this commitment. In addition, the welfare and wellbeing of the people we employ is a major underlying driver of the high-quality support we provide. As part of our undertaking to sustaining a healthy and resilient workforce, we offer opportunities for reflective supervision, accredited training and continuing professional development at all levels and for all roles.

Plans for Future Periods

As a Registered Provider of Social Housing, Blue Pits Housing Action has adopted a lease model for acquiring properties.

Future plans will include buying further property suitable for supported living tenancies. The changing needs of our tenants and the national trend for rent increases has been taken into consideration on the choice of housing stock to invest in, this being local, single storey flats, and also small, terraced property and bungalow accommodation.

To support our strategic and business planning we will be looking to engage support from the Cranfield Trust, a provider of pro bono consultancy and management support for UK charities. The Trustees recognise that specialist advice and guidance is necessary to support growth in future years.

Trustees will be looking to adopt the National Housing Federation's Code of Governance and will begin assessing the Charity's activities against this code.

BPHA continues to provide placement opportunities for intermediate and final year social work students for both Uclan and Salford Universities. In addition, during 2023 we were pleased to be able to offer HEE/NHS nursing placements for students looking for careers within learning disability and autism services.

Our focus will continue to be on improving quality and reviewing all policies and procedures to ensure compliance with and adherence to the Care Quality Commission's fundamental standards.

Added Value projects

Community Garden

We are currently without a dedicated role for this project, but support to upkeep garden is supported by the maintenance team.

The Landings Wellbeing Hub

This creative space at Unit 8, The Landings, 157 Oldham Rd, Rochdale has flourished under the support of our Newbarn-appointed Creative Lead. However, as this person left the organisation at the end of August 2023, the post has been advertised.

The space continues to be used to promote the physical health and mental well-being of the beneficiaries and offers functional skills, arts, crafts, relaxation, therapies, staff meetings, donation of space for other groups in exchange for their specialist services.

Structure, governance and management

Blue Pits Housing Action is a company limited by guarantee governed by its Memorandum and Articles of Association dated 27th October 2011. It is registered as a charity with the Charity Commission and is constituted under a trust deed dated 21st October 2013.

Appointment of trustees

As set out in the Articles of Association trustees are elected annually by the members of the charitable company attending the Annual General meeting and serve for a period of one year.



At the October 2022 Annual General Meeting, Mr. Philip Traynor was re-elected for a fifth year as Chair.

Trustee induction and training

All Trustees have electronic access to the organisation's policies and procedures and undertake Safeguarding Adults Training where this is not offered elsewhere.

An enhanced DBS is sought for all new Trustees.

All Trustees have access to training delivered by Action Together 'How to be An Effective Trustee' and are invited to sign up to Action Together's annual Training Calendar.

Trustees meet key lead staff for Blue Pits via arranged introductions and are invited to attend celebration events.

Organisation

The board of trustees administers the charity and has ultimate responsibility for setting the strategy of Blue Pits Housing Action and achieving its overall mission.

The board normally meet four times a year and the AGM is held annually in October.

The Process of setting key management personnel salaries involve looking at benchmarking of similar charities/third sector organisations, and also work undertaken, qualifications and experience of key management personnel, in line with income of the charity. The salaries are ratified by the Trustees.

The CEO reports to the Trustees and both the CEO and Deputy Service Lead are responsible for delivering on the charity's strategic aims via operational plans.

Related parties and co-operation with other organisations

None of our trustees receive remuneration or other benefit from their work with the charity. Any connection between a trustee or senior manager with any service providers must be disclosed to the full board of trustees in the same way as any other contractual relationship with a related party. In the current year no such related party transactions were reported.

Reference and administrative information

Charity Name: Blue Pits Housing Action

Charity Number: 1154280

Company Registration Number: 07825886

RSL No: RP4717

Directors and trustees

The directors of the charitable company (the charity) are its trustees for the purpose of charity law. The trustees and officers serving during the year and since the year end were as follows:

Key management personnel: Trustees and Directors

Peter Ruddy	Treasurer	
Kathleen Ince	Secretary	
Philip Traynor	Chair	(resigned February 2024)
Sarah-Jayne Anderson	Acting Chair	
Christina Ince		(appointed November 2022)

Senior Lead Officers

Dorothy Lynn Collins	Service Lead
Clare Clark	Deputy Service lead
Vicky Chanter	Registered Manager

Registered Office

69 Drake Street
Tochdale
L11 1EF

Independent Examiners

Community Accountancy Service Limited
The Grange
Pilgrim Drive
Essex
Manchester
M11 3TQ

**Auditors**

Wyatt Morris Golland Limited

Chartered Accountants

Park House

200 Drake Street

Rochdale

OL16 1PJ

Bankers

Co-operative Bank

1 Balloon Street

Manchester

Barclays Bank plc

Leicester

LE87 2BB

Trustees' responsibilities in relation to the financial statements

The charity trustees (who are also the directors of Blue Pits Housing Action 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).

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 principles and then apply them consistently.
- Observe the methods and principles in the applicable Charities SORP.
- Make judgments and estimates that are reasonable and prudent.
- State whether applicable accounting standards have been followed, subject to any material departures that must be disclosed and explained in the financial statements.
- Prepare the financial statements on a going concern basis unless it is appropriate 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. They are also responsible for safeguarding the assets of the charity and taking reasonable steps for the prevention and detection of fraud and other irregularities.

so far as the trustees are aware:

- There is no relevant audit information of which the charitable company's auditors are unaware; and
- The trustees have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditors are aware of that information.



AUDITORS

The auditors, Wyatt Morris Golland Ltd, will be proposed for reappointment at the forthcoming Annual General Meeting.

This report has been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies.

By order of the board of trustees on 29th July 2024

A handwritten signature in blue ink that reads "S Anderson".

Sarah-Jayne Anderson
Acting Chair

REPORT OF THE INDEPENDENT AUDITORS TO THE TRUSTEES OF BLUE PITS HOUSING ACTION

Opinion

We have audited the financial statements of Blue Pits Housing Action (the 'charitable company') for the year ended 31 October 2023 which comprise the Statement of Total Comprehensive Income, the Statement of Financial Position, the Cash Flow Statement and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (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 October 2023 and of its incoming resources and application of resources, including 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 Auditors' 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 audit of the financial statements in the UK, including the FRC's Ethical Standard and the provisions available for small entities, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

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

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the 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.

The 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. The other information comprises the information included in the Annual Report, other than the financial statements and our Report of the Independent Auditors thereon.

Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in this 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 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.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Charities (Accounts and Reports) Regulations 2008 requires us to report to you if, in our opinion: the information given in the Report of the Trustees is inconsistent in any material respect with the financial statements; or the charitable company has not kept adequate accounting records; or the financial statements are not in agreement with the accounting records and returns; or we have not received all the information and explanations we require for our audit.

Responsibilities of trustees

As explained more fully in the Statement of Trustees' Responsibilities, 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.

REPORT OF THE INDEPENDENT AUDITORS TO THE TRUSTEES OF BLUE PITS HOUSING ACTION

Our responsibilities for the audit of the financial statements

We have been appointed as auditors under Section 144 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder.

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 a Report of the Independent Auditors 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.

Our approach to identifying and assessing the risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, was as follows:

Our engagement partner ensured that the engagement team collectively had the appropriate competence, capabilities and skills to identify or recognise non-compliance with applicable laws and regulations;

We identified the laws and regulations applicable to the company through discussions with directors and other management, and on our commercial knowledge and experience of charities;

We focused on specific laws and regulations which we considered may have a direct material effect on the financial statements or the operations of the charity, including the Charities Act 2011 and Companies Act 2006 and

We assessed the extent of compliance with the laws and regulations identified above through making enquiries of management and inspecting legal correspondence where necessary,

Identified laws and regulations were communicated within the audit team regularly and the team remained alert to instances of non-compliance throughout the audit.

We assessed the susceptibility of the charity's financial statements to material misstatement, including obtaining an understanding of where fraud might occur, by:

Asking enquiries of management as to where they considered there was susceptibility to fraud, their knowledge of actual, suspected or alleged fraud and

Considering the internal controls in place to mitigate risks of fraud and non-compliance with laws and regulations.

To address the risk of fraud through management bias and override of controls, we:

Applied analytical procedures to identify any unusual or unexpected relationships;

Inspected journal entries to identify unusual transactions;

Assessed whether judgements and assumptions made in determining the accounting estimates were indicative of potential bias; and

Investigated the rationale behind significant or unusual transactions.

In response to the risk of irregularities and non-compliance with laws and regulations, we designed procedures which included, but not limited to:

Inspecting financial statement disclosures to underlying supporting documentation;

Asking management as to actual and potential litigation and claims; and

Inspecting correspondence with HMRC.

There are inherent limitations in our audit procedures described above. The more removed that laws and regulations are from the underlying transactions, the less likely it is that we would become aware of non-compliance. Auditing standards also limit the audit procedures required to identify non-compliance with laws and regulations to enquiry of the directors and other management and the inspection of regulatory and legal correspondence, if any.

**REPORT OF THE INDEPENDENT AUDITORS TO THE TRUSTEES OF
BLUE PITS HOUSING ACTION**

Material misstatements that arise due to fraud can be harder to detect than those that arise from error as they may involve deliberate concealment or collusion.

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 Report of the Independent Auditors.

Use of our report

This report is made solely to the charitable company's trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the charitable company's trustees those matters we are required to state to them in an auditors' 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 trustees as a body, for our audit work, for this report, or for the opinions we have formed.

Watt Morris Golland Ltd
Statutory Auditors
Eligible to act as an auditor in terms of Section 1212 of the Companies Act 2006
16 Park House
10 Drake Street
Chaddale
Wiltshire
SN6 1PJ

Date: 29th July 2024



STATEMENT OF TOTAL COMPREHENSIVE INCOME FOR THE YEAR ENDED 31 OCTOBER 2023

	Note	Year Ended 31 October 2023	Year Ended 31 October 2022
		£	£
Turnover	1	1,165,219	1,026,093
Operating Costs	1	(1,147,742)	(1,009,788)
Operating Surplus		17,477	16,305
Interest Receivable		7	2
Interest Payable		-	-
Surplus for the year		17,484	16,307
Total comprehensive income for the year		17,484	16,307

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

The notes on pages 20 to 26 form part of these accounts.

STATEMENT OF CHANGES IN RESERVES FOR THE YEAR ENDED 31 OCTOBER 2023

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	Income and Expenditure Reserve	Restricted Reserve £	Total £
At 1st November 2021	271,350	2,312	273,662
Surplus from Statement of Comprehensive Income	18,601	(2,294)	16,307
At 31st October 2022 and 01 November 2022	289,951	18	289,969
Surplus from Statement of Comprehensive Income	13,203	4,281	17,484
At 31st October 2023	303,154	4,299	307,453

The notes on pages 20 to 26 form part of these accounts.

STATEMENT OF FINANCIAL POSITION AS AT 31 OCTOBER 2023

Company Registration Number: 07825886

	Note	2023 £	2022 £
Fixed assets:			
Tangible assets - Housing Properties	8	150,334	70,453
Tangible assets - Other Fixed Assets	8	4,276	6,436
Total fixed assets		<u>154,610</u>	<u>76,889</u>
Current assets:			
Trade and Other Debtors	9	66,294	78,717
Cash at Bank & in Hand		117,752	168,671
Total current assets		<u>184,046</u>	<u>247,388</u>
Liabilities:			
Creditors: Amounts falling due within one year	10	31,203	34,308
Net current assets or liabilities		<u>152,843</u>	<u>213,080</u>
Total assets less current liabilities		<u>307,453</u>	<u>289,969</u>
Total net assets		<u>307,453</u>	<u>289,969</u>
Reserves			
Restricted reserves	11	4,299	18
Income and Expenditure		<u>303,154</u>	<u>289,951</u>
Total Reserves		<u>307,453</u>	<u>289,969</u>

The accompanying notes form part of these Financial Statements.

The charitable company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31st October 2023.

The members have not deposited notice, pursuant to Section 476 of the Companies Act 2002 requiring an audit of these financial statements.

The trustees acknowledge their responsibilities for

- (a) Ensuring that the charitable company keeps accounting records that comply with Section 386 and 387 of the Companies Act 2006, and
- (b) Preparing the financial statements which give a true and fair view of the state of affairs of the charitable company as at the end of each financial year and of its surplus or deficit for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as is applicable to the charitable company.

These financial statements have been audited under the requirements of Section 145 of the Charities Act 2011.

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

The Financial Statements on pages 16 to 26 were approved and authorised for issue by the Board of Directors on 29th July 2024 and are signed on its behalf by:

Sarah-Jayne Anderson
Acting Chair

Peter Ruddy
Treasurer

The notes on pages 20 to 26 form part of these accounts.

Statement of Cash Flows for the year ending 31 October 2023

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	Year Ended 31 October 2023 £	Year Ended 31 October 2022 £
Reconciliation of net movement in funds to net cash flow from operating activities		
Surplus for the year	17,484	16,307
Investment Income	(7)	(2)
Add back depreciation	6,710	5,165
Loss on disposal of other fixed assets	-	296
(Increase) in debtors	12,423	(31,686)
Increase in creditors	(3,105)	11,858
Net cash used in operating activities	33,505	1,938
Cash flows from other activities:		
Interest	7	2
Purchase of other fixed assets	(84,431)	(7,523)
Proceeds of disposal of other fixed assets	-	111
Net cash provided by other activities	(84,424)	(7,410)
Decrease/(Increase) in cash and cash equivalents during the year	(50,919)	(5,472)
Cash and cash equivalents brought forward	168,671	174,143
Cash and cash equivalents carried forward	117,752	168,671

Legal Status

Blue Pits Housing Association is a private company limited by guarantee, registered under the Companies Act 2006, is registered as a charity with the Charity Commission, and is registered as a Social Housing Provider with the Regulator of Social Housing in England. The address of the registered office is given on page 9 of these financial statements. The principal activities of Blue Pits Housing Association are set out of page 1 of the financial statements. Blue Pits Housing Association is a public benefit entity as defined by FRS102.

Accounting policies**Basis of preparation and assessment of going concern**

The accounts (financial statements) have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant notes to these accounts. The financial statements have been prepared in accordance with Housing SORP 2018: the Statement of Recommended Practice for Registered Social Housing Providers and in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102) and the Charities Act 2011.

The charity constitutes a public benefit entity as defined by FRS 102. The trustees consider that there are no material uncertainties about the charity's ability to continue as a going concern.

Turnover

Turnover represents rental and service charges income receivable, net of void losses in the year, and revenue grants receivable from local authorities. The rent and service charges are received through Housing Benefit revenues.

Government grants

Government grants include grants receivable from local authorities and other government bodies. Government grants are recognised at the fair value of the asset received or receivable when there is reasonable assurance that the grants conditions will be met and the grants will be received. Government grants relating to revenue are recognised in income over the same period as the expenditure to which they relate once reasonable assurance has been gained that Blue Pits Housing Association will comply with the conditions and that the funds will be received. Grants due from government organisations or received in advance are included as current assets or liabilities.

Expenditure Recognition

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that settlement will be required and the amount of the obligation can be measured reliably. All expenditure is accounted for on an accruals basis. All expenses including support costs and governance costs are allocated or apportioned to the applicable expenditure headings. For more information on this attribution refer to note 4 below.

Recoverable VAT

Recoverable VAT is charged against the expenditure heading for which it was incurred.

Taxation

Blue Pits Housing Association is a registered charity and is, therefore, exempt from paying corporation tax on charitable activities.

Leases

If leases are operating leases and the annual rentals are charged to income and expenditure on a straight line basis over the lease term.

Employee Benefits

The costs of short-term employee benefits are recognised as a liability and an expense. The cost of any unused holiday entitlement at 31st October is recognised in the period in which the employee's services are received.

Notes to the financial statements for the year ended 31st October 2023

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Tangible fixed assets and depreciation**Housing property**

The housing property is for the provision of social housing and is available to rent and, as such it is treated as a social investment. The social investment is treated similar to plant and equipment. It is stated at cost less accumulated depreciation. The housing property is depreciated at the following rate:

Housing Property	2% on cost
------------------	------------

The housing property comprises two properties.

The first property was purchased 21st July 2020 and cost £74,950.

The second property was purchased 17th June 2023 and cost £83,041.

The properties will be repaired before each new tenancy commences and the costs of the repairs will be treated as repair costs.

Other fixed assets

All assets costing more than £500 are capitalised and valued at historical cost. Depreciation is charged, over the assets useful life on the following basis:

Computers	33.33% on cost
Equipment	25% on cost
Refurbishment of Leased Property	25% on cost

Impairment

Housing properties will be reviewed for impairment if there is an indication that impairment may have occurred. Where there is evidence of impairment, fixed assets are written down to the recoverable amount. Any such write down is charged to the operating surplus for the year.

In addition, revaluations of properties are undertaken on completion of developments and at regular intervals thereafter. If these valuations are less than the carrying value of the property, an impairment charge will result. The impairment charge is charged to operating surplus for the year, unless there has been a previous upward valuation of that property. In that case the impairment would be charged to revaluation reserves (to the extent of previous upward revaluations) with any balance then being charged to operating surplus.

Significant Judgements and Estimates

In the process of applying the entity's accounting policies, management have not made any judgements that would have a significant effect on the amounts recognised in the financial statements. No estimations have been made that would have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year.

Pensions

The charity currently administers contributions to a pension scheme on behalf of individuals.

The charity has no liability beyond making its contributions and paying across the deductions for the employee's contributions.

Debtors

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

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.

Notes to the financial statements for the year ended 31st October 2023

1. Particulars of turnover, cost of sales, operating costs and operating surplus

		Turnover	Operating costs	Operating surplus	Operating surplus
	Note	Year Ended 31 October 2023	Year Ended 31 October 2023	Year Ended 31 October 2023	Year Ended 31 October 2022
		£	£	£	£
Social housing lettings	2	1,141,342	(1,121,513)	19,829	4,484
Other social housing income and expenditure					
Trip Income		5,728	(7,864)	(2,136)	468
Student Placement Fees		2,000	-	2,000	(2,208)
Miscellaneous Income		-	-	-	670
House Clearance Income		-	-	-	640
Mental Health Discharge Income		-	-	-	1,339
Insurance Claim		-	-	-	939
Tenant Care Income		10,233	(5,013)	5,220	6,995
Blue Pits Project		1,861	(13,352)	(11,491)	1,118
Fundraising Income		1,498	-	1,498	-
Donations		2,557	-	2,557	1,860
		<u>1,165,219</u>	<u>(1,147,742)</u>	<u>17,477</u>	<u>16,305</u>

Previous reporting period

		Turnover	Operating costs	Operating surplus
		Year Ended 31 October 2022	Year Ended 31 October 2022	Year Ended 31 October 2022
		£	£	£
Social housing lettings		1,000,662	(996,178)	4,484
Other social housing income and expenditure				
Trip Income		468	-	468
Student Placement Fees		160	(2,368)	(2,208)
Miscellaneous Income		670	-	670
House Clearance Income		640	-	640
Mental Health Discharge Income		1,339	-	1,339
Insurance Claim		939	-	939
Tenant Care Income		8,238	(1,243)	6,995
Blue Pits Project		11,117	(9,999)	1,118
Donations		1,860	-	1,860
		<u>1,026,093</u>	<u>(1,009,788)</u>	<u>16,305</u>

Notes to the financial statements for the year ended 31st October 2023

2. Particulars of turnover, cost of sales, operating costs and operating surplus

	Total Funds 31 October 2023 £	Total Funds Year Ended 31 October 2022 £
Government housing related grants:		
Housing Benefit	514,467	507,931
Adult Care Grants	616,905	480,447
Other grants:		
Action Together - Creative Therapies	2,314	-
Action Together - Winter Warmer	500	-
Turning Point	1,000	-
Omicron	-	2,161
Groundwork	1,000	-
Soil Association	-	150
RMBC Arts on Bridges Grant	4,323	-
RMBC Planters Grant	833	-
RMBC Workforce Retention Grant	-	9,973
	<u>1,141,342</u>	<u>1,000,662</u>

3. Operating costs

	Year Ended 31 October 2023 £	Year Ended 31 October 2022 £
Services		
Motor Expenses	232	1,538
Loss on Disposal of Vehicle	-	296
Grants Paid	570	-
Property Rents	279,027	265,279
Subscriptions	36	366
Repairs and Maintenance	1,542	669
Quality Assurance	402	117
Delayed Transfer of Care Costs	-	1,135
Software and IT Costs	101	568
Minor Equipment	1,195	620
Telephone	13,005	12,119
Rent	30,430	37,030
Rates and Water	320	1,272
Bank Charges	36	36
Interest Paid	109	-
Cleaning	-	39
Insurance	17,475	209
Governance Costs	23,789	9,876
Post, Printing & Stationery	1,922	619
Depreciation	3,550	3,666
Sundry	-	89
	<u>373,741</u>	<u>335,543</u>
Management		
Employment Costs		
Recruitment	699,288	599,358
Advertising	2,506	1,555
Training	238	-
DBS Fees	4,973	4,879
Staff Well-being	429	218
Travel Expenses	1,088	792
	-	57
	<u>708,522</u>	<u>606,859</u>
Property Maintenance		
Housing Related Costs		
	<u>36,090</u>	<u>52,277</u>
Housing Property Depreciation		
	<u>3,160</u>	<u>1,499</u>
Total operating costs	<u>1,121,513</u>	<u>996,178</u>

Notes to the financial statements for the year ended 31st October 2023

4. Allocation of governance and support costs

The breakdown of support costs and how these were allocated between governance and other support costs is shown below:

	General Support	Governance	Total 2023
Accountancy Fees	-	2,320	2,320
Auditors Remuneration	-	6,600	6,600
Board Meeting Expenses	-	160	160
Payroll Bureau Fees	3,346	-	3,346
Professional Fees	11,363	-	11,363
	<u>14,709</u>	<u>9,080</u>	<u>23,789</u>

Previous reporting period

	General Support	Governance	Total 2022
Accountancy Fees	-	2,000	2,000
Auditors remuneration	-	4,200	4,200
Board Meeting Expenses	-	83	83
HR Costs	648	-	648
Payroll Bureau Fees	2,897	-	2,897
Professional Fees	48	-	48
	<u>3,593</u>	<u>6,283</u>	<u>9,876</u>

5. Employees

	Year Ended 31 October 2023 £	Year Ended 31 October 2022 £
Wages and Salaries	638,540	546,920
Social Security Costs	49,524	42,847
Pension Costs	11,224	9,591
	<u>699,288</u>	<u>599,358</u>

The average number of employees during the year was 32, FTE 21.1 (previous year: 29, FTE 22.8). FTE is calculated based on the total number of hours worked divided by the number of staff.

The key management personnel comprises the trustees, service lead and registered manager. The total employment benefits, including employer pension contributions of the key management personnel were £92,972 (previous year: £90,743). No employee has benefits in excess of £60,000 (previous year: none).

6. Trustees Remuneration and benefits

None of the trustees were paid any remuneration, expenses or benefits in the year ended October 2023 (None - October 2022)

7. Operating surplus

The operating surplus is arrived at after charging:

	Year Ended 31 October 2023 £	Year Ended 31 October 2022 £
Depreciation of housing properties	3,160	1,499
Property rents	279,027	265,279
Auditors remuneration	6,600	4,200
Independent examination fees	2,320	2,000
Other Accountancy services	<u>240</u>	<u>200</u>

Notes to the financial statements for the year ended 31st October 2023

8. Tangible Fixed Assets

	Equipment	Refurbishment of Leased Property	Computers	Housing Property	Total
	£	£	£		£
Cost					
At 1 November 2022	2,397	19,228	13,701	74,950	110,276
Additions	1,390	-	-	83,041	84,431
At 31 October 2023	3,787	19,228	13,701	157,991	194,707
Depreciation					
At 1 November 2022	1,608	17,428	9,854	4,497	33,387
Charge for Year	810	600	2,140	3,160	6,710
At 31 October 2023	2,418	18,028	11,994	7,657	40,097
NET BOOK VALUE					
At 31 October 2023	1,369	1,200	1,707	150,334	154,610
At 31 October 2022	789	1,800	3,847	70,453	76,889

9. Analysis of debtors

	2023	2022
	£	£
Debtors	53,389	64,179
Prepayments	12,905	14,538
	66,294	78,717

10. Creditors: amounts falling due within one year

	2023	2022
	£	£
Creditors	8,676	1,872
Other creditors and accruals	7,560	19,794
Deferred income	-	-
Taxation and social security costs	14,967	12,642
	31,203	34,308

Notes to the financial statements for the year ended 31st October 2023

11. Restricted Reserves

Analysis of movements in restricted funds

	01 November 2022	Incoming Resources	Resources Expended	Transfers	31 October 2023
	£	£	£	£	£
Soil Association	18	-	(18)	-	-
RMBC Planters Grant	-	833	-	-	833
RMBC Arts on Bridges Grant	-	4,323	(4,323)	-	-
Groundwork	-	1,000	-	-	1,000
Turning Point	-	1,000	(740)	-	260
Action Together - Creative Therapies	-	2,314	(108)	-	2,206
Action Together - Winter Warmer	-	500	(560)	60	-
	18	9,970	(5,749)	60	4,299

Previous reporting period

	01 November 2020	Incoming Resources	Resources Expended	Transfers	31 October 2021
	£	£	£	£	£
Soil Association	-	150	(132)	-	18
RMBC Workforce Grant	2,312	9,973	(12,285)	-	-
	2,312	10,123	(12,417)	-	18

Name of restricted fund:

Soil Association

RMBC Planters Grant

RMBC Arts on Bridges Grant

Groundwork

Turning Point

Action Together - Creative Therapies

Action Together - Winter Warmer

Description, nature and purpose of the fund

for the gardening project at Dunsterville House

to paint a mural on the end wall of a bridge on Oldham Road, Rochdale and to install planters

for creating an artwork mural on a bridge in Oldham Road, Rochdale

for gardening activities and garden furniture at Dunsterville House

for activity sessions, making fairy gardens and cookery, and the costs of a facilitator for sessions

for staff and tenant wellbeing sessions including hand massages, podiatry, facial treatments and hairdressing

for hats and gloves for tenants

12. 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 on a transaction value and subsequently measured at their settlement value with the

13. Lease Commitments

The charity rents properties from commercial and private landlords in which to place tenants in receipt of housing benefit. These rents are ongoing and can be terminated at one month's notice should the properties no longer be required.

Future lease payments within 1 year are calculated as £31,263 (2022: £38,999).

14. Related party transactions

Lynn Collins, senior manager, is a director of Newbarn Limited where some of the properties are leased from. Rental and insurance transactions are at a market value rate. Staff are also seconded out to Blue Pits Housing Association from Newbarn Limited.

At 31st October 2023, Newbarn Limited owed Blue Pits Housing Action £5,830.

Accounts

BLUE PITS HOUSING ACTION

TRUSTEES' REPORT AND FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 OCTOBER 2022

Registered Charity No. 1154280
Company Registration No. 07825886
RSL No. RP4719

BLUE PITS HOUSING ACTION

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Report of the trustees for the year ended 31st October 2022

The trustees present their annual directors' report and financial statements of the charity for the year ended 31st October 2022 which are also prepared to meet the requirements for a directors' report and accounts for Companies Act purposes.

The financial statements comply with the Charities Act 2011, the Companies Act 2006, the Housing SORP 2018, the Memorandum and Articles of Association, and the Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

Objectives and activities

The purposes of the charity are to provide an inclusive, tenant needs-led, high-quality accommodation and support service to adults at risk that enables them to achieve their full potential and promote social inclusion.

Our main activities are as a Registered Social Landlord (RSL) and Rochdale Adult Care accredited support provider. We provide specialist accommodation and a preventative/enabling support service to people with mental health conditions, learning disabilities and Autism, including those with a dual diagnosis which may include illicit substance use and alcohol dependence.

The trustees confirm that they have referred to the Charity Commission's guidance on public benefit when reviewing the Charity's aims and objectives, in planning future activities, and setting the policies for the year.

The charity furthers its charitable purposes for the public benefit through our charity's purposes as set out in the objects contained in the company's memorandum of association are to:

To carry on for the benefit of the community the business of providing social housing and any associated amenities, services, advice or assistance for persons:

- ~ in necessitous circumstances upon terms appropriate to their means.
- ~ for whom it would be charitable to provide housing.

To promote or carry out any other charitable purpose that can be carried out by a company registered as a social landlord with the Regulator of Social Housing or such similar authority from time to time.



The legislative provisions under which the PRP is established

The objects of Blue Pits Housing Action are specifically restricted to:

- 1) To carry on for the benefit of the community the business of providing social housing and any associated amenities, services, advice or assistance for persons:
 - in necessitous circumstances upon terms appropriate to their means.
 - for whom it would be charitable to provide housing
- 2) To promote or carry out any other charitable purpose that can be carried out by a company registered as a non-profit, private registered provider with the Regulator of Social Housing or such similar authority from time to time.

Blue Pits follows the 2020 Code of Governance and compliance with the Governance and Viability Standard and the NHF Code of Governance.

The aims of Blue Pits Housing Action are:

- To provide high quality accommodation which meets the needs of adults at risk
- To improve the overall health and wellbeing of adults at risk with complex mental health needs, including those with a dual diagnosis.
- To enable people to develop and maintain the skills and competencies they need to return to, or remain, living independently in their own home.
- To minimise the need for secondary health and social care provision.
- To promote integration and reintegration among socially excluded groups and those leaving institutions of confinement.

Blue Pits Housing Action meets these aims through the provision of supported living, home care and outreach services to 45 'Adults at Risk' across Rochdale, Heywood and Middleton.

A review of our achievements and performance

The continuing focus for the organisation over the last year has been on improving quality and reviewing all policies and procedures to ensure continuing compliance with the Care Quality Commission's fundamental standards and adherence to their Key Lines of Enquiry and new quality statements being introduced from July 2022.

Blue Pits Housing underwent its second and most recent 'face to face' CQC inspection on 11 March 2020, just prior to the pandemic restrictions and all of its inspection areas (key lines



of enquiry) were found to be 'Good' giving an overall 'Good' rating. The report was published on 10 April 2020 and can be found at: <https://www.cqc.org.uk/location/1-2693034270>.

CQC have had to change and review how they regulate and monitor services during the Covid -19 pandemic restrictions. At regular intervals, they have contacted Blue Pits to state they have carried out a review of the data available to them and have not found evidence that they need to carry out an inspection or reassess our rating at this time.

Mental Health Discharge Scheme Pilot

Following commendations by Rochdale Adult Care on the success of the services provided by Blue Pits under this initial pilot, it was confirmed that funding was in place to build on the work and continue to provide the service going forwards.

During the year we successfully supported four people under the scheme, one of whom has come into our service in the longer term as a fully funded homecare tenant.

RHS Britain in Bloom - (Rochdale in Bloom)

This year, our community garden at Dunsterville House was again nominated under these awards and achieved "It's Your Neighbourhood Level 4 -Thriving", the certificate being presented at the Britain in Bloom/It's Your Neighbourhood North West Awards Ceremony on 18th October 2022.

Tackling Minds Fishing Group

In this joint venture with Tackling Minds, we were pleased to continue to be able to offer opportunities for several of our tenants to participate in angling and engagement with the local environment.

Re-opening of Landings Wellbeing Hub

We were pleased to re-open the Landings Wellbeing Hub, as a joint collaboration with Newbarn Ltd who has funded the new post of Creative Lead. The hub had been closed since the onset of Covid-19 restrictions, but this allowed us time to consult with potential beneficiaries and redesign wellbeing sessions. Newbarn pays the salary of the post, and this salary is disclosed in Newbarn Ltd's Financial Statements.

Queen's Platinum Jubilee

Blue Pits' staff and tenants arranged and celebrated the Queen's Platinum Jubilee by holding a party on 06th June 2022. This was a hugely well attended and successful event and did much to boost morale.



Tenant training

During the year we focused on training for our tenants, and they received Home Fire Safety Training delivered by Greater Manchester Fire and Rescue Service (GMFRS) and also Safeguarding Adults training. All tenants commented that they had learned much and developed their knowledge and skills in these two important areas.

Compliments from stakeholders

Three, uninvited compliments came via stakeholders; Pennine Care NHS Foundation Trust (two compliments) in regard to the quality of support which has improved and enhanced the lives of two service users and one from a member of the public who thanked a staff member for staying with her nephew who had suffered an epileptic seizure while on the street.

Invited Stakeholder feedback in July 2022 returned 7 compliments from Stakeholders which included the comments:

"I feel that Blue Pits provides a high-quality service particularly with service users who have complex needs..."

"[Named staff] have been proactive in sharing information and concerns promptly..."

"The service provided has been needs-led, courteous and professional".

The development and provision of social housing and social housing activities for the year

Blue Pits Housing Action (BPHA) provides social housing through leasing suitable accommodation from private landlords. This model has served the housing and community needs of our supported tenants during the period since BPHA was incorporated in October 2011 and it is becoming financially established.

BPHA is now in a strong position to begin to acquire property assets alongside this lease model and we continue to source suitable properties.

The acquisition of property assets will allow BPHA to increase its social housing stock and to ensure that this remains affordable in consideration of the national trend for rising rents in the private rented sector.

Our Projects

Dunsterville House

Dunsterville House provides self-contained one/two bed accommodation for people via nine self-contained flats with 24-hour overarching support.



Thornbush Way

Thornbush Way provides fully self-contained studio flats for eight people.

A community spirit has developed in both projects and the tenants have supported each other through and since the pandemic which has served to combat feelings of social isolation and loneliness which may otherwise have developed.

Supported tenancies

42 x 1 – 2-bedroom single tenancies comprising houses, flats and bungalows. These are occupied by people who live independently with support.

Our Framework contracts:

- GM Learning Disability and Autism Ethical Purchasing System
- Mental Health Approved Provider List - Rochdale
- Care At Home (Adults) - Flexible Purchasing System – Rochdale
- Provision of Residential and Nursing Care and Accommodation for Older People and People with Mental Health and Physical/Sensory Disabilities
- Contract for the Provision of Learning Disability and Autism services

Financial review

The accounts up to October 2022 showed a surplus of £16,307 compared with October 2021 when the accounts showed a surplus of £20,326.

Principal Funding Sources

- Rochdale Borough Council Adult Care and Support
- Rochdale Revenues and Benefits service for intensive housing management provision

Investment powers and policy

The trustees, having regard to the liquidity requirements of operating the charity, have kept a prudent amount available as reserve funds in an interest-bearing deposit account.

Reserves policy and going concern

The balance held in unrestricted reserves at 31st October 2022 was £289,951 of which £213,062 are free reserves after allowing for funds tied up in tangible fixed assets. The trustees aim to maintain free reserves in unrestricted funds at a level which equates to



approximately three months of unrestricted charitable expenditure. The trustees consider that this level will provide sufficient funds to respond to applications for grants and ensure that support and governance costs are covered.

The Charity's main source of income is housing benefit and adult care funding. The Trustees consider that it is appropriate to prepare the accounts on a going concern basis and, consequently, the accounts do not include any adjustments that would be necessary if these sources of income should cease.

Risk management

The Trustees identify the major risks to which the charity is exposed each financial year when preparing and updating the strategic plan, in particular those related to the operations and finances of the charity. The Trustees then review any major risks which have been identified and establish systems to mitigate those risks. The charity is satisfied that the systems are in place to mitigate their exposure to the major risks which have been so far identified and reviewed.

Safeguarding and wellbeing policy

Blue Pits Housing Action is committed to promoting the safety and wellbeing of the Adults at Risk who use our services. We have appropriate safeguarding policies and procedures in place that reflect this commitment. In addition, the welfare and wellbeing of the people we employ is a major underlying driver of the high-quality support we provide. As part of our undertaking to sustaining a healthy and resilient workforce, we offer opportunities for reflective supervision, accredited training and continuing professional development at all levels and for all roles.

Plans for Future Periods

As a Registered Provider of Social Housing, Blue Pits Housing Action has adopted a lease model for acquiring properties. However, in July 2020, we bought our first property – a one bedroomed bungalow in Rochdale.

Future plans will include buying further property suitable for supported living tenancies. The changing needs of our tenants and the national trend for rent increases has been taken into consideration on the choice of housing stock to invest in, this being local, single storey flat, and also small, terraced property and bungalow accommodation.

BPHA continues to provide placement opportunities for intermediate and final year social work students for both Uclan and Salford Universities. In addition, during 2022, we were pleased to be able to offer HEE/NHS nursing placements for students looking for careers within learning disability and autism services.

Compliments have been received from Uclan University on the “incredibly supportive learning environment the organisation provides for all our students”.



Our focus will continue to be on improving quality and reviewing all policies and procedures to ensure compliance with the Care Quality Commission's fundamental standards and adherence to their Key Lines of Enquiry and new Quality Statements.

As part of our commitment to the continuing professional development of our workforce, Staff have enrolled on level 3 health and social work qualification, and we are looking towards staff completing a Social Work degree course with Uclan.

Social Work qualified colleagues receive supervision from a Social Work qualified senior lecturer with Uclan (School of Social Work).

We are planning our first tenant holiday to Tenerife, the last holiday being March 2020 at the outset of Covid-19 restrictions.

Added Value projects

Community Garden

The community garden and food growing project at Dunsterville House continues to thrive despite the necessary suspension of activities at various periods of time due to restrictions imposed by Covid-19.

The post of Grounds and Gardens Project Coordinator was created in January 2021, funded by Newbarn Ltd. The Project Co-ordinator has brought the area up to a level that we were awarded a Level 4 – 'Thriving' Advancing Award by Britain in Bloom in October this year.

Unit 8, The Landings

This creative space at Unit 8, The Landings, 157 Oldham Rd, Rochdale has been leased from March 2019 and now that refurbishments have been completed, we have re-opened to our tenants and are in the process of planning the delivery of social, creative and learning opportunities. Our new Creative Lead is looking towards applying for grants to deliver bespoke projects. The Creative Lead post is paid by Newbarn Ltd and disclosed in their Financial Statements.

The activities will benefit the physical health and mental well-being of the people we support and will offer functional skills, arts, crafts, relaxation, therapies, staff meetings, donation of space for other groups in exchange for their specialist services (to benefit our tenants) etc.

Structure, governance and management

Blue Pits Housing Action is a company limited by guarantee, is registered in England and Wales, and is governed by its Memorandum and Articles of Association dated 27th October



2011. It is registered as a charity with the Charity Commission and is constituted under a trust deed dated 21st October 2013. Blue Pits Housing Action is registered as a Social Housing Provider.

Appointment of trustees

As set out in the Articles of Association trustees are elected annually by the members of the charitable company attending the Annual General meeting and serve for a period of one year.

At the October 2021 Annual General Meeting, Mr. Philip Traynor was re-elected for a fourth year as Chair.

Ms. Chrissie Ince was appointed as a Trustee and brings a wealth of experience of the social housing sector.

Trustee induction and training

Provided for all trustees as appropriate.

Organisation

The board of trustees administers the charity. The board normally meets four times a year.

Related parties and co-operation with other organisations

None of our trustees receive remuneration or other benefit from their work with the charity. Any connection between a trustee or senior manager with any service providers must be disclosed to the full board of trustees in the same way as any other contractual relationship with a related party. In the current year no such related party transactions were reported.

Reference and administrative information

Charity Name: Blue Pits Housing Action

Charity Number: 1154280

Company Registration Number: 07825886

Directors and trustees

The directors of the charitable company (the charity) are its trustees for the purpose of charity law. The trustees and officers serving during the year and since the year end were as follows:



Key management personnel: Trustees and Directors

Peter Ruddy	Treasurer
Kathleen Ince	Secretary
Philip Traynor	Chair
Sarah-Jayne Randall	
Christina Ince	(appointed November 2022)

Senior managers

Dorothy Lynn Collins	Service Lead
Vicky Chanter	Registered Manager

Registered Office

169 Drake Street
Rochdale
OL11 1EF

Independent Examiners

Community Accountancy Service Limited
The Grange
Pilgrim Drive
Beswick
Manchester
M11 3TQ

Auditors

Wyatt Morris Golland Limited
Chartered Accountants
Park House
200 Drake Street
Rochdale
OL16 1PJ

Bankers

Co-operative Bank
1 Balloon Street
Manchester



Trustees responsibilities in relation to the financial statements

The charity trustees (who are also the directors of Blue Pits Housing Action 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).

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 principles and then apply them consistently;
- Observe the methods and principles in the applicable Charities SORP;
- Make judgments and estimates that are reasonable and prudent;
- State whether applicable accounting standards have been followed, subject to any material departures that must be disclosed and explained in the financial statements;
- Prepare the financial statements on a going concern basis unless it is appropriate 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. They are also responsible for safeguarding the assets of the charity and taking reasonable steps for the prevention and detection of fraud and other irregularities.

In so far as the trustees are aware:

- There is no relevant audit information of which the company's auditors are unaware; and
- The trustees have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditors are aware of that information.

By order of the board of trustees on 27 July 2023

Philip Traynor
Chair

REPORT OF THE INDEPENDENT AUDITORS TO THE TRUSTEES OF BLUE PITS HOUSING ACTION

Opinion

We have audited the financial statements of Blue Pits Housing Action (the 'charitable company') for the year ended 31 October 2022 which comprise the Statement of Financial Activities, the Balance Sheet, the Cash Flow Statement and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (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 October 2022 and of its incoming resources and application of resources, including 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 Auditors' 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 trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the 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. The other information comprises the information included in the Annual Report, other than the financial statements and our Report of the Independent Auditors 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.

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 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.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Charities (Accounts and Reports) Regulations 2008 requires us to report to you if, in our opinion:

- the information given in the Report of the Trustees is inconsistent in any material respect with the financial statements; or
- the charitable company has not kept adequate accounting records; or
- the financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of trustees

As explained more fully in the Statement of Trustees' Responsibilities, 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.

REPORT OF THE INDEPENDENT AUDITORS TO THE TRUSTEES OF BLUE PITS HOUSING ACTION

Our responsibilities for the audit of the financial statements

We have been appointed as auditors under Section 144 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder.

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 a Report of the Independent Auditors 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.

The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

The extent to which the audit was considered capable of detecting irregularities including fraud.

Our approach to identifying and assessing the risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, was as follows:

- the engagement partner ensured that the engagement team collectively had the appropriate competence, capabilities and skills to identify or recognise non-compliance with applicable laws and regulations;

- we identified the laws and regulations applicable to the company through discussions with directors and other management, and from our commercial knowledge and experience of charities;

- we focused on specific laws and regulations which we considered may have a direct material effect on the financial statements or the operations of the charity, including the Charities Act 2011 and Companies Act 2006 and

- we assessed the extent of compliance with the laws and regulations identified above through making enquiries of management and inspecting legal correspondence where necessary,

- identified laws and regulations were communicated within the audit team regularly and the team remained alert to instances of non-compliance throughout the audit.

We assessed the susceptibility of the charity's financial statements to material misstatement, including obtaining an understanding of how fraud might occur, by:

- making enquiries of management as to where they considered there was susceptibility to fraud, their knowledge of actual, suspected and alleged fraud and

- considering the internal controls in place to mitigate risks of fraud and non-compliance with laws and regulations.

To address the risk of fraud through management bias and override of controls, we:

- performed analytical procedures to identify any unusual or unexpected relationships;

- tested journal entries to identify unusual transactions;

- assessed whether judgements and assumptions made in determining the accounting estimates were indicative of potential bias; and

- investigated the rationale behind significant or unusual transactions.

In response to the risk of irregularities and non-compliance with laws and regulations, we designed procedures which included, but were not limited to:

- agreeing financial statement disclosures to underlying supporting documentation;

- enquiring of management as to actual and potential litigation and claims; and

- reviewing correspondence with HMRC.

There are inherent limitations in our audit procedures described above. The more removed that laws and regulations are from financial transactions, the less likely it is that we would become aware of non-compliance. Auditing standards also limit the audit procedures required to identify non-compliance with laws and regulations to enquiry of the directors and other management and the inspection of regulatory and legal correspondence, if any.

**REPORT OF THE INDEPENDENT AUDITORS TO THE TRUSTEES OF
BLUE PITS HOUSING ACTION**

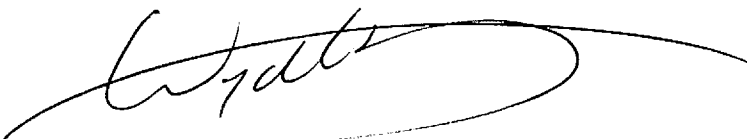
Material misstatements that arise due to fraud can be harder to detect than those that arise from error as they may involve deliberate concealment or collusion.

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 Report of the Independent Auditors.

Use of our report

This report is made solely to the charitable company's trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the charitable company's trustees those matters we are required to state to them in an auditors' 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 trustees as a body, for our audit work, for this report, or for the opinions we have formed.

Wyatt Morris Golland Ltd
Statutory Auditors
Eligible to act as an auditor in terms of Section 1212 of the Companies Act 2006
Park House
200 Drake Street
Rochdale
Lancashire
OL16 1PJ



Date: 27 July 2023

STATEMENT OF TOTAL COMPREHENSIVE INCOME FOR THE YEAR ENDED 31 OCTOBER 2022

		Year Ended 31 October 2022	Year Ended 31 October 2021
	Note	£	£
Turnover	1	1,026,093	1,004,469
Operating Costs	1	(1,009,788)	(984,149)
Operating Surplus		16,305	20,320
Interest Receivable	2		6
Interest Payable		-	-
Surplus for the year		16,307	20,326
Total comprehensive income for the year		16,307	20,326

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

The notes on pages 18 to 24 form part of these accounts.

STATEMENT OF CHANGES IN RESERVES FOR THE YEAR ENDED 31 OCTOBER 2022

	Income and Expenditure Reserve	Restricted Reserve £	Total £
At 1st November 2020	253,336	-	253,336
Surplus from Statement of Comprehensive Income	18,014	2,312	20,326
At 31st October 2021 and 01 November 2021	271,350	2,312	273,662
Surplus from Statement of Comprehensive Income	18,601	(2,294)	16,307
At 31st October 2022	289,951	18	289,969

The notes on pages 18 to 24 form part of these accounts.

STATEMENT OF FINANCIAL POSITION AS AT 31 OCTOBER 2022

Company Registration Number: 07825886

	Note	2022 £	2021 £
Fixed assets:			
Tangible assets - Housing Properties	8	70,453	71,952
Tangible assets - Other Fixed Assets	8	6,436	2,986
Total fixed assets		76,889	74,938
Current assets:			
Trade and Other Debtors	9	78,717	47,031
Cash at Bank & in Hand		168,671	174,143
Total current assets		247,388	221,174
Liabilities:			
Creditors: Amounts falling due within one year	10	34,308	22,450
Net current assets or liabilities		213,080	198,724
Total assets less current liabilities		289,969	273,662
Total net assets		289,969	273,662
Reserves			
Restricted reserves	12	18	2,312
Income and Expenditure		289,951	271,350
Total Reserves		289,969	273,662

The accompanying notes form part of these Financial Statements.

The charitable company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31st October 2022.

The members have not deposited notice, pursuant to Section 476 of the Companies Act 2002 requiring an audit of these financial statements.

The trustees acknowledge their responsibilities for

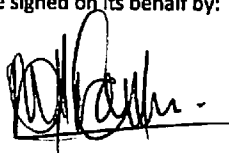
(a) Ensuring that the charitable company keeps accounting records that comply with Section 386 and 387 of the Companies Act 2006, and

(b) Preparing the financial statements which give a true and fair view of the state of affairs of the charitable company as at the end of each financial year and of its surplus or deficit for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as is applicable to the charitable company.

These financial statements have been audited under the requirements of Section 145 of the Charities Act 2011.

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

The Financial Statements on pages 14 to 24 were approved and authorised for issue by the Board of Directors on 27 July 2023 and are signed on its behalf by:



Philip Traynor
Acting Chair

Peter Ruddy
Treasurer

The notes on pages 18 to 24 form part of these accounts.

Statement of Cash Flows for the year ending 31 October 2022

	Year Ended 31 October 2022 £	Year Ended 31 October 2021 £
Reconciliation of net movement in funds to net cash flow from operating activities		
Surplus for the year	16,307	20,326
Investment Income	(2)	(6)
Add back depreciation	5,165	3,552
Loss on disposal of other fixed assets	296	-
(Increase) in debtors	(31,686)	(9,407)
Increase in creditors	11,858	4,929
Net cash used in operating activities	1,938	19,394
Cash flows from other activities:		
Interest	2	6
Purchase of other fixed assets	(7,523)	(2,599)
Proceeds of disposal of other fixed assets	111	-
Net cash provided by other activities	(7,410)	(2,593)
Decrease/(Increase) in cash and cash equivalents during the year	(5,472)	16,801
Cash and cash equivalents brought forward	174,143	157,342
Cash and cash equivalents carried forward	168,671	174,143

Notes to the financial statements for the year ended 31st October 2022**Legal Status**

Blue Pits Housing Association is a company limited by guarantee, registered under the Companies Act 2006, it is registered as a charity with the Charity Commission, and is registered as a Social Housing Provider with the Regulator of Social Housing in England. The address of the registered office is given on page 9 of these financial statements.

The principal activities of Blue Pits Housing Association are set out on page 1 of the financial statements. Blue Pits Housing Association is a public benefit entity as defined by FRS102.

Accounting policies**Basis of preparation and assessment of going concern**

The accounts (financial statements) have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant notes to these accounts. The financial statements have been prepared in accordance with Housing SORP 2018: the Statement of Recommended Practice for Registered Social Housing Providers and in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102) and the Charities Act 2011.

The charity constitutes a public benefit entity as defined by FRS 102.

The trustees consider that there are no material uncertainties about the charity's ability to continue as a going concern.

Turnover

Turnover represents rental and service charges income receivable, net of void losses in the year, and revenue grants receivable from local authorities. The rent and service charges are received through Housing Benefit revenues.

Government grants

Government grants include grants receivable from local authorities and other government bodies.

Government grants are recognised at the fair value of the asset received or receivable when there is reasonable assurance that the grants conditions will be met and the grants will be received.

Government grants relating to revenue are recognised in income over the same period as the expenditure to which they relate once reasonable assurance has been gained that Blue Pits Housing Association will comply with the conditions and that the funds will be received. Grants due from government organisations or received in advance are included as current assets or liabilities.

Expenditure Recognition

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that settlement will be required and the amount of the obligation can be measured reliably.

All expenditure is accounted for on an accruals basis. All expenses including support costs and governance costs are allocated or apportioned to the applicable expenditure headings. For more information on this attribution refer to note (f) below.

Irrecoverable VAT

Irrecoverable VAT is charged against the expenditure heading for which it was incurred.

Taxation

Blue Pits Housing Association is a registered charity and is, therefore, exempt from paying corporation tax on charitable activities.

Leases

All leases are operating leases and the annual rentals are charged to income and expenditure on a straight line basis over the lease term.

Employee Benefits

The costs of short-term employee benefits are recognised as a liability and an expense.

The cost of any unused holiday entitlement at 31st October is recognised in the period in which the employee's services are received.

Notes to the financial statements for the year ended 31st October 2022

Tangible fixed assets and depreciation**Housing property**

The housing property is for the provision of social housing and is available to rent and, as such it is treated as a social investment. The social investment is treated similar to plant and equipment.

It is stated at cost less accumulated depreciation. The housing property is depreciated at the following rate:

Housing Property	2% on cost
------------------	------------

The housing property comprises one property purchased 21st July 2020 and costing £74,950. The property will be repaired before each new tenancy commences and the costs of the repairs will be treated as repair costs.

Other fixed assets

All assets costing more than £500 are capitalised and valued at historical cost. Depreciation is charged on the following basis:

Computers	33.33% on cost
Equipment	25% on cost
Motor Vehicles	25% on cost
Refurbishment of Leased Property	25% on cost

Impairment

Housing properties will be reviewed for impairment if there is an indication that impairment may have occurred. Where there is evidence of impairment, fixed assets are written down to the recoverable amount. Any such write down is charged to the operating surplus for the year.

In addition, revaluations of properties are undertaken on completion of developments and at regular intervals thereafter. If these valuations are less than the carrying value of the property, an impairment charge will result. The impairment charge is charged to operating surplus for the year, unless there has been a previous upward valuation of that property. In that case the impairment would be charged to revaluation reserves (to the extent of previous upward revaluations) with any balance then being charged to operating surplus.

Significant Judgements and Estimates

In the process of applying the entity's accounting policies, management have not made any judgements that would have a significant effect on the amounts recognised in the financial statements. No estimations have been made that would have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year.

Pensions

The charity currently administers contributions to a pension scheme on behalf of individuals.

The charity has no liability beyond making its contributions and paying across the deductions for the employee's contributions.

Debtors

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

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.

Notes to the financial statements for the year ended 31st October 2022

1. Particulars of turnover, cost of sales, operating costs and operating surplus

		Turnover	Operating costs	Operating surplus	Operating surplus
	Note	Year Ended 31 October 2022	Year Ended 31 October 2022	Year Ended 31 October 2022	Year Ended 31 October 2021
		£	£	£	£
Social housing lettings	2	1,000,662	(996,178)	4,484	12,700
Other social housing income and expenditure					
Trip Income		468	-	468	20
Student Placement Fees		160	(2,368)	(2,208)	3,143
Miscellaneous Income		670	-	670	50
House Clearance Income		640	-	640	-
Mental Health Discharge Income		1,339	-	1,339	-
Insurance Claim		939	-	939	-
Tenant Care Income		8,238	(1,243)	6,995	3,698
Blue Pits Project		11,117	(9,999)	1,118	(1,151)
Donations		1,860	-	1,860	1,860
		<u>1,026,093</u>	<u>(1,009,788)</u>	<u>16,305</u>	<u>20,320</u>

Previous reporting period

	Turnover	Operating costs	Operating surplus
	Year Ended 31 October 2021	Year Ended 31 October 2021	Year Ended 31 October 2021
	£	£	£
Social housing lettings	993,356	(980,656)	12,700
Other social housing income and expenditure			
Trip Income	20	-	20
Student Placement Fees	4,900	(1,757)	3,143
Miscellaneous Income	50	-	50
Tenant Care Income	4,283	(585)	3,698
Blue Pits Project	-	(1,151)	(1,151)
Donations	1,860	-	1,860
	<u>1,004,469</u>	<u>(984,149)</u>	<u>20,320</u>

Notes to the financial statements for the year ended 31st October 2022

2. Particulars of turnover, cost of sales, operating costs and operating surplus

	Total Funds 31 October 2022 £	Total Funds 31 October 2021 £
Government housing related grants:		
Housing Benefit	507,931	503,095
Adult Care Grants	480,447	434,644
Making Space Income	-	48,502
Other grants:		
GMCVO	-	3,000
HMRC CVJRS/SSP	-	1,803
Omicron	2,161	-
Soil Association	150	-
RMBC Workforce Grant	9,973	2,312
	<u>1,000,662</u>	<u>993,356</u>

3. Operating costs

	Year Ended 31 October 2022 £	Year Ended 31 October 2021 £
Services		
Motor Expenses	1,538	2,540
Loss on Disposal of Vehicle	296	-
Project Costs	-	4,227
Property Rents	265,279	274,266
Subscriptions	366	460
Repairs and Maintenance	669	107
Quality Assurance	117	3,219
Delayed Transfer of Care Costs	1,135	-
Software and IT Costs	568	660
Minor Equipment	620	218
Telephone	12,119	9,103
Rent	37,030	25,922
Rates and Water	1,272	-
Bank Charges	36	-
Cleaning	39	-
Insurance	209	-
Governance Costs	9,876	13,780
Post, Printing & Stationery	619	148
Depreciation	3,666	2,053
Sundry	89	37
	<u>335,543</u>	<u>336,740</u>
Management		
Employment Costs	599,358	574,580
Recruitment	1,555	1,584
Training	4,879	1,850
DBS Fees	218	693
Staff Well-being	792	33
Travel Expenses	57	-
Refreshments	-	18
	<u>606,859</u>	<u>578,758</u>
Property Maintenance		
Housing Related Costs	<u>52,277</u>	<u>63,669</u>
Housing Property Depreciation	<u>1,499</u>	<u>1,499</u>
Total operating costs	<u>996,178</u>	<u>980,656</u>

Notes to the financial statements for the year ended 31st October 2022

4. Allocation of governance and support costs

The breakdown of support costs and how these were allocated between governance and other support costs is shown below:

	General Support	Governance	Total 2022
Accountancy Fees	-	2,000	2,000
Auditors Remuneration	-	4,200	4,200
Board Meeting Expenses	-	83	83
HR Costs	648	-	648
Payroll Bureau Fees	2,897	-	2,897
Professional Fees	48	-	48
	<u>3,593</u>	<u>6,283</u>	<u>9,876</u>

Previous reporting period

	General Support	Governance	Total 2021
Accountancy Fees	-	1,305	1,305
Auditors remuneration	-	3,840	3,840
HR Costs	5,417	-	5,417
Payroll Bureau Fees	2,720	-	2,720
Professional Fees	498	-	498
	<u>8,635</u>	<u>5,145</u>	<u>13,780</u>

5. Employees

	Year Ended 31 October 2022	Year Ended 31 October 2021
	£	£
Wages and Salaries	546,920	526,153
Social Security Costs	42,847	39,126
Pension Costs	9,591	9,301
	<u>599,358</u>	<u>574,580</u>

The average number of employees during the year was 29, FTE 22.8 (previous year: 25, FTE 23.7). FTE is calculated based on the total number of hours worked divided by the number of staff.

The key management personnel comprises the trustees, service lead and registered manager. The total employment benefits, including employer pension contributions of the key management personnel were £90,743 (previous year: £98,577). No employee has benefits in excess of £60,000 (previous year: none).

6. Trustees Remuneration and benefits

None of the trustees were paid any remuneration, expenses or benefits in the year ended October 2022. (None - October 2021)

7. Operating surplus

The operating surplus is arrived at after charging:

	Year Ended 31 October 2022	Year Ended 31 October 2021
	£	£
Depreciation of housing properties	1,499	1,499
Property rents	265,279	274,266
Auditors remuneration	4,200	3,840
Independent examination fees	2,000	1,200
Other Accountancy services	<u>200</u>	<u>105</u>

Notes to the financial statements for the year ended 31st October 2022

8. Tangible Fixed Assets

	Motor Vehicles	Equipment	Refurbishment of Leased Property	Computers	Housing Property	Total
Cost	£	£	£	£		£
At 1 November 2021	1,625	2,397	16,828	8,578	74,950	104,378
Additions	-	-	2,400	5,123	-	7,523
Disposals	(1,625)	-	-	-	-	(1,625)
At 31 October 2022	-	2,397	19,228	13,701	74,950	110,276
Depreciation						
At 1 November 2021	1,218	1,011	16,678	7,535	2,998	29,440
Charge for Year	-	597	750	2,319	1,499	5,165
Eliminated on Disposals	(1,218)	-	-	-	-	(1,218)
At 31 October 2022	-	1,608	17,428	9,854	4,497	33,387
NET BOOK VALUE						
At 31 October 2022	-	789	1,800	3,847	70,453	76,889
At 31 October 2021	407	1,386	150	1,043	71,952	74,938

9. Analysis of debtors

	2022	2021
	£	£
Debtors	64,179	30,798
Prepayments	14,538	16,233
	<u>78,717</u>	<u>47,031</u>

10. Creditors: amounts falling due within one year

	2022	2021
	£	£
Creditors	1,872	4,218
Other creditors and accruals	19,794	5,107
Deferred income	-	497
Taxation and social security costs	12,642	12,628
	<u>34,308</u>	<u>22,450</u>

11. Deferred Income

Deferred income comprises adult care grants received in advance

Balance as at 1 November 2021

497

Amount released to income earned from charitable activities

(497)

Balance at 31 October 2022

-

Notes to the financial statements for the year ended 31st October 2022

12. Restricted Reserves**Analysis of movements in restricted funds**

	01 November 2021	Incoming Resources	Resources Expended	Transfers	31 October 2022
	£	£	£	£	£
Soil Association	-	150	(132)	-	18
RMBC Workforce Grant	2,312	9,973	(12,285)	-	-
	2,312	10,123	(12,417)	-	18

Previous reporting period

	01 November 2020	Incoming Resources	Resources Expended	Transfers	31 October 2021
	£	£	£	£	£
GMCVO	-	3,000	(3,039)	39	-
RMBC Workforce Grant	-	2,312	-	-	2,312
	-	5,312	(3,039)	39	2,312

Name of restricted fund:

Soil Association

RMBC Workforce Grant

Description, nature and purpose of the fund

for gardening activities at Dunsterville House

for workforce capacity measures - to ensure staffing levels remain at a sustained level to cope with any Covid isolating issues

13. 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 on a transaction value and subsequently measured at their settlement value with the

14. Lease Commitments

The charity rents properties from commercial and private landlords in which to place tenants in receipt of housing benefit. These rents are ongoing and can be terminated at one month's notice should the properties no longer be required. Future lease payments within 1 year are calculated as £38,999 (2021: £64,030).

15. Related party transactions

Lynn Collins, senior manager, is a director of Newbarn Limited where some of the properties are leased from. Rental and insurance transactions are at a market value rate. Staff are also seconded out to Blue Pits Housing Association from Newbarn Limited.

BLUE PITS HOUSING ACTION

England & Wales - Charity number 1154280

Accounts

BLUE PITS HOUSING ACTION

TRUSTEES' REPORT AND FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 OCTOBER 2021

Registered Charity No. 1154280
Company Registration No. 07825886
RSL No. RP4719

BLUE PITS HOUSING ACTION

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Report of the trustees for the year ended 31st October 2021

The trustees present their annual directors' report and financial statements of the charity for the year ended 31st October 2021 which are also prepared to meet the requirements for a directors' report and accounts for Companies Act purposes.

The financial statements comply with the Charities Act 2011, the Companies Act 2006, the Housing SORP 2018, the Memorandum and Articles of Association, and the Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

Objectives and activities

The purposes of the charity are to provide an inclusive, tenant needs-led, high quality accommodation and support service to vulnerable adults that enable them to achieve their full potential and promote social inclusion.

Our main activities are as a Registered Social Landlord (RSL) to provide specialist accommodation and preventative and enabling support to people with mental health conditions, learning disabilities and Autistic Spectrum Conditions (ASC), including those with a dual diagnosis which may include substance use.

The trustees confirm that they have referred to the Charity Commission's guidance on public benefit when reviewing the Charity's aims and objectives, in planning future activities, and setting the policies for the year.

The charity furthers its charitable purposes for the public benefit through our charity's purposes as set out in the objects contained in the company's memorandum of association are to:

To carry on for the benefit of the community the business of providing social housing and any associated amenities, services, advice or assistance for persons:

- ~ in necessitous circumstances upon terms appropriate to their means;
- ~ for whom it would be charitable to provide housing.

To promote or carry out any other charitable purpose that can be carried out by a company registered as a social landlord with the tenant services authority or such similar authority from time to time.



The legislative provisions under which the PRP is established

The objects of Blue Pits Housing Action are specifically restricted to:

- 1) To carry on for the benefit of the community the business of providing social housing and any associated amenities, services, advice or assistance for persons:
 - in necessitous circumstances upon terms appropriate to their means;
 - for whom it would be charitable to provide housing
- 2) To promote or carry out any other charitable purpose that can be carried out by a company registered as a non-profit, private registered provider with the Regulator of Social Housing or such similar authority from time to time.

The aims of Blue Pits Housing Action are:

- To provide high quality accommodation which meets the needs of vulnerable people
- To improve the overall health and wellbeing of vulnerable people with complex mental health needs, including those with a dual diagnosis.
- To enable people to develop and maintain the skills and competencies they need to return to, or remain, living independently in their own home.
- To minimise the need for secondary health and social care provision.
- To promote integration and reintegration among socially excluded groups and those leaving institutions of confinement.

Blue Pits Housing Action meets these aims through the provision of supported living, home care and outreach services to 43 'Adults at Risk' across Rochdale, Heywood and Middleton.

A review of our achievements and performance

The continuing focus for the organisation over the last year has been on improving quality and reviewing all policies and procedures to ensure continuing compliance with the Care Quality Commission's fundamental standards and adherence to their Key Lines of Enquiry.

Blue Pits Housing underwent its second CQC inspection on 11 March 2020, just prior to the pandemic restrictions and all of its inspection areas (key lines of enquiry) were found to be



'Good' giving an overall 'Good' rating. The report was published on 10 April 2020 and can be found at: <https://www.cqc.org.uk/location/1-2693034270>.

CQC have had to change and review how they regulate and monitor services during the Covid -19 pandemic restrictions. At regular intervals, they have contacted Blue Pits to state they have carried out a review of the data available to them and have not found evidence that they need to carry out an inspection or reassess our rating at this time.

Ten year Anniversary since incorporation (27.10.2011)

In October 2021, Blue Pits celebrated it's 10-year anniversary. We marked the occasion by holding a Covid-safe party at a local Community Centre and all staff received a gift voucher. A celebratory banner was designed and is displayed on the front of our building.

Mental Health Discharge Scheme Pilot

In January 2021, Rochdale Adult Care Commissioning Teams invited local providers to bid to provide support to people being discharged from inpatient psychiatric units whose discharge might otherwise have been delayed due to barriers such as poor housing and inadequate support to resettle at home.

Blue Pits Housing Action successfully tendered to provide services under this pilot which ran from 01 January to 31st March 2021.

Local Authority commissioners have commended BPHA on the success of the service and are keen to expand the pilot following review.

RHS Britain in Bloom - (Rochdale in Bloom)

This year, our community garden at Dunsterville House was nominated for these awards and achieved "It's Your Neighbourhood Level 3 - Advancing", the certificate being presented at the Britain In Bloom North West Awards Ceremony in November 2021.

GMCVO Grant (Walking Group)

We successfully tendered for and were awarded a £3000 grant by Greater Manchester Centre for Voluntary Organisations (GMCVO) to set up a Walking Group. The aim of this grant was to improve physical and mental health outcomes for at risk groups of people. The walking group has remained active.



Dale Works Employability Program

Following a successful collaboration with Rochdale AFC Community Trust and The Maverick Lab, three of our tenants underwent a 12- week employability skills course and secured voluntary work at the end of the course.

Tackling Minds Fishing Group

In a joint venture with Tackling Minds, we were pleased to be able to offer opportunities for several of our tenants to participate in angling and engaged with the local environment

The development and provision of social housing and social housing activities for the year

Blue Pits Housing Action (BPHA) provides social housing through leasing suitable accommodation from private landlords. This model has served the housing and community needs of our supported tenants during the period since BPHA was incorporated in October 2011 and it becoming financially established.

BPHA is now in a strong position to begin to acquire property assets alongside this lease model and to this end, the company bought its first property, a two-bed bungalow, in July 2020.

The acquisition of property assets allows BPHA to increase its social housing stock and to ensure that this remains affordable in consideration of the national trend for rising rents in the private rented sector.

Our Projects

Dunsterville House

Dunsterville House provides self-contained one/two bed accommodation for people via 9 self-contained flats with 24-hour overarching support.

Thornbush Way

Thornbush Way provides fully self-contained studio flats for 8 people.

A community spirit has developed in both projects and the tenants have supported each other through the pandemic which has served to combat feelings of social isolation and loneliness which may otherwise have developed.



Supported tenancies

42 x 1/2 bedroom single tenancies comprising houses, flats and bungalows. These are occupied by people who live independently with support.

Our Framework contracts:

- GM Learning Disability and Autism Ethical Purchasing System
- Mental Health Approved Provider List - Rochdale
- Care At Home (Adults) - Flexible Purchasing System - Rochdale

Financial review

The accounts up to October 2021 showed a surplus of £20,326 compared with October 2020 when the accounts showed a surplus of £43,883.

Principal Funding Sources

- Rochdale Borough Council Adult Care and Support
- Rochdale Revenues and Benefits service for intensive housing management provision

Investment powers and policy

The trustees, having regard to the liquidity requirements of operating the charity, have kept a prudent amount available as reserve funds in an interest bearing deposit account.

Reserves policy and going concern

The balance held in unrestricted reserves at 31st October 2021 was £271,350 of which £196,412 are free reserves after allowing for funds tied up in tangible fixed assets. The trustees aim to maintain free reserves in unrestricted funds at a level which equates to approximately three months of unrestricted charitable expenditure. The trustees consider that this level will provide sufficient funds to respond to applications for grants and ensure that support and governance costs are covered.

The Charity's main source of income is housing benefit and adult care funding. The Trustees consider that it is appropriate to prepare the accounts on a going concern basis and, consequently, the accounts do not include any adjustments that would be necessary if these sources of income should cease.



Risk management

The Trustees identify the major risks to which the charity is exposed each financial year when preparing and updating the strategic plan, in particular those related to the operations and finances of the charity. The Trustees then review any major risks which have been identified and establish systems to mitigate those risks. The charity is satisfied that the systems are in place to mitigate their exposure to the major risks which have been so far identified and reviewed.

Safeguarding and wellbeing policy

Blue Pits Housing Action is committed to promoting the safety and wellbeing of the Adults at Risk who use our services. We have appropriate safeguarding policies and procedures in place that reflect this commitment. In addition, the welfare and wellbeing of the people we employ is a major underlying driver of the high quality support we provide. As part of our undertaking to sustaining a healthy and resilient workforce, we offer opportunities for reflective supervision, accredited training and continuing professional development at all levels and for all roles.

Plans for Future Periods

As a Registered Provider of Social Housing, Blue Pits Housing Action has adopted a lease model for acquiring properties. However, In July 2020, we bought our first property – a one bedroomed bungalow in Rochdale.

Future plans will include buying further property suitable for supported living tenancies. The changing needs of our tenants and the national trend for rent increases has been taken into consideration on the choice of housing stock to invest in, this being local, single storey flat, and also small terraced property and bungalow accommodation.

BPHA continues to provide placement opportunities for intermediate and final year social work students for both Uclan and Salford Universities. In addition, during 2021, we were pleased to be able to offer HEE/NHS nursing placements for students looking for careers within learning disability and autism services.

Compliments have been received from Uclan University on the “incredibly supportive learning environment the organisation provides for all our students”.

Our focus will continue to be on improving quality and reviewing all policies and procedures to ensure compliance with the Care Quality Commission’s fundamental standards and adherence to their Key Lines of Enquiry.



Added Value projects

Community Garden

The community garden and food growing project at Dunsterville House continues to thrive despite the necessary suspension of activities at various periods of time due to restrictions imposed by Covid-19.

The post of Grounds and Gardens Project Coordinator was created in January 2021, funded by Newbarn Ltd. The Project Co-ordinator has brought the area up to a level that we were awarded a Level 3 – Advancing Award by Britain in Bloom later this year.

Unit 8, The Landings

This creative space at Unit 8, The Landings, 157 Oldham Rd, Rochdale has been leased from March 2019 and refurbishments have been completed following consultation with proposed beneficiaries.

The space will be used to promote the physical health and mental well-being of the people we support and will offer functional skills, arts, crafts, relaxation, therapies, staff meetings, donation of space for other groups in exchange for their specialist services (to benefit our tenants) etc.

Activities have currently been suspended due to the restrictions imposed due to Covid-19.

Structure, governance and management

Blue Pits Housing Action is a company limited by guarantee governed by its Memorandum and Articles of Association dated 27th October 2011. It is registered as a charity with the Charity Commission and is constituted under a trust deed dated 21st October 2013.

Appointment of trustees

As set out in the Articles of Association trustees are elected annually by the members of the charitable company attending the Annual General meeting and serve for a period of one year.

At the October 2021 Annual General Meeting, Mr. Philip Traynor was re-elected for a third year as Chair.



Trustee induction and training

Provided for all trustees as appropriate.

Organisation

The board of trustees administers the charity. The board normally meets four times a year. Meetings have been suspended due to Covid-19, although communication between the Chief Executive Officer (appointed by the trustees to manage the day-to-day operations of the charity) and Trustees, has not been affected. The trustees have been kept fully informed of the organisation's response to Covid-19.

Related parties and co-operation with other organisations

None of our trustees receive remuneration or other benefit from their work with the charity. Any connection between a trustee or senior manager with any service providers must be disclosed to the full board of trustees in the same way as any other contractual relationship with a related party. In the current year no such related party transactions were reported.

Reference and administrative information

Charity Name: Blue Pits Housing Action

Charity Number: 1154280

Company Registration Number: 07825886

Directors and trustees

The directors of the charitable company (the charity) are its trustees for the purpose of charity law. The trustees and officers serving during the year and since the year end were as follows:

Key management personnel: Trustees and Directors

Peter Ruddy	Treasurer
Kathleen Ince	Secretary
Philip Traynor	Chair
Sarah-Jayne Randall	

Senior managers

Dorothy Lynn Collins	Service Lead
Vicky Chanter	Registered Manager

**Registered Office**

169 Drake Street
Rochdale
OL11 1EF

Independent Examiners

Community Accountancy Service Limited
The Grange
Pilgrim Drive
Beswick
Manchester
M11 3TQ

Auditors

Wyatt Morris Golland Limited
Chartered Accountants
Park House
200 Drake Street
Rochdale
OL16 1PJ

Bankers

Co-operative Bank
1 Balloon Street
Manchester



Trustees responsibilities in relation to the financial statements

The charity trustees (who are also the directors of Blue Pits Housing Action 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).

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 principles and then apply them consistently;
- Observe the methods and principles in the applicable Charities SORP;
- Make judgments and estimates that are reasonable and prudent;
- State whether applicable accounting standards have been followed, subject to any material departures that must be disclosed and explained in the financial statements;
- Prepare the financial statements on a going concern basis unless it is appropriate 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. They are also responsible for safeguarding the assets of the charity and taking reasonable steps for the prevention and detection of fraud and other irregularities.

By order of the board of trustees on _____

Philip Traynor
Chair

REPORT OF THE INDEPENDENT AUDITORS TO THE TRUSTEES OF BLUE PITS HOUSING ACTION

Opinion

We have audited the financial statements of Blue Pits Housing Action (the 'charitable company') for the year ended 31 October 2021 which comprise the Statement of Financial Activities, the Balance Sheet, the Cash Flow Statement and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (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 October 2021 and of its incoming resources and application of resources, including 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 Auditors' 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 trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the 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. The other information comprises the information included in the Annual Report, other than the financial statements and our Report of the Independent Auditors 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.

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 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.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Charities (Accounts and Reports) Regulations 2008 requires us to report to you if, in our opinion:

- the information given in the Report of the Trustees is inconsistent in any material respect with the financial statements; or
- the charitable company has not kept adequate accounting records; or
- the financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of trustees

As explained more fully in the Statement of Trustees' Responsibilities, 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.

REPORT OF THE INDEPENDENT AUDITORS TO THE TRUSTEES OF BLUE PITS HOUSING ACTION

Our responsibilities for the audit of the financial statements

We have been appointed as auditors under Section 144 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder.

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 a Report of the Independent Auditors 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.

The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

The extent to which the audit was considered capable of detecting irregularities including fraud.

Our approach to identifying and assessing the risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, was as follows:

- the engagement partner ensured that the engagement team collectively had the appropriate competence, capabilities and skills to identify or recognise non-compliance with applicable laws and regulations;

- we identified the laws and regulations applicable to the company through discussions with directors and other management, and from our commercial knowledge and experience of charities;

- we focused on specific laws and regulations which we considered may have a direct material effect on the financial statements or the operations of the charity, including the Charities Act 2011 and Companies Act 2006 and

- we assessed the extent of compliance with the laws and regulations identified above through making enquiries of management and inspecting legal correspondence where necessary,

- identified laws and regulations were communicated within the audit team regularly and the team remained alert to instances of non-compliance throughout the audit.

We assessed the susceptibility of the charity's financial statements to material misstatement, including obtaining an understanding of how fraud might occur, by:

- making enquiries of management as to where they considered there was susceptibility to fraud, their knowledge of actual, suspected and alleged fraud and

- considering the internal controls in place to mitigate risks of fraud and non-compliance with laws and regulations.

To address the risk of fraud through management bias and override of controls, we:

- performed analytical procedures to identify any unusual or unexpected relationships;

- tested journal entries to identify unusual transactions;

- assessed whether judgements and assumptions made in determining the accounting estimates were indicative of potential bias; and

- investigated the rationale behind significant or unusual transactions.

In response to the risk of irregularities and non-compliance with laws and regulations, we designed procedures which included, but were not limited to:

- agreeing financial statement disclosures to underlying supporting documentation;

- enquiring of management as to actual and potential litigation and claims; and

- reviewing correspondence with HMRC.

There are inherent limitations in our audit procedures described above. The more removed that laws and regulations are from financial transactions, the less likely it is that we would become aware of non-compliance. Auditing standards also limit the audit procedures required to identify non-compliance with laws and regulations to enquiry of the directors and other management and the inspection of regulatory and legal correspondence, if any.

**REPORT OF THE INDEPENDENT AUDITORS TO THE TRUSTEES OF
BLUE PITS HOUSING ACTION**

Material misstatements that arise due to fraud can be harder to detect than those that arise from error as they may involve deliberate concealment or collusion.

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 Report of the Independent Auditors.

Use of our report

This report is made solely to the charitable company's trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the charitable company's trustees those matters we are required to state to them in an auditors' 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 trustees as a body, for our audit work, for this report, or for the opinions we have formed.

Wyatt, Morris, Golland Ltd
Statutory Auditors
Eligible to act as an auditor in terms of Section 1212 of the Companies Act 2006
Park House
200 Drake Street
Rochdale
Lancashire
OL16 1PJ

Date:

STATEMENT OF TOTAL COMPREHENSIVE INCOME FOR THE YEAR ENDED 31 OCTOBER 2021

		Year Ended 31 October 2021 £	Year Ended 31 October 2020 £
Turnover	Note 1	1,004,469	958,676
Operating Costs	1	(984,149)	(914,793)
Operating Surplus		20,320	43,883
Interest Receivable		6	-
Interest Payable		-	-
Surplus for the year		20,326	43,883
Total comprehensive income for the year		20,326	43,883

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

The notes on pages 18 to 24 form part of these accounts.

STATEMENT OF CHANGES IN RESERVES FOR THE YEAR ENDED 31 OCTOBER 2021

	Income and Expenditure Reserve	Restricted Reserve £	Total £
At 1st November 2019	208,179	1,274	209,453
Surplus from Statement of Comprehensive Income	45,157	(1,274)	43,883
At 31st October 2020 and 01 November 2020	253,336	-	253,336
Surplus from Statement of Comprehensive Income	18,014	2,312	20,326
At 31st October 2021	271,350	2,312	273,662

The notes on pages 18 to 24 form part of these accounts.

STATEMENT OF FINANCIAL POSITION AS AT 31 OCTOBER 2021

Company Registration Number: 07825886

	Note	2021 £	2020 £
Fixed assets:			
Tangible assets - Housing Properties	7	71,952	74,938
Tangible assets - Other Fixed Assets	7	2,986	953
Total fixed assets		74,938	75,891
Current assets:			
Trade and Other Debtors	8	47,031	37,624
Cash at Bank & in Hand		174,143	157,342
Total current assets		221,174	194,966
Liabilities:			
Creditors: Amounts falling due within one year	9	22,450	17,521
Net current assets or liabilities		198,724	177,445
Total assets less current liabilities		273,662	253,336
Creditors: Amounts falling due after more than one year	11	-	-
Provisions for liabilities		-	-
Total net assets		273,662	253,336
Reserves			
Restricted reserves	12	2,312	-
Income and Expenditure		271,350	253,336
Total Reserves		273,662	253,336

The accompanying notes form part of these Financial Statements.

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

The Financial Statements on pages 14 to 24 were approved by the Board of Directors on _____ and are signed on it's behalf by:

Philip Traynor
Acting Chair

Peter Ruddy
Treasurer

The notes on pages 18 to 24 form part of these accounts.

Statement of Cash Flows for the year ending 31 October 2021

	Year Ended 31 October 2021 £	Year Ended 31 October 2020 £
Reconciliation of net movement in funds to net cash flow from operating activities		
Surplus for the year	20,326	43,883
Investment Income	(6)	-
Add back depreciation	3,552	4,473
(Increase)/decrease in debtors	(9,407)	720
Increase/(decrease) in creditors	4,929	(211)
Net cash used in operating activities	19,394	48,865
Cash flows from other activities:		
Interest	6	-
Purchase of other fixed assets	(2,599)	(76,027)
Net cash provided by other activities	(2,593)	(76,027)
Increase/(decrease) in cash and cash equivalents during the year	16,801	(27,162)
Cash and cash equivalents brought forward	157,342	184,504
Cash and cash equivalents carried forward	174,143	157,342

Notes to the financial statements for the year ended 31st October 2021**Legal Status**

Blue Pits Housing Association is a company limited by guarantee, registered under the Companies Act 2006, an English registered social housing provider and a charity.

The address of the registered office is given on page 8 of these financial statements.

The principal activities of Blue Pits Housing Association are set out on page 1 of the financial statements. Blue Pits Housing Association is a public benefit entity as defined by FRS102.

Accounting policies**Basis of preparation and assessment of going concern**

The accounts (financial statements) have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant notes to these accounts. The financial statements have been prepared in accordance with Housing SORP 2018: the Statement of Recommended Practice for Registered Social Housing Providers and in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102) and the Charities Act 2011.

The charity constitutes a public benefit entity as defined by FRS 102.

The trustees consider that there are no material uncertainties about the charity's ability to continue as a going concern.

Turnover

Turnover represents rental and service charges income receivable, net of void losses in the year, revenue grants receivable from local authorities.

Government grants

Government grants include grants receivable from local authorities and other government bodies.

Government grants are recognised at the fair value of the asset received or receivable when there is reasonable assurance that the grants conditions will be met and the grants will be received.

Government grants relating to revenue are recognised in income over the same period as the expenditure to which they relate once reasonable assurance has been gained that Blue Pits Housing Association will comply with the conditions and that the funds will be received. Grants due from government organisations or received in advance are included as current assets or liabilities.

Expenditure Recognition

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that settlement will be required and the amount of the obligation can be measured reliably.

All expenditure is accounted for on an accruals basis. All expenses including support costs and governance costs are allocated or apportioned to the applicable expenditure headings. For more information on this attribution refer to note (f) below.

Irrecoverable VAT

Irrecoverable VAT is charged against the expenditure heading for which it was incurred.

Taxation

Blue Pits Housing Association is a registered charity and is, therefore, exempt from paying corporation tax on charitable activities.

Leases

All leases are operating leases and the annual rentals are charged to income and expenditure on a straight line basis over the lease term.

Employee Benefits

The costs of short-term employee benefits are recognised as a liability and an expense.

The cost of any unused holiday entitlement at 31st October is recognised in the period in which the employee's services are received.

Notes to the financial statements for the year ended 31st October 2021

Tangible fixed assets and depreciation**Housing property**

The housing property is for the provision of social housing and is available to rent. It is stated at cost less accumulated depreciation. The housing property is depreciated at the following rate:

Housing Property	2% on cost
------------------	------------

The housing property comprises one property purchased 21st July 2020 and costing £74,950. The property will be repaired before each new tenancy commences and the costs of the repairs will be treated as repair costs.

Other fixed assets

All assets costing more than £500 are capitalised and valued at historical cost. Depreciation is charged on the following basis:

Computers	33.33% on cost
Equipment	25% on cost
Motor Vehicles	25% on cost
Refurbishment of Leased Property	25% on cost

Impairment

Housing properties will be reviewed for impairment if there is an indication that impairment may have occurred. Where there is evidence of impairment, fixed assets are written down to the recoverable amount. Any such write down is charged to the operating surplus for the year.

In addition, revaluations of properties are undertaken on completion of developments and at regular intervals thereafter. If these valuations are less than the carrying value of the property, an impairment charge will result. The impairment charge is charged to operating surplus for the year, unless there has been a previous upward valuation of that property. In that case the impairment would be charged to revaluation reserves (to the extent of previous upward revaluations) with any balance then being charged to operating surplus.

Pensions

The charity currently administers contributions to a pension scheme on behalf of individuals.

The charity has no liability beyond making its contributions and paying across the deductions for the employee's contributions.

Debtors

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

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. Particulars of turnover, cost of sales, operating costs and operating surplus

		Turnover	Operating costs	Operating surplus	Operating surplus
	Note	Year Ended 31 October 2021	Year Ended 31 October 2021	Year Ended 31 October 2021	Year Ended 31 October 2020
		£	£	£	£
Social housing lettings	2	993,356	(980,656)	12,700	31,207
Other social housing income and expenditure					
Trip Income		20	-	20	1
Student Placement Fees		4,900	(1,757)	3,143	7,602
Miscellaneous Income		50		50	500
Tenant Care Income		4,283	(585)	3,698	3,790
Blue Pits Project		-	(1,151)	(1,151)	(3,611)
Donations		1,860	-	1,860	4,394
		<u>1,004,469</u>	<u>(984,149)</u>	<u>20,320</u>	<u>43,883</u>

Previous reporting period

	Turnover	Operating costs	Operating surplus
	Year Ended 31 October 2020	Year Ended 31 October 2020	Year Ended 31 October 2020
	£	£	£
Social housing lettings	939,445	(908,238)	31,207
Other social housing income and expenditure			-
Trip Income	345	(344)	1
Student Placement Fees	7,974	(372)	7,602
Miscellaneous Income	500		500
Tenant Care Income	4,955	(1,165)	3,790
Blue Pits Project	1,063	(4,674)	(3,611)
Donations	4,394	-	4,394
	<u>958,676</u>	<u>(914,793)</u>	<u>43,883</u>

Notes to the financial statements for the year ended 31st October 2021

2. Particulars of turnover, cost of sales, operating costs and operating surplus

	Total Funds Year Ended 31 October 2021 £	Total Funds Year Ended 31 October 2020 £
Government housing related grants:		
Housing Benefit	503,095	478,033
Adult Care Grants	434,644	334,699
Making Space Income	48,502	113,172
Other grants:		
GMCVO	3,000	-
HMRC CVJRS/SSP	1,803	6,892
RMBC Covid 19	-	6,649
RMBC Workforce Grant	2,312	-
	<u>993,356</u>	<u>939,445</u>

3. Operating costs

	Year Ended 31 October 2021 £	Year Ended 31 October 2020 £
Services		
Motor Expenses	2,540	3,021
Project Costs	4,227	-
Property Rents	274,266	282,721
Subscriptions	460	275
Repairs and Maintenance	107	62
Quality Assurance	3,219	1,791
Software Costs	660	-
Minor Equipment	218	1,698
Telephone	9,103	7,146
Rent	25,922	22,960
Insurance	-	200
Governance Costs	13,780	10,884
Post, Printing & Stationery	148	248
Depreciation	2,053	2,974
Sundry	37	69
	<u>336,740</u>	<u>334,049</u>
Management		
Employment Costs	574,580	530,452
Recruitment	1,584	-
Training	1,850	3,232
DBS Fees	693	544
Staff Well-being	33	390
Travel Expenses	-	19
Refreshments	18	191
	<u>578,758</u>	<u>534,828</u>
Property Maintenance		
Housing Related Costs	<u>63,659</u>	<u>37,862</u>
Housing Property Depreciation	<u>1,499</u>	<u>1,499</u>
Total operating costs	<u>980,656</u>	<u>908,238</u>

Notes to the financial statements for the year ended 31st October 2021

4. Allocation of governance and support costs

The breakdown of support costs and how these were allocated between governance and other support costs is shown below:

	General Support	Governance	Total 2021
Accountancy Fees	-	1,305	1,305
Auditors remuneration	-	3,840	3,840
HR Costs	5,417	-	5,417
Payroll Bureau Fees	2,720	-	2,720
Professional Fees	498	-	498
	<u>8,635</u>	<u>5,145</u>	<u>13,780</u>

Previous reporting period

	General Support	Governance	Total 2020
Accountancy Fees	-	1,200	1,200
Health and Safety	983	-	983
HR Costs	1,056	-	1,056
Payroll Bureau Fees	2,479	-	2,479
Professional Fees	2,141	-	2,141
Legal Fees	3,025	-	3,025
	<u>9,684</u>	<u>1,200</u>	<u>10,884</u>

5. Employees

	Year Ended 31 October 2021	Year Ended 31 October 2020
	£	£
Wages and Salaries	526,153	484,604
Social Security Costs	39,126	36,876
Pension Costs	9,301	8,972
	<u>574,580</u>	<u>530,452</u>

The average number of employees during the year was 25, FTE 23.7 (previous year: 22, FTE 21.3).

The key management personnel comprises the trustees, service manager, project leader and team leader. The total employment benefits, including employer pension contributions of the key management personnel were £98,577 (previous year: £112,564). No employee has benefits in excess of £60,000 (previous year: none).

6. Operating surplus

The operating surplus is arrived at after charging:

	Year Ended 31 October 2021	Year Ended 31 October 2020
	£	£
Depreciation of housing properties	1,499	1,499
Property rents	274,266	282,721
Auditors remuneration	3,840	-
Independent examination fees	1,200	1,200
Other Accountancy services	105	-

Notes to the financial statements for the year ended 31st October 2021

7. Tangible Fixed Assets

	Motor Vehicles	Equipment	Refurbishment of Leased Property	Computers	Housing Property	Total
Cost	£	£	£	£		£
At 1 November 2020	1,625	1,096	16,828	7,280	74,950	101,779
Additions	-	1,301	-	1,298	-	2,599
At 31 October 2021	1,625	2,397	16,828	8,578	74,950	104,378
Depreciation						
At 1 November 2020	812	413	16,528	6,636	1,499	25,888
Charge for Year	406	598	150	899	1,499	3,552
At 31 October 2021	1,218	1,011	16,678	7,535	2,998	29,440
NET BOOK VALUE						
At 31 October 2021	407	1,386	150	1,043	71,952	74,938
At 31 October 2020	813	683	300	644	73,451	75,891

8. Analysis of debtors

	2021	2020
	£	£
Debtors	30,798	23,668
Prepayments	16,233	13,956
	47,031	37,624

9. Creditors: amounts falling due within one year

	2021	2020
	£	£
Creditors	4,218	2,286
Short-term compensated absences (holiday pay)	-	912
Other creditors and accruals	5,107	1,774
Deferred income	497	1,497
Taxation and social security costs	12,628	11,052
	22,450	17,521

10. Deferred income

Deferred income comprises adult care grants received in advance

Balance as at 1 November 2020	1,497
Amount released to income earned from charitable activities	(1,497)
Amount deferred in year	497
Balance at 31 October 2021	497

11. Creditors: amounts falling due after more than one year

	2021	2020
	£	£
Provisions for liabilities	-	-
	-	-

Notes to the financial statements for the year ended 31st October 2021

12. Restricted Reserves**Analysis of movements in restricted funds**

	01 November 2020	Incoming Resources	Resources Expended	Transfers	31 October 2021
	£	£	£	£	£
GMCVO	-	3,000	(3,039)	39	-
RMBC Workforce Grant	-	2,312	-	-	2,312
	-	5,312	(3,039)	39	2,312

Previous reporting period

	01 November 2019	Incoming Resources	Resources Expended	Transfers	31 October 2020
	£	£	£	£	£
National Lottery Community Fund	1,274	-	(1,274)	-	-
	1,274	-	(1,274)	-	-

Name of restricted fund:

GMCVO

RMBC Workforce Grant

Description, nature and purpose of the fund

for the walking group

for workforce capacity measures - to ensure staffing levels remain at a sustained level to cope with any Covid isolating issues

13. 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 on a transaction value and subsequently measured at their settlement value with the

14. Lease Commitments

The charity rents properties from commercial and private landlords in which to place tenants in receipt of housing benefit. These rents are ongoing and can be terminated at one month's notice should the properties no longer be required.

Future lease payments within 1 year are calculated as £64,030.

15. Related party transactions

Lynn Collins, senior manager, is a director of Newbarn Limited where some of the properties are leased from. Rental and insurance transactions are at a market value rate. Staff are also seconded out to Blue Pits Housing Association from Newbarn Limited.

BLUE PITS HOUSING ACTION

England & Wales - Charity number 1154280

Accounts

BLUE PITS HOUSING ACTION

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 OCTOBER 2020

Registered Charity No. 1154280
Company Registration No. 07825886

BLUE PITS HOUSING ACTION

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Report of the trustees for the year ended 31st October 2020

The trustees present their annual directors' report and financial statements of the charity for the year ended 31st October 2020 which are also prepared to meet the requirements for a directors' report and accounts for Companies Act purposes.

The financial statements comply with the Charities Act 2011, the Companies Act 2006, the Memorandum and Articles of Association, and the 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).

Objectives and activities

The purposes of the charity are to provide an inclusive, tenant needs-led, high quality accommodation and support service to vulnerable adults that enable them to achieve their full potential and promote social inclusion.

Our main activities are as a Registered Social Landlord (RSL) to provide specialist accommodation and preventative and enabling support to people with mental health conditions, learning disabilities and Autistic Spectrum Disorders (ASD), including those with a dual diagnosis which may include substance use.

The trustees confirm that they have referred to the Charity Commission's guidance on public benefit when reviewing the Charity's aims and objectives, in planning future activities, and setting the policies for the year.

The charity furthers its charitable purposes for the public benefit through our charity's purposes as set out in the objects contained in the company's memorandum of association are to:

To carry on for the benefit of the community the business of providing social housing and any associated amenities, services, advice or assistance for persons:

- ~ in necessitous circumstances upon terms appropriate to their means;
- ~ for whom it would be charitable to provide housing.



To promote or carry out any other charitable purpose that can be carried out by a company registered as a social landlord with the tenant services authority or such similar authority from time to time.

The aims of Blue Pits Housing Action are:

- To provide high quality accommodation which meets the needs of vulnerable people
- To improve the overall health and wellbeing of vulnerable people with complex mental health needs, including those with a dual diagnosis.
- To enable people to develop and maintain the skills and competencies they need to return to, or remain, living independently in their own home.
- To minimise the need for secondary health and social care provision.
- To promote integration and reintegration among socially excluded groups and those leaving institutions of confinement.

Blue Pits Housing Action meets these aims through the provision of supported living, home care and outreach services to 43 people across Rochdale, Heywood and Middleton.

Twelve of these supported tenants currently receive bespoke services under our contract "Provision of Mental Health Housing Related Support and Accommodation Service"; a partnership contract initially awarded by Rochdale Borough Council in April 2016 which has been further extended due to the demands of Covid-19 until 31st March 2021.

In anticipation of the re-tendering of this contract, we began a programme of re-assessing our tenants' support and care needs under the Act Care 2014.

Of the original 24 people supported under this contract, 50% have been transferred to our Homecare and Outreach provision and therefore remained in the service.

A review of our achievements and performance

The focus for the organisation over the last year has been on improving quality and reviewing all policies and procedures to ensure continuing compliance with the Care Quality Commission's fundamental standards and adherence to their Key Lines of Enquiry.



Blue Pits Housing underwent its second CQC inspection on 11 March 2020, just prior to the pandemic restrictions and all of its inspection areas (key lines of enquiry) were found to be 'Good' giving an overall 'Good' rating. The report was published on 10 April 2020 and can be found at: <https://www.cqc.org.uk/location/1-2693034270>

RHS Britain in Bloom - (Rochdale in Bloom)

Our community garden at Dunsterville House was nominated for these awards and achieved "Level 2 Improving".

Our projects:

Dunsterville House

Dunsterville House provides self contained one/two bed accommodation for people via 9 self contained flats with 24 hour overarching support. Thornbush Way
Thornbush Way provides fully self contained studio flats for 8 people.

Supported tenancies

36 x 1/2 bedroom single tenancies comprising houses, flats and bungalows. These are occupied by people who live independently with support.

Our Framework contracts:

- GM Learning Disability and Autism Ethical Purchasing System
- Mental Health Approved Provider List - Rochdale
- Care At Home (Adults) - Flexible Purchasing System - Rochdale

Financial review

The accounts up to October 2020 showed a surplus of £44,795 compared with October 2019 when the accounts showed a surplus of £54,728

Principal Funding Sources

- Rochdale Borough Council Adult Care and Support
- Rochdale Revenues and Benefits service for intensive housing management provision



Investment powers and policy

The trustees, having regard to the liquidity requirements of operating the charity, have kept a prudent amount available as reserve funds in an interest bearing deposit account.

Reserves policy and going concern

The balance held in unrestricted reserves at 31st October 2020 was £253,336 of which £177,445 are free reserves after allowing for funds tied up in tangible fixed assets. The trustees aim to maintain free reserves in unrestricted funds at a level which equates to approximately three months of unrestricted charitable expenditure. The trustees consider that this level will provide sufficient funds to respond to applications for grants and ensure that support and governance costs are covered.

The Charity's main source of income is housing benefit and adult care funding. The Trustees consider that it is appropriate to prepare the accounts on a going concern basis and, consequently, the accounts do not include any adjustments that would be necessary if these sources of income should cease.

Risk management

The Trustees identify the major risks to which the charity is exposed each financial year when preparing and updating the strategic plan, in particular those related to the operations and finances of the charity. The Trustees then review any major risks which have been identified and establish systems to mitigate those risks. The charity is satisfied that the systems are in place to mitigate their exposure to the major risks which have been so far identified and reviewed.

Plans for Future Periods

As a Registered Provider of Social Housing, Blue Pits Housing Action has adopted a lease model for acquiring properties and does not own any housing stock.

In July 2020, we bought our first property - one bedroomed bungalow in Rochdale.

Future plans will include buying further property suitable for supported living tenancies. The changing needs of our tenants have been taken into consideration on the choice of housing stock to invest in, this being single storey flat and bungalow accommodation.



BPHA continues to provide placement opportunities for intermediate and final year social work students for both Uclan and Salford Universities. Compliments have been received from Uclan University on the “incredibly supportive learning environment the organisation provides for all our students”.

Our focus will continue to be on improving quality and reviewing all policies and procedures to ensure compliance with the Care Quality Commission’s fundamental standards and adherence to their Key Lines of Enquiry.

Added Value projects

Community Garden

The development of the community garden and food growing project at Dunsterville House had been supported by a successful Awards for All grant application of £10,000. This was in addition to a £2000 Living Well grant and a £470 Rochdale Township grant. All activities have currently been suspended due to the restrictions imposed due to Covid-19

In future, The benefits of this will be to enhance the grounds and immediate environment for the satisfaction of the tenants. This project will also provide social and therapeutic horticultural sessions to promote the physical health and mental wellbeing of the people we support.

Unit 8, The Landings

This creative space at Unit 8, The Landings, 157 Oldham Rd, Rochdale has been leased from March 2019 and refurbishments have been completed following consultation with proposed beneficiaries.

The space will be used promote the physical health and mental well-being of the people we support and will offer functional skills, arts, crafts, relaxation, therapies, staff meetings, donation of space for other groups in exchange for their specialist services (to benefit our tenants) etc.

Activities have currently been suspended due to the restrictions imposed due to Covid-19.



Structure, governance and management

Blue Pits Housing Action is a company limited by guarantee governed by its Memorandum and Articles of Association dated 27th October 2011. It is registered as a charity with the Charity Commission and is constituted under a trust deed dated 21st October 2013.

Appointment of trustees

As set out in the Articles of Association trustees are elected annually by the members of the charitable company attending the Annual General meeting and serve for a period of one year.

At the October 2020 Annual General Meeting, Mr. Philip Traynor was re-elected as Chair following his nomination.

Trustee induction and training

Provided for all trustees as appropriate.

Organisation

The board of trustees administers the charity. The board normally meets four times a year. Meetings have been suspended due to Covid-19, although communication between the Chief Executive Officer (appointed by the trustees to manage the day-to-day operations of the charity) and Trustees, has not been affected. The trustees have been kept fully informed of the organisation's response to Covid-19.

Related parties and co-operation with other organisations

None of our trustees receive remuneration or other benefit from their work with the charity. Any connection between a trustee or senior manager with any service providers must be disclosed to the full board of trustees in the same way as any other contractual relationship with a related party. In the current year no such related party transactions were reported.



Reference and administrative information

Charity Name: Blue Pits Housing Action

Charity Number: 1154280

Company Registration Number: 07825886

Directors and trustees

The directors of the charitable company (the charity) are its trustees for the purpose of charity law. The trustees and officers serving during the year and since the year end were as follows:

Key management personnel: Trustees and Directors

Peter Ruddy	Treasurer
Kathleen Ince	Secretary
Philip Traynor	Chair
Sarah-Jayne Randall	

Senior managers

Dorothy Lynn Collins	Service Lead
Virginia Ncube	Registered Manager
Vicky Chanter	Project Lead

Registered Office

169 Drake Street
Rochdale
OL11 1EF

Independent Examiners

Community Accountancy Service Limited
The Grange
Pilgrim Drive
Beswick
Manchester
M11 3TQ

Bankers

Co-operative Bank
 1 Balloon Street
 Manchester

Trustees responsibilities in relation to the financial statements

The charity trustees (who are also the directors of Blue Pits Housing Action 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).

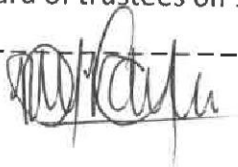
Company law requires the charity trustees to prepare financial statements for each year which give a true and fair view of the state of affairs of the charitable company and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that period. In preparing the financial statements, the trustees are required to:

- Select suitable accounting principles and then apply them consistently;
- Observe the methods and principles in the applicable Charities SORP;
- Make judgments and estimates that are reasonable and prudent;
- State whether applicable accounting standards have been followed, subject to any material departures that must be disclosed and explained in the financial statements;
- Prepare the financial statements on a going concern basis unless it is appropriate 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. They are also responsible for safeguarding the assets of the charity and taking reasonable steps for the prevention and detection of fraud and other irregularities.

By order of the board of trustees on 16th April 2021

Philip Traynor
 Chair



Independent examiner's report to the trustees of BLUE PITS HOUSING ACTION

I report on the accounts of the company for the year ended 31st October 2020, which are set out on pages 10 to 19.

Respective responsibilities of trustees and examiner

The trustees (who are also the directors of the company for the purposes of company law) are responsible for the preparation of the accounts. The trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed. The charity is required by company law to prepare accrued accounts and I am qualified to undertake the examination by being a qualified member of The Association of Chartered Certified Accountants.

Having satisfied myself that the charity is not subject to audit under company law and is eligible for independent examination, it is my responsibility to:

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

Basis of independent examiner's report

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

Independent examiner's statement

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

- (1) which gives me reasonable cause to believe that in any material respect the requirements
- to keep accounting records in accordance with section 386 of the Companies Act 2006; and
 - to prepare accounts which accord with the accounting records, comply with the accounting requirements of section 396 of the Companies Act 2006, ; and
 - with the methods and principles of the Statement of Recommended Practice: Accounting and Reporting by Charities have not been met; or
- (2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

AM King FCCA *A.M. King*
 Community Accountancy Service Ltd
 The Grange, Pilgrim Drive, Beswick, Manchester, M11 3TQ

Date: 16th April 2021

STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31 OCTOBER 2020
(INCLUDING INCOME AND EXPENDITURE ACCOUNT)

	Further Details	Unrestricted Funds £	Restricted Funds £	Total Funds Year Ended 31 October 2020 £	Total Funds Year Ended 31 October 2019 £
Income from:					
Donations and legacies	(3)	352,634	-	352,634	291,677
Charitable Activities	(4)	606,042	-	606,042	581,750
Other Trading Activities	(5)	-	-	-	-
Investment Income		-	-	-	7
Total		958,676	-	958,676	873,434
Expenditure on:					
Charitable Activities	(6)	913,450	1,274	914,724	818,636
Other	(6)	69	-	69	70
Total		913,519	1,274	914,793	818,706
Net income/(expenditure)		45,157	(1,274)	43,883	54,728
Transfers between funds	(17)	-	-	-	-
Net movement in funds		45,157	(1,274)	43,883	54,728
Reconciliation of funds					
Total funds brought forward	(17)	208,179	1,274	209,453	154,725
Total funds carried forward	(17)	253,336	-	253,336	209,453

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

The notes on pages 13 to 19 form part of these accounts.

BALANCE SHEET AS AT 31 OCTOBER 2020

Company Registration Number: 07825886

	Notes	2020 £	2019 £
Fixed assets:			
Tangible assets	(11)	75,891	4,337
Total fixed assets		<u>75,891</u>	<u>4,337</u>
Current assets:			
Stocks	(12)	-	-
Debtors	(13)	37,624	38,344
Cash at Bank & in Hand		157,342	184,504
Total current assets		<u>194,966</u>	<u>222,848</u>
Liabilities:			
Creditors: Amounts falling due within one year	(14)	17,521	17,732
Net current assets or liabilities		<u>177,445</u>	<u>205,116</u>
Total assets less current liabilities		253,336	209,453
Creditors: Amounts falling due after more than one year	(16)	-	-
Provisions for liabilities		-	-
Total net assets or liabilities		<u>253,336</u>	<u>209,453</u>
The funds of the charity:			
Restricted income funds	(17)	-	1,274
Unrestricted income funds	(17)	253,336	208,179
Total charity funds		<u>253,336</u>	<u>209,453</u>

For the period in question the company was entitled to the exemption conferred by section 477 of the Companies Act 2006, and that no notice has been deposited under section 476 in relation to its accounts for the financial year; and the directors acknowledge their responsibilities for:

- complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of accounts.

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

Approved by the trustees on 16th April 2021

Philip Traynor Acting Chair

The notes on pages 13 to 19 form part of these accounts.

Statement of Cash Flows for the year ending 31 October 2020

	Year Ended 31 October 2020 £	Year Ended 31 October 2019 £
Net cash used in operating activities	48,865	57,704
Cash flows from investment activities:		
Interest	-	7
Purchase of fixed assets	(76,027)	(3,640)
Net cash provided by investing activities	<u>(76,027)</u>	<u>(3,633)</u>
Increase/(decrease) in cash and cash equivalents during the year	(27,162)	54,071
Cash and cash equivalents brought forward	184,504	130,433
Cash and cash equivalents carried forward	<u>157,342</u>	<u>184,504</u>

Notes to the accounts

1. Accounting policies**(a) Basis of preparation and assessment of going concern**

The accounts (financial statements) have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant notes to these accounts. The financial statements have been prepared in accordance with the Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) issued on 16th July 2014 and the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102) and the Charities Act 2011.

The charity constitutes a public benefit entity as defined by FRS 102.

The trustees consider that there are no material uncertainties about the charity's ability to continue as a going concern.

(b) Funds structure

Restricted funds are funds which are to be used in accordance with specific restrictions imposed by the donor or trust deed. There is 1 restricted fund.

Unrestricted income funds comprise those funds which the trustees are free to use for any purpose in furtherance of the charitable objects. Unrestricted funds include designated funds where the trustees, at their discretion, have created a fund for a specific purpose.

Further details of each fund are disclosed in note 17.

(c) Income recognition

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

Donations are recognised when the charity has been notified in writing of both the amount and settlement date. In the event that a donation is subject to conditions that require a level of performance before the charity is entitled to the funds, the income is deferred and not recognised until either those conditions are fully met, or the fulfilment of those conditions is wholly within the control of the charity and it is probable that those conditions will be fulfilled in the reporting period.

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the charity; this is normally upon notification of the interest paid or payable by the bank. Dividends are recognised once the dividend has been declared and notification has been received of the dividend due.

(d) Expenditure Recognition

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that settlement will be required and the amount of the obligation can be measured reliably.

All expenditure is accounted for on an accruals basis. All expenses including support costs and governance costs are allocated or apportioned to the applicable expenditure headings. For more information on this attribution refer to note (f) below.

(e) Irrecoverable VAT

Irrecoverable VAT is charged against the expenditure heading for which it was incurred.

(f) Allocation of support and governance costs

Support costs have been allocated between governance costs and other support costs. Governance costs comprise all costs involving the public accountability of the charity and its compliance with regulation and good practice. These costs include costs related to independent examination and legal fees together with an apportionment of overhead and support costs.

Governance costs and support costs relating to charitable activities have been apportioned based on type of expense. The allocation of support and governance costs is analysed in note 8.

(g) Costs of raising funds

The costs of raising funds consists of Dunsterville House costs.

(h) Charitable Activities

Costs of charitable activities include governance costs and an apportionment of support costs as shown in note 7.

(i) Tangible fixed assets and depreciation

All assets costing more than £500 are capitalised and valued at historical cost. Depreciation is charged on the following basis:

Computers	33.33% on cost
Equipment	25% on cost
Motor Vehicles	25% on cost
Property	2% on cost
Refurbishment of Leased Property	25% on cost

(j) Realised gains and losses

All gains and losses are taken to the Statement of Financial Activities as they arise. Realised gains and losses on investments are calculated as the difference between sales proceeds and their opening carrying value or their purchase value if acquired subsequent to the first day of the financial year. Unrealised gains and losses are calculated as the difference between the fair value at the year end and their varying value. Realised and unrealised investment gains and losses are combined in the Statement of Financial Activities.

(k) Pensions

The charity currently administers contributions to a pension scheme on behalf of individuals.

The charity has no liability beyond making its contributions and paying across the deductions for the employee's contributions.

(l) Debtors

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

(m) 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.

2. Related party transactions and trustees' expenses and remuneration

The trustees all give freely their time and expertise without any form of remuneration or other benefit in cash or kind (2019: £nil). Expenses paid to the trustees in the year totalled £nil (2019: £nil).

3. Donations and Legacies

	Unrestricted	Restricted	Total Funds	Total Funds
	Year Ended 31	Year Ended 31	Year Ended	Year Ended
	October 2020	October 2020	31 October	31 October
	£	£	2020	2019
Donations	4,394	-	4,394	-
General grants:				
Action Together	-	-	-	2,000
HMRC CVJRS	6,892	-	6,892	-
RMBC Covid 19	6,649	-	6,649	-
RMBC Garden Project	-	-	-	470
Adult Care Grants	334,699	-	334,699	289,207
	<u>352,634</u>	<u>-</u>	<u>352,634</u>	<u>291,677</u>
Previous reporting period	291,677	-	291,677	

4. Income from charitable activities

	Unrestricted	Restricted	Total Funds	Total Funds
	Year Ended 31	Year Ended 31	Year Ended	Year Ended
	October 2020	October 2020	31 October	31 October
	£	£	2020	2019
Restricted Grants:				
National Lottery Community Fund	-	-	-	10,000
Other Charitable Activities Income:				
Housing Benefit	478,033	-	478,033	444,788
Trip Income	345	-	345	11,402
Student Placement Fees	7,974	-	7,974	2,600
Miscellaneous Income	500	-	500	1,530
Tenant Care Income	4,955	-	4,955	4,350
Blue Pits Project Income	1,063	-	1,063	1,992
Making Space Income	113,172	-	113,172	105,088
	<u>606,042</u>	<u>-</u>	<u>606,042</u>	<u>581,750</u>
Previous reporting period	571,750	10,000	581,750	

5. Income from other trading activities

	Unrestricted	Restricted	Total Funds	Total Funds
	Year Ended 31	Year Ended 31	Year Ended	Year Ended
	October 2020	October 2020	31 October	31 October
	£	£	2020	2019
Fundraising events	-	-	-	-
	-	-	-	-

6. Expenditure

	Provision of Social Housing	Year Ended 31 October 2020	Year Ended 31 October 2019
	£	£	£
Expenditure on charitable activities:			
Employment Costs	530,452	530,452	479,256
Recruitment	-	-	585
Training	3,232	3,232	1,462
Supervision	-	-	1,750
Subscriptions	275	275	200
Project Costs	-	-	8,726
Motor Expenses	3,021	3,021	743
Property Rents	282,721	282,721	248,908
DBS Fees	544	544	550
Blue Pits Project Expenses	4,674	4,674	10,965
Staff Well-being	390	390	1,282
Housing Related Costs	37,862	37,862	11,647
Quality Assurance	1,791	1,791	2,266
Student Expenses	372	372	352
Student Education	-	-	1,050
Travel Expenses	19	19	138
Trips and Activities	344	344	10,169
Refreshments	191	191	107
Repairs and Maintenance	62	62	4,044
Tenant Costs	1,165	1,165	745
Software Costs	-	-	2,310
Minor Equipment	1,698	1,698	644
Telephone	7,146	7,146	5,581
Rent	22,960	22,960	12,271
Insurance	200	200	-
Governance Costs	10,884	10,884	6,632
Post, Printing & Stationery	248	248	519
Depreciation	4,473	4,473	5,734
	914,724	914,724	818,636
Other expenditure:			
Sundry	69	69	70
	69	69	70
	914,793	914,793	818,706
Restricted funds		1,274	8,726
Unrestricted funds		913,519	809,980
		914,793	818,706

7. Analysis of expenditure on charitable activities

As per note 6.

8. Allocation of governance and support costs

The breakdown of support costs and how these were allocated between governance and other support costs is shown below:

	General Support	Governance	Total	Basis of apportionment
Accountancy Fees	-	1,200	1,200	type of expense
Health and Safety	983	-	983	type of expense
HR Costs	1,056	-	1,056	type of expense
Payroll Bureau Fees	2,479	-	2,479	type of expense
Professional Fees	2,141	-	2,141	type of expense
Legal Fees	3,025	-	3,025	type of expense
	<u>9,684</u>	<u>1,200</u>	<u>10,884</u>	

9. Analysis of staff costs

	Year Ended 31 October 2020 £	Year Ended 31 October 2019 £
Wages and Salaries	484,604	438,375
Redundancy	-	-
Social Security Costs	36,876	33,292
Pension Costs	8,972	7,589
	<u>530,452</u>	<u>479,256</u>
Charitable activities	530,452	479,256
Support costs	-	-
	<u>530,452</u>	<u>479,256</u>

The average number of employees during the year was 22 (previous year: 20).

The charity considers its key management personnel comprises the trustees, service manager, project leader and team leader. The total employment benefits, including employer pension contributions of the key management personnel were £112,564 (previous year: £105,331). No employee has benefits in excess of £60,000 (previous year: none).

10. Independent Examiner Fees

	Year Ended 31 October 2020 £	Year Ended 31 October 2019 £
Independent examination fees	1,200	1,080
	<u>1,200</u>	<u>1,080</u>

11. Tangible Fixed Assets

	Motor Vehicles	Equipment	Refurbishment of Leased Property	Computers	Property	Total
Cost	£	£	£	£		£
At 1 November 2019	1,625	553	16,828	6,746	-	25,752
Additions	-	543	-	534	74,950	76,027
At 31 October 2020	1,625	1,096	16,828	7,280	74,950	101,779
Depreciation						
At 1 November 2019	406	139	15,174	5,696	-	21,415
Charge for Year	406	274	1,354	940	1,499	4,473
At 31 October 2020	812	413	16,528	6,636	1,499	25,888
NET BOOK VALUE						
At 31 October 2020	813	683	300	644	73,451	75,891
At 31 October 2019	1,219	414	1,654	1,050	-	4,337

12. Stocks

The charity does not hold stocks.

13. Analysis of debtors

	2020	2019
	£	£
Debtors	23,668	23,068
Prepayments	13,956	15,276
	37,624	38,344

Debtors and prepayments related to unrestricted funds both in 2020 and 2019.

14. Creditors: amounts falling due within one year

	2020	2019
	£	£
Creditors	2,286	4,199
Short-term compensated absences (holiday pay)	912	-
Other creditors and accruals	1,774	1,149
Deferred income	1,497	1,544
Taxation and social security costs	11,052	10,840
	17,521	17,732

15. Deferred income

Deferred income comprises adult care grants received in advance

Balance as at 1 November 2019	1,544
Amount released to income earned from charitable activities	(1,544)
Amount deferred in year	1,497
Balance at 31 October 2020	1,497

16. Creditors: amounts falling due after more than one year

	2020	2019
	£	£
Provisions for liabilities	-	-
	-	-

17. Analysis of charitable funds

Analysis of movements in unrestricted funds

	Balance at 1 November 2019	Incoming Resources	Resources Expended	Transfers	Balance at 31 October 2020
	£	£	£	£	£
General Fund	208,179	958,676	(913,519)	-	253,336
	208,179	958,676	(913,519)	-	253,336

Previous reporting period:

	Balance at 1 November 2018	Incoming Resources	Resources Expended	Transfers	Balance at 31 October 2019
	£	£	£	£	£
General Fund	154,725	863,434	(809,980)	-	208,179
	154,725	863,434	(809,980)	-	208,179

Name of unrestricted fund:

General Fund

Description, nature and purpose of the fund

The "free reserves"

Analysis of movements in restricted funds

	Balance at 1 November 2019	Incoming Resources	Resources Expended	Transfers	Balance at 31 October 2020
	£	£	£	£	£
National Lottery Community Fund	1,274	-	(1,274)	-	-
	1,274	-	(1,274)	-	-

Previous reporting period:

	Balance at 1 November 2018	Incoming Resources	Resources Expended	Transfers	Balance at 31 October 2019
	£	£	£	£	£
National Lottery Community Fund	-	10,000	(8,726)	-	1,274
	-	10,000	(8,726)	-	1,274

Name of restricted fund:

National Lottery Community Fund

Description, nature and purpose of the fund

for the Garden project

18. Analysis of net assets between funds

	Unrestricted funds	Designated funds	Restricted funds	Total 2020
	£	£	£	£
Tangible fixed assets	75,891	-	-	75,891
Cash at bank and in hand	157,342	-	-	157,342
Other net current assets/(liabilities)	20,103	-	-	20,103
Creditors of more than one year	-	-	-	-
Total	253,336	-	-	253,336

Previous reporting period:

	Unrestricted funds	Designated funds	Restricted funds	Total 2020
	£	£	£	£
Tangible fixed assets	4,337	-	-	4,337
Cash at bank and in hand	184,504	-	-	184,504
Other net current assets/(liabilities)	20,612	-	-	20,612
Creditors of more than one year	-	-	-	-
Total	208,179	-	-	209,453

19. 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 on a transaction value and subsequently measured at their settlement value with the exception of bank loans which are subsequently measured at an amortised cost using the effective interest method.

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

	Year Ended 31 October 2020	Year Ended 31 October 2019
	£	£
Net movement in funds	43,883	54,728
Add back depreciation	4,473	5,734
Deduct investment income	-	(7)
Decrease/(increase) in stocks	-	-
Decrease/(increase) in debtors	720	409
Increase/(decrease) in creditors	(211)	(3,160)
Net cash used in operating activities	48,865	57,704