

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

INDEX

<u>PAGE NUMBER</u>	<u>CONTENTS</u>
1 - 12	TRUSTEES ANNUAL REPORT
13 - 15	INDEPENDENT AUDITORS REPORT
16	STATEMENT OF COMPREHENSIVE INCOME
17	STATEMENT OF CHANGES IN RESERVES
18	STATEMENT OF FINANCIAL POSITION
19	STATEMENT OF CASH FLOWS
20 - 26	NOTES TO THE ACCOUNTS



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 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.

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
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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:	Description, nature and purpose of the fund
Soil Association	for the gardening project at Dunsterville House
RMBC Planters Grant	to paint a mural on the end wall of a bridge on Oldham Road, Rochdale and to install planters
RMBC Arts on Bridges Grant	for creating an artwork mural on a bridge in Oldham Road
Groundwork	for gardening activities and garden furniture at Dunsterville House
Turning Point	for activity sessions, making fairy gardens and cookery, and the costs of a facilitator for sessions
Action Together - Creative Therapies	for staff and tenant wellbeing sessions including hand massages, podiatry, facial treatments and hairdressing
Action Together - Winter Warmer	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.