

Charity registration number 1156746

Company registration number 08819740 (England and Wales)

RENTSTART (UK) LTD
ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2023

RENTSTART (UK) LTD

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees	Ms S A Seery Mr L Holmes Mr N Lucas Mr M Farr Ms C Forrester	(Appointed 6 December 2022)
Secretary	Mr M Farr	
Charity number	1156746	
Company number	08819740	
Registered office	51-55 High Street Walton on Thames Surrey KT12 1DH	
Auditor	Warner Wilde Limited 4 Marigold Drive Bisley Surrey United Kingdom GU24 9SF	
Bankers	HSBC Bank Plc 34 High Street Walton on Thames Surrey KT12 1DD CAF Bank Limited 25 Kings Hill Avenue Kings Hill West Malling Kent ME19 4TA	

RENTSTART (UK) LTD

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RENTSTART (UK) LTD

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) FOR THE YEAR ENDED 31 MARCH 2023

The trustees present their annual report and financial statements for the year ended 31 March 2023.

The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the financial statements and comply with the charity's governing document, the Companies Act 2006 and "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 charity's objects are the relief of poverty and distress and the protection of health among persons within the borough of Elmbridge and adjoining boroughs who are homeless or at risk of becoming homeless by providing and assisting in the provision of housing, advice, support and practical assistance and by such other means as the trustees may in their absolute discretion think fit. There has been no change in these during the year.

Public Benefit

The trustees have paid due regard to guidance issued by the Charity Commission in deciding what activities the charity should undertake. All Board Members give their time freely and no remuneration was paid to Board Members. The Charity has Trustee liability insurance cover.

Achievements and performance

Rentstart (UK) Ltd is a non-profit making organisation. Our state of affairs and financial results for the year are as shown by these accounts. We operate from an office in Walton on Thames, Surrey.

Rentstart (UK) Ltd changed its name from Elmbridge Rentstart (UK) Ltd on 18 August 2020.

The unrestricted income and expenditure fund, which finances our running costs, shows a deficit of £15,978 (2022 deficit of 126,697). The Fund totalled £209,054 at 31st March 2023 (2022 £225,032).

Our aim remains to house and support local homeless people. We not only house our clients, we provide rent in advance, deposits and then on-going training and support (with a focus on financial literacy and employment) that enables them to become established and move on with their lives. During the onset of the Cost-of-Living Crisis, Rentstart had to adapt to a changing face of homelessness bringing a broader range of situations to us. This has included an increase in older people, as well as a larger quantity of people in vulnerable financial positions.

It is important to note that our accounts present a slightly skewed view of our Charity. As mentioned later in this report we directly manage a significant number of rental properties to ensure quality housing is available for our clients and have taken on direct management of rental properties to be able to provide enough quality housing for our clients. This means that we are collecting in rents, and then paying them out to property owners. Of our total expenditure of £1,248,156, £686,599 is related to our property work and £551,259 reflects our client support work costs with the small balance remaining (£10,298) supporting the costs of our fundraising.

RENTSTART (UK) LTD

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2023

Over the last 12 months we have given advice to 722 people and have gone on to house 121 local people. Alongside housing and supporting new clients this year, we have needed to support clients housed in previous years as the Cost-of-Living Crisis added new pressures to clients who we had helped through the pandemic. In total we have needed to support an additional 100 people whom we housed in past years. This year we have still seen significant issues with supporting housed clients to remain safely housed compared to pre-pandemic years. The Cost-of-Living Crisis has meant clients experienced increased anxiety, faced additional debt issues, struggled to access benefits in a timely fashion, and needed high amounts of group and one-to-one support from our team in order to prevent a return to homelessness.

Our clients this past year have again faced numerous issues, 35% had reported that they had slept rough, 9% have reported criminal records, 30% have reported drug and/or alcohol issues and over a third reported to us that they have mental health issues. We are delighted that 29% of tenants found employment, and that 91% remain housed. We are especially proud of our statistics that show the number of people who are still housed, this is directly attributable to a huge amount of work delivered by our team in helping our clients with both practical and emotional support enabling our clients to sustain their tenancies. The Trustees are most grateful to our staff, volunteers and funders, without whom our work would not be possible.

Financial review

Reserves need to be held to enable an orderly winding down of the Charity's affairs if adequate funding is no longer available. The Trustees have resolved that the Unrestricted Income and Expenditure Fund should be held at a level between 25% and 50% of total annual expenditure (excluding property management expenses and claims).

At 31 March 2023, the Fund held £176,812 (2022 £199,000) in unrestricted reserves. This equates to 31.4% (2022 37%) of our current annual running costs (excluding property management fees). Restricted reserves total £32,242 (2022 £26,032) which are to be spent on specific projects during 2023/24. In 2022/23 we have finished the financial year with a slight deficit of £15,978.

Risk Management

The Trustees regularly review the risks to which the Charity is exposed. A risk analysis was carried out during the year. The principal areas of risk are as follows:

Loss of key management	Loss of core funding
Excessive guarantee claims	Risk to staff in dealing with clients
Loss of office accommodation	

The Trustees are satisfied that appropriate action has been taken to minimise the risks to the Charity and its staff.

Structure, governance and management

The charity is a company limited by guarantee.

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

Ms S A Seery
Mr L Holmes
Mr N Lucas
Mr M Farr
Ms C Forrester

(Appointed 6 December 2022)

None of the trustees has any beneficial interest in the company. All of the trustees are members of the company and guarantee to contribute £1 in the event of a winding up.

RENTSTART (UK) LTD

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2023

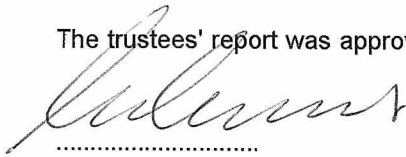
Organisation

The Charity is run by its members (as Trustees) in general meetings. Power may be delegated to one or more Trustees or groups of Trustees to manage the employees of the Charity and its day to day operations, subject to the overall supervision of the Trustees in general meeting. The Trustees meet in general meeting five times a year to review progress and take corrective action as required. This year the trustees have adopted a code of governance based on the Charity Commission's own code.

Auditor

The auditor, Warner Wilde Limited, is deemed to be reappointed under section 487(2) of the Companies Act 2006.

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



.....
Mr N Lucas

Trustee

Date: 29/11/23

RENTSTART (UK) LTD

STATEMENT OF TRUSTEES' RESPONSIBILITIES

FOR THE YEAR ENDED 31 MARCH 2023

The trustees, who are also the directors of Rentstart (UK) Ltd for the purpose of company law, are responsible for preparing the Trustees' Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

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

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

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

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

RENTSTART (UK) LTD

INDEPENDENT AUDITOR'S REPORT TO THE TRUSTEES OF RENTSTART (UK) LTD

Opinion

We have audited the financial statements of Rentstart (UK) Ltd (the 'charity') for the year ended 31 March 2023 which comprise the statement of financial activities, the balance sheet, the statement of cash flows and notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

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

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the *Auditor's responsibilities for the audit of the financial statements* section of our report. We are independent of the charity 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 charity's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

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

Other information

The other information comprises the information included in the annual report other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information contained within the annual report. Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon. Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of 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.

RENTSTART (UK) LTD

INDEPENDENT AUDITOR'S REPORT (CONTINUED) TO THE TRUSTEES OF RENTSTART (UK) LTD

Matters on which we are required to report by exception

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

- the information given in the financial statements is inconsistent in any material respect with the trustees' report; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records; 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 charity for the purpose 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 charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the charitable company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

We have been appointed as auditor 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 an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists.

Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

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

RENTSTART (UK) LTD

INDEPENDENT AUDITOR'S REPORT (CONTINUED) TO THE TRUSTEES OF RENTSTART (UK) LTD

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

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 charity through discussions with trustees and other management, and from our knowledge and experience of the charity and sector;

- 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, the Charities Act 2011, Companies Act 2006, taxation legislation, data protection, employment, environmental and health and safety legislation;

- we assessed the extent of compliance with the laws and regulations identified above through making enquiries of management; and

- 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 company'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;

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

- testing controls with walk through procedures and substantive transaction testing;

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 any accounting estimates were indicative of potential bias;

- investigated the rationale behind significant or unusual transactions; and

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;

- reading the minutes of meetings of those charged with governance;

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

- reviewing correspondence with HMRC and relevant regulators such as the Charity Commission

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.

RENTSTART (UK) LTD

INDEPENDENT AUDITOR'S REPORT (CONTINUED) TO THE TRUSTEES OF RENTSTART (UK) LTD

This report is made solely to the company's members, as a body, in accordance with section 391 of the Companies Act 2014. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and the company's members as a body, for our audit work, for this report, or for the opinions we have formed.



FJ Wilde FCCA DChA (Senior Statutory Auditor)
For and on behalf of Warner Wilde Limited
Statutory Auditor

15 December 2023

.....
4 Marigold Drive
Bisley
Surrey
United Kingdom
GU24 9SF

Warner Wilde Limited is eligible for appointment as auditor of the charity by virtue of its eligibility for appointment as auditor of a company under section 1212 of the Companies Act 2006.

RENTSTART (UK) LTD

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 MARCH 2023

		Unrestricted funds 2023 £	Restricted funds 2023 £	Total 2023 £	Unrestricted funds 2022 £	Restricted funds 2022 £	Total 2022 £
	Notes						
Income from:							
Donations	3	65,321	331,440	396,761	73,154	192,762	265,916
Income from Rental Properties	4	839,225	(2,071)	837,154	881,329	-	881,329
Investments	5	265	-	265	152	-	152
Total income		904,811	329,369	1,234,180	954,635	192,762	1,147,397
Expenditure on:							
Raising funds	6	10,253	45	10,298	12,314	-	12,314
Charitable activities							
Support for Clients	7	228,555	322,704	551,259	209,431	310,192	519,623
Rental Property Expenses	7	686,190	409	686,599	753,895	-	753,895
Total charitable expenditure		914,745	323,113	1,237,858	963,326	310,192	1,273,518
Total expenditure		924,998	323,158	1,248,156	975,640	310,192	1,285,832
Net gains/(losses) on investments	11	(2,002)	-	(2,002)	11,738	-	11,738
Gross transfers between funds		-	-	-	5,947	(5,947)	-
Net movement in funds		(22,189)	6,211	(15,978)	(3,320)	(123,377)	(126,697)
Fund balances at 1 April 2022		199,001	26,031	225,032	202,320	149,409	351,729
Fund balances at 31 March 2023		176,812	32,242	209,054	199,000	26,032	225,032

The statement of financial activities includes all gains and losses recognised in the year.

All income and expenditure derive from continuing activities.

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

RENTSTART (UK) LTD

BALANCE SHEET

AS AT 31 MARCH 2023

	Notes	2023 £	£	2022 £	£
Fixed assets					
Investments	12		52,661		119,035
Current assets					
Debtors	14	117,635		106,848	
Cash at bank and in hand		124,872		83,058	
		<u>242,507</u>		<u>189,906</u>	
Creditors: amounts falling due within one year	15	(86,114)		(83,909)	
Net current assets			156,393		105,997
Total assets less current liabilities			<u>209,054</u>		<u>225,032</u>
Income funds					
Restricted funds	18		32,242		26,032
Unrestricted funds - general			176,812		199,000
			<u>209,054</u>		<u>225,032</u>

The company is entitled to the exemption from the audit requirement contained in section 477 of the Companies Act 2006, for the year ended 31 March 2023, although an audit has been carried out under section 144 of the Charities Act 2011.

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

The members have not required the company to obtain an audit of its financial statements under the requirements of the Companies Act 2006, for the year in question in accordance with section 476.

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

The financial statements were approved by the Trustees on 29/11/2023



Mr N Lucas
Trustee

Company registration number 08819740

RENTSTART (UK) LTD

STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED 31 MARCH 2023

	Notes	2023 £	£	2022 £	£
Cash flows from operating activities					
Cash absorbed by operations	22		(22,823)		(154,763)
Investing activities					
Purchase of investments		-		(50,000)	
Proceeds on disposal of investments		64,372		-	
Investment income received		265		152	
Net cash generated from/(used in) investing activities			64,637		(49,848)
Net cash used in financing activities			-		-
Net increase/(decrease) in cash and cash equivalents			41,814		(204,611)
Cash and cash equivalents at beginning of year			83,058		287,669
Cash and cash equivalents at end of year			124,872		83,058

RENTSTART (UK) LTD

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2023

1 Accounting policies

Charity information

Rentstart (UK) Ltd is a private company limited by guarantee incorporated in England and Wales. The registered office is 51-55, High Street, Walton on Thames, Surrey, KT12 1DH.

1.1 Accounting convention

The financial statements have been prepared in accordance with the charity's governing document, the Companies Act 2006 and "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)". The charity is a Public Benefit Entity as defined by FRS 102.

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

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

1.2 Going concern

At the time of approving the financial statements, the trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. Thus the trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

1.3 Charitable funds

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

Restricted funds are subject to specific conditions by donors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the financial statements.

Endowment funds are subject to specific conditions by donors that the capital must be maintained by the charity.

1.4 Income

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

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

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

1.5 Expenditure

A cost is identified when either a legal or constructive obligation is identified. Irrecoverable VAT is charged to the same expenditure category as the corresponding cost.

RENTSTART (UK) LTD

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2023

1 Accounting policies

(Continued)

1.6 Fixed asset investments

Fixed asset investments are initially measured at transaction price excluding transaction costs, and are subsequently measured at fair value at each reporting date. Changes in fair value are recognised in net income/(expenditure) for the year. Transaction costs are expensed as incurred.

1.7 Cash and cash equivalents

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

1.8 Financial instruments

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

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

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

Basic financial assets

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

Basic financial liabilities

Basic financial liabilities, including creditors and bank loans are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of operations from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Derecognition of financial liabilities

Financial liabilities are derecognised when the charity's contractual obligations expire or are discharged or cancelled.

1.9 Employee benefits

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

Termination benefits are recognised immediately as an expense when the charity is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

RENTSTART (UK) LTD

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2023

1 Accounting policies (Continued)

1.10 Retirement benefits

Payments to defined contribution retirement benefit schemes are charged as an expense as they fall due.

2 Critical accounting estimates and judgements

In the application of the charity's accounting policies, the trustees are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

3 Donations

	Unrestricted funds general 2023 £	Restricted funds 2023 £	Total 2023 £	Unrestricted funds general 2022 £	Restricted funds 2022 £	Total 2022 £
Donations and gifts	34,829	532	35,361	28,652	2,500	31,152
Statutory Funding from Local Councils	30,492	330,908	361,400	44,502	190,262	234,764
	<u>65,321</u>	<u>331,440</u>	<u>396,761</u>	<u>73,154</u>	<u>192,762</u>	<u>265,916</u>

4 Income from Rental Properties

	Rental Income 2023 £	Rental Income 2022 £
Charitable rental income	<u>837,154</u>	<u>881,329</u>
Analysis by fund		
Unrestricted funds - general	839,225	881,329
Restricted funds	(2,071)	-
	<u>837,154</u>	<u>881,329</u>

RENTSTART (UK) LTD

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2023

5 Investments

	Unrestricted funds general 2023 £	Unrestricted funds general 2022 £
Interest receivable	265	152
	<u>265</u>	<u>152</u>

6 Raising funds

	Unrestricted funds general 2023 £	Restricted funds 2023 £	Total 2023 £	Unrestricted funds general 2022 £
<u>Fundraising and publicity</u>				
Community fundraising events	6,036	45	6,081	2,096
Advertising	17	-	17	1,281
Other fundraising costs	4,200	-	4,200	8,937
	<u>10,253</u>	<u>45</u>	<u>10,298</u>	<u>12,314</u>
Fundraising and publicity	10,253	45	10,298	12,314
	<u>10,253</u>	<u>45</u>	<u>10,298</u>	<u>12,314</u>

RENTSTART (UK) LTD

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2023

7 Charitable activities

	Support for Clients	Rental Property Expenses	Total 2023	Support for Clients	Rental Property Expenses	Total 2022
	2023	2023		2022	2022	
	£	£	£	£	£	£
Staff costs	356,595	-	356,595	338,668	-	338,668
Travel and Training	952	-	952	1,657	-	1,657
Office Costs	88,054	-	88,054	73,536	-	73,536
Communications and IT	29,133	-	29,133	26,155	-	26,155
Insurance	8,835	-	8,835	8,158	-	8,158
Client Support	10,296	-	10,296	15,258	-	15,258
Property Management Expenses	26,389	686,599	712,988	7,505	753,895	761,400
Consultants	15,599	-	15,599	35,697	-	35,697
Employee benefits	2,923	-	2,923	2,458	-	2,458
	<u>538,776</u>	<u>686,599</u>	<u>1,225,375</u>	<u>509,092</u>	<u>753,895</u>	<u>1,262,987</u>
Share of support costs (see note 8)	4,323	-	4,323	-	-	-
Share of governance costs (see note 8)	8,160	-	8,160	10,531	-	10,531
	<u>551,259</u>	<u>686,599</u>	<u>1,237,858</u>	<u>519,623</u>	<u>753,895</u>	<u>1,273,518</u>
Analysis by fund						
Unrestricted funds - general	228,555	686,190	914,745	209,431	753,895	963,326
Restricted funds	322,704	409	323,113	310,192	-	310,192
	<u>551,259</u>	<u>686,599</u>	<u>1,237,858</u>	<u>519,623</u>	<u>753,895</u>	<u>1,273,518</u>

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NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2023

8 Support costs

	Support costs £	Governance costs £	2023 £	Support costs £	Governance costs £	2022 £
Bookkeeping support	4,323	-	4,323	-	-	-
Auditor's fees	-	8,160	8,160	-	9,758	9,758
Other governance costs	-	-	-	-	773	773
	<u>4,323</u>	<u>8,160</u>	<u>12,483</u>	<u>-</u>	<u>10,531</u>	<u>10,531</u>
Analysed between Charitable activities	<u>4,323</u>	<u>8,160</u>	<u>12,483</u>	<u>-</u>	<u>10,531</u>	<u>10,531</u>

9 Trustees

None of the trustees (or any persons connected with them) received any remuneration or benefits from the charity during the year.

10 Employees

The average monthly number of employees during the year was:

	2023 Number	2022 Number
Operational and administrative	<u>11</u>	<u>12</u>
Employment costs	2023 £	2022 £
Wages and salaries	318,374	307,470
Social security costs	27,655	24,955
Other pension costs	10,566	6,243
	<u>356,595</u>	<u>338,668</u>

The total cost of Key Management Personnel for the year was £102,539 (2022: £98,084) including employers national insurance and pension contributions. Key Management Personnel is defined as the Chief Executive plus a proportion of the Operations Manager role.

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NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2023

10 Employees

(Continued)

The number of employees whose annual remuneration was more than £60,000 is as follows:

	2023 Number	2022 Number
£60,001 - £70,000	-	1
£70,001 - £80,000	1	-
	<u> </u>	<u> </u>

11 Net gains/(losses) on investments

	Unrestricted funds general 2023 £	Unrestricted funds general 2022 £
Revaluation of investments	(2,002)	11,738
	<u> </u>	<u> </u>

12 Fixed asset investments

	Listed investments £
Cost or valuation	
At 1 April 2022	119,035
Valuation changes	(2,624)
Disposals	(64,371)
	<u> </u>
At 31 March 2023	52,040
	<u> </u>
Carrying amount	
At 31 March 2023	52,040
	<u> </u>
At 31 March 2022	119,035
	<u> </u>

Fixed asset investments revalued

The historic cost of the investments is £100,099 (2021: £50,099).

13 Financial instruments

	2023 £	2022 £
Carrying amount of financial assets		
Instruments measured at fair value through profit or loss	52,661	119,035
	<u> </u>	<u> </u>

RENTSTART (UK) LTD

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2023

14 Debtors

	2023 £	2022 £
Amounts falling due within one year:		
Trade debtors	77,615	76,375
Other debtors	19,000	9,535
Prepayments and accrued income	21,020	20,938
	<u>117,635</u>	<u>106,848</u>

15 Creditors: amounts falling due within one year

	Notes	2023 £	2022 £
Other taxation and social security		7,523	7,220
Deferred income	16	61,054	54,557
Trade creditors		3,201	10,152
Other creditors		1,338	1,280
Accruals		12,998	10,700
		<u>86,114</u>	<u>83,909</u>

16 Deferred income

	2023 £	2022 £
Arising from prepaid rents and grants	<u>61,054</u>	<u>54,557</u>
	2023 £	2022 £
Deferred income is included within:		
Current liabilities	<u>61,054</u>	<u>54,557</u>
Movements in the year:		
Deferred income at 1 April 2022	54,557	22,685
Released from previous periods	(54,557)	(22,685)
Resources deferred in the year	<u>61,054</u>	<u>54,557</u>
Deferred income at 31 March 2023	<u>61,054</u>	<u>54,557</u>

RENTSTART (UK) LTD

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) *FOR THE YEAR ENDED 31 MARCH 2023*

17 Retirement benefit schemes

Defined contribution schemes

The charity operates a defined contribution pension scheme for all qualifying employees. The assets of the scheme are held separately from those of the charity in an independently administered fund.

The charge to profit or loss in respect of defined contribution schemes was £10,566 (2022 - £6,243).

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NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2023

18 Restricted funds

The income funds of the charity include restricted funds comprising the following unexpended balances of donations and grants held on trust for specific purposes:

	Movement in funds				Movement in funds			
	Balance at 1 April 2021 £	Incoming resources £	Resources expended £	Transfers £	Balance at 1 April 2022 £	Incoming resources £	Resources expended £	Balance at 31 March 2023 £
Client Support	89,735	192,762	(256,465)	-	26,031	329,369	(323,158)	32,242
Access to Private Rented Sector	59,674	-	(53,727)	(5,947)	-	-	-	-
	<u>149,409</u>	<u>192,762</u>	<u>(310,192)</u>	<u>(5,947)</u>	<u>26,031</u>	<u>329,369</u>	<u>(323,158)</u>	<u>32,242</u>

Our client support work involves helping local homeless and vulnerably housed people to transition from their current situations through to regaining a stable lifestyle. This work encompasses everything from our initial meeting with each client through our practical and emotional support until each client is safely housed and re-engaged with society. We place emphasis on helping clients to become financially literate and help them to seek and sustain paid employment.

Our access to the private rented sector work involves engaging with landlords to secure suitable properties for Rentstart to add to our portfolio of managed bed spaces, maintenance of these properties, placing of clients in the properties and managing the related financial aspects of this work.

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NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2023

19 Analysis of net assets between funds

	Unrestricted funds 2023 £	Restricted funds 2023 £	Total 2023 £	Unrestricted funds 2022 £	Restricted funds 2022 £	Total 2022 £
Fund balances at 31 March 2023 are represented by:						
Investments	52,661	-	52,661	119,035	-	119,035
Current assets/ (liabilities)	124,151	32,242	156,393	79,965	26,032	105,997
	<u>176,812</u>	<u>32,242</u>	<u>209,054</u>	<u>199,000</u>	<u>26,032</u>	<u>225,032</u>

20 Operating lease commitments

At the reporting end date the charity had outstanding commitments for future minimum lease payments under non-cancellable operating leases, which fall due as follows:

	2023 £	2022 £
Within one year	2,650	10,600
Between two and five years	-	2,650
	<u>2,650</u>	<u>13,250</u>

The operating leases represent two properties, with a minimum term until 2022 and 2023 respectively.

21 Related party transactions

Transactions with related parties

During the year the charity entered into the following transactions with related parties:

The following amounts were outstanding at the reporting end date:

	Amounts owed by related parties 2023		Amounts owed by related parties 2022	
	Balance £	Net £	Balance £	Net £
Key management personnel	10,000	10,000	-	-
	<u>10,000</u>	<u>10,000</u>	<u>-</u>	<u>-</u>

A car loan of £10,000 was made to the Chief Executive Officer during the year for a term of 5 years.

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NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2023

22	Cash generated from operations	2023 £	2022 £
	Deficit for the year	(15,978)	(126,697)
	Adjustments for:		
	Investment income recognised in statement of financial activities	(265)	(152)
	Fair value gains and losses on investments	2,002	(11,738)
	Movements in working capital:		
	(Increase) in debtors	(10,787)	(27,312)
	(Decrease) in creditors	(4,292)	(20,736)
	Increase in deferred income	6,497	31,872
	Cash absorbed by operations	<u>(22,823)</u>	<u>(154,763)</u>
23	Analysis of changes in net funds		
	The charity had no debt during the year.		