

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 2024

RENTSTART (UK) LTD

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees	Ms S A Seery Mr L Holmes Mr N Lucas Mr M Farr Ms C Forrester
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 Church Street Weybridge Surrey KT13 8DT 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 2024

The trustees present their annual report and financial statements for the year ended 31 March 2024.

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 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

Significant activities and achievements against objectives

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.

The Unrestricted Income and Expenditure Fund, which finances our running costs, shows a deficit of £16,665 (2023 deficit of £22,189). The Fund totalled £160,147 at 31 March 2024 (2023 £176,812).

Overall funds, including restricted funds, totalled £212,373 (2023 £209,054).

Our aim remains to house and support local people who are rough sleeping, hidden homeless or facing homelessness. We not only house our clients, but also provide ongoing training and support (with a focus on financial literacy and employment) to help them remain housed - enabling them to become established and move on with their lives.

Advice and signposting for people facing homelessness

Over the last 12 months we have given advice to 784 people through more than 2280 calls. As the cost-of-living crisis has continued, the changing face of homelessness has brought a broader range of people to us. This has included an increase in older and working people, as well as a larger number of people in vulnerable financial positions. 88% of enquiries this year related to debt and the threat of eviction. 34% of enquiries came from outside Elmbridge, indicating both the level of need across Surrey, and our growing reputation.

Practical support for people's immediate needs

96 rough sleepers, and others needing support, had access to our welcoming High Street space, where they could access a warm safe space, food, showers and laundry facilities. The drop-in nature of the space, and the regular touchpoints with our staff, enables our team to start building trust with visitors, to begin to explore how Rentstart could help them in the longer term. This year we were seeing increased demand, for example distributing 166% more food than the previous year.

Providing quality housing for homeless people

This year we assessed 203 people for housing, made 97 placements into housing, and supported 110 tenants housed in our properties. We remove financial barriers to tenancies with rent in advance, deposits and move-in essentials, and work closely with our landlords to remove other barriers faced by homeless people: paperwork, credit checks and accepting tenants in receipt of benefits.

RENTSTART (UK) LTD

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2024

Providing quality housing for homeless people

One of the biggest barriers to Rentstart supporting more homeless and vulnerably housed people into stable housing is the local lack of affordable accommodation. Despite increasing enquiries, the number of new clients we can house has plateaued. Landlords are selling as fast as we can recruit landlord partners (from a high point of 130 bedspaces pre-COVID, in 2023 this had dropped to 102, by April 2024 we had built this up to 110) and bedspace availability remains a critical issue. One of our priorities is to retain and recruit more landlords to grow our capacity to help homeless people.

Client support

Most of our staff support clients directly, helping people make lasting changes to their circumstances. The average length of our tenancies is two years, and we have needed to support around 100 people whom we housed in past years. The cost-of-living crisis, so soon after the pandemic, has meant clients experiencing increased anxiety and additional debt issues, while struggling to access benefits in a timely fashion. They have needed high amounts of group and individual support from our team in order to prevent a return to homelessness.

One in every eight clients report they had slept rough over the last month (although only half met the narrow criteria to be counted in official homelessness statistics – the very definition of hidden homelessness). Around 25% have reported to us that they have had contact with the criminal justice system. 31% have reported drug, substance or alcohol issues to us, over 80% of our clients are reporting significant mental health issues, but only one third have reported a diagnosis. All these are major barriers to securing, and sustaining, a home.

We are delighted that 12 months after placement into housing, 91% of our tenants remained housed, a relatively stable proportion over the past five years. Our team made 725 interventions to prevent situations escalating towards eviction, and have actively prevented around 70 evictions through their support of our clients. All tenants have tenancy training, and 55% are 'staying on green' for key engagement measures, including paying rent and bills on time, all the time.

100% of new tenants co-create a Client Support Plan to shape the support they will need to move towards their self-identified goals during their tenancy. This includes individual support sessions and group training/coaching in our Academy. 96% achieved at least one goal within 12 months of beginning their tenancy and Support Plan.

Academy: financial, employment and wellbeing support

We helped 300 previous, current and potential clients through 1363 financial, employment and wellbeing training and support sessions in our Academy in the last year. 847 pre-tenancy or tenancy training, 690 financial skills such as budgeting, 266 employment support, 1363 wellbeing and mental health sessions. During the year, 49 found employment, work experience, began training, or achieved a job interview, all transformative steps towards independence.

The success of our housing placements and ongoing support to make these tenancies sustainable for our clients who have previously struggled to remain housed, is directly attributable to a huge amount of work by our team providing trauma-informed practical and emotional support.

The trustees are most grateful to our staff, volunteers and funders, without whom our work would not be possible.

RENTSTART (UK) LTD

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2024

Financial review

In 2023-24 we have finished the financial year with a slight surplus of £3,319 (2023 deficit of £15,978).

Our accounts present a slightly skewed view of our charity. We directly manage a significant number of rental properties to ensure that a sufficient quantity of quality housing is available for our clients. This means we are collecting in rents and then paying them out to property owners. £818,042 of our total expenditure of £1,395,678 is related to our property work (58.6%) while £565,620 reflects our client support work costs, with the small balance remaining supporting the costs of our fundraising.

Income from donations and legacies decreased slightly to £349,211 (2023 £396,761) while other sources of income increased to £1,042,398 (2023 £837,154).

Reserves policy

Reserves are needed 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 2024, the Fund held £160,147 (2023 £176,812) in unrestricted reserves. This equates to 27.7% (2023 31.4%) of our current annual running costs (excluding property management fees) and is within our target level. Restricted reserves total £52,226 (2023 £32,242) which are to be spent on specific projects during 2024/25.

Major risks

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
guarantee claims	Excessive
Loss of office accommodation	Risk to staff in dealing with clients

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

Recruitment and appointment of trustees

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 2024

Organisational structure

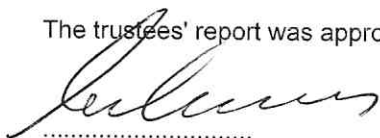
Organisation

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

In accordance with the company's articles, a resolution proposing that Warner Wilde Limited be reappointed as auditor of the company will be put at a General Meeting.

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



.....
Mr N Lucas
Trustee

Date: 12/11/2024
.....

RENTSTART (UK) LTD

STATEMENT OF TRUSTEES' RESPONSIBILITIES

FOR THE YEAR ENDED 31 MARCH 2024

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;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements; 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 2024 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 2024 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.

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.

RENTSTART (UK) LTD

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

TO THE TRUSTEES OF RENTSTART (UK) LTD

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:

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.

RENTSTART (UK) LTD

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

TO THE TRUSTEES OF RENTSTART (UK) LTD

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.

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

22 November 2024

.....
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 2024

		Unrestricted funds 2024 £	Restricted funds 2024 £	Total 2024 £	Unrestricted funds 2023 £	Restricted funds 2023 £	Total 2023 £
	Notes						
Income from:							
Donations and legacies	3	82,015	267,196	349,211	65,321	331,440	396,761
Charitable activities	4	1,042,188	210	1,042,398	839,225	(2,071)	837,154
Investments	5	978	-	978	265	-	265
Total income		<u>1,125,181</u>	<u>267,406</u>	<u>1,392,587</u>	<u>904,811</u>	<u>329,369</u>	<u>1,234,180</u>
Expenditure on:							
Raising funds	6	11,737	279	12,016	10,253	45	10,298
Charitable activities							
Support for Clients	7	328,639	236,981	565,620	228,555	322,704	551,259
Rental Property Expenses	7	817,486	556	818,042	686,190	409	686,599
Total charitable expenditure		<u>1,146,125</u>	<u>237,537</u>	<u>1,383,662</u>	<u>914,745</u>	<u>323,113</u>	<u>1,237,858</u>
Total expenditure		<u>1,157,862</u>	<u>237,816</u>	<u>1,395,678</u>	<u>924,998</u>	<u>323,158</u>	<u>1,248,156</u>
Net gains/(losses) on investments	12	<u>6,410</u>	<u>-</u>	<u>6,410</u>	<u>(2,002)</u>	<u>-</u>	<u>(2,002)</u>
Net income/(expenditure)		<u>(26,271)</u>	<u>29,590</u>	<u>3,319</u>	<u>(22,189)</u>	<u>6,211</u>	<u>(15,978)</u>
Transfers between funds		<u>9,606</u>	<u>(9,606)</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net movement in funds	9	<u>(16,665)</u>	<u>19,984</u>	<u>3,319</u>	<u>(22,189)</u>	<u>6,211</u>	<u>(15,978)</u>
Reconciliation of funds:							
Fund balances at 1 April 2023		<u>176,812</u>	<u>32,242</u>	<u>209,054</u>	<u>199,001</u>	<u>26,031</u>	<u>225,032</u>
Fund balances at 31 March 2024		<u>160,147</u>	<u>52,226</u>	<u>212,373</u>	<u>176,812</u>	<u>32,242</u>	<u>209,054</u>

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

RENTSTART (UK) LTD

BALANCE SHEET

AS AT 31 MARCH 2024

	Notes	2024		2023	
		£	£	£	£
Fixed assets					
Investments	14		59,071		52,661
Current assets					
Debtors	15	104,151		117,635	
Cash at bank and in hand		293,638		124,872	
		397,789		242,507	
Creditors: amounts falling due within one year	16	(244,487)		(86,114)	
Net current assets			153,302		156,393
Total assets less current liabilities			212,373		209,054
The funds of the charity					
Restricted income funds	19		52,226		32,242
Unrestricted funds	20		160,147		176,812
			212,373		209,054

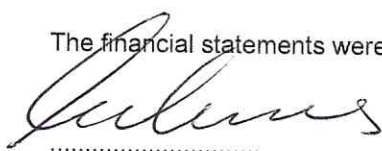
The company is entitled to the exemption from the audit requirement contained in section 477 of the Companies Act 2006, for the year ended 31 March 2024, although an audit has been carried out under section 144 of the Charities Act 2011.

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 12/11/2024



Mr N Lucas
Trustee

Company registration number 08819740 (England and Wales)

RENTSTART (UK) LTD

STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED 31 MARCH 2024

	Notes	2024 £	£	2023 £	£
Cash flows from operating activities					
Cash generated from/(absorbed by) operations	24		167,788		(22,823)
Investing activities					
Proceeds from disposal of investments		-		64,372	
Investment income received		978		265	
Net cash generated from investing activities			978		64,637
Net cash used in financing activities			-		-
Net increase in cash and cash equivalents			168,766		41,814
Cash and cash equivalents at beginning of year			124,872		83,058
Cash and cash equivalents at end of year			293,638		124,872

RENTSTART (UK) LTD

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2024

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 or grantors 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 2024

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.

1.10 Retirement benefits

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

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NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2024

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 Income from donations and legacies

	Unrestricted funds 2024 £	Restricted funds 2024 £	Total 2024 £	Unrestricted funds 2023 £	Restricted funds 2023 £	Total 2023 £
Donations and gifts	45,651	2,875	48,526	34,829	532	35,361
Grants	36,364	264,321	300,685	30,492	330,908	361,400
	<u>82,015</u>	<u>267,196</u>	<u>349,211</u>	<u>65,321</u>	<u>331,440</u>	<u>396,761</u>

4 Income from charitable activities

	Unrestricted funds 2024 £	Restricted funds 2024 £	Total 2024 £	Unrestricted funds 2023 £	Restricted funds 2023 £	Total 2023 £
Rental Property Income						
Charitable rental income	<u>1,042,188</u>	<u>210</u>	<u>1,042,398</u>	<u>839,225</u>	<u>(2,071)</u>	<u>837,154</u>

5 Income from investments

	Unrestricted funds 2024 £	Unrestricted funds 2023 £
Interest receivable	<u>978</u>	<u>265</u>

RENTSTART (UK) LTD

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2024

6 Expenditure on raising funds

	Unrestricted funds 2024 £	Restricted funds 2024 £	Total 2024 £	Unrestricted funds 2023 £	Restricted funds 2023 £	Total 2023 £
Fundraising and publicity						
Staging fundraising events	3,519	279	3,798	6,036	45	6,081
Advertising	118	-	118	17	-	17
Other fundraising costs	8,100	-	8,100	4,200	-	4,200
	<u>11,737</u>	<u>279</u>	<u>12,016</u>	<u>10,253</u>	<u>45</u>	<u>10,298</u>

7 Expenditure on charitable activities

	Support for Clients 2024 £	Rental Property Expenses 2024 £	Total 2024 £	Support for Clients 2023 £	Rental Property Expenses 2023 £	Total 2023 £
Direct costs						
Staff costs	353,119	-	353,119	356,595	-	356,595
Travel and Training	1,599	-	1,599	952	-	952
Office Costs	101,151	-	101,151	88,054	-	88,054
Communications and IT	32,537	-	32,537	29,133	-	29,133
Insurance	8,420	-	8,420	8,835	-	8,835
Client Support	13,463	-	13,463	10,296	-	10,296
Property Management Expenses	10,059	818,042	828,101	26,389	686,599	712,988
Consultants	18,768	-	18,768	15,599	-	15,599
Employee Benefits	-	-	-	2,923	-	2,923
	<u>539,116</u>	<u>818,042</u>	<u>1,357,158</u>	<u>538,776</u>	<u>686,599</u>	<u>1,225,375</u>
Share of support and governance costs (see note 8)						
Support	18,056	-	18,056	4,323	-	4,323
Governance	8,448	-	8,448	8,160	-	8,160
	<u>565,620</u>	<u>818,042</u>	<u>1,383,662</u>	<u>551,259</u>	<u>686,599</u>	<u>1,237,858</u>
Analysis by fund						
Unrestricted funds	328,639	817,486	1,146,125	228,555	686,190	914,745
Restricted funds	236,981	556	237,537	322,704	409	323,113
	<u>565,620</u>	<u>818,042</u>	<u>1,383,662</u>	<u>551,259</u>	<u>686,599</u>	<u>1,237,858</u>

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NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2024

8 Support costs allocated to activities

	Support for Clients 2024 £	Total 2023 £
Bookkeeping support	18,056	4,323
Governance	8,448	8,160
	<u> </u>	<u> </u>
	2024 £	2023 £
Governance costs comprise:		
Audit fees	8,448	8,160
	<u> </u>	<u> </u>
	8,448	8,160
	<u> </u>	<u> </u>

9 Net movement in funds

	2024 £	2023 £
The net movement in funds is stated after charging/(crediting):		
Fees payable for the audit of the charity's financial statements	8,448	8,160
	<u> </u>	<u> </u>

10 Trustees

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

11 Employees

The average monthly number of employees during the year was:

	2024 Number	2023 Number
Operational and administrative	10	11
	<u> </u>	<u> </u>
Employment costs	2024 £	2023 £
Wages and salaries	319,696	318,374
Social security costs	26,977	27,655
Other pension costs	6,446	10,566
	<u> </u>	<u> </u>
	353,119	356,595
	<u> </u>	<u> </u>

RENTSTART (UK) LTD

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2024

11 Employees

(Continued)

The total cost of Key Management Personnel for the year was £131,088 (2023: £102,539) including employers national insurance and pension contributions. Key Management Personnel is defined as the Chief Executive plus a proportion of the Director of Client Services role.

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

	2024 Number	2023 Number
£70,001 - £80,000	-	1
£90,001 - £100,000	1	-
	<u> </u>	<u> </u>

12 Gains and losses on investments

	Unrestricted funds 2024 £	Unrestricted funds 2023 £
Gains/(losses) arising on:		
Revaluation of investments	6,410	(2,002)
	<u> </u>	<u> </u>

13 Taxation

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

14 Fixed asset investments

	Listed investments £
Cost or valuation	
At 1 April 2023	52,661
Valuation changes	6,410
	<u> </u>
At 31 March 2024	59,071
	<u> </u>
Carrying amount	
At 31 March 2024	59,071
	<u> </u>
At 31 March 2023	52,661
	<u> </u>

Fixed asset investments revalued

The historic cost of the investments is £35,728 (2023: £35,728).

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NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2024

15 Debtors

	2024 £	2023 £
Amounts falling due within one year:		
Trade debtors	58,780	77,615
Other debtors	12,600	19,000
Prepayments and accrued income	32,771	21,020
	<u>104,151</u>	<u>117,635</u>

16 Creditors: amounts falling due within one year

	Notes	2024 £	2023 £
Other taxation and social security		14,495	7,523
Deferred income	17	203,251	61,054
Trade creditors		14,133	3,201
Other creditors		1,444	1,338
Accruals		11,164	12,998
		<u>244,487</u>	<u>86,114</u>

17 Deferred income

	2024 £	2023 £
Arising from prepaid rents and grants	<u>203,251</u>	<u>61,054</u>
	2024 £	2023 £
Deferred income is included within:		
Current liabilities	<u>203,251</u>	<u>61,054</u>
Movements in the year:		
Deferred income at 1 April 2023	61,054	54,557
Released from previous periods	(61,054)	(54,557)
Resources deferred in the year	<u>203,251</u>	<u>61,054</u>
Deferred income at 31 March 2024	<u>203,251</u>	<u>61,054</u>

18 Retirement benefit schemes

	2024 £	2023 £
Defined contribution schemes		
Charge to profit or loss in respect of defined contribution schemes	<u>6,446</u>	<u>10,566</u>

RENTSTART (UK) LTD

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2024

18 Retirement benefit schemes

(Continued)

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.

19 Restricted funds

The restricted funds of the charity comprise the unexpended balances of donations and grants held on trust subject to specific conditions by donors as to how they may be used.

	At 1 April 2023 £	Incoming resources £	Resources expended £	Transfers £	At 31 March 2024 £
Client Support	32,242	267,406	(237,816)	(9,606)	52,226
Previous year:	At 1 April 2022 £	Incoming resources £	Resources expended £	Transfers £	At 31 March 2023 £
Client Support	26,031	329,369	(323,158)	-	32,242

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.

20 Unrestricted funds

The unrestricted funds of the charity comprise the unexpended balances of donations and grants which are not subject to specific conditions by donors and grantors as to how they may be used. These include designated funds which have been set aside out of unrestricted funds by the trustees for specific purposes.

	At 1 April 2023 £	Incoming resources £	Resources expended £	Transfers £	Gains and losses £	At 31 March 2024 £
Guarantee Fund	4,100	5,900	-	-	-	10,000
General funds	172,712	1,119,281	(1,157,862)	9,606	6,410	150,147
	176,812	1,125,181	(1,157,862)	9,606	6,410	160,147

RENTSTART (UK) LTD

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2024

20 Unrestricted funds (Continued)

Previous year:	At 1 April 2022	Incoming resources	Resources expended	Transfers	Gains and losses	At 31 March 2023
	£	£	£	£	£	£
General funds	199,001	904,811	(924,998)	-	(2,002)	176,812

21 Analysis of net assets between funds

	Unrestricted funds 2024	Restricted funds 2024	Total 2024
	£	£	£
At 31 March 2024:			
Investments	59,071	-	59,071
Current assets/(liabilities)	101,076	52,226	153,302
	<u>160,147</u>	<u>52,226</u>	<u>212,373</u>
	Unrestricted funds 2023	Restricted funds 2023	Total 2023
	£	£	£
At 31 March 2023:			
Investments	52,661	-	52,661
Current assets/(liabilities)	124,151	32,242	156,393
	<u>176,812</u>	<u>32,242</u>	<u>209,054</u>

22 Operating lease commitments

Lessee

The operating leases represent leases of two properties from third parties. One for two years to 2022, the other with a break clause in 2023.

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:

	2024	2023
	£	£
Within one year	-	2,650

Lessor

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

RENTSTART (UK) LTD

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2024

23 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		Amounts owed by related parties	
	2024 Balance £	Net £	2023 Balance £	Net £
Key management personnel	10,000	10,000	10,000	10,000
	<u>10,000</u>	<u>10,000</u>	<u>10,000</u>	<u>10,000</u>

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

24 Cash generated from operations	2024 £	2023 £
Surplus/(deficit) for the year	3,319	(15,978)
Adjustments for:		
Investment income recognised in statement of financial activities	(978)	(265)
Fair value gains and losses on investments	(6,410)	2,002
Movements in working capital:		
Decrease/(increase) in debtors	13,484	(10,787)
Increase/(decrease) in creditors	16,176	(4,292)
Increase in deferred income	142,197	6,497
Cash generated from/(absorbed by) operations	<u>167,788</u>	<u>(22,823)</u>

25 Analysis of changes in net funds

The charity had no material debt during the year.