

# LETS FOR LIFE

England & Wales · Charity number 1157757

## Details

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Status	Registered
Legal form	Charitable company
Company number	<a href="#">08972242</a>
Registered	2014-07-07
Register	<a href="#">View on the Charity Commission register</a>

## Contact

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Address	Lets for Life Hensmill House 9-13 Manchester Road Wilmslow Cheshire SK9 1BQ
Phone	01625462880
Email	<a href="mailto:enquiries@letsforlife.org.uk">enquiries@letsforlife.org.uk</a>
Website	<a href="http://www.letsforlife.org.uk">www.letsforlife.org.uk</a>

## Activities

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**Objects:** THE CHARITY'S OBJECTS ARE RESTRICTED SPECIFICALLY TO THE CARRYING ON, FOR THE BENEFIT OF THE COMMUNITY, THE BUSINESS OF PROVIDING SOCIAL HOUSING AND ANY ASSOCIATED AMENITIES, SERVICES, ADVICE OR ASSISTANCE FOR THOSE IN NEED BY REASON OF YOUTH, AGE, ILL-HEALTH, DISABILITY, FINANCIAL HARDSHIP OR OTHER DISADVANTAGE, ON TERMS APPROPRIATE TO THEIR MEANS.

**Activities:** Specialist supported housing provider

## Classification

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- **How:** Provides Buildings/facilities/open Space
- **What:** The Advancement Of Health Or Saving Of Lives, Disability, The Prevention Or Relief Of Poverty, Accommodation/housing
- **Who:** Children/young People, People With Disabilities

## Geography

- Throughout England And Wales

## Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£608,856	£471,731	£492,967	1
2024-03-31	£474,551	£377,705	-	-
2023-03-31	£390,208	£340,456	-	-
2022-03-31	£293,017	£227,047	-	-
2021-03-31	£238,292	£174,599	-	-

## Trustees

Name	Role	Appointed
ALICIA WOOD		2015-09-15
Alan Crofts		2015-09-15
Duncan Cameron		2014-04-02
Josie Saville		2024-05-01
Nadia Andrews		2015-09-15
ROBERT GREGORY THOMPSON		2014-10-03

**LETS FOR LIFE**

England & Wales - Charity number 1157757

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# Accounts

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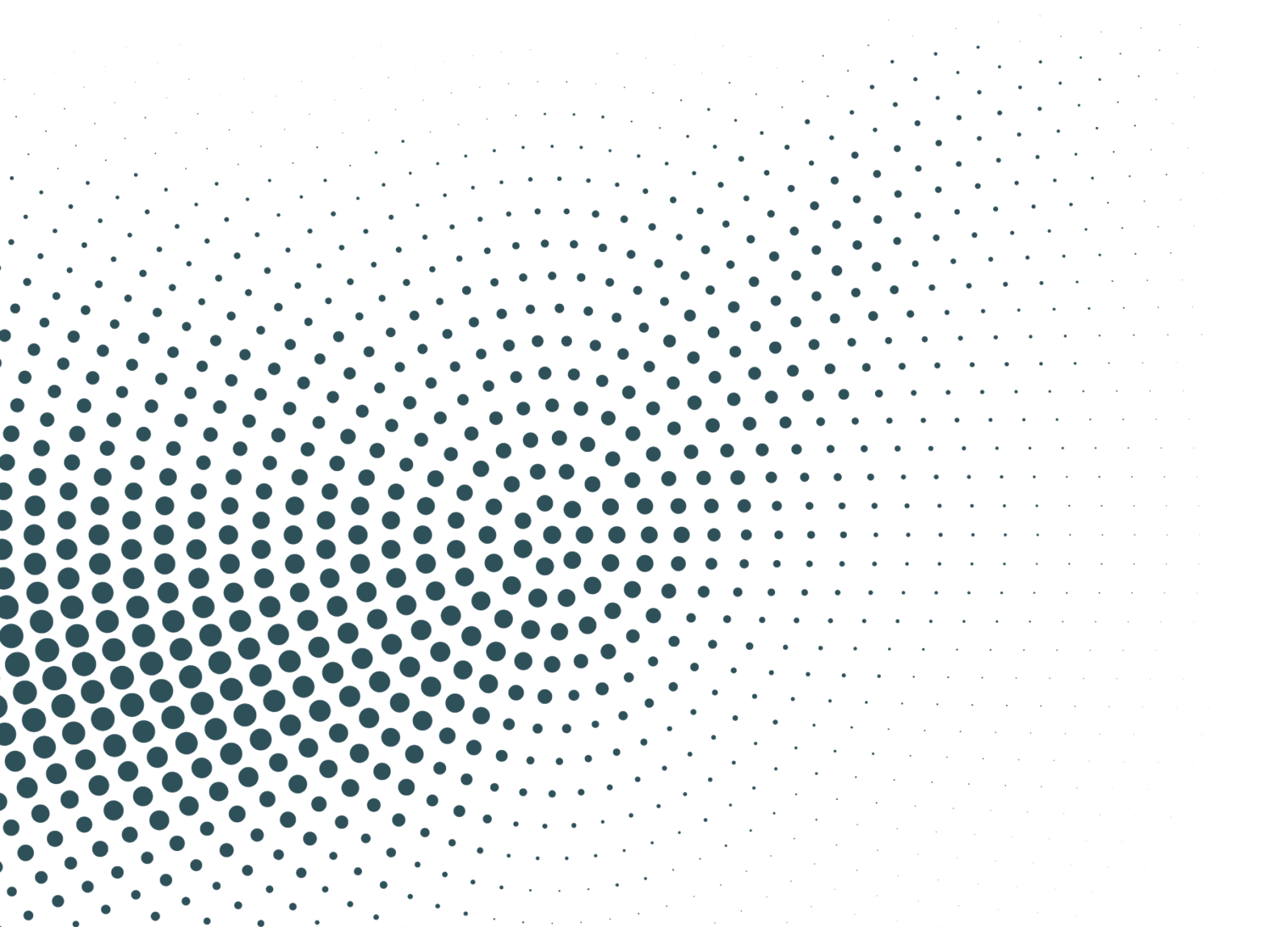
Company registration number 08972242 (England and Wales)



**LETS FOR LIFE**

**ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 MARCH 2025**



# LETS FOR LIFE

## LEGAL AND ADMINISTRATIVE INFORMATION

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<b>Trustees</b>	Mr DR Cameron Mr RG Thompson Mrs N Andrews Mr A Crofts Mrs A Wood Ms J Saville	(Appointed 1 May 2024)
<b>Charity number (England and Wales)</b>	1157757	
<b>Company number</b>	08972242	
<b>Registered office</b>	Hensmill House 9-13 Manchester Road Wilmslow Cheshire SK9 1BQ	
<b>Independent examiner</b>	Mr N S Jenkins FCA c/o SJC, Chartered Accountants St John's Chambers Love Street Chester Cheshire CH1 1QY	

# LETS FOR LIFE

## CONTENTS

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	<b>Page</b>
Trustees' report	1 - 3
Independent examiner's report	4
Statement of financial activities	5
Balance sheet	6
Notes to the financial statements	7 - 14

# LETS FOR LIFE

## TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) FOR THE YEAR ENDED 31 MARCH 2025

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The trustees present their annual report and financial statements for the year ended 31 March 2025.

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**

Lets for Life provides high quality homes with excellent standards of specialist supported housing management.

These enable people who have learning disabilities with complex support needs to have a tenancy and live in the local community. It works with private landlords, philanthropists, investors, statutory and voluntary bodies, providers and above all, tenants and their families, to get the right home for the right tenant. Lets for Life provides ongoing additional housing management to its tenants to ensure they have everything they need to fulfil a safe and happy tenancy in a place they want to live.

Lets for Life believes that all individuals have a right to be treated with respect and dignity, regardless of the differences between them in age, gender, marital status, race, sexuality, religion, culture, language or disability. It strives for equality in all aspects of the charity and welcomes diversity, without discrimination. Lets for Life strongly believes that constant monitoring and reviewing of its general structure, operations, policies and procedures is required for continuous improvement. This is completed not only by internal, external and tenant review, but with a strong focus on coproduction and consultation.

### *Public benefit*

The trustees have paid due regard to guidance issued by the Charity Commission in deciding what activities the charity should undertake.

# LETS FOR LIFE

## TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2025

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### **Achievements and performance**

#### *Significant activities and achievements against objectives*

Lets for Life has continued its mission to tirelessly work to create more quality housing options and tenancy support for people with learning disabilities, physical disabilities and autistic people.

2024/25 saw the lengthy development work for 3 highly adapted properties via NHSE Transforming Care Programme complete, providing bespoke homes in the community for individuals who would otherwise remain in assessment and treatment units and long stay hospitals.

We received compliments from Local Authority and Integrated Care Board partners regarding our transparency, shared risk approach, problem solving attitude and commitment to complex referrals and arrangements.

Lets for Life has continued to develop and grow in key identified regions in the North West and Yorkshire.

Throughout 2024/25 Lets for Life continued its full participation in the Small Provider pilot with the Regulator of Social Housing, to feedback full reporting of the Tenant Satisfaction Measures. Despite no regulatory requirement to complete the Tenant Satisfaction Measures for a second consecutive year, Lets for Life have chosen to complete this with all tenants (consensus approach) within winter months (a different season to when it was last completed) for a wider reaching perception from tenants regarding Lets for Life's performance and service delivery.

We received 20 stage one complaints (per 1000 homes) – 2 in the whole 2024-2025 period, which were satisfactorily resolved within the timescales set out within the Housing Ombudsman's Complaints Handling Code. No complaints were escalated to stage two.

The Trustees believe this is reflective of only having a high staff to tenant ratio - we have invested in resource to ensure that tenants receive a first-class service from every member of our team and contractor representatives.

Despite this, Lets for Life continually strives for improvement and monitoring the Complaints Handling Code, allows for us to do this. We welcome all feedback to help us to continue to drive up performance and satisfaction to all our tenants and stakeholders.

### **Financial review**

Given the reasons detailed in Achievements and Performance, the Board of Trustees is satisfied with the overall financial performance. Given the significant growth fulfilled and challenges faced with providing excellent housing and support to our tenants, and navigating the complex Transforming Care framework and projects, the Trustees are confident in the opportunity ahead with a team that is well-equipped with the knowledge, skills and confidence to grow the business from its core base.

Through funding from its parent charity via an intra-group agreement, Lets for Life was able to maintain a healthy financial position. The company's financial resources are being closely monitored, recorded and reported at a managerial and Board level, and will continue to be so on an ongoing basis.

At the point of registration, it was approved by the HCA that the charity commits to hold a balance in reserves of £100,000 in order to fund ongoing liabilities and to protect the business from any shortfalls in revenue. Unrestricted reserves at 31 March 2025 amounted to £492,967.

One of the Trustees, Mr Cameron (via Hensmill Estates), has made available a number of properties at Newton Place and The Old Vicarage. These properties are leased by Lets for Life from Hensmill Estates and thereafter rented on by Lets for Life to individual qualifying tenants.

In the view of the trustees, the rents paid are discounted from the market rates that Hensmill Estates could achieve by renting the properties directly on the open market.

# LETS FOR LIFE

## TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2025

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### *Reserves policy*

It is the policy of the charity that unrestricted funds which have not been designated for a specific use should be maintained at a level equivalent to between three and six month's expenditure. The trustees consider that reserves at this level will ensure that, in the event of a significant drop in funding, they will be able to continue the charity's current activities while consideration is given to ways in which additional funds may be raised. This level of reserves has been maintained throughout the year.

### **Structure, governance and management**

Lets for Life is a registered charity (No 1157757), a company limited by guarantee (No 08972242) and specialist supported housing provider for individuals with learning disabilities who have complex support needs. It is a wholly owned subsidiary of its parent charity, The Cameron Charitable Trust.

Lets for Life is regulated by the Charity Commission and is registered with the Regulator of Social Housing as a Private Registered Provider of social housing (No 4863). Lets for Life has adopted and complies with the National Housing Federation's Code of Governance 2020. It also checks compliance with performance and operations in accordance with the Consumer and Economic Standards set by the Regulator of Social Housing.

Along with the charity's Articles of Association, the compliance with these standards is governed by Lets for Life's elected Board of Trustees. It is responsible for ensuring the charity strives for and achieves the strategic and financial objectives it sets, demonstrating probity at all times.

Lets for Life invests in its organisational structure and staff members who manage the charity demonstrating their specialist expertise, passion and knowledge, with 7 staff members completing continual professional development in CIH Housing Management apprenticeships.

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:

Mr DR Cameron  
Mr RG Thompson  
Mrs N Andrews  
Mr A Crofts  
Mrs A Wood  
Ms J Saville

(Appointed 1 May 2024)

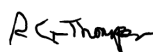
### *Recruitment and appointment of trustees*

Trustees are recruited by reference to an Appraisal Review and Framework of Competency to ensure the composition of the Board such that it can perform effectively.

### **Small company provisions**

This report has been prepared in accordance with the provisions applicable to companies entitled to the small companies exemption.

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



Mr RG Thompson  
**Trustee**

18 September 2025

# LETS FOR LIFE

## INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF LETS FOR LIFE

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I report to the trustees on my examination of the financial statements of Lets For Life (the charity) for the year ended 31 March 2025.

### Responsibilities and basis of report

As the trustees of the charity (and also its directors for the purposes of company law), you are responsible for the preparation of the financial statements in accordance with the requirements of the Companies Act 2006.

Having satisfied myself that the financial statements of the charity are not required to be audited under Part 16 of the Companies Act 2006 and are eligible for independent examination, I report in respect of my examination of the charity's financial statements carried out under section 145 of the Charities Act 2011. In carrying out my examination I have followed the Directions given by the Charity Commission under section 145(5)(b) of the Charities Act 2011.

### Independent examiner's statement

Since the charity's gross income exceeded £250,000, the independent examiner must be a member of a body listed in section 145 of the Charities Act 2011. I confirm that I am qualified to undertake the examination because I am a member of the Institute of Chartered Accountants in England and Wales, which is one of the listed bodies.

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

- 1 accounting records were not kept in respect of the charity as required by section 386 of the Companies Act 2006.
- 2 the financial statements do not accord with those records; or
- 3 the financial statements do not comply with the accounting requirements of section 396 of the Companies Act 2006 other than any requirement that the financial statements give a true and fair view, which is not a matter considered as part of an independent examination; or
- 4 the financial statements have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities applicable to charities preparing their financial statements in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the financial statements to be reached.

*N S Jenkins*

### Mr N S Jenkins FCA

c/o SJC, Chartered Accountants  
St John's Chambers  
Love Street  
Chester  
Cheshire  
CH1 1QY  
18 September 2025

# LETS FOR LIFE

## STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

**FOR THE YEAR ENDED 31 MARCH 2025**

	Notes	Unrestricted funds 2025 £	Unrestricted funds 2024 £
<b>Income and endowments from:</b>			
Donations and legacies	3	22,206	21,875
Other trading activities	4	548,163	445,196
Other income	5	38,487	7,480
<b>Total income</b>		608,856	474,551
<b>Expenditure on:</b>			
Charitable activities	6	471,731	377,705
<b>Total expenditure</b>		471,731	377,705
<b>Net income and movement in funds</b>		137,125	96,846
<b>Reconciliation of funds:</b>			
Fund balances at 1 April 2024		355,842	258,996
<b>Fund balances at 31 March 2025</b>		492,967	355,842

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.

# LETS FOR LIFE

## BALANCE SHEET

AS AT 31 MARCH 2025

		2025		2024	
	Notes	£	£	£	£
<b>Fixed assets</b>					
Tangible assets	12		85,502		99,024
<b>Current assets</b>					
Debtors	13	700,457		138,725	
Cash at bank and in hand		165,673		304,396	
		<u>866,130</u>		<u>443,121</u>	
<b>Creditors: amounts falling due within one year</b>	15	<u>(458,665)</u>		<u>(186,303)</u>	
<b>Net current assets</b>			<u>407,465</u>		<u>256,818</u>
<b>Total assets less current liabilities</b>			<u>492,967</u>		<u>355,842</u>
<b>The funds of the charity</b>					
Unrestricted funds	16		<u>492,967</u>		<u>355,842</u>
			<u>492,967</u>		<u>355,842</u>

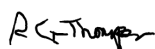
The company is entitled to the exemption from the audit requirement contained in section 477 of the Companies Act 2006, for the year ended 31 March 2025.

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 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 18 September 2025



Mr RG Thompson  
**Trustee**

Company registration number 08972242 (England and Wales)

# LETS FOR LIFE

## NOTES TO THE FINANCIAL STATEMENTS

### FOR THE YEAR ENDED 31 MARCH 2025

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#### 1 Accounting policies

##### Charity information

Lets For Life is a private company limited by guarantee incorporated in England and Wales. The registered office is Hensmill House, 9-13 Manchester Road, Wilmslow, Cheshire, SK9 1BQ.

#### 1.1 Basis of preparation

The financial statements have been prepared in accordance with the charity's governing document, the Companies Act 2006, FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the Charities SORP "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 charity has taken advantage of the provisions in the SORP for charities not to prepare a Statement of Cash Flows.

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. 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.

Property rental commissions and management charges are recognised when the charity has established the right to receive the income through performance of the related services, measured by reference to the stage of completion.

# LETS FOR LIFE

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

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### 1 Accounting policies

(Continued)

#### 1.5 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement, and the amount of the obligation can be measured reliably. Expenditure includes all VAT which cannot be recovered.

Expenditure is classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources.

#### 1.6 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Fixtures and fittings	10% straight line
Computers	20% straight line
Motor vehicles	33.33% straight line

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in the statement of financial activities.

#### 1.7 Impairment of fixed assets

At each reporting end date, the charity reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

#### 1.8 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.

#### 1.9 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.

# LETS FOR LIFE

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2025

### 1 Accounting policies

(Continued)

#### **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.

#### 1.10 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.

### 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 2025 £	Unrestricted funds 2024 £
Donated goods and services	22,206	21,875

# LETS FOR LIFE

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2025

### 4 Income from other trading activities

	Unrestricted funds 2025 £	Unrestricted funds 2024 £
Rental of Properties	548,163	445,196

### 5 Other income

	Unrestricted funds 2025 £	Unrestricted funds 2024 £
Management Fees	38,487	7,480

### 6 Expenditure on charitable activities

	Rental of Properties 2025 £	Rental of Properties 2024 £
<b>Direct costs</b>		
Property repairs, maintenance, etc	215,904	125,116
<b>Share of support and governance costs (see note 10)</b>		
Support	201,415	204,986
Governance	54,412	47,603
	<u>471,731</u>	<u>377,705</u>
<b>Analysis by fund</b>		
Unrestricted funds	<u>471,731</u>	<u>377,705</u>

### 7 Net movement in funds

	2025 £	2024 £
The net movement in funds is stated after charging/(crediting):		
Fees payable to the charity's independent examiner:		
- for the independent examination of the charity's financial statements	1,240	1,230
- for other financial services	1,500	1,454
Depreciation of owned tangible fixed assets	28,202	23,508

# LETS FOR LIFE

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2025

### 8 Trustees

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

### 9 Employees

The average monthly number of employees during the year was:

	2025 Number	2024 Number
Total	1	1
	<u>          </u>	<u>          </u>
<b>Employment costs</b>	<b>2025</b>	<b>2024</b>
	<b>£</b>	<b>£</b>
Wages and salaries	22,070	22,070
	<u>          </u>	<u>          </u>

There were no employees whose annual remuneration was more than £60,000.

### 10 Support costs allocated to activities

	Support costs 2025 £	Governance costs 2025 £	Total 2025 £	Support costs 2024 £	Governance costs 2024 £	Total 2024 £
Staff costs	22,070	-	22,070	22,070	-	22,070
Depreciation	28,203	-	28,203	23,508	-	23,508
Staff training, travel, etc	15,525	-	15,525	17,805	-	17,805
Premises costs	102,856	-	102,856	107,051	-	107,051
Communications and IT	27,735	-	27,735	24,784	-	24,784
Other Support Costs	5,026	-	5,026	9,768	-	9,768
Legal and professional	-	51,672	51,672	-	44,919	44,919
Independent Examiner's fees	-	2,740	2,740	-	2,684	2,684
	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
Charitable activities	201,415	54,412	255,827	204,986	47,603	252,589
	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>

### 11 Taxation

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

# LETS FOR LIFE

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2025

### 12 Tangible fixed assets

	Fixtures and fittings £	Computers £	Motor vehicles £	Total £
<b>Cost</b>				
At 1 April 2024	117,800	24,170	20,684	162,654
Additions	-	1,488	13,194	14,682
At 31 March 2025	<u>117,800</u>	<u>25,658</u>	<u>33,878</u>	<u>177,336</u>
<b>Depreciation and impairment</b>				
At 1 April 2024	35,340	14,503	13,788	63,631
Depreciation charged in the year	11,780	5,131	11,292	28,203
At 31 March 2025	<u>47,120</u>	<u>19,634</u>	<u>25,080</u>	<u>91,834</u>
<b>Carrying amount</b>				
At 31 March 2025	<u>70,680</u>	<u>6,024</u>	<u>8,798</u>	<u>85,502</u>
At 31 March 2024	<u>82,460</u>	<u>9,668</u>	<u>6,896</u>	<u>99,024</u>

### 13 Debtors

	2025 £	2024 £
<b>Amounts falling due within one year:</b>		
Other debtors	510,476	52,276
Prepayments and accrued income	189,981	86,449
	<u>700,457</u>	<u>138,725</u>

### 14 Loans and overdrafts

	2025 £	2024 £
Directors' loans	<u>5,000</u>	<u>5,000</u>
Payable within one year	<u>5,000</u>	<u>5,000</u>

# LETS FOR LIFE

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2025

### 15 Creditors: amounts falling due within one year

	2025 £	2024 £
Borrowings	5,000	5,000
Trade creditors	21,320	20,419
Amount owed to parent undertaking	347,641	75,295
Other creditors	82,010	77,973
Accruals and deferred income	2,694	7,616
	<u>458,665</u>	<u>186,303</u>

### 16 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 2024 £	Incoming resources £	Resources expended £	At 31 March 2025 £
General funds	<u>355,842</u>	<u>608,856</u>	<u>(471,731)</u>	<u>492,967</u>
<b>Previous year:</b>	<b>At 1 April 2023 £</b>	<b>Incoming resources £</b>	<b>Resources expended £</b>	<b>At 31 March 2024 £</b>
General funds	<u>258,996</u>	<u>474,551</u>	<u>(377,705)</u>	<u>355,842</u>

### 17 Related party transactions

#### Transactions with related parties

At the year end, the charitable company owed £347,641 (2024: £75,295) to The Cameron Charitable Trust. Mr D R Cameron is a trustee and director of both charitable companies.

At the year end, the charitable company owed a net amount of £3,300 to (2024: £51,311 owed by) Hensmill Estates LLP. Mr D R Cameron is a partner in this business.

The charitable company benefited from rent-free office space provided by Mr D R Cameron.

Mr D R Cameron provided a loan of £5,000, which is repayable on demand, to the charitable company in the year ended 31 March 2023 towards the cost of a motor vehicle. The balance remains outstanding at the year end.

# LETS FOR LIFE

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2025

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### 18 Limited by guarantee

The charity is a company limited by guarantee and has no share capital. Every member of the charity undertakes to contribute to the assets of the charity in the event of the same being wound up during the time he/she is a member or within one year afterwards for payments of the debts and liabilities of the charity contracted before the time he/she ceases to be a member, and of the costs, charges and expenses of winding up the same and for the adjustment of the right and contributories amongst themselves, such amount as may be required not exceeding £1 or equivalent.

### 19 Controlling party

The parent undertaking is The Cameron Charitable Trust, a charitable company registered in England and Wales and registered office of 9-13 Manchester Road, Wilmslow, Cheshire, SK9 1BQ.

### 20 Housing stock

At the balance sheet date, the company managed 98 units (2024: 81 units) of supported housing. The company does not own any housing units and has no exposure to void losses.

### 21 Funds held as agent and assets held as custodian trustee

As part of the Transforming Care project, the charity received funds from NHS England to acquire four properties and pay for the adaptations necessary to meet the requirements of tenants with complex needs. Title to these properties is held in the name of Lets for Life on trust for NHS England. As such, they are not assets of the charity and are not therefore included on the balance sheet.

Acting in its capacity as agent for NHS England for the delivery of the project, the charity received a total of £572,904 during the year and paid out £1,086,436. They also invoiced a further £280,767 which was paid after the year end. The balance of funds owing as agent at 31 March 2025 was £214,240 (2024: £18,525 held as agent)

**LETS FOR LIFE**

England & Wales - Charity number 1157757

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# Accounts

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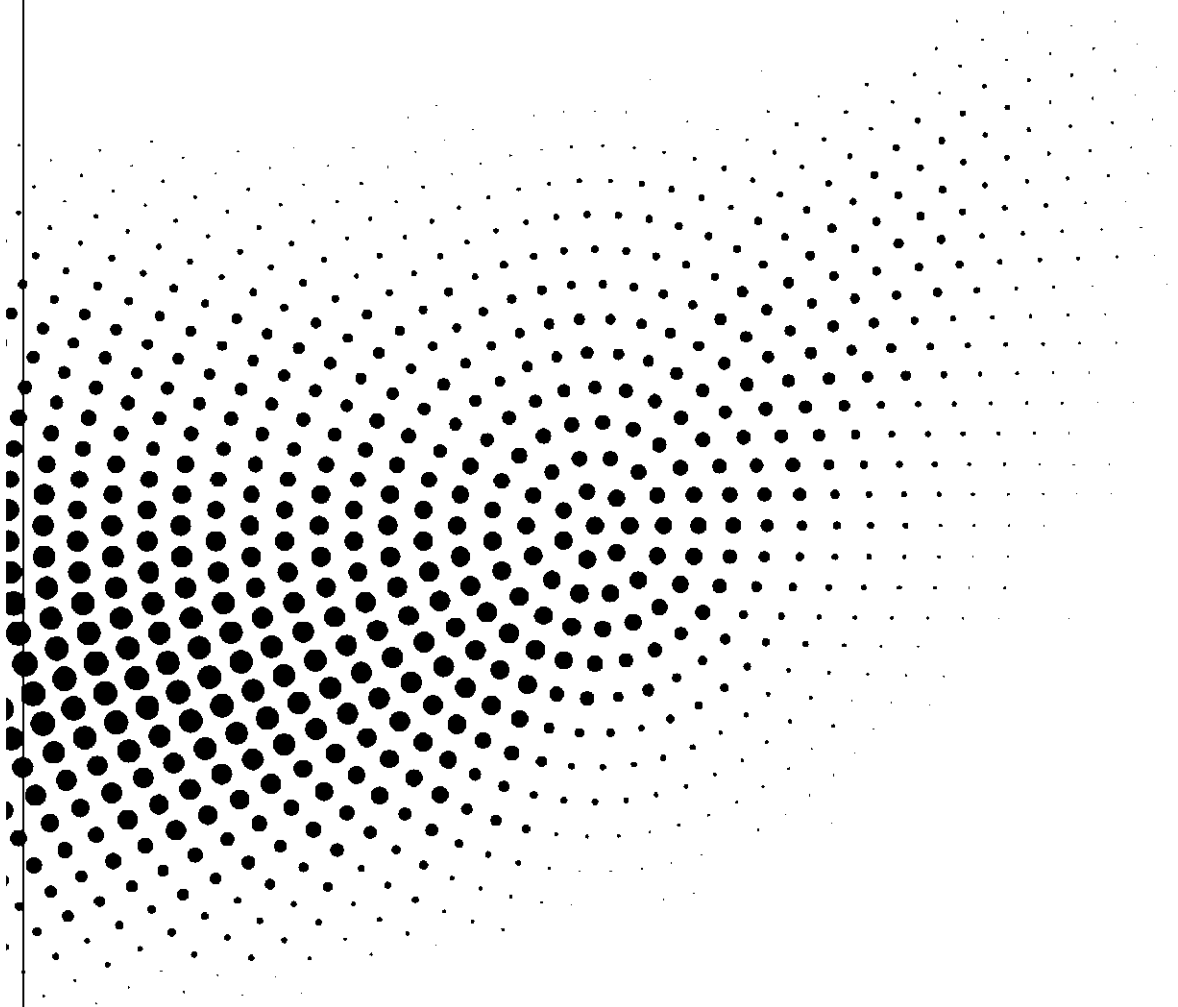
Company registration number 08972242 (England and Wales)



**LETS FOR LIFE**

**ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 MARCH 2024**



# LETS FOR LIFE

## LEGAL AND ADMINISTRATIVE INFORMATION

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<b>Trustees</b>	Mr DR Cameron Mr RG Thompson Mrs N Andrews Mr A Crofts Mrs A Wood Ms J Saville	(Appointed 1 May 2024)
<b>Charity number</b>	1157757	
<b>Company number</b>	08972242	
<b>Registered office</b>	Hensmill House 9-13 Manchester Road Wilmslow Cheshire SK9 1BQ	
<b>Independent examiner</b>	Mr N S Jenkins FCA c/o SJC Chartered Accountants St John's Chambers Love Street Chester Cheshire CH1 1QN	

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# LETS FOR LIFE

## CONTENTS

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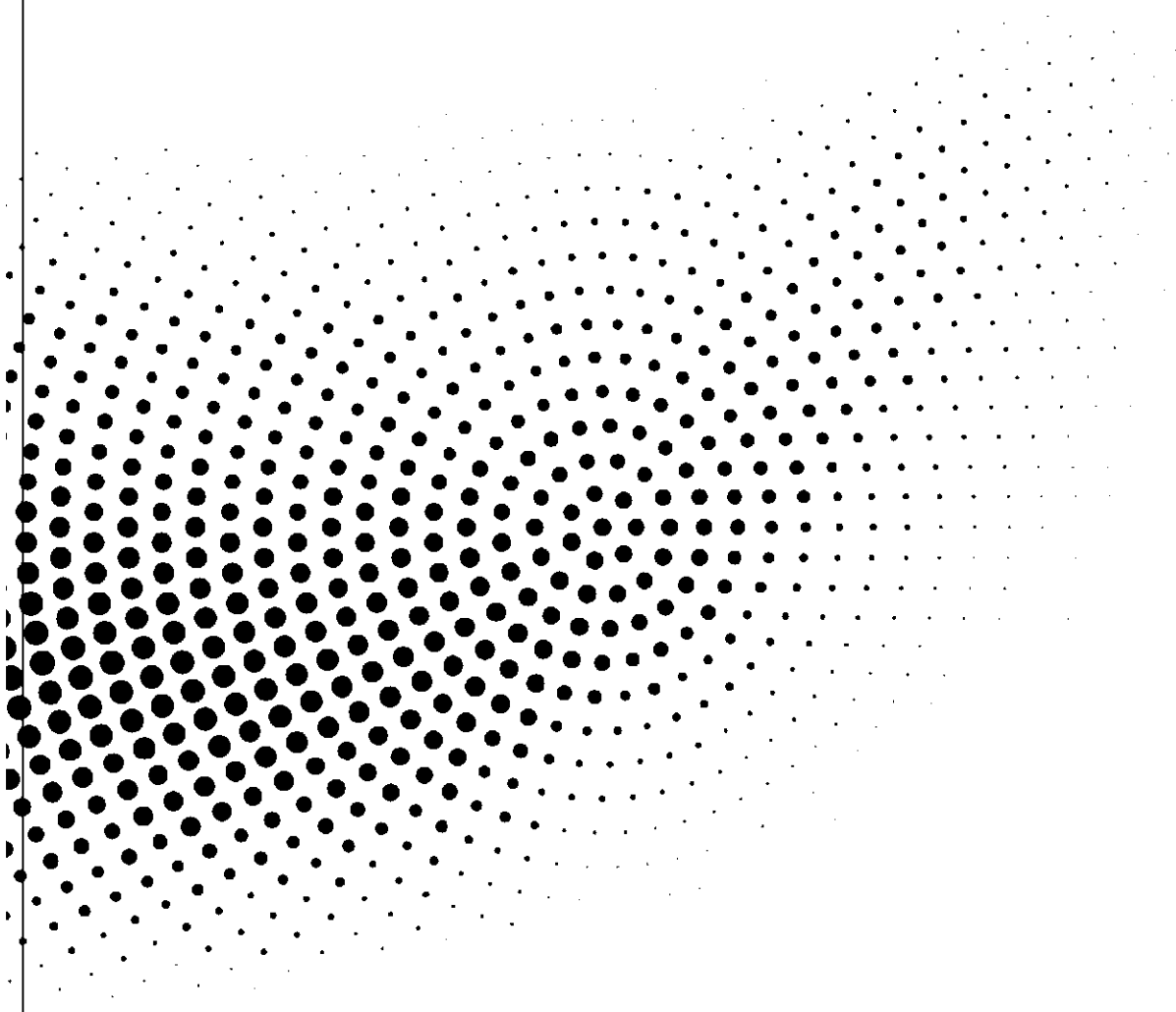
	<b>Page</b>
Trustees' report	1 - 3
Independent examiner's report	4
Statement of financial activities	5
Balance sheet	6
Notes to the financial statements	7 - 14

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Company registration number 08972242 (England and Wales)

**SJC** Chartered  
Accountants

**LETS FOR LIFE**  
**ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 MARCH 2024**



# LETS FOR LIFE

## TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT)

### FOR THE YEAR ENDED 31 MARCH 2024

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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**

Lets for Life provides high quality homes with excellent standards of specialist supported housing management.

These enable people who have learning disabilities with complex support needs to have a tenancy and live in the local community. It works with private landlords, philanthropists, investors, statutory and voluntary bodies, providers and above all, tenants and their families, to get the right home for the right tenant. Lets for Life provides ongoing additional housing management to its tenants to ensure they have everything they need to fulfil a safe and happy tenancy in a place they want to live in.

Lets for Life believes that all individuals have a right to be treated with respect and dignity, regardless of the differences between them in age, gender, marital status, race, sexuality, religion, culture, language or disability. It strives for equality in all aspects of the charity and welcomes diversity, without discrimination. Lets for Life strongly believes that constant monitoring and reviewing of its general structure, operations, policies and procedures is required for continuous improvement. This is completed not only by internal, external and tenant review, but with a strong focus on coproduction and consultation.

#### *Public benefit*

The trustees have paid due regard to guidance issued by the Charity Commission in deciding what activities the charity should undertake.

#### **Achievements and performance**

##### *Significant activities and achievements against objectives*

Following on from the previous years' significant work on onboarding 4 new Transforming Care projects, Lets for Life have taken on a further one, based in the South East. Alongside these projects utilising NHS capital grant funding, Lets for Life continue to access ethical avenues of private funding to develop more choice for quality supported housing. Strong development and relationships have continued to grow in the key areas identified around the North West and Yorkshire.

Lets for Life were a key party to delivering the housing for Leeds Small Supports Programme – as the only Registered Provider who agreed to take part in it. This has since been used a good practice case study and talked about nationally.

This year Lets for Life was proud to be included for full participation in in the Small Provider pilot with the Regulator of Social Housing, to feedback full reporting of the Tenant Satisfaction Measures. The trustees were impressed with the overall response rate and results which came out of the questionnaire. It demonstrated that, of the tenants who responded, 93% of tenants felt that Lets for Life treated them fairly and with respect. 88% were satisfied that Lets for Life provides a home that they feel is safe. 91% were satisfied with Lets for Life overall. Whilst this is a positive response – there is always room for improvement. Lets for Life are looking to engage further with tenants to gain further insight and ideas of how we can be better.

We received 24 stage one complaints (per 1000 homes) – 1 in the whole 2023-2024 period, which were satisfactorily resolved within the timescales set out within the Housing Ombudsman's Complaints Handling Code.

The Trustees believe this is reflective of only having a high staff to tenant ratio - we have invested in resource to ensure that tenants receive a first class service from every member of our team and contractor representatives.

Despite this, Lets for Life continually strive for improvement and the monitoring the Complaints Handling Code ensures, allows for us to do this. They welcome all feedback to help us to continue to drive up performance and satisfaction to all our tenants and stakeholders.

# LETS FOR LIFE

## TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED)

**FOR THE YEAR ENDED 31 MARCH 2024**

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### **Financial review**

Given the reasons detailed in Achievements and Performance, the Board of Trustees are satisfied with the overall financial performance.. Given the significant growth fulfilled and challenges faced with providing excellent housing and support to our tenants, and navigating complex Transforming Care framework and projects, the Trustees are confident in the opportunity ahead with a team that is well equipped with the knowledge, skills and confidence to grow the business from its core base.

Through funding from its parent charity via an intra-group agreement, Lets for Life was able to maintain a healthy financial position. The company's financial resources are being closely monitored, recorded and reported at a managerial and Board level, and will continue to be so on an ongoing basis.

At the point of registration, it was approved by the HCA that the charity commits to hold a balance in reserves of £100,000 in order to fund ongoing liabilities and to protect the business from any shortfalls in revenue. Unrestricted reserves at 31 March 2024 amounted to £355,842.

One of the Trustees, Mr Cameron (via Hensmill Estates), has made available a number of properties at Newton Place and The Old Vicarage. These properties are leased by Lets for Life from Hensmill Estates and thereafter rented on by Lets for Life to individual qualifying tenants. The rental level between Hensmill Estates and Lets for Life is set using identical parameters as are operated with third party landlords.

In the view of the trustees, the rents paid are discounted from the market rates that Hensmill Estates could achieve by renting the properties directly on the open market.

### *Reserves policy*

It is the policy of the charity that unrestricted funds which have not been designated for a specific use should be maintained at a level equivalent to between three and six month's expenditure. The trustees consider that reserves at this level will ensure that, in the event of a significant drop in funding, they will be able to continue the charity's current activities while consideration is given to ways in which additional funds may be raised. This level of reserves has been maintained throughout the year.

### **Structure, governance and management**

Lets for Life is a registered charity (No 1157757), a company limited by guarantee (No 08972242) and specialist supported housing provider for individuals with learning disabilities who have complex support needs. It is a wholly owned subsidiary of its parent charity, The Cameron Charitable Trust.

Lets for Life is regulated by the Charity Commission and is registered with the Regulator of Social Housing as a Private Registered Provider of social housing (No 4863). To meet the Standards set (Governance and Financial Viability, Value for Money, Rent, Tenancy, Tenant Involvement and Empowerment, Neighbourhood and Community, Home), Lets for Life has adopted and complies with the National Housing Federation's Code of Governance.

Along with the charity's Articles of Association, the compliance with these standards is governed by Lets for Life's elected Board of Trustees. It is responsible for ensuring the charity strives for and achieves the strategic and financial objectives it sets, demonstrating probity at all times.

Lets for Life invests in its organisational structure and staff members who manage the charity demonstrating their specialist expertise, passion and knowledge.

## LETS FOR LIFE

### TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED)

#### FOR THE YEAR ENDED 31 MARCH 2024

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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:

Mr DR Cameron

Mr RG Thompson

Mrs N Andrews

Mr A Crofts

Mrs A Wood

Ms J Saville

(Appointed 1 May 2024)

#### *Recruitment and appointment of trustees*

Trustees are recruited by reference to an Appraisal Review and Framework of Competency to ensure the composition of the Board such that it can perform effectively.

#### **Small company provisions**

This report has been prepared in accordance with the provisions applicable to companies entitled to the small companies exemption.

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

Mr RG Thompson

**Trustee**

30 September 2024

# LETS FOR LIFE

## INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF LETS FOR LIFE

---

I report to the trustees on my examination of the financial statements of Lets For Life (the charity) for the year ended 31 March 2024.

### **Responsibilities and basis of report**

As the trustees of the charity (and also its directors for the purposes of company law) you are responsible for the preparation of the financial statements in accordance with the requirements of the Companies Act 2006 (the 2006 Act).

Having satisfied myself that the financial statements of the charity are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of the charity's financial statements carried out under section 145 of the Charities Act 2011 (the 2011 Act). In carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

### **Independent examiner's statement**

Since the charity's gross income exceeded £250,000 your examiner must be a member of a body listed in section 145 of the 2011 Act. I confirm that I am qualified to undertake the examination because I am a member of the Institute of Chartered Accountants in England and Wales, which is one of the listed bodies.

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

- 1 accounting records were not kept in respect of the charity as required by section 386 of the 2006 Act; or
- 2 the financial statements do not accord with those records; or
- 3 the financial statements do not comply with the accounting requirements of section 396 of the 2006 Act other than any requirement that the accounts give a true and fair view which is not a matter considered as part of an independent examination; or
- 4 the financial statements have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the financial statements to be reached.

### **Mr N S Jenkins FCA**

c/o SJC Chartered Accountants  
St John's Chambers  
Love Street  
Chester  
Cheshire  
CH1 1QN

Dated: 30 September 2024

## LETS FOR LIFE

### STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

**FOR THE YEAR ENDED 31 MARCH 2024**

	Notes	Unrestricted funds 2024 £	Unrestricted funds 2023 £
<b>Income and endowments from:</b>			
Donations and legacies	3	21,875	21,875
Other trading activities	4	445,196	356,642
Other income	5	7,480	11,691
<b>Total income</b>		<u>474,551</u>	<u>390,208</u>
<b>Expenditure on:</b>			
Charitable activities	6	<u>377,705</u>	<u>340,456</u>
<b>Total expenditure</b>		<u>377,705</u>	<u>340,456</u>
<b>Net income and movement in funds</b>		<u>96,846</u>	<u>49,752</u>
<b>Reconciliation of funds:</b>			
Fund balances at 1 April 2023		<u>258,996</u>	<u>209,244</u>
<b>Fund balances at 31 March 2024</b>		<u>355,842</u>	<u>258,996</u>

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.

# LETS FOR LIFE

## BALANCE SHEET

AS AT 31 MARCH 2024

		2024		2023	
	Notes	£	£	£	£
<b>Fixed assets</b>					
Tangible assets	12		99,024		122,532
<b>Current assets</b>					
Debtors	13	138,725		238,585	
Cash at bank and in hand		304,396		463,285	
		443,121		701,870	
<b>Creditors: amounts falling due within one year</b>	15	(186,303)		(565,406)	
<b>Net current assets</b>			256,818		136,464
<b>Total assets less current liabilities</b>			355,842		258,996
<b>Net assets excluding pension liability</b>			355,842		258,996
			=====		=====
<b>The funds of the charity</b>					
Unrestricted funds			355,842		258,996
			355,842		258,996
			=====		=====

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.

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 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 30 September 2024

Mr RG Thompson  
**Trustee**

Company registration number 08972242 (England and Wales)

# LETS FOR LIFE

## NOTES TO THE FINANCIAL STATEMENTS

**FOR THE YEAR ENDED 31 MARCH 2024**

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### **1 Accounting policies**

#### **Charity information**

Lets For Life is a private company limited by guarantee incorporated in England and Wales. The registered office is Hensmill House, 9-13 Manchester Road, Wilmslow, Cheshire, SK9 1BQ.

#### **1.1 Accounting convention**

The financial statements have been prepared in accordance with the charity's governing document, the Companies Act 2006, FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the Charities SORP "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 charity has taken advantage of the provisions in the SORP for charities not to prepare a Statement of Cash Flows.

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. 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.

Property rental commissions and management charges are recognised when the charity has established the right to receive the income through performance of the related services, measured by reference to the stage of completion.

# LETS FOR LIFE

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2024

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### 1 Accounting policies (Continued)

#### 1.5 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement, and the amount of the obligation can be measured reliably. Expenditure includes all VAT which cannot be recovered.

Expenditure is classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources.

#### 1.6 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Fixtures and fittings	10% straight line
Computers	20% straight line
Motor vehicles	33.33% straight line

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in the statement of financial activities.

#### 1.7 Impairment of fixed assets

At each reporting end date, the charity reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

#### 1.8 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.

#### 1.9 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.

# LETS FOR LIFE

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2024

### 1 Accounting policies

(Continued)

#### **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.

### 1.10 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.

### 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 £	Unrestricted funds 2023 £
Donated goods and services	21,875	21,875

## LETS FOR LIFE

### NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2024

#### 4 Income from other trading activities

	Unrestricted funds 2024 £	Unrestricted funds 2023 £
Rental of properties	445,196	356,642

#### 5 Other income

	Unrestricted funds 2024 £	Unrestricted funds 2023 £
Management fees	7,480	11,691

#### 6 Expenditure on charitable activities

	Rental of Properties 2024 £	Rental of Properties 2023 £
<b>Direct costs</b>		
Property repairs, maintenance, etc	125,116	92,091
<b>Share of support and governance costs (see note 8)</b>		
Support	204,986	242,210
Governance	47,603	6,155
	<u>377,705</u>	<u>340,456</u>
<b>Analysis by fund</b>		
Unrestricted funds	<u>377,705</u>	<u>340,456</u>

#### 7 Net movement in funds

	2024 £	2023 £
The net movement in funds is stated after charging/(crediting):		
Depreciation of owned tangible fixed assets	23,508	23,508

# LETS FOR LIFE

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2024

### 8 Support costs allocated to activities

	Support costs	Governance costs	Total	Support costs	Governance costs	Total
	2024	2024	2024	2023	2023	2023
	£	£	£	£	£	£
Staff costs	22,070	-	22,070	22,070	-	22,070
Depreciation	23,508	-	23,508	23,508	-	23,508
Staff training, travel, etc	17,805	-	17,805	34,507	-	34,507
Premises costs	107,051	-	107,051	120,048	-	120,048
Communications and IT	24,784	-	24,784	29,276	-	29,276
Other Support Costs	9,768	-	9,768	12,801	-	12,801
Legal and professional	-	44,919	47,603	-	4,715	4,715
Independent Examiner's fees	-	2,684	-	-	1,440	1,440
Charitable activities	204,986	47,603	252,589	242,210	6,155	248,365

### 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:

	2024	2023
	Number	Number
Total	1	1
Employment costs	2024	2023
	£	£
Wages and salaries	22,070	22,070

There were no employees whose annual remuneration was more than £60,000.

### 11 Taxation

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

## LETS FOR LIFE

### NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2024

#### 12 Tangible fixed assets

	Fixtures and fittings	Computers	Motor vehicles	Total
	£	£	£	£
<b>Cost</b>				
At 1 April 2023	117,800	24,170	20,684	162,654
At 31 March 2024	117,800	24,170	20,684	162,654
<b>Depreciation and impairment</b>				
At 1 April 2023	23,560	9,668	6,894	40,122
Depreciation charged in the year	11,780	4,834	6,894	23,508
At 31 March 2024	35,340	14,502	13,788	63,630
<b>Carrying amount</b>				
At 31 March 2024	82,460	9,668	6,896	99,024
At 31 March 2023	94,240	14,502	13,790	122,532

#### 13 Debtors

	2024	2023
	£	£
<b>Amounts falling due within one year:</b>		
Other debtors	52,276	166,230
Prepayments and accrued income	86,449	72,355
	138,725	238,585

#### 14 Loans and overdrafts

	2024	2023
	£	£
Directors' loans	5,000	5,000
Payable within one year	5,000	5,000

## LETS FOR LIFE

### NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2024

#### 15 Creditors: amounts falling due within one year

	2024	2023
	£	£
Borrowings	5,000	5,000
Trade creditors	20,419	31,757
Amount owed to parent undertaking	75,295	156,600
Other creditors	77,973	369,901
Accruals and deferred income	7,616	2,148
	<u>186,303</u>	<u>565,406</u>

#### 16 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	At 31 March 2024
	£	£	£	£
General funds	258,996	474,551	(377,705)	355,842
	<u>258,996</u>	<u>474,551</u>	<u>(377,705)</u>	<u>355,842</u>
<b>Previous year:</b>	<b>At 1 April 2022</b>	<b>Incoming resources</b>	<b>Resources expended</b>	<b>At 31 March 2023</b>
	£	£	£	£
General funds	209,244	390,208	(340,456)	258,996
	<u>209,244</u>	<u>390,208</u>	<u>(340,456)</u>	<u>258,996</u>

#### 17 Related party transactions

##### Transactions with related parties

At the year end, the charitable company owed £75,295 (2023: £156,600) to The Cameron Charitable Trust. Mr D R Cameron is a trustee and director of both charitable companies.

At the year end, the charitable company was owed £51,311 (2023: £158,524) by Hensmill Estates LLP. Mr D R Cameron is a partner in this business.

The charitable company benefited from rent-free office space provided by Mr D R Cameron.

Mr D R Cameron provided a loan of £5,000 to the charitable in the year ended 31 March 2023 towards the cost of a motor vehicle. The balance remains outstanding at the year end.

## LETS FOR LIFE

### NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

**FOR THE YEAR ENDED 31 MARCH 2024**

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**18 Limited by guarantee**

The charity is a company limited by guarantee and has no share capital. Every member of the charity undertakes to contribute to the assets of the charity in the event of the same being wound up during the time he/she is a member or within one year afterwards for payments of the debts and liabilities of the charity contracted before the time he/she ceases to be a member, and of the costs, charges and expenses of winding up the same and for the adjustment of the right and contributories amongst themselves, such amount as may be required not exceeding £1 or equivalent.

**19 Controlling party**

The parent undertaking is The Cameron Charitable Trust, a charitable company registered in England and Wales and registered office of 9-13 Manchester Road, Wilmslow, Cheshire, SK9 1BQ.

**20 Housing stock**

At the balance sheet date, the company managed 81 units (2023: 82 units) of supported housing. The company does not own any housing units and has no exposure to void losses.

**21 Funds held as agent and assets held as custodian trustee**

As part of the Transforming Care project, the charity received funds from NHS England to acquire four properties and pay for the adaptations necessary to meet the requirements of tenants with complex needs. Title to these properties is held in the name of Lets for Life on trust for NHS England. As such, they are not assets of the charity and are not therefore included on the balance sheet.

Acting in its capacity as agent for NHS England for the delivery of the project, the charity received a total of £429,537 during the year and paid out £776,430. The balance of funds held as agent at 31 March 2024 was £18,525.

This document was delivered using electronic communications and authenticated in accordance with the registrar's rules relating to electronic form, authentication and manner of delivery under section 1072 of the Companies Act 2006.

**LETS FOR LIFE**

England & Wales - Charity number 1157757

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# Accounts

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Charity registration number 1157757

Company registration number 08972242 (England and Wales)

**LETS FOR LIFE**  
**ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 MARCH 2023**

# LETS FOR LIFE

## LEGAL AND ADMINISTRATIVE INFORMATION

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**Trustees**

Mr DR Cameron  
Mr RG Thompson  
Mrs N Andrews  
Mr A Crofts  
Mrs A Wood

**Charity number**

1157757

**Company number**

08972242

**Registered office**

Hensmill House  
9-13 Manchester Road  
Wilmslow  
Cheshire  
SK9 1BQ

**Independent examiner**

Mr N S Jenkins FCA  
c/o UHY Hacker Young  
St John's Chambers  
Love Street  
Chester  
Cheshire  
CH1 1QN

# LETS FOR LIFE

## CONTENTS

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	<b>Page</b>
Trustees' report	1 - 3
Independent examiner's report	4
Statement of financial activities	5
Balance sheet	6
Notes to the financial statements	7 - 14

# LETS FOR LIFE

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

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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**

Lets for Life provides high quality homes with excellent standards of specialist supported housing management.

These enable people who have learning disabilities with complex support needs to have a tenancy and live in the local community. It works with private landlords, philanthropists, investors, statutory and voluntary bodies, providers and above all, tenants and their families, to get the right home for the right tenant. Lets for Life provides ongoing additional housing management to its tenants to ensure they have everything they need to fulfil a safe and happy tenancy in a place they want to live in.

Lets for Life believes that all individuals have a right to be treated with respect and dignity, regardless of the differences between them in age, gender, marital status, race, sexuality, religion, culture, language or disability. It strives for equality in all aspects of the charity and welcomes diversity, without discrimination. Lets for Life strongly believes that constant monitoring and reviewing of its general structure, operations, policies and procedures is required for continuous improvement. This is completed not only by internal, external and tenant review, but with a strong focus on coproduction and consultation.

The trustees have paid due regard to guidance issued by the Charity Commission in deciding what activities the charity should undertake.

### **Achievements and performance**

This year has seen significant work on 4 projects under the NHSE Transforming Care programme, which is centred around the goal of "homes not hospitals." Recent NHS figures show that there are at least 2,055 autistic people and people with learning disabilities in mental health inpatient settings in England. A proportion of the 2,055 are being housed in segregated, isolated environments, much like a prison cell, despite having committed no crime.

These figures need to change and Lets for Life is focused on bringing energy and a desire to help accelerate positive change. Last year Lets for Life built up the relationships and resources to be in a position to work on 4 new Transforming Care projects nationally. These projects are for individuals who are in the worst conditions, living in isolation and segregation, some for over 20 years. Each Transforming Care project is an enduring process, realistically taking 1-2 years or more from initial referral to Lets for Life to completion and moving in date.

We are delighted that the efforts of Lets for Life this year have seen two tenants move into their property and the other three well on their way to having their own home.

The Board of Trustees is pleased with the significant positive change Lets for Life has achieved through working with the Transforming Care programme. Since the Winterbourne View hospital scandal in 2011, there has been little improvement despite successive governments and NHS England claiming to focus on putting the wrongs right. It's clear that charities and organisations like Lets for Life are needed to inject much needed desire, perseverance and a willingness to fight for the right for all people with autism and/or learning disabilities to be treated with respect and dignity.

Lets for Life has begun a project to implement a Cloud based Housing Management solution which will integrate with the accounting software to further streamline the management of tenancies and continue to ensure that all tenant needs and obligations are met in a timely manner.

This is part of a continuing focus on improving the skill matrix of the team and ensuring continuous improvement to core processes, legal frameworks and internal team structure and resource.

# LETS FOR LIFE

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

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### Financial review

Given the reasons detailed in Achievements and Performance, the Board of Trustees considers that the overall financial performance during this period of transition has been positive. Given the significant growth fulfilled and challenges faced with providing excellent housing and support to our tenants, and navigating complex Transforming Care framework and projects, the Trustees are confident in the opportunity ahead with a team that is well equipped with the knowledge, skills and confidence to grow the business from its core base.

Through funding from its parent charity via an intra-group agreement, Lets for Life was able to maintain a healthy financial position. The company's financial resources are being closely monitored, recorded and reported at a managerial and Board level, and will continue to be so on an ongoing basis.

At the point of registration, it was approved by the HCA that the charity commits to hold a balance in reserves of £100,000 in order to fund ongoing liabilities and to protect the business from any shortfalls in revenue. Unrestricted reserves at 31 March 2023 amounted to £258,996.

During the year, one of the Trustees, Mr Cameron (via Hensmill Estates), has made available a number of properties at Newton Place and The Old Vicarage. These properties are rented by Lets for Life from Hensmill Estates and thereafter rented on by Lets for Life to individual qualifying tenants. The rental level between Hensmill Estates and Lets for Life is set using identical parameters as are operated with third party landlords.

In the view of the trustees, the rents paid are discounted from the market rates that Hensmill Estates could achieve by renting the properties directly on the open market.

It is the policy of the charity that unrestricted funds which have not been designated for a specific use should be maintained at a level equivalent to between three and six month's expenditure. The trustees consider that reserves at this level will ensure that, in the event of a significant drop in funding, they will be able to continue the charity's current activities while consideration is given to ways in which additional funds may be raised. This level of reserves has been maintained throughout the year.

### Structure, governance and management

Lets for Life is a registered charity (No 1157757), a company limited by guarantee (No 08972242) and specialist supported housing provider for individuals with learning disabilities who have complex support needs. It is a wholly owned subsidiary of its parent charity, The Cameron Charitable Trust.

Lets for Life is regulated by the Charity Commission and is registered with the Regulator of Social Housing as a Private Registered Provider of social housing (No 4863). To meet the Standards set (Governance and Financial Viability, Value for Money, Rent, Tenancy, Tenant Involvement and Empowerment, Neighbourhood and Community, Home), Lets for Life has adopted and complies with the National Housing Federation's Code of Governance.

Along with the charity's Articles of Association, the compliance with these standards is governed by Lets for Life's elected Board of Trustees. It is responsible for ensuring the charity strives for and achieves the strategic and financial objectives it sets, demonstrating probity at all times.

Lets for Life invests in its organisational structure and staff members who manage the charity demonstrating their specialist expertise, passion and knowledge.

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:

Mr DR Cameron  
Mr RG Thompson  
Mrs N Andrews  
Mr A Crofts  
Mrs A Wood

Trustees are recruited by reference to an Appraisal Review and Framework of Competency to ensure the composition of the Board such that it can perform effectively.

# LETS FOR LIFE

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

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### **Small company provisions**

This report has been prepared in accordance with the provisions applicable to companies entitled to the small companies exemption.

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

Electronically RSigned by:

*Robert Thompson*

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Mr RG Thompson

**Trustee**

27 September 2023

# LETS FOR LIFE

## INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF LETS FOR LIFE

---

I report to the trustees on my examination of the financial statements of Lets For Life (the charity) for the year ended 31 March 2023.

### Responsibilities and basis of report

As the trustees of the charity (and also its directors for the purposes of company law) you are responsible for the preparation of the financial statements in accordance with the requirements of the Companies Act 2006 (the 2006 Act).

Having satisfied myself that the financial statements of the charity are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of the charity's financial statements carried out under section 145 of the Charities Act 2011 (the 2011 Act). In carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

### Independent examiner's statement

Since the charity's gross income exceeded £250,000 your examiner must be a member of a body listed in section 145 of the 2011 Act. I confirm that I am qualified to undertake the examination because I am a member of , which is one of the listed bodies.

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

- 1 accounting records were not kept in respect of the charity as required by section 386 of the 2006 Act; or
- 2 the financial statements do not accord with those records; or
- 3 the financial statements do not comply with the accounting requirements of section 396 of the 2006 Act other than any requirement that the accounts give a true and fair view which is not a matter considered as part of an independent examination; or
- 4 the financial statements have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the financial statements to be reached.

Electronically RSigned by:  
*N S Jenkins*  
ENV 52429336-1741-DADB-2...

**Mr N S Jenkins FCA**

c/o UHY Hacker Young  
St John's Chambers  
Love Street  
Chester  
Cheshire  
CH1 1QN

Dated: 27 September 2023

# LETS FOR LIFE

## STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

**FOR THE YEAR ENDED 31 MARCH 2023**

		Unrestricted funds 2023 £	Unrestricted funds 2022 £
<b><u>Income and endowments from:</u></b>	<b>Notes</b>		
Donations and legacies	3	21,875	21,875
Other trading activities	4	356,642	236,564
Other income	5	11,691	34,578
<b>Total income</b>		<u>390,208</u>	<u>293,017</u>
<b><u>Expenditure on:</u></b>			
Charitable activities	6	<u>340,456</u>	<u>227,047</u>
<b>Net income for the year/ Net movement in funds</b>		49,752	65,970
Fund balances at 1 April 2022		<u>209,244</u>	<u>143,274</u>
<b>Fund balances at 31 March 2023</b>		<u><u>258,996</u></u>	<u><u>209,244</u></u>

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.

# LETS FOR LIFE

## BALANCE SHEET

AS AT 31 MARCH 2023

	Notes	2023		2022	
		£	£	£	£
<b>Fixed assets</b>					
Tangible assets	11		122,532		125,356
<b>Current assets</b>					
Debtors	12	238,585		73,683	
Cash at bank and in hand		463,285		13,938	
		<u>701,870</u>		<u>87,621</u>	
<b>Creditors: amounts falling due within one year</b>	14	<u>(565,406)</u>		<u>(3,733)</u>	
Net current assets			<u>136,464</u>		<u>83,888</u>
<b>Total assets less current liabilities</b>			<u><u>258,996</u></u>		<u><u>209,244</u></u>
<b>Income funds</b>					
Unrestricted funds			<u>258,996</u>		<u>209,244</u>
			<u><u>258,996</u></u>		<u><u>209,244</u></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.

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 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 27 September 2023

Electronically signed by:

*Robert Thompson*  
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Mr RG Thompson  
Trustee

Company registration number 08972242

# LETS FOR LIFE

## NOTES TO THE FINANCIAL STATEMENTS

### FOR THE YEAR ENDED 31 MARCH 2023

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#### 1 Accounting policies

##### Charity information

Lets For Life is a private company limited by guarantee incorporated in England and Wales. The registered office is Hensmill House, 9-13 Manchester Road, Wilmslow, Cheshire, SK9 1BQ.

#### 1.1 Accounting convention

The financial statements have been prepared in accordance with the charity's governing document, the Companies Act 2006, FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the Charities SORP "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 charity has taken advantage of the provisions in the SORP for charities not to prepare a Statement of Cash Flows.

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. 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.

Property rental commissions and management charges are recognised when the charity has established the right to receive the income through performance of the related services, measured by reference to the stage of completion.

# LETS FOR LIFE

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

---

### 1 Accounting policies

(Continued)

#### 1.5 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement, and the amount of the obligation can be measured reliably. Expenditure includes all VAT which cannot be recovered.

Expenditure is classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources.

#### 1.6 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Fixtures and fittings	10% straight line
Computers	20% straight line
Motor vehicles	33.33% straight line

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in the statement of financial activities.

#### 1.7 Impairment of fixed assets

At each reporting end date, the charity reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

#### 1.8 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.

#### 1.9 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.

# LETS FOR LIFE

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

### 1 Accounting policies

(Continued)

#### **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.

#### 1.10 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.

### 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 and legacies

	Unrestricted funds	Unrestricted funds
	2023 £	2022 £
Donated goods and services	21,875	21,875

# LETS FOR LIFE

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

### 4 Other trading activities

	Unrestricted funds	Unrestricted funds
	2023	2022
	£	£
Rental of properties	356,642	236,564

### 5 Other income

	Unrestricted funds	Unrestricted funds
	2023	2022
	£	£
Management fees	11,691	34,578

### 6 Charitable activities

	Rental of properties 2023	Rental of properties 2022
	£	£
Property repairs, maintenance, etc	92,091	34,102
Share of support costs (see note 7)	242,210	145,245
Share of governance costs (see note 7)	6,155	47,700
	<u>340,456</u>	<u>227,047</u>

# LETS FOR LIFE

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

### 7 Support costs

	Support costs	Governance costs	2023	Support costs	Governance costs	2022
	£	£	£	£	£	£
Staff costs	22,070	-	22,070	22,070	-	22,070
Depreciation	23,508	-	23,508	16,614	-	16,614
Staff training, travel, etc	34,507	-	34,507	3,009	-	3,009
Premises costs	120,048	-	120,048	94,433	-	94,433
Communications and IT	29,276	-	29,276	8,610	-	8,610
Other support costs	12,801	-	12,801	509	-	509
Legal and professional	-	4,715	4,715	-	46,500	46,500
Independent Examiner's fees	-	1,440	1,440	-	1,200	1,200
	<u>242,210</u>	<u>6,155</u>	<u>248,365</u>	<u>145,245</u>	<u>47,700</u>	<u>192,945</u>
Analysed between Charitable activities	<u>242,210</u>	<u>6,155</u>	<u>248,365</u>	<u>145,245</u>	<u>47,700</u>	<u>192,945</u>

### 8 Trustees

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

### 9 Employees

The average monthly number of employees during the year was:

	2023 Number	2022 Number
Total	<u>1</u>	<u>1</u>
<b>Employment costs</b>	<b>2023</b>	<b>2022</b>
	£	£
Wages and salaries	<u>22,070</u>	<u>22,070</u>

There were no employees whose annual remuneration was more than £60,000.

### 10 Taxation

The charity is exempt from tax on income and gains falling within section 505 of the Taxes Act 1988 or section 252 of the Taxation of Chargeable Gains Act 1992 to the extent that these are applied to its charitable objects.

# LETS FOR LIFE

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

### 11 Tangible fixed assets

	Fixtures and fittings	Computers	Motor vehicles	Total
	£	£	£	£
<b>Cost</b>				
At 1 April 2022	117,800	24,170	-	141,970
Additions	-	-	20,684	20,684
At 31 March 2023	<u>117,800</u>	<u>24,170</u>	<u>20,684</u>	<u>162,654</u>
<b>Depreciation and impairment</b>				
At 1 April 2022	11,780	4,834	-	16,614
Depreciation charged in the year	11,780	4,834	6,894	23,508
At 31 March 2023	<u>23,560</u>	<u>9,668</u>	<u>6,894</u>	<u>40,122</u>
<b>Carrying amount</b>				
At 31 March 2023	<u>94,240</u>	<u>14,502</u>	<u>13,790</u>	<u>122,532</u>
At 31 March 2022	<u>106,020</u>	<u>19,336</u>	<u>-</u>	<u>125,356</u>

### 12 Debtors

	2023	2022
	£	£
<b>Amounts falling due within one year:</b>		
Amounts owed by fellow group undertakings	-	25,343
Other debtors	166,230	25,918
Prepayments and accrued income	72,355	22,422
	<u>238,585</u>	<u>73,683</u>

### 13 Loans and overdrafts

	2023	2022
	£	£
Directors' loans	<u>5,000</u>	<u>-</u>
Payable within one year	<u>5,000</u>	<u>-</u>

# LETS FOR LIFE

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

### 14 Creditors: amounts falling due within one year

	2023	2022
	£	£
Borrowings	5,000	-
Trade creditors	31,757	-
Amount owed to parent undertaking	156,600	-
Other creditors	369,901	2,533
Accruals and deferred income	2,148	1,200
	<u>565,406</u>	<u>3,733</u>

### 15 Related party transactions

#### Transactions with related parties

At the year end, the charitable company owed £156,600 (2022: owed £25,343 from) The Cameron Charitable Trust. Mr D R Cameron is a trustee and director of both charitable companies.

At the year end, the charitable company was owed £158,524 by (2021: £25,916) by Hensmill Estates LLP. Mr D R Cameron is a partner in this business.

The charitable company benefited from rent-free office space provided by Mr D R Cameron.

Mr D R Cameron provided a loan of £5,000 to the charitable company during the year towards the cost of a motor vehicle. The balance remains outstanding at the year end.

### 16 Limited by guarantee

The charity is a company limited by guarantee and has no share capital. Every member of the charity undertakes to contribute to the assets of the charity in the event of the same being wound up during the time he/she is a member or within one year afterwards for payments of the debts and liabilities of the charity contracted before the time he/she ceases to be a member, and of the costs, charges and expenses of winding up the same and for the adjustment of the right and contributories amongst themselves, such amount as may be required not exceeding £1 or equivalent.

### 17 Controlling party

The parent undertaking is The Cameron Charitable Trust, a charitable company registered in England and Wales and registered office of 9-13 Manchester Road, Wilmslow, Cheshire, SK9 1BQ.

### 18 Housing stock

At the balance sheet date, the company managed 82 units (2022: 80 units) of supported housing. The company does not own any housing units and has no exposure to void losses.

# LETS FOR LIFE

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

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### **19 Funds held as agent and assets held as custodian trustee**

As part of the Transforming Care project, the charity received funds from NHS England to acquire four properties and pay for the adaptations necessary to meet the requirements of tenants with complex needs. Title to these properties is held in the name of Lets for Life on trust for NHS England. As such, they are not assets of the charity and are not therefore included on the balance sheet.

Acting in its capacity as agent for NHS England for the delivery of the project, the charity received a total of £2,094,611 during the year and paid out £1,729,193. The balance of funds held as agent at 31 March 2023 was £365,418.

**LETS FOR LIFE**

England & Wales - Charity number 1157757

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# Accounts

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**Charity registration number 1157757**

**Company registration number 08972242 (England and Wales)**

**LETS FOR LIFE**  
**ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 MARCH 2022**

# LETS FOR LIFE

## LEGAL AND ADMINISTRATIVE INFORMATION

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**Trustees**

Mr DR Cameron  
Mr RG Thompson  
Mrs N Andrews  
Mr A Crofts  
Mrs A Wood

**Charity number**

1157757

**Company number**

08972242

**Registered office**

Hensmill House  
9-13 Manchester Road  
Wilmslow  
Cheshire  
SK9 1BQ

**Independent examiner**

Mr N S Jenkins FCA  
c/o UHY Hacker Young  
St John's Chambers  
Love Street  
Chester  
Cheshire  
CH1 1QN

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# LETS FOR LIFE

## CONTENTS

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	<b>Page</b>
Trustees' report	1 - 3
Independent examiner's report	4
Statement of financial activities	5
Balance sheet	6
Notes to the financial statements	7 - 13

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# LETS FOR LIFE

## TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) FOR THE YEAR ENDED 31 MARCH 2022

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The trustees present their annual report and financial statements for the year ended 31 March 2022.

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**

Lets for Life provides high quality homes with excellent standards of specialist supported housing management. These enable people who have learning disabilities with complex support needs to have a tenancy and live in the local community. It works with private landlords, philanthropists, investors, statutory and voluntary bodies, providers and above all, tenants and their families, to get the right home for the right tenant. Lets for Life provides ongoing additional housing management to its tenants to ensure they have everything they need to fulfil a safe and happy tenancy in a place they want to live in.

Lets for Life believes that all individuals have a right to be treated with respect and dignity, regardless of the differences between them in age, gender, marital status, race, sexuality, religion, culture, language or disability. It strives for equality in all aspects of the charity and welcomes diversity, without discrimination. Lets for Life strongly believes that constant monitoring and reviewing of its general structure, operations, policies and procedures is required for continuous improvement. This is completed not only by internal, external and tenant review, but with a strong focus on coproduction and consultation.

The trustees have paid due regard to guidance issued by the Charity Commission in deciding what activities the charity should undertake.

### **Achievements and performance**

This year has been a period of internal review, consolidation, and improvement. There has been across the board review of all documentation, infrastructure and processes. This has led to significant investment in resource and improvement across all areas.

Overall, the Board of Trustees has been satisfied in the company's ability to ensure that existing tenants continue to receive excellent standards of additional housing management and new enquiries have not been adversely affected. Notably, the company's staff have ensured that all relationships are afforded the same level of dedication, attention and passion towards achieving the charity's mission.

It is clear that there remain many challenges and shortfalls in the current Social Care system. Lets for Life believes passionately that everyone deserves to live in a place they call home, with the people and things that they love, in a community where they belong. This simple human right remains out of reach for many individuals with learning disabilities. Lets for Life remains on a mission to change this.

In addition to working with landlords to provide homes through the private-lease model, Lets for Life is also expanding into the provision of homes through other routes. A core focus and priority for Lets for Life has been, and will continue to be, establishing itself as a committed partner to the NHSE Transforming Care programme, which is centred around the goal of "homes not hospitals." Recent NHS figures show that there are at least 2,055 autistic people and people with learning disabilities in mental health inpatient settings in England. A proportion of the 2,055 are being housed in segregated, isolated environments, much like a prison cell, despite having committed no crime.

These figures need to change and Lets for Life is focused on bringing energy and a desire to help accelerate positive change. Lets for Life has built up the relationships and resources over the past year to be in a position to work on 4 new Transforming Care projects nationally. These projects are for individuals who are in the worst conditions, living in isolation and segregation, some for over 20 years. Each Transforming Care project is an enduring process, realistically taking 1-2 years or more from initial referral to Lets for Life to completion and moving in date.

## LETS FOR LIFE

### TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2022

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The Board of Trustees is pleased with the significant positive change Lets for Life has achieved through working with the Transforming Care programme. Since the Winterbourne View hospital scandal in 2011, there has been little improvement despite successive governments and NHS England claiming to focus on putting the wrongs right. It's clear that charities and organisations like Lets for Life are needed to inject much needed desire, perseverance and a willingness to fight for the right for all people with autism and/or learning disabilities to be treated with respect and dignity.

In addition to this, there has been a focus on reviewing and improving core processes, legal frameworks and internal team structure and resource. There was a gaps analysis in the skill matrix of the team and a recruitment drive to address any identified gaps, resulting in considerable new research across each department to improve expertise and resource across the business. This has been a big undertaking and the start of 2022 saw the benefits from this starting to take place.

#### **Financial review**

Given the reasons detailed in Achievements and Performance, the Board of Trustees considers that the overall financial performance during this period of transition has been acceptable. Given the significant growth fulfilled and challenges faced the Trustees are confident in the opportunity ahead with a team that is well equipped with the knowledge, skills and confidence to grow the business from its core base.

Through funding from its parent charity via an intra-group agreement, Lets for Life was able to maintain a healthy financial position. The company's financial resources are being closely monitored, recorded and reported at a managerial and Board level, and will continue to be so on an ongoing basis.

In discussions with the HCA the charity has committed to hold a balance in reserves of £100,000 in order to fund ongoing liabilities and to protect the business from any shortfalls in revenue. Unrestricted reserves at 31 March 2022 amounted to £209,244.

During the year, one of the Trustees, Mr Cameron (via Hensmill Estates), has made available a number of properties at Newton Place, The Old Vicarage, Newton Abbot and Wigan. These properties are rented by Lets for Life from Mr Cameron and thereafter rented on by Lets for Life to individual qualifying tenants. The rental level between Mr Cameron and Lets for Life is set using identical parameters as are operated with third party landlords. In the view of the trustees, the rents paid are discounted from the market rates that Mr Cameron could achieve by renting the properties directly on the open market.

It is the policy of the charity that unrestricted funds which have not been designated for a specific use should be maintained at a level equivalent to between three and six month's expenditure. The trustees consider that reserves at this level will ensure that, in the event of a significant drop in funding, they will be able to continue the charity's current activities while consideration is given to ways in which additional funds may be raised. This level of reserves has been maintained throughout the year.

#### **Structure, governance and management**

Lets for Life is a registered charity (No 1157757), a company limited by guarantee (No 08972242) and specialist supported housing provider for individuals with learning disabilities who have complex support needs. It is a wholly owned subsidiary of its parent charity, The Cameron Charitable Trust.

Lets for Life is regulated by the Charity Commission and is registered with the Regulator of Social Housing as a Private Registered Provider of social housing (No 4863). To meet the Standards set (Governance and Financial Viability, Value for Money, Rent, Tenancy, Tenant Involvement and Empowerment, Neighbourhood and Community, Home), Lets for Life has adopted and complies with the National Housing Federation's Code of Governance.

Along with the charity's Articles of Association, the compliance with these standards is governed by Lets for Life's elected Board of Trustees. It is responsible for ensuring the charity strives for and achieves the strategic and financial objectives it sets, demonstrating probity at all times.

Lets for Life invests in its organisational structure and staff members who manage the charity demonstrating their specialist expertise, passion and knowledge.

## LETS FOR LIFE

### TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED) *FOR THE YEAR ENDED 31 MARCH 2022*

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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:

Mr DR Cameron  
Mr RG Thompson  
Mrs N Andrews  
Mr A Crofts  
Mrs A Wood

Trustees are recruited by reference to an Appraisal Review and Framework of Competency to ensure the composition of the Board such that it can perform effectively.

#### **Small company provisions**

This report has been prepared in accordance with the provisions applicable to companies entitled to the small companies exemption.

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

DocuSigned by:  
  
52A7669276B4451...  
Mr RG Thompson  
**Trustee**

22 September 2022

# LETS FOR LIFE

## INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF LETS FOR LIFE

---

I report to the trustees on my examination of the financial statements of Lets For Life (the charity) for the year ended 31 March 2022.

### Responsibilities and basis of report

As the trustees of the charity (and also its directors for the purposes of company law) you are responsible for the preparation of the financial statements in accordance with the requirements of the Companies Act 2006 (the 2006 Act).

Having satisfied myself that the financial statements of the charity are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of the charity's financial statements carried out under section 145 of the Charities Act 2011 (the 2011 Act). In carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

### Independent examiner's statement

Since the charity's gross income exceeded £250,000 your examiner must be a member of a body listed in section 145 of the 2011 Act. I confirm that I am qualified to undertake the examination because I am a member of , which is one of the listed bodies.

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

- 1 accounting records were not kept in respect of the charity as required by section 386 of the 2006 Act; or
- 2 the financial statements do not accord with those records; or
- 3 the financial statements do not comply with the accounting requirements of section 396 of the 2006 Act other than any requirement that the accounts give a true and fair view which is not a matter considered as part of an independent examination; or
- 4 the financial statements have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the financial statements to be reached.

DocuSigned by:

*Nick Jenkins*

70B7A0C905094CF

**Mr N S Jenkins FCA**

c/o UHY Hacker Young  
St John's Chambers  
Love Street  
Chester  
Cheshire  
CH1 1QN

Dated: 22 September 2022

# LETS FOR LIFE

## STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 MARCH 2022

	Notes	Unrestricted funds 2022 £	Unrestricted funds 2021 £
<b><u>Income and endowments from:</u></b>			
Donations and legacies	3	21,875	-
Other trading activities	4	236,564	201,937
Other income	5	34,578	36,355
		<u>293,017</u>	<u>238,292</u>
<b><u>Total income</u></b>			
<b><u>Expenditure on:</u></b>			
Charitable activities	6	227,047	174,599
		<u>227,047</u>	<u>174,599</u>
<b><u>Net income for the year/ Net movement in funds</u></b>			
		65,970	63,693
Fund balances at 1 April 2021		143,274	79,581
		<u>143,274</u>	<u>79,581</u>
<b>Fund balances at 31 March 2022</b>		<u>209,244</u>	<u>143,274</u>

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.

**LETS FOR LIFE****BALANCE SHEET****AS AT 31 MARCH 2022**

	Notes	2022		2021	
		£	£	£	£
<b>Fixed assets</b>					
Tangible assets	10		125,356		-
<b>Current assets</b>					
Debtors	11	73,683		111,977	
Cash at bank and in hand		13,938		41,714	
			87,621		153,691
<b>Creditors: amounts falling due within one year</b>	12	(3,733)		(10,417)	
Net current assets			83,888		143,274
<b>Total assets less current liabilities</b>			209,244		143,274
<b>Income funds</b>					
Unrestricted funds			209,244		143,274
			209,244		143,274

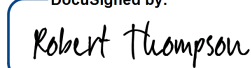
The company is entitled to the exemption from the audit requirement contained in section 477 of the Companies Act 2006, for the year ended 31 March 2022.

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 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 22 September 2022

DocuSigned by:  
  
 52A7669276B4451...  
 Mr RG Thompson  
**Trustee**

**Company registration number 08972242**

# LETS FOR LIFE

## NOTES TO THE FINANCIAL STATEMENTS

### FOR THE YEAR ENDED 31 MARCH 2022

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#### 1 Accounting policies

##### Charity information

Lets For Life is a private company limited by guarantee incorporated in England and Wales. The registered office is Hensmill House, 9-13 Manchester Road, Wilmslow, Cheshire, SK9 1BQ.

#### 1.1 Accounting convention

The financial statements have been prepared in accordance with the charity's governing document, the Companies Act 2006, FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the Charities SORP "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 charity has taken advantage of the provisions in the SORP for charities not to prepare a Statement of Cash Flows.

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. 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.

Property rental commissions and management charges are recognised when the charity has established the right to receive the income through performance of the related services, measured by reference to the stage of completion.

# LETS FOR LIFE

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2022

### 1 Accounting policies (Continued)

#### 1.5 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement, and the amount of the obligation can be measured reliably. Expenditure includes all VAT which cannot be recovered.

Expenditure is classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources.

#### 1.6 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Fixtures and fittings	10% straight line
Computers	20% straight line

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in the statement of financial activities.

#### 1.7 Impairment of fixed assets

At each reporting end date, the charity reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

#### 1.8 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.

#### 1.9 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.

# LETS FOR LIFE

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2022

### 1 Accounting policies

(Continued)

#### **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.

#### 1.10 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.

### 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 and legacies

	Unrestricted funds	Total
	2022	2021
	£	£
Donated goods and services	21,875	-
	<u>21,875</u>	<u>-</u>

**LETS FOR LIFE****NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**  
**FOR THE YEAR ENDED 31 MARCH 2022****4 Other trading activities**

	<b>Unrestricted funds</b>	Unrestricted funds
	<b>2022</b>	2021
	<b>£</b>	<b>£</b>
Rental of properties	236,564	201,937
	<u>236,564</u>	<u>201,937</u>

**5 Other income**

	<b>Unrestricted funds</b>	Unrestricted funds
	<b>2022</b>	2021
	<b>£</b>	<b>£</b>
Other income	-	2,264
Management fees	34,578	34,091
	<u>34,578</u>	<u>36,355</u>

**6 Charitable activities**

	<b>Rental of properties</b>	<b>Rental of properties</b>
	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
Property repairs, maintenance, etc	34,102	43,879
Share of support costs (see note 7)	145,245	99,295
Share of governance costs (see note 7)	47,700	31,425
	<u>227,047</u>	<u>174,599</u>

# LETS FOR LIFE

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2022

### 7 Support costs

	Support costs	Governance costs	2022	Support costs	Governance costs	2021
	£	£	£	£	£	£
Staff costs	22,070	-	22,070	16,703	-	16,703
Depreciation	16,614	-	16,614	-	-	-
Staff training, travel, etc	3,009	-	3,009	319	-	319
Premises costs	94,433	-	94,433	67,618	-	67,618
Communications and IT	8,610	-	8,610	12,790	-	12,790
Other support costs	509	-	509	1,865	-	1,865
Legal and professional	-	46,500	46,500	-	28,977	28,977
Independent Examiner's fees	-	1,200	1,200	-	2,448	2,448
	<u>145,245</u>	<u>47,700</u>	<u>192,945</u>	<u>99,295</u>	<u>31,425</u>	<u>130,720</u>
Analysed between Charitable activities	<u>145,245</u>	<u>47,700</u>	<u>192,945</u>	<u>99,295</u>	<u>31,425</u>	<u>130,720</u>

### 8 Trustees

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

### 9 Employees

The average monthly number of employees during the year was:

	2022 Number	2021 Number
Total	<u>1</u>	<u>1</u>
<b>Employment costs</b>	<b>2022</b>	<b>2021</b>
	£	£
Wages and salaries	<u>22,070</u>	<u>16,703</u>

There were no employees whose annual remuneration was more than £60,000.

# LETS FOR LIFE

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2022

### 10 Tangible fixed assets

	Fixtures and fittings £	Computers £	Total £
<b>Cost</b>			
Additions	117,800	24,170	141,970
At 31 March 2022	<u>117,800</u>	<u>24,170</u>	<u>141,970</u>
<b>Depreciation and impairment</b>			
Depreciation charged in the year	11,780	4,834	16,614
At 31 March 2022	<u>11,780</u>	<u>4,834</u>	<u>16,614</u>
<b>Carrying amount</b>			
At 31 March 2022	<u><u>106,020</u></u>	<u><u>19,336</u></u>	<u><u>125,356</u></u>

### 11 Debtors

	2022 £	2021 £
<b>Amounts falling due within one year:</b>		
Amounts owed by fellow group undertakings	25,343	41,738
Other debtors	25,918	50,129
Prepayments and accrued income	22,422	20,110
	<u>73,683</u>	<u>111,977</u>

### 12 Creditors: amounts falling due within one year

	2022 £	2021 £
Other creditors	2,533	1,555
Accruals and deferred income	1,200	8,862
	<u>3,733</u>	<u>10,417</u>

### 13 Related party transactions

## LETS FOR LIFE

### NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2022

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#### 13 Related party transactions

(Continued)

##### Transactions with related parties

At the year end, the charitable company was owed £25,343 (2021: £41,738) by The Cameron Charitable Trust. Mr D.R. Cameron is a trustee and director of both charitable companies.

At the year end, the charitable company was owed £25,916 by (2021: £50,129) by Hensmill Estates LLP. Mr D.R. Cameron is a partner in this business.

The charitable company benefited from rent-free office space provided by Mr D R Cameron.

#### 14 Limited by guarantee

The charity is a company limited by guarantee and has no share capital. Every member of the charity undertakes to contribute to the assets of the charity in the event of the same being wound up during the time he/she is a member or within one year afterwards for payments of the debts and liabilities of the charity contracted before the time he/she ceases to be a member, and of the costs, charges and expenses of winding up the same and for the adjustment of the right and contributories amongst themselves, such amount as may be required not exceeding £1 or equivalent.

#### 15 Controlling party

The parent undertaking is The Cameron Charitable Trust, a charitable company registered in England and Wales and registered office of 9-13 Manchester Road, Wilmslow, Cheshire, SK9 1BQ.

#### 16 Housing stock

At the balance sheet date, the company managed 80 units (2021: 76 units) of supported housing. The company does not own any housing units and has no exposure to void losses.

**LETS FOR LIFE**

England & Wales - Charity number 1157757

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# Accounts

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**COMPANY REGISTRATION NUMBER: 08972242**  
**CHARITY REGISTRATION NUMBER: 1157757**

**Lets for Life**  
**Company Limited by Guarantee**  
**Unaudited Financial Statements**  
**31 March 2021**

**UHY HACKER YOUNG**

Chartered Accountants  
St John's Chambers  
Love Street  
Chester  
Cheshire  
CH1 1QN

**Lets for Life**  
**Company Limited by Guarantee**  
**Financial Statements**  
**Year ended 31 March 2021**

	<b>Page</b>
Trustees' annual report (incorporating the director's report)	<b>1</b>
Independent examiner's report to the trustees	<b>6</b>
Statement of financial activities (including income and expenditure account)	<b>8</b>
Statement of financial position	<b>9</b>
Notes to the financial statements	<b>10</b>

# **Lets for Life**

## **Company Limited by Guarantee**

### **Trustees' Annual Report (Incorporating the Director's Report)**

**Year ended 31 March 2021**

The trustees, who are also the directors for the purposes of company law, present their report and the unaudited financial statements of the charity for the year ended 31 March 2021.

#### **Reference and administrative details**

**Registered charity name** Lets for Life

**Charity registration number** 1157757

**Company registration number** 08972242

**Principal office and registered office**  
9-13 Manchester Road  
Wilmslow  
Cheshire  
SK9 1BQ

**The trustees**  
Mr D R Cameron  
Mr R G Thompson  
Mrs A Wood  
Mrs N Andrews  
Mr A Crofts

**Independent examiner**  
Mr N S Jenkins FCA c/o UHY Hacker Young  
St John's Chambers  
Love Street  
Chester  
Cheshire  
CH1 1QN

## **Lets for Life**

### **Company Limited by Guarantee**

#### **Trustees' Annual Report (Incorporating the Director's Report) *(continued)***

**Year ended 31 March 2021**

#### **Structure, governance and management**

Lets for Life is a registered charity (No 1157757), a company limited by guarantee (No 08972242) and specialist supported housing provider for individuals with learning disabilities who have complex support needs. It is a wholly owned subsidiary of its parent charity, The Cameron Charitable Trust.

Lets for Life is regulated by the Charity Commission and is registered with the Regulator of Social Housing as a Private Registered Provider of social housing (No 4863). To meet the Standards set (Governance and Financial Viability, Value for Money, Rent, Tenancy, Tenant Involvement and Empowerment, Neighbourhood and Community, Home), Lets for Life has adopted and complies with the National Housing Federation's Code of Governance.

Along with the charity's Articles of Association, the compliance with these standards is governed by Lets for Life's elected Board of Trustees. It is responsible for ensuring the charity strives for and achieves the strategic and financial objectives it sets, demonstrating probity at all times.

Lets for Life invests in its organisational structure and staff members who manage the charity demonstrating their specialist expertise, passion and knowledge.

#### **Objectives and activities**

Lets for Life provides high quality homes with excellent standards of specialist supported housing management. These enable people who have learning disabilities with complex support needs to have a tenancy and live in the local community. It works with private landlords, philanthropists, investors, statutory and voluntary bodies, providers and above all, tenants and their families, to get the right home for the right tenant. Lets for Life provides ongoing additional housing management to its tenants to ensure they have everything they need to fulfil a safe and happy tenancy in a place they want to live in.

Lets for Life believes that all individuals have a right to be treated with respect and dignity, regardless of the differences between them in age, gender, marital status, race, sexuality, religion, culture, language or disability. It strives for equality in all aspects of the charity and welcomes diversity, without discrimination. Lets for Life strongly believes that constant monitoring and reviewing of its general structure, operations, policies and procedures is required for continuous improvement. This is completed not only by internal, external and tenant review, but with a strong focus on coproduction and consultation. The Trustees give due regard to the Charity Commission guidance on public benefit in its activities and objectives.

## **Lets for Life**

### **Company Limited by Guarantee**

#### **Trustees' Annual Report (Incorporating the Director's Report) *(continued)***

**Year ended 31 March 2021**

#### **Achievements and performance**

April 2020 - March 2021 was a period of time like no other with the COVID-19 pandemic affecting every aspect of Lets for Life's operations.

The office team based in Wilmslow quickly adapted to the national lockdown and spent the majority of 2020 working from home. Lockdown rules prevented our Regional Tenancy Agents from visiting our tenants and so all our Additional Housing Management had to be delivered remotely where possible. The pandemic brought unprecedented challenges to us all and as a result, many of our tenants moved back to live with their families for periods of time. Lets for Life stayed connected with all tenants to ensure all of the necessary administration and notifications were made whenever there was a change to a tenancy.

Across the year, we have closely and constantly monitored, responded to and reviewed against Government Guidance and with the Regulator of Social Housing.

Our focus across this challenging time has been on supporting every one of our tenants and their families. As a result of this shift in focus, there has been an inevitable delay in business development, which has affected development against targeted growth.

Lets for Life is passionate to stay true to its mission and objectives, ensuring that tenants and quality homes are at the forefront of everyday activities. We are proud of how we have coped with the barriers and challenges presented by the COVID-19 pandemic and have not only weathered the storm but come out of it stronger and more determined than ever to create positive change for all autistic people and people with learning disabilities.

Overall, the Board of Trustees has been satisfied in the company's ability to ensure that existing tenants continue to receive excellent standards of additional housing management and new enquiries have not been adversely affected. Notably, the company's staff have ensured that all relationships are afforded the same level of dedication, attention and passion towards achieving the charity's mission.

It is clear that there remain many challenges and shortfalls in the current Social Care system. Lets for Life believes passionately that everyone deserves to live in a place they call home, with the people and things that they love, in a community where they belong. This simple human right remains out of reach for many individuals with learning disabilities. Lets for Life remains on a mission to change this.

In addition to working with landlords to provide homes through the private-lease model, Lets for Life is also expanding into the provision of homes through other routes. A core focus and priority for Lets for Life has been, and will continue to be, establishing itself as a committed partner to the NHSE Transforming Care programme, which is centred around the goal of "homes not hospitals." Recent NHS figures show that there are at least 2,055 autistic people and people with learning disabilities in mental health inpatient settings in England. A

## **Lets for Life**

### **Company Limited by Guarantee**

#### **Trustees' Annual Report (Incorporating the Director's Report) *(continued)***

#### **Year ended 31 March 2021**

proportion of the 2,055 are being housed in segregated, isolated environments, much like a prison cell, despite having committed no crime. These figures need to change and Lets for Life is focused on bringing energy and a desire to help accelerate positive change.

The Board of Trustees is in agreement that Lets for Life can drive significant positive change through working with the Transforming Care programme. Since the Winterbourne View hospital scandal in 2011, there has been little improvement despite successive governments and NHS England claiming to focus on putting the wrongs right. It's clear that charities and organisations like Lets for Life are needed to inject much needed desire, perseverance and a willingness to fight for the right for all people with autism and/or learning disabilities to be treated with respect and dignity.

#### **Financial review**

Given the reasons detailed in Achievements and Performance, the Board of Trustees considers that the overall financial performance during this period of transition has been acceptable. Given the significant growth fulfilled and challenges faced the Trustees are confident in the opportunity ahead with a team that is well equipped with the knowledge, skills and confidence to grow the business from its core base.

Through funding from its parent charity via an intra-group agreement, Lets for Life was able to maintain a healthy financial position. The company's financial resources are being closely monitored, recorded and reported at a managerial and Board level, and will continue to be so on an ongoing basis.

In discussions with the HCA the charity has committed to hold a balance in reserves of £100,000 in order to fund ongoing liabilities and to protect the business from any shortfalls in revenue. Unrestricted reserves at 31 March 2021 amounted to £143,274.

During the year, one of the Trustees, Mr Cameron (via Hensmill Estates), has made available a number of properties at Newton Place, The Old Vicarage, Newton Abbot and Wigan. These properties are rented by Lets for Life from Mr Cameron and thereafter rented on by Lets for Life to individual qualifying tenants. The rental level between Mr Cameron and Lets for Life is set using identical parameters as are operated with third party landlords. In the view of the trustees, the rents paid are discounted from the market rates that Mr Cameron could achieve by renting the properties directly on the open market.

#### **Small company provisions**

This report has been prepared in accordance with the provisions applicable to companies entitled to the small companies exemption.

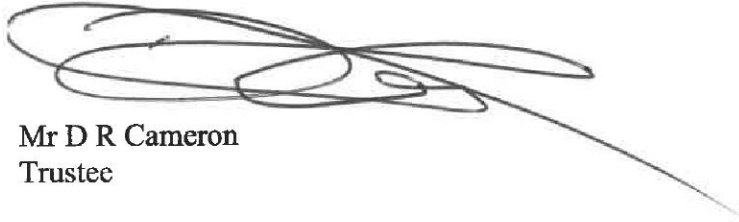
**Lets for Life**

**Company Limited by Guarantee**

**Trustees' Annual Report (Incorporating the Director's Report) *(continued)***

**Year ended 31 March 2021**

The trustees' annual report was approved on 17 September 2021 and signed on behalf of the board of trustees by:

A handwritten signature in black ink, consisting of several overlapping loops and a long tail extending to the right.

Mr D R Cameron  
Trustee

## **Lets for Life**

### **Company Limited by Guarantee**

#### **Independent Examiner's Report to the Trustees of Lets for Life**

**Year ended 31 March 2021**

I report to the trustees on my examination of the financial statements of Lets for Life ('the charity') for the year ended 31 March 2021.

#### **Responsibilities and basis of report**

As the trustees of the company (and also its directors for the purposes of company law) you are responsible for the preparation of the financial statements in accordance with the requirements of the Companies Act 2006 ('the 2006 Act').

Having satisfied myself that the accounts of the company are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of the charity's accounts as carried out under section 145 of the Charities Act 2011 ('the 2011 Act'). In carrying out my examination I have followed the Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

#### **Independent examiner's statement**

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe:

1. accounting records were not kept in respect of the charity as required by section 386 of the 2006 Act; or
2. the financial statements do not accord with those records; or
3. the financial statements do not comply with the accounting requirements of section 396 of the 2006 Act other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination; or
4. the financial statements have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

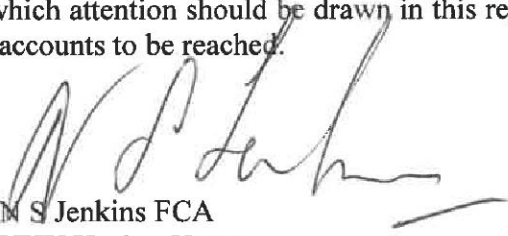
**Lets for Life**

**Company Limited by Guarantee**

**Independent Examiner's Report to the Trustees of Lets for Life *(continued)***

**Year ended 31 March 2021**

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.



Mr M S Jenkins FCA  
c/o UHY Hacker Young  
Independent Examiner

St John's Chambers  
Love Street  
Chester  
Cheshire  
CH1 1QN

17 September 2021

**Lets for Life**  
**Company Limited by Guarantee**  
**Statement of Financial Activities**  
**(including income and expenditure account)**  
**Year ended 31 March 2021**

	Note	2021		2020
		Unrestricted funds £	Total funds £	Total funds £
<b>Income and endowments</b>				
Other trading activities	5	238,292	<b>238,292</b>	169,736
<b>Total income</b>		<u>238,292</u>	<u><b>238,292</b></u>	<u>169,736</u>
<b>Expenditure</b>				
Expenditure on charitable activities	6,7	174,599	<b>174,599</b>	108,226
<b>Total expenditure</b>		<u>174,599</u>	<u><b>174,599</b></u>	<u>108,226</u>
<b>Net income and net movement in funds</b>		<u>63,693</u>	<u><b>63,693</b></u>	<u>61,510</u>
<b>Reconciliation of funds</b>				
Total funds brought forward		79,581	<b>79,581</b>	18,071
<b>Total funds carried forward</b>		<u>143,274</u>	<u><b>143,274</b></u>	<u>79,581</u>

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

The notes on pages 10 to 15 form part of these financial statements.

**Lets for Life**  
**Company Limited by Guarantee**  
**Statement of Financial Position**

**31 March 2021**

	Note	2021 £	£	2020 £
<b>Current assets</b>				
Debtors	12	111,977		47,214
Cash at bank and in hand		41,714		79,451
		<u>153,691</u>		<u>126,665</u>
<b>Creditors: amounts falling due within one year</b>				
	13	<u>10,417</u>		<u>47,084</u>
<b>Net current assets</b>			<u>143,274</u>	<u>79,581</u>
<b>Total assets less current liabilities</b>			<u>143,274</u>	<u>79,581</u>
<b>Net assets</b>			<u>143,274</u>	<u>79,581</u>
<b>Funds of the charity</b>				
Unrestricted funds			<u>143,274</u>	<u>79,581</u>
<b>Total charity funds</b>	14		<u>143,274</u>	<u>79,581</u>

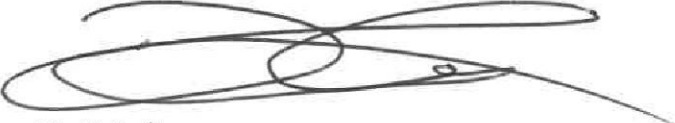
For the year ending 31 March 2021 the charity was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Directors' responsibilities:

- The member has not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476;
- The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of financial statements.

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

These financial statements were approved by the board of trustees and authorised for issue on 17 September 2021, and are signed on behalf of the board by:



Mr D R Cameron  
Trustee

**The notes on pages 10 to 15 form part of these financial statements.**

# **Lets for Life**

## **Company Limited by Guarantee**

### **Notes to the Financial Statements**

**Year ended 31 March 2021**

#### **1. General information**

The charity is a public benefit entity and a private company limited by guarantee, registered in England and Wales and a registered charity in England and Wales. The address of the registered office is 9-13 Manchester Road, Wilmslow, Cheshire, SK9 1BQ.

#### **2. Statement of compliance**

These financial statements have been prepared in compliance with FRS 102, 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland', the 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) (Charities SORP (FRS 102)) and the Companies Act 2006.

#### **3. Accounting policies**

##### **Basis of preparation**

The financial statements have been prepared on the historical cost basis, as modified by the revaluation of certain financial assets and liabilities and investment properties measured at fair value through income or expenditure.

The financial statements are prepared in sterling, which is the functional currency of the entity.

##### **Going concern**

There are no material uncertainties about the charity's ability to continue.

##### **Judgements and key sources of estimation uncertainty**

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported. These estimates and judgements are continually reviewed and are based on experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances. Management do not believe there are any areas of such significance as to merit disclosure.

##### **Fund accounting**

Unrestricted funds are available for use at the discretion of the trustees to further any of the charity's purposes.

# Lets for Life

## Company Limited by Guarantee

### Notes to the Financial Statements *(continued)*

Year ended 31 March 2021

#### 3. Accounting policies *(continued)*

##### **Incoming resources**

All income is included in the statement of financial activities when entitlement has passed to the charity, it is probable that the economic benefits associated with the transaction will flow to the charity and the amount can be reliably measured. The following specific policies are applied to particular categories of income: - income from contracts for the supply of services is recognised with the delivery of the contracted service. This is classified as unrestricted funds unless there is a contractual requirement for it to be spent on a particular purpose and returned if unspent, in which case it may be regarded as restricted.

##### **Resources expended**

Expenditure is recognised on an accruals basis as a liability is incurred. Expenditure includes any VAT which cannot be fully recovered, and is classified under headings of the statement of financial activities to which it relates: - expenditure on charitable activities includes all costs incurred by a charity in undertaking activities that further its charitable aims for the benefit of its beneficiaries, including those support costs and costs relating to the governance of the charity apportioned to charitable activities. All costs are allocated to expenditure categories reflecting the use of the resource. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs are apportioned between the activities they contribute to on a reasonable, justifiable and consistent basis.

##### **Financial instruments**

A financial asset or a financial liability is recognised only when the entity becomes a party to the contractual provisions of the instrument.

Basic financial instruments are initially recognised at the amount receivable or payable including any related transaction costs, unless the arrangement constitutes a financing transaction, where it is recognised at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Current assets and current liabilities are subsequently measured at the cash or other consideration expected to be paid or received and not discounted.

# Lets for Life

## Company Limited by Guarantee

### Notes to the Financial Statements *(continued)*

Year ended 31 March 2021

#### 4. Limited by guarantee

The charity is a company limited by guarantee and has no share capital. Every member of the charity undertakes to contribute to the assets of the charity in the event of the same being wound up during the time he/she is a member or within one year afterwards for payments of the debts and liabilities of the charity contracted before the time he/she ceases to be a member, and of the costs, charges and expenses of winding up the same and for the adjustment of the right and contributories amongst themselves, such amount as may be required not exceeding £1 or equivalent.

#### 5. Other trading activities

	Unrestricted Funds £	Total Funds 2021 £	Unrestricted Funds £	Total Funds 2020 £
Other activities for generating funds - rental of properties	201,937	201,937	150,342	150,342
Sundry management fees raised	34,091	34,091	19,394	19,394
Sundry income	2,264	2,264	—	—
	<u>238,292</u>	<u>238,292</u>	<u>169,736</u>	<u>169,736</u>

#### 6. Expenditure on charitable activities by fund type

	Unrestricted Funds £	Total Funds 2021 £	Unrestricted Funds £	Total Funds 2020 £
Rental of properties	43,879	43,879	28,645	28,645
Support costs	130,720	130,720	79,581	79,581
	<u>174,599</u>	<u>174,599</u>	<u>108,226</u>	<u>108,226</u>

#### 7. Expenditure on charitable activities by activity type

	Activities undertaken directly £	Support costs £	Total funds 2021 £	Total fund 2020 £
Rental of properties	43,879	99,295	143,174	104,593
Governance costs	—	31,425	31,425	3,633
	<u>43,879</u>	<u>130,720</u>	<u>174,599</u>	<u>108,226</u>

# Lets for Life

## Company Limited by Guarantee

### Notes to the Financial Statements *(continued)*

Year ended 31 March 2021

#### 8. Analysis of support costs

	Analysis of support costs	Total 2021	Total 2020
	£	£	£
Staff costs	17,022	<b>17,022</b>	25,349
Premises	67,617	<b>67,617</b>	44,548
Communications and IT	12,790	<b>12,790</b>	1,804
Governance costs	31,426	<b>31,426</b>	3,634
Support costs - Advertising and other	1,865	<b>1,865</b>	4,246
	<u>130,720</u>	<u><b>130,720</b></u>	<u>79,581</u>

#### 9. Independent examination fees

	2021	2020
	£	£
Fees payable to the independent examiner for: Independent examination of the financial statements	<u>2,448</u>	<u>1,200</u>

#### 10. Staff costs

The total staff costs and employee benefits for the reporting period are analysed as follows:

	2021	2020
	£	£
Wages and salaries	<u>16,703</u>	<u>21,821</u>

The average head count of employees during the year was 1 (2020: 1). The average number of full-time equivalent employees during the year is analysed as follows:

	2021	2020
	No.	No.
Number of staff - administration	<u>1</u>	<u>1</u>

No employee received employee benefits of more than £60,000 during the year (2020: Nil).

#### 11. Trustee remuneration and expenses

No remuneration or other benefits from employment with the charity or a related entity were received by the trustees.

## Lets for Life

### Company Limited by Guarantee

#### Notes to the Financial Statements *(continued)*

#### Year ended 31 March 2021

#### 12. Debtors

	2021	2020
	£	£
Amounts owed by group undertakings	41,738	—
Prepayments and accrued income	20,110	25,860
Other debtors	50,129	21,354
	<b>111,977</b>	<b>47,214</b>

#### 13. Creditors: amounts falling due within one year

	2021	2020
	£	£
Amounts owed to group undertakings	—	34,878
Accruals and deferred income	8,862	2,969
Owed to third party landlords	1,555	9,237
	<b>10,417</b>	<b>47,084</b>

#### 14. Analysis of charitable funds

##### Unrestricted funds

	At 1 April 202		Income	Expenditure	At 31 March 2
	0		021		021
	£	£	£	£	£
General funds	79,581	238,292	(174,599)	143,274	
	<b>79,581</b>	<b>238,292</b>	<b>(174,599)</b>	<b>143,274</b>	
	At 1 April 201		Income	Expenditure	At 31 March 2
	9		020		020
	£	£	£	£	£
General funds	18,071	169,736	(108,226)	79,581	
	<b>18,071</b>	<b>169,736</b>	<b>(108,226)</b>	<b>79,581</b>	

## Lets for Life

### Company Limited by Guarantee

#### Notes to the Financial Statements *(continued)*

Year ended 31 March 2021

#### 15. Analysis of net assets between funds

	Unrestricted Funds £	Total Funds 2021 £
Current assets	153,691	153,691
Creditors less than 1 year	(10,417)	(10,417)
<b>Net assets</b>	<u>143,274</u>	<u>143,274</u>

	Unrestricted Funds £	Total Funds 2020 £
Current assets	126,665	126,665
Creditors less than 1 year	(47,084)	(47,084)
<b>Net assets</b>	<u>79,581</u>	<u>79,581</u>

#### 16. Related parties

At the year end, the charitable company was owed £41,738 (2020: £34,878 owed to) by The Cameron Charitable Trust. Mr D.R. Cameron is a trustee and director of both charitable companies.

At the year end, the charitable company was owed £50,129 by (2020: £21,354) by Hensmill Estates LLP. Mr D.R. Cameron is a partner in this business.

#### 17. Controlling party

The company's ultimate parent is The Cameron Charitable Trust: a company incorporated in England and Wales at the same registered office.

#### 18. Housing stock

At the balance sheet date, the company managed 76 units (2020: 63 units) of supported housing. The company does not own any housing units and has no exposure to void losses.