

PASSAGE HOUSING SERVICES

England & Wales · Charity number 1161696

Details

Status Registered

Legal form Charitable company

Company number [09337431](#)

Registered 2015-05-15

Register [View on the Charity Commission register](#)

Contact

Address Passage 2000
St. Vincents Centre
Carlisle Place
London
SW1P 1NL

Phone 02075921856

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Activities

Objects: THE CHARITY'S OBJECTS (THE 'OBJECTS') ARE SPECIFICALLY RESTRICTED TO THE FOLLOWING FOR PUBLIC BENEFIT:3.1 TO PROMOTE AND ADVANCE THE RELIEF OF POVERTY BY SUCH MEANS AS THE TRUSTEES SHALL IN THEIR ABSOLUTE DISCRETION DETERMINE, AND IN PARTICULAR (WITHOUT LIMITATION) BY THE PROVISION OF SOCIAL HOUSING IN ENGLAND, ANY OTHER PURPOSES CONNECTED WITH OR INCIDENTAL TO THE PROVISION AND MANAGEMENT OF SOCIAL HOUSING, SHELTER, ACCOMMODATION, TRAINING AND OTHER SERVICES TO PERSONS WHOM THE TRUSTEES SHALL DEEM TO BE IN NEED OF SUCH PROVISION BY REASON OF HOMELESSNESS, DEPRIVATION OR SOCIAL OR ECONOMIC CIRCUMSTANCES (THE 'ELIGIBLE PERSONS');3.2 THE ADVANCEMENT OF EDUCATION INCLUDING (WITHOUT LIMITATION) THE PROVISION OF EDUCATION AND TRAINING TO ELIGIBLE PERSONS;3.3 TO PROVIDE FACILITIES FOR LEISURE-TIME ACTIVITIES FOR ELIGIBLE PERSONS IN THE INTERESTS OF SOCIAL WELFARE SO THAT THEIR CONDITIONS OF LIFE MAY BE IMPROVED; AND3.4 TO PROMOTE THE EFFICIENCY AND FURTHER THE CHARITABLE OBJECTS OF PASSAGE 2000.

Activities: Management of Social Housing for people in need

Classification

- **How:** Provides Buildings/facilities/open Space, Provides Services, Provides Advocacy/advice/information
- **What:** General Charitable Purposes, The Prevention Or Relief Of Poverty, Economic/community Development/employment, Human Rights/religious Or Racial Harmony/equality Or Diversity
- **Who:** Other Charities Or Voluntary Bodies, The General Public/mankind

Geography

- City Of Westminster

Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£481,456	£377,292	-	-
2024-03-31	£322,903	£275,308	-	-
2023-03-31	£156,824	£67,088	-	-
2022-03-31	£131,000	£21,565	-	-
2021-03-31	£25,105	£6,469	-	-

Trustees

Name	Role	Appointed
MICHAEL KELLY	Chair	2014-12-02
Faraz Kidwai		2025-06-17
Jane Campbell		2021-03-16
Jonathan Fewster		2017-11-14
Kiran Pawar		2015-07-08
Matthew Bawden		2025-09-23
Steven Robert Haynes		2024-09-24
Vasiliki Arvaniti		2025-06-17

PASSAGE HOUSING SERVICES

England & Wales - Charity number 1161696

Accounts

Passage Housing Services

Financial Statements

Year Ended 31 March 2025

Regulator of Social Housing registration number:4842

Company registration number: 09337431

Charity registration number: 1161696

Passage Housing Services

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Year Ended 31 March 2025

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Passage Housing Services

Services Information

Year Ended 31 March 2025

Passage Housing Services Information

Regulator of Social Housing registration number	4842
Company number	09337431 (England and Wales)
Charity number	1161696
Directors of the board	Jane Campbell Jonathan Fewster Steven Haynes Michael Kelly Kiran Pawar James Lally (resigned 12 June 2025) Faraz Kidwai (appointed 17 June 2025) Vasiliki Arvaniti (appointed 17 June 2025) Michael Broom (resigned 28 August 2024) Claire Wise (resigned 28 August 2024)
Secretary	Jane Sandeman resigned 21 st July 2025 Jennifer Hinton appointed 21 st July 2025
Registered office	St Vincent's Centre Carlisle Place London London SW1P 1NL United Kingdom
Place of business	As above
Auditor	Sayer Vincent LLP 110 Golden Lane London, EC17 0TG
Solicitor	Pothecary Witham Weld 70 St George's Square London SW1V 3RD
Bankers	HSBC plc Belgravia Branch The Peak 333 Vauxhall Bridge Road London SW1V 1EJ

Passage Housing Services

Board Report

Year Ended 31 March 2025

Board Report

The board of Passage Housing Services presents their report and the audited financial statements of Passage Housing Services for the year ended 31 March 2025.

Directors of the board

The directors of the board who have served during the year were as follows:

Michael Broom (resigned 28th August 2024)
Jane Campbell
Jonathan Fewster
Steven Haynes (appointed 24th September 2024)
Michael Kelly
James Lally
Kiran Pawar
Claire Wise (resigned 28th August 2024)

Review of the Business and Business Model

Passage Housing Services (PHS), a private company limited by guarantee without share capital, was incorporated on December 2, 2014 (Company No. 09337431). It operates as a wholly owned subsidiary of Passage 2000, a charity and company limited by guarantee dedicated to ending street homelessness. Passage 2000 is a registered charity (No. 1161696) and PHS is a Registered Social Landlord (RP Number: 4842).

Operational History:

- **Dormancy Period:** PHS remained dormant until December 16, 2020.
- **Bentley House Lease:** On December 17, 2020, PHS took over a lease from Optivo for Bentley House, which offers 20 units of self-contained accommodation at St Vincent's Centre, Carlisle Place, London SW1P 1NL. The freehold is owned by Passage 2000.
- **Passage House Lease:** On March 16, 2021, PHS acquired a lease from Peabody Housing Association for Passage House, a 40-unit assessment centre at 1-5 Longmoore Street, London SW1V 1JH. Passage 2000 owns the freehold.
- **Montfort House Lease:** As of April 1, 2024, PHS obtained the lease for Montfort House, which offers 16 units of self-contained studio accommodation at 22 King's Scholars' Passage, London SW1P 2RS. Passage 2000 owns the freehold.

Objectives and Strategies

With the acquisition of the lease of Montfort House, PHS now oversees 73 units. Following refurbishment, the units at Passage House became operational in August

Passage Housing Services

Board Report

Year Ended 31 March 2025

2022, and Bentley House units were available from December 2022, with 10 units occupied by March 31, 2023. Montfort House units were taken on with residents in situ.

PHS's three-year strategy (2025-28) aligns with the strategic priorities of Passage 2000.

The principal income for the year was derived from core rents for the three properties, collected by Passage 2000 on behalf of PHS. The entity held reserves of £370k at year-end (2024: £266k). Passage 2000 will continue to support PHS in its activities.

Principal Risks and Uncertainties

Last year, the organisation experienced an instance of unintentional non-compliance, which has since been addressed through an external compliance review to strengthen oversight and ensure future adherence.

Strategic Planning Challenges

A key strategic challenge remains the organisation's ambition to expand its housing portfolio. However, forward planning is currently constrained by the need to await the outcomes of the government's Spending Review and the Autumn Statement. These external dependencies limit the ability to make informed investment decisions and long-term commitments.

Main Trends and Factors

The successful refurbishment of 57 units to a high standard, along with the acquisition of a lease for an additional 16 units at Montfort House, has significantly strengthened the organisation's housing portfolio. These developments provide a solid foundation for future growth and operational performance.

As of the balance sheet date:

36 of the 37 units at Passage House were occupied,

All 20 units at Bentley House were fully occupied, and

15 of the 16 units at Montfort House were tenanted.

To support the long-term sustainability of these assets, Passage 2000 commissioned an Asset Management Review during the financial year. This has resulted in the implementation of a comprehensive Asset Management Strategy, which now covers all three properties leased by PHS, ensuring their ongoing maintenance and strategic oversight.

Passage Housing Services

Board Report

Year Ended 31 March 2025

Future Prospects

Looking ahead, PHS, in collaboration with Passage 2000, is actively exploring strategic partnerships with Housing Associations to expand accommodation options for individuals affected by homelessness. These partnerships aim to enhance service delivery and increase housing capacity through shared expertise and resources.

To support this ambition, a Financial Options Review has been commissioned and completed. This review provides a detailed assessment of the financial instruments and funding models available to both Passage 2000 and PHS, enabling informed decision-making around the acquisition of additional housing stock in the future.

Assessment of how the RP is achieving Value for Money

The company is conscious of the need to provide value for money to our users and stakeholders. As a registered provider of social housing with the Regulator of Social Housing (RSH) in England, we are committed to delivering value for money and continuing to meet the RSH's Value for Money Standard. Our rental and social housing related support levels are set in consultation with Westminster City Council to ensure that they, as the principal commissioners of our services, have assurance that they are receiving such value. We regularly review our performance and working practices to continue developing the impact of services and using resources in the most effective and efficient way.

Metric 1 - Reinvestment %

This demonstrates the investment in properties (existing stock as well as new supply) as a percentage of the value of total properties held. The company's metric for reinvestment for the year was 0.0% (2024: 0.1%) representing consultancy costs only; the cost of refurbishment and all other relevant costs have been borne by the parent charity.

Metric 2 - New supply delivered %

In April 2024 the company acquired the lease of Montfort House increasing the supply of social housing units by 16 (21.9%). There was no change in the total number of social housing units in 2023/24.

Metric 3 - Gearing

This metric looks at the extent to which the company's activities are dependent on debt finance. The company holds leasehold property stated at the cost of transfer of the lease less accumulated depreciation. The balance of the loan at 31 March 2025 was £328k (2024: £393k). This represents the cost of the remaining lease repayments spread over ten years from acquisition of the lease. In addition, the company has a liability for short term borrowings of £nil (2025: £29k) representing administrative costs paid by the parent charity. Total borrowings represent 40% (2024: 58%) of the depreciated value of the lease.

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Board Report

Year Ended 31 March 2025

Metric 4 - Earnings before interest, tax, depreciation, amortization, major repairs included (EBITDA MRI) interest cover %

The company paid no interest on the loans referred to in Metric 3 (2024: £nil).

Metric 5 - Headline social housing cost per unit

The cost per unit for the year to Passage Housing Services was £4,012 (2024: £3,944). This reflects the average cost to the company of providing accommodation to residents during the year. If the additional costs to Passage 2000 (acting as agent for PHS) are taken into account, the total cost per unit to Passage 2000 and PHS combined is £6,683 (2024: £6,456).

Metric 6 - Operating margin (overall) - %

The operating margin from social housing lettings was 21.6% (2024: 17.3%) while the operating margin of the company as a whole was 21.6% (2024: 17.3%).

Metric 7 - Return on capital employed (ROCE) %

This metric compares the operating surplus to total assets less current liabilities. For the company this was 16.5% (2024: 8.1%).

Tenant Satisfaction Survey

In Quarter 4 of 2024–25, we conducted our annual Tenant Satisfaction Survey across all three residential properties owned by Passage 2000 and leased by PHS. These services comprise a total of 73 self-contained flats and ensuite rooms. At the time of the survey, 70 units were occupied, with three voids.

All current residents were invited to participate, resulting in a strong response rate:

50 residents (71.4%) completed the survey

20 residents (28.6%) declined or did not respond

The survey was conducted over a one-month period using the standardised questions set by the Housing Regulator. Residents were informed of the survey's purpose and how the feedback would be used to improve services. Responses were collected anonymously through multiple formats—online, paper-based, and face-to-face interviews. Residents were also encouraged to contact their keyworkers for follow-up discussions or to raise concerns.

To gain deeper insights, we included an optional comment box with each question. This allowed residents to explain their responses, helping us identify both areas of strength and opportunities for improvement. Some residents requested and received support to complete the survey.

Passage Housing Services

Board Report

Year Ended 31 March 2025

We are now engaging in further discussions within services to address the feedback received and implement meaningful improvements.

Overall, the results were highly positive, with an average of 94.3% of responses indicating residents were either *Very Satisfied* or *Fairly Satisfied*.

Below is a summary of responses to the 12 questions asked:

Code	Question	% of Respondents Satisfied
TP01	Taking everything into account, how satisfied or dissatisfied are you with the service provided by PHS/The Passage?	94 .0
TP02	If you have received a repair in the last 12 months, how satisfied or dissatisfied are you with the overall repairs service?	100.0
TP03	If you have received a repair in the last 12 months, how satisfied or dissatisfied are you with the time taken to complete the most recent repair you reported?	100.0
TP04	How satisfied or dissatisfied are you that PHS/The Passage provides a home that is well maintained?	98.0
TP05	Thinking about the condition of the property or building you live in now, how satisfied or dissatisfied are you that PHS/The Passage provides a home that is safe?	96 .0
TP06	How satisfied or dissatisfied are you that PHS/The Passage listens to your views and acts upon them?	89.6
TP07	How satisfied or dissatisfied are you that PHS/The Passage keeps you informed about things that matter to you?	86.0
TP08	To what extent do you agree or disagree with the following 'PHS/The Passage treats me fairly and with respect'?	90.0
TP09	If you have made a complaint in the last 12 months, how satisfied or dissatisfied are you with PHS/The Passage's approach to complaints handling?	100.0
TP10	How satisfied or dissatisfied are you that PHS/The Passage keeps communal areas clean and well maintained?	100.0

Passage Housing Services

Board Report

Year Ended 31 March 2025

TP11	How satisfied or dissatisfied are you that PHS/The Passage makes a positive contribution to your neighbourhood?	94.6
TP12	How satisfied or dissatisfied are you with PHS/The Passage's approach to handling anti-social behaviour?	83.3

Code of Governance

Passage Housing Services (PHS) adheres to the National Housing Federation Code of Governance 2020.

Board's Annual Review of Internal Control

The Board conducts a review of significant risks and agrees on mitigation strategies at each meeting.

Public Benefit

In collaboration with its parent entity, Passage 2000, PHS aims to provide resources that encourage, inspire, and challenge individuals experiencing homelessness to transform their lives. The primary focus of PHS is to offer accommodation for vulnerable people as a crucial step towards ending street homelessness.

Future Developments

The ongoing development and growth of the refurbished properties remain a principal focus. Future strategic partnerships will be built on positive outcomes, with Directors closely monitoring the risks and uncertainties associated with these projects to ensure a solid foundation for future developments.

Employees

During the year, the average number of employees was 0 (2023-24: 0). PHS does not employ staff directly; services are delivered through its parent organisation, Passage 2000.

Directors' Responsibilities

The Board is responsible for preparing the report and financial statements in accordance with applicable laws and regulations.

The Co-operative and Community Benefit Societies Act 2014 and registered social housing legislation require the Board to prepare financial statements for each financial year that give a true and fair view of the association's state of affairs and its income and expenditure for that period. In preparing these financial statements, the Board is required to:

- Select suitable accounting policies and apply them consistently.

Passage Housing Services

Board Report

Year Ended 31 March 2025

- Make judgements and estimates that are reasonable and prudent.
- State whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements.
- Prepare the financial statements on a going concern basis unless it is inappropriate to presume that the association will continue in business.

The Board is responsible for keeping proper accounting records that disclose with reasonable accuracy the financial position of the association at any time and ensure compliance with the Co-operative and Community Benefit Societies Act 2014, the Housing and Regeneration Act 2008, and the Accounting Direction for private registered providers of social housing in England 2019. It has general responsibility for taking reasonable steps to safeguard the company's assets and to prevent and detect fraud and other irregularities.

The Board is also responsible for maintaining the integrity of the corporate and financial information included on the association's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

Disclosure of Information to the Auditors

We, the directors of the company who held office at the date of approval of these Financial Statements, each confirm, to the best of our knowledge:

- There is no relevant audit information of which the company's auditors are unaware.
- We have taken all the steps that we ought to have taken as directors to make ourselves aware of any relevant audit information and to ensure that the company's auditors are aware of that information.

The board report has been prepared in accordance with the special provisions applicable to companies subject to the small companies' regime.

The financial statements were approved by the board on 20th August 2025 and signed on their behalf by

Kiran Pawar, Director

Passage Housing Services

Independent Auditor's Report to the Board of Passage Housing Services

Year Ended 31 March 2025

Opinion

We have audited the financial statements of Passage Housing Services (the 'association') for the year ended 31 March 2025 which comprise the statement of comprehensive income, balance sheet and notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the association's affairs as at 31 March 2025, and of its income and expenditure for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Co-operative and Community Benefit Societies Act 2014, the Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing in England 2019.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the association in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

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

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the association's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

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

Other information

The other information comprises the information included in the board report, other than the financial statements and our auditor's report thereon. The board are responsible for the other information contained within the board report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in

Passage Housing Services

Independent Auditor's Report to the Board of Passage Housing Services

Year Ended 31 March 2025

our report, we do not express any form of assurance conclusion thereon. Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Matters on which we are required to report by exception

In the light of our knowledge and understanding of the charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the board report.

We have nothing to report in respect of the following matters where the Co-operative and Community Benefit Act 2014 requires us to report to you if, in our opinion:

- the association has not kept proper books of account, and not maintained a satisfactory system of control over its transactions, in accordance with the requirements of the legislation; or
- the revenue account, any other accounts to which our report relates, and the balance sheet are not in agreement with the association's books of account; or
- we have not obtained all the information and explanations necessary for the purposes our audit; or
- The directors were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemptions in preparing the directors' annual report and from the requirement to prepare a strategic report.

Responsibilities of the board

As explained more fully in the board's responsibilities statement set out on page in the board report, the board is responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as it determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the board is responsible for assessing the association's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the board either intends to liquidate the association or to cease operations, or has no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of

Passage Housing Services

Independent Auditor's Report to the Board of Passage Housing Services

Year Ended 31 March 2025

assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. In identifying and assessing risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, our procedures included the following:

- We enquired of management and board which included obtaining and reviewing supporting documentation, concerning the association's policies and procedures relating to:
 - Identifying, evaluating, and complying with laws and regulations and whether they were aware of any instances of non-compliance;
 - Detecting and responding to the risks of fraud and whether they have knowledge of any actual, suspected, or alleged fraud;
 - The internal controls established to mitigate risks related to fraud or non-compliance with laws and regulations.
- We inspected the minutes of meetings of those charged with governance.
- We obtained an understanding of the legal and regulatory framework that the association operates in, focusing on those laws and regulations that had a material effect on the financial statements or that had a fundamental effect on the operations of the association from our professional and sector experience.
- We communicated applicable laws and regulations throughout the audit team and remained alert to any indications of non-compliance throughout the audit.
- We reviewed any reports made to regulators.
- We reviewed the financial statement disclosures and tested these to supporting documentation to assess compliance with applicable laws and regulations.
- We performed analytical procedures to identify any unusual or unexpected relationships that may indicate risks of material misstatement due to fraud.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

A further description of our responsibilities is available on the Financial Reporting Council's website at: <https://www.frc.org.uk/Our-Work/Audit/Audit-and-assurance/Standards-and-guidance/Standards-and-guidance-for-auditors/Auditors-responsibilities-for-audit/Description-of-auditors-responsibilities-for-audit.aspx>. This description forms part of our auditor's report.

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Independent Auditor's Report to the Board of Passage Housing Services

Year Ended 31 March 2025

Use of our report

This report is made solely to the association's members, as a body, in accordance with section 87 of the Co-operative and Community Benefit Societies Act 2014. Our audit work has been undertaken so that we might state to the association's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the association and the association's members as a body, for our audit work, for this report, or for the opinions we have formed.

Judith Miller (senior statutory auditor)	
on behalf of Sayer Vincent LLP, Statutory Auditor 110 Golden Lane, LONDON, EC1Y 0TG	<i>11 September 2025</i>

Passage Housing Services

Statement of Comprehensive Income (Including Income and Expenditure Account)

Year Ended 31 March 2025

	Note	2025 £	2024 £
Turnover	2	481,456	322,903
Cost of sales	3	(202,730)	(173,370)
Gross surplus		278,726	149,533
Administrative expenditure	4	(174,562)	(101,938)
Operating surplus		104,164	47,595
Surplus for the year before taxation	6	104,164	47,595
Surplus for the year		104,164	47,595
Total comprehensive income for the year / period		104,164	47,595

All of the above results are derived from continuing activities. There were no recognised gains or losses other than those stated above. All income is unrestricted.

Approved by the Directors on 20th August 2025 and signed on their behalf by

Kiran Pawar, Director

Passage Housing Services

Company number: 09337431

Balance Sheet

Year Ended 31 March 2025

		2025	2024
		£	£
	Note		
Fixed assets			
Tangible fixed assets - housing properties	9	626,736	633,286
		626,736	633,286
Current assets			
Debtors	10	36,358	1,324
Cash at bank and in hand		39,978	57,728
		76,337	59,052
Creditors: amounts falling due within one year	11	(71,302)	(99,231)
Net current assets / (liabilities)		5,035	(40,179)
Total assets less current liabilities		631,771	593,107
Creditors: amounts falling due after more than one year	12	(262,000)	(327,500)
Total net assets		369,771	265,607
Reserves			
Income and expenditure reserve		369,771	265,607
Total Reserves		369,771	265,607

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

The financial statements were approved and authorised for issue by the Board on 20th August 2025

Signed on behalf of the Board

Kiran Pawar, Director

The notes to financial statements form part of these accounts.

Passage Housing Services

Statement of Changes in Reserves

Year Ended 31 March 2025

	Income and expenditure reserve £	Total £
Balance as at 1 April 2023	218,012	218,012
Surplus for the year	47,595	47,595
Total comprehensive income	265,607	265,607
Balance at 31 March 2024	265,607	265,607
Surplus for the year	104,164	104,164
Total comprehensive income	104,164	104,164
Balance at 31 March 2025	369,771	369,771

Passage Housing Services

Statement of Cash Flows

Year Ended 31 March 2025

		2025	2024
		£	£
	Note		
Cash flow from operating activities	13	(17,750)	2,153
Net cash flow from operating activities		(17,750)	2,153
Change in cash and cash equivalents		(17,750)	2,153
Cash and cash equivalents at the beginning of the year		57,728	55,575
Cash and cash equivalents at the end of the year		39,978	57,728
Cash and cash equivalents consists of:			
Cash at bank and in hand		39,978	57,728
Cash and cash equivalents at the end of the year		39,978	57,728

Passage Housing Services

Notes to the Financial Statements

Year Ended 31 March 2025

1 Summary of significant accounting policies

(a) General information and basis of preparation

Passage Housing Services (PHS) is a charitable company, limited by guarantee without share capital registered in England and Wales, company registration number 09337431, charity number 1161696. It is also a Registered Provider of Social Housing, registration number 4842. The registered office is St Vincent's Centre, Carlisle Place, London, London, SW1P 1NL, United Kingdom.

PHS constitutes a public benefit entity as defined by FRS 102.

The financial statements have been prepared in accordance with applicable accounting standards including the Financial Reporting Standard Applicable in the UK and Republic of Ireland (FRS 102), the Statement of Recommended Practice for Social Housing Providers 2018, and with the Accounting Direction for private registered providers of social housing in England 2019. The financial statements are also prepared under the requirements of the Housing and Regeneration Act 2008 and the Companies Act 2006. The financial statements have been prepared on a going concern basis under the historical cost convention, modified to include certain items at fair value. The financial statements are prepared in sterling, which is the functional currency of PHS, and rounded to the nearest £.

The significant accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented unless otherwise stated.

The management committee does not consider that there are any sources of estimation uncertainty at the reporting date that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next reporting period.

(b) Going concern

The directors consider that there are no material uncertainties about the company's ability to continue as a going concern. The company has made a surplus for the year and has the commitment of ongoing financial support available from the parent charity should this be required. Since the completion of the refurbishment of Bentley House and Passage House the company has been in regular receipt of rental income, and there is no reason to assume this will change in the foreseeable future.

(c) Tangible fixed assets

Housing properties

Social housing properties are stated at cost less accumulated depreciation. Fixed assets represents the leasehold property held by the entity and is stated at the cost of the buyback of the lease. The assets are capitalised on the basis that Passage Housing Services holds the risks and rewards of ownership. The Housing property is depreciated over the life of the lease.

(d) Debtors and creditors receivable / payable within one year

Debtors and creditors with no stated interest rate and receivable or payable within one year are recorded at transaction price. Any losses arising from impairment are recognised in the statement of comprehensive income in other administrative expenses.

Passage Housing Services

Notes to the Financial Statements

Year Ended 31 March 2025

1 Summary of significant accounting policies (continued)

(e) Tax

Current tax represents the amount of tax payable or receivable in respect of taxable income for the current or past reporting periods. It is measured at the amount expected to be paid or recovered using the tax rates and laws that have been enacted or substantively enacted by the balance sheet date. For 2025 the liability to tax for PHS was £nil (2024: £nil).

(f) Turnover and other income

Turnover is measured at the fair value of the consideration received or receivable net of VAT and trade discounts. The policies adopted for the recognition of turnover are as follows:

Turnover represents rental income receivable in the year and revenue grants received during the year.

(g) Cash at bank and in hand

Cash at bank and cash in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

(h) Financial instruments

Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value with the exception of bank loans which are subsequently measured at amortised cost using the effective interest method.

Passage Housing Services

Notes to the Financial Statements

Year Ended 31 March 2025

2 Turnover, cost of sales, administrative expenditure and operating surplus

	2025 £	2024 £
Social Housing Activities:		
Rent receivable from social housing lettings	481,456	322,903
	481,456	322,903

3 Cost of sales

	2025 £	2024 £
Support costs recharged by parent entity	202,730	173,124
Council Tax on vacant properties	-	246
	202,730	173,370

4 Administrative expenditure

	2025 £	2024 £
Audit fees	7,212	5,610
Bank charges	60	60
Depreciation	6,550	6,550
Finance costs	-	13
Membership subscriptions	2,606	1,595
Consultancy	17,355	687
Insurance	50,373	35,515
IT licences and software	232	230
Maintenance expenses	90,173	51,678
	174,562	101,938

The operating surplus on social housing lettings was £104,164 (2024: £47,595)

5 Accommodation owned, managed and in development

	Number of units 2025 No.	Number of units 2024 No.
Social housing: total owned and managed	73	57
	73	57

Passage Housing Services

Notes to the Financial Statements

Year Ended 31 March 2025

6 Net surplus for the year

	2025 £	2024 £
Surplus is stated after charging:		
Auditor's remuneration (including expenses and benefits in kind) for audit	3,600	3,500
Auditor's remuneration for preparation of corporation tax return	1,235	1,175
Depreciation of tangible fixed assets - housing properties	<u>6,550</u>	<u>6,550</u>

Auditor's remuneration is stated exclusive of VAT

7 Board and key management personnel remuneration

The entity has no employees. The directors of the board are all unpaid, the company had 5 directors at the year end (2024: 7).

8 Tax

The entity which is a registered charity is exempt from corporation tax as all its income is charitable and is applied for charitable purposes.

Passage Housing Services

Notes to the Financial Statements

Year Ended 31 March 2025

9 Tangible fixed assets – housing properties

	Social Housing properties for letting	Total
	£	£
Cost:		
At 1 April 2024	655,000	655,000
At 31 March 2025	<u>655,000</u>	<u>655,000</u>
Depreciation:		
At 1 April 2024	21,714	21,714
Charge for year	<u>6,550</u>	<u>6,550</u>
At 31 March 2025	<u>28,264</u>	<u>28,264</u>
Net book value:		
At 31 March 2025	<u>626,736</u>	<u>626,736</u>
At 31 March 2024	<u>633,286</u>	<u>633,286</u>

Housing property comprises Bentley House which has been acquired via a lease buyback arrangement.

The full amount is payable to the former leaseholder over a period of ten years.

Passage Housing Services

Notes to the Financial Statements

Year Ended 31 March 2025

10 Current assets

	2025 £	2024 £
Prepayments	1,418	1,324
Amounts owed by group undertakings	34,940	-
	<u>36,358</u>	<u>1,324</u>

Amounts owed by group undertakings represents the balance of core rents collected by the parent charity less administrative costs paid by the parent charity on behalf of PHS.

11 Creditors: amounts falling due within one year

	2025 £	2024 £
Amounts owed to group undertakings	-	29,494
Other creditors	65,500	65,500
Accruals	5,802	4,237
	<u>71,302</u>	<u>99,231</u>

Amounts owed to group undertakings represent administrative costs paid by the parent charity on behalf of PHS.

Details of leasing arrangements are provided in note 1c.

12 Creditors: amounts falling due after more than one year

	2025 £	2024 £
Other creditors	262,000	327,500
	<u>262,000</u>	<u>327,500</u>

Other creditors represent the balance of the payments due after more than one year under the purchase agreement for the lease of Bentley House.

Passage Housing Services

Notes to the Financial Statements

Year Ended 31 March 2025

13 Reconciliation of operating surplus to cash flow from operating activities

	2025 £	2024 £
Surplus for the year	104,164	47,595
Depreciation and impairment of tangible fixed assets	6,550	6,550
(Increase) in trade and other debtors	(35,034)	(29)
(Decrease) in trade and other creditors	(93,429)	(51,963)
Net cash flow from operating activities	<u>(17,750)</u>	<u>2,153</u>

14 Ultimate controlling party

The parent company of Passage Housing Services is Passage 2000 (operating as The Passage), Company no. 03885593, Charity no. 1079764.

PHS is consolidated in the group financial statements of The Passage, and the group accounts are available to the public from:

The Passage, St Vincent's Centre, Carlisle Place, London, SW1P 1NL.

15 Related party transactions

Passage 2000 paid to Passage Housing Services core rents for Bentley House and Passage House collected on its behalf totalling £481,456 (£2024: £322,903).

Passage Housing Services paid to Passage 2000 salary, maintenance and insurance costs for Bentley House and Passage House totalling £343,186 (2024: £260,317).

PASSAGE HOUSING SERVICES

England & Wales - Charity number 1161696

Accounts

**Passage Housing Services
Financial Statements
Year Ended 31 March 2024**

Regulator of Social Housing registration number: 4842

Company registration number: 09337431

Charity registration number: 1161696

Passage Housing Services

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Year Ended 31 March 2024

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Passage Housing Services

Passage Housing Services Information

Year Ended 31 March 2024

Regulator of Social Housing registration number	4842
Company number	09337431 (England and Wales)
Charity number	1161696
Directors of the board	Michael Broom (appointed 20 June 2023) Jane Campbell Jonathan Fewster Mark Fisher (resigned 28 November 2023) Michael Kelly James Lally (appointed 20 June 2023) Kiran Pawar Christopher Williams (resigned 20 June 2023) Claire Wise (appointed 20 June 2023)
Secretary	Jane Sandeman
Registered office	St Vincent's Centre Carlisle Place London London SW1P 1NL United Kingdom
Place of business	As above
Auditor	Sayer Vincent LLP 110 Golden Lane London, EC1Y 0TG
Solicitor	Pothecary Witham Weld 70 St George's Square London SW1V 3RD
Bankers	HSBC plc Belgravia Branch The Peak 333 Vauxhall Bridge Road London SW1V 1EJ

Passage Housing Services

Board Report

Year Ended 31 March 2024

The board of Passage Housing Services presents their report and the audited financial statements of Passage Housing Services for the year ended 31 March 2024.

Directors of the board

The directors of the board who have served during the year were as follows:

Michael Broom
Jane Campbell
Jonathan Fewster
Mark Fisher
Michael Kelly
James Lally
Kiran Pawar
Christopher Williams
Claire Wise

Review of the business / business model

Passage Housing Services (PHS) is a private company limited by guarantee without share capital, incorporated on 2nd December 2014, Company No. 09337431. It is a wholly owned subsidiary of Passage 2000, a charity and company limited by guarantee whose objective is to end street homelessness. It is a registered charity, No. 1161696 and a Registered Social Landlord RP Number: 4842.

Until 16 December 2020 Passage Housing Services was dormant. On 17 December 2020 it took over a lease from Optivo for Bentley House, a building with 20 units of self-contained accommodation, located at St Vincent's Centre, Carlisle Place, London SW1P 1NL. The freehold of this property is owned by Passage 2000. On 16 March 2021, Passage Housing Services Limited took over a lease from Peabody Housing Association for Passage House, a 40-unit assessment centre located at 1-5 Longmoore Street, London SW1V 1JH. Passage 2000 owns the freehold to this property.

Objectives and strategies for achieving those objectives

The completion during 2022 of the refurbishment of Passage House and Bentley House provided 57 units of high quality accommodation, which includes 19 units of accommodation for vulnerable people and a 37-unit assessment centre; one unit is occupied under a long-term tenancy arrangement pre-dating the transfer of the lease. The units at Passage House came into use in August 2022, and those at Bentley House became available from December 2022 with 10 of those units in occupation by 31 March 2023. By 31 March 2024, only two units at Passage house were unoccupied and there were no vacancies at Bentley House. The three-year strategy of Passage Housing Services for 2022-25 will be aligned with the strategic priorities of Passage 2000 for the same period.

The principal income in the year consisted of core rents for the two properties, collected by the parent charity Passage 2000 acting as agent for Passage Housing Services.

The entity held reserves of £265,607 at the year end (2023: £218,012). The parent charity, Passage 2000 will continue to support Passage Housing Services to enable it to carry out its activities.

Principal risks and uncertainties

The principal risk prior to the completion of the refurbishment related to capital funding of the project, all of which was obtained through a mixture of planned grants from external bodies and the reserves of the parent charity Passage 2000. As the properties have come into use a residual risk remains that they will not meet user requirements in the long term. This risk is continually mitigated by a formal process of regular engagement between key service delivery personnel and the Project Manager and Architects. Experience to date has demonstrated that apart from minor snagging issues to be expected in a project of this complexity (all of which have been or are in the process of being resolved, and none of which pose a major risk to the overall project), no issues of note or significance have been identified. This situation continues to be monitored and managed by key service delivery personnel and is not seen to provide significant concern.

Passage Housing Services

Board Report

Year Ended 31 March 2024

Main trends and factors underlying the development and performance and position of the RP

The successful completion of the refurbishment of 57 units of accommodation to a high standard provides a sound basis for the future development and performance of the RP. At the balance sheet date 35 of the 37 units at Passage House (completed in August 2022), and all of the 20 units at Bentley House (completed in December 2022) were in occupation. Future performance of the RP is based on the successful outcome of this project; principal risks to this are noted elsewhere in this report.

Future prospects

Now that the refurbishment has been completed and the units are in use, Passage Housing Services will, in partnership with Passage 2000, explore strategic partnerships with Housing Associations with regard to establishing more accommodation options for those impacted by homelessness.

Assessment of how the RP is achieving Value for Money

The company is conscious of the need to provide value for money to our users and stakeholders. As a registered provider of social housing with the Regulator for Social Housing (RSH) in England, we are committed to delivering value for money and continuing to meet the RSH's Value for Money Standard. Our rental and social housing related support levels are set in consultation with Westminster City Council to ensure that they, as the principal commissioners of our services, have assurance that they are receiving such value. We regularly review our performance and working practices to continue developing the impact of services and using resources in the most effective and efficient way.

Metric 1 - Reinvestment %

This demonstrates the investment in properties (existing stock as well as new supply) as a percentage of the value of total properties held. The company's metric for reinvestment for the year was 0.1% (2023: 0.0%) representing consultancy costs only; the cost of refurbishment and all other relevant costs have been borne by the parent charity..

Metric 2 - New supply delivered %

There was no change in the total number of social housing units in 2023/24. In 2022/23 the company completed a major refurbishment of two properties, Passage House and Bentley House, originally consisting of a total of 60 social housing units. As a result of the repurposing of space in these properties the total number of units was reduced by three to allow for the required improvement of standard in the refurbished units. This represented an overall reduction of 5.3% in the total number of social housing units during that year.

Metric 3 - Gearing

This metric looks at the extent to which the company's activities are dependent on debt finance. The company holds leasehold property stated at the cost of transfer of the lease less accumulated depreciation. The balance of the loan at 31 March 2024 was £393k (2023: £462k). This represents the cost of the remaining lease repayments spread over ten years from acquisition of the lease. In addition, the company has a liability for short term borrowings of £29k (£2023: £17k) representing administrative costs paid by the parent charity. Total borrowings represent 58% (2023: 66%) of the depreciated value of the lease.

Metric 4 - Earnings before interest, tax, depreciation, amortization, major repairs included (EBITDA MRI) interest cover %

The company paid no interest on the loans referred to in Metric 3 (2023: £nil).

Metric 5 - Headline social housing cost per unit

The cost per unit for the year to Passage Housing Services was £3,944 (2023: £938). This reflects the average cost to the company of providing accommodation to residents during the year. If the additional costs to Passage 2000 (acting as agent for PHS) are taken into account, the total cost per unit to Passage 2000 and PHS combined is £6,456 (2023: £4,664). In 2022/23 Passage House and Bentley House were in operation for part of the year only (Passage House: August 2022 to March 2023; Bentley House: December 2022 to March 2023), and so the cost per unit for 2023/24 (in which both properties were in operation for a full year) is higher by comparison.

Passage Housing Services

Board Report

Year Ended 31 March 2024

Metric 6 - Operating margin (overall) - %

The operating margin from social housing lettings was 17.3% (2023: 35.3%) while the operating margin of the company as a whole was 17.3% (2023: 62.3%). The reduction in the current year is due to donations from the parent entity made in 2022/23 and before to support the administrative costs of the company over the period of refurbishment, during which no income from social housing lettings was received.

Metric 7 - Return on capital employed (ROCE) %

This metric compares the operating surplus to total assets less current liabilities. For the company this was 8.1% (2023: 14.7%).

Tenant Satisfaction Survey

In Quarter 1 of 2023-24 we undertook our first Tenant Satisfaction Survey across all three of the residential properties owned by Passage 2000. Of those, two, Passage House Assessment Centre (PHAC) and Bentley House (BH), currently sit under Passage Housing Services while Montfort House sits under Passage 2000. The three services comprise 73 flats/ensuite rooms, and at the time of the survey, there were nine voids with 62 units occupied. All residents were approached with a total of 47, or 73.5%, of current residents participating with a further 17, or 26.5%, declining to do so.

Surveys were undertaken over two weeks using the questions set forth by the Housing Regulator outlining the purpose of the survey and how the information gathered would be used for reporting and improving our services. A paper format was used, as most residents preferred this, and information was collected anonymously. Residents were given the option to get in touch with their keyworker to follow up on comments or concerns they raised in the survey. Some residents requested support to complete the surveys.

In addition to the prescribed questions, we added a further box to each question asking participants to comment on why they answered the questions in the way they did. This has been helpful to identify areas that residents felt needed improvement as well as what they felt we did well, and we are having further conversations within services about how we can make improvements in identified areas.

Overall, the survey responses have been incredibly positive with on average 97.5% of responses being Very Satisfied or Fairly Satisfied.

Below is a summary of responses to the 12 questions asked:

Code	Question	% of Respondents Satisfied
TP01	Taking everything into account, how satisfied or dissatisfied are you with the service provided by PHS/The Passage?	91.5
TP02	If you have received a repair in the last 12 months, how satisfied or dissatisfied are you with the overall repairs service?	100.0
TP03	If you have received a repair in the last 12 months, how satisfied or dissatisfied are you with the time taken to complete the most recent repair you reported?	100.0
TP04	How satisfied or dissatisfied are you that PHS/The Passage provides a home that is well maintained?	95.7
TP05	Thinking about the condition of the property or building you live in now, how satisfied or dissatisfied are you that PHS/The Passage provides a home that is safe?	95.7
TP06	How satisfied or dissatisfied are you that PHS/The Passage listens to your views and acts upon them?	95.7
TP07	How satisfied or dissatisfied are you that PHS/The Passage keeps you informed about things that matter to you?	93.6
TP08	To what extent do you agree or disagree with the following 'PHS/The Passage treats me fairly and with respect'?	97.9

Passage Housing Services

Board Report

Year Ended 31 March 2024

TP09	If you have made a complaint in the last 12 months, how satisfied or dissatisfied are you with PHS/The Passage's approach to complaints handling?	100.0
TP10	How satisfied or dissatisfied are you that PHS/The Passage keeps communal areas clean and well maintained?	100.0
TP11	How satisfied or dissatisfied are you that PHS/The Passage makes a positive contribution to your neighbourhood?	100.0
TP12	How satisfied or dissatisfied are you with PHS/The Passage's approach to handling anti-social behaviour?	100.0

Code of governance

Passage Housing Services has adopted the National Housing Federation Code of Governance 2020.

Board's annual review of internal control

At each meeting of the Board a review of significant risks is undertaken and mitigation strategies agreed.

Public benefit

In conjunction with its parent entity Passage 2000, Passage Housing Services seeks to provide resources which encourage, inspire and challenge people experiencing homelessness to transform their lives. The principal focus of Passage Housing Services is to provide accommodation for vulnerable people as a significant means to the ending of street homelessness.

Future developments

The principal focus here is the ongoing development and growth of the refurbished properties mentioned above. Future strategic partnerships will be built on, and depend upon, a positive outcome. As a result the Directors maintain a careful watch over the risks and uncertainties associated with this project to ensure that future developments are built on a firm foundation.

Employees

During the year the average number of employees was 0 (2023: 0).

Directors' responsibilities

The Board is responsible for preparing the report and financial statements in accordance with applicable law and regulations.

The Co-operative and Community Benefit Societies Act 2014 and registered social housing legislation require the Board to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the association and of the income and expenditure of the association for that period. In preparing these financial statements, the Board is required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the association will continue in business.

The Board is responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the association and to enable it to ensure that the financial statements comply with the Co-operative and Community Benefit Societies Act 2014, the Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing in England 2019. It has general responsibility for taking reasonable steps to safeguard the assets of the company and to prevent and detect fraud and other irregularities.

Passage Housing Services

Board Report

Year Ended 31 March 2024

The Board is responsible for the maintenance and integrity of the corporate and financial information included on the association's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

Disclosure of information to the auditors

We, the directors of the company who held office at the date of approval of these Financial Statements as set out above each confirm, so far as we are aware, that:

- there is no relevant audit information of which the company's auditors are unaware; and
- we have taken all the steps that we ought to have taken as directors in order to make ourselves aware of any relevant audit information and to establish that the company's auditors are aware of that information.

The board report has been prepared in accordance with the special provisions applicable to companies subject to the small companies' regime.

The financial statements were approved by the board on 28 August 2024 and signed on their behalf by

Kiran Pawar, Director

Michael Broom, Director

Passage Housing Services

Independent Auditor's Report to the Board of Passage Housing Services

Year Ended 31 March 2024

Independent Auditor's Report to the Members of Passage Housing Services:

Opinion

We have audited the financial statements of Passage Housing Services (the 'association') for the year ended 31 March 2024 which comprise the statement of comprehensive income, balance sheet and notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the association's affairs as at 31 March 2024, and of its income and expenditure for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Co-operative and Community Benefit Societies Act 2014, the Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing in England 2019.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the association in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

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

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the association's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

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

Other information

The other information comprises the information included in the board report, other than the financial statements and our auditor's report thereon. The board are responsible for the other information contained within the board report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon. Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Matters on which we are required to report by exception

In the light of our knowledge and understanding of the charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the board report.

We have nothing to report in respect of the following matters where the Co-operative and Community Benefit Act 2014 requires us to report to you if, in our opinion:

Passage Housing Services

Independent Auditor's Report to the Board of Passage Housing Services

Year Ended 31 March 2024

- the association has not kept proper books of account, and not maintained a satisfactory system of control over its transactions, in accordance with the requirements of the legislation; or
- the revenue account, any other accounts to which our report relates, and the balance sheet are not in agreement with the association's books of account; or
- we have not obtained all the information and explanations necessary for the purposes our audit; or
- The directors were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemptions in preparing the directors' annual report and from the requirement to prepare a strategic report.

Responsibilities of the board

As explained more fully in the board's responsibilities statement set out on page in the board report, the board is responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as it determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the board is responsible for assessing the association's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the board either intends to liquidate the association or to cease operations, or has no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. In identifying and assessing risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, our procedures included the following:

- We enquired of management and board which included obtaining and reviewing supporting documentation, concerning the association's policies and procedures relating to:
 - Identifying, evaluating, and complying with laws and regulations and whether they were aware of any instances of non-compliance;
 - Detecting and responding to the risks of fraud and whether they have knowledge of any actual, suspected, or alleged fraud;
 - The internal controls established to mitigate risks related to fraud or non-compliance with laws and regulations.
- We inspected the minutes of meetings of those charged with governance.
- We obtained an understanding of the legal and regulatory framework that the association operates in, focusing on those laws and regulations that had a material effect on the financial statements or that had a fundamental effect on the operations of the association from our professional and sector experience.
- We communicated applicable laws and regulations throughout the audit team and remained alert to any indications of non-compliance throughout the audit.
- We reviewed any reports made to regulators.
- We reviewed the financial statement disclosures and tested these to supporting documentation to assess compliance with applicable laws and regulations.
- We performed analytical procedures to identify any unusual or unexpected relationships that may indicate risks of material misstatement due to fraud.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

Passage Housing Services

Independent Auditor's Report to the Board of Passage Housing Services

Year Ended 31 March 2024

A further description of our responsibilities is available on the Financial Reporting Council's website at: <https://www.frc.org.uk/Our-Work/Audit/Audit-and-assurance/Standards-and-guidance/Standards-and-guidance-for-auditors/Auditors-responsibilities-for-audit/Description-of-auditors-responsibilities-for-audit.aspx>. This description forms part of our auditor's report.

Use of our report

This report is made solely to the association's members, as a body, in accordance with section 87 of the Co-operative and Community Benefit Societies Act 2014. Our audit work has been undertaken so that we might state to the association's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the association and the association's members as a body, for our audit work, for this report, or for the opinions we have formed.

Judith Miller	
on behalf of Sayer Vincent LLP, Statutory Auditor 110 Golden Lane, LONDON, EC1Y 0TG	27 September 2024

Passage Housing Services

Statement of Comprehensive Income (Including Income and Expenditure Account)

Year Ended 31 March 2024

	Note	Unrestricted £	Discontinued operations £	2024 £	2023 £
Turnover	2	322,903	-	322,903	156,824
Cost of sales	3	(173,370)	-	(173,370)	(54,048)
Gross surplus		149,533	-	149,533	102,776
Administrative expenditure	4	(101,938)	-	(101,938)	(13,040)
Operating surplus		47,595	-	47,595	89,735
Surplus for the year before taxation	6	47,595	-	47,595	89,735
Tax on surplus	8	-	-	-	-
Surplus for the year		47,595	-	47,595	89,735
Total comprehensive income for the year / period		47,595	-	47,595	89,735

All of the above results are derived from continuing activities. There were no recognised gains or losses other than those stated above. All income is unrestricted.

Approved by the Directors on 28 August 2024 and signed on their behalf by

Kiran Pawar, Director

Michael Broom, Director

Passage Housing Services

Company number: 09337431

Balance Sheet

Year Ended 31 March 2024

		2024 £	2023 £
	Note		
Fixed assets			
Tangible fixed assets - housing properties	9	633,286	639,836
		633,286	639,836
Current assets			
Debtors	10	1,324	1,295
Cash at bank and in hand		57,728	55,575
		59,052	56,870
Creditors: amounts falling due within one year	11	(99,231)	(85,694)
Net current (liabilities) / assets		(40,179)	(28,824)
Total assets less current liabilities		593,107	611,012
Creditors: amounts falling due after more than one year	12	(327,500)	(393,000)
Total net assets		265,607	218,012
Reserves			
Income and expenditure reserve		265,607	218,012
Total Reserves		265,607	218,012

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

The financial statements were approved and authorised for issue by the Board on 28 August 2024

Signed on behalf of the Board

Kiran Pawar, Director

Michael Broom, Director

The notes to financial statements form part of these accounts.

Passage Housing Services

Statement of Changes in Reserves

Year Ended 31 March 2024

	Income and expenditure reserve £	Total £
Balance as at 1 April 2022	128,277	128,277
Surplus for the year	89,735	89,735
Total comprehensive income	218,012	218,012
Transfers	-	-
Balance at 31 March 2023	218,012	218,012
Surplus for the year	47,595	47,595
Total comprehensive income	47,595	47,595
Balance at 31 March 2024	265,607	265,607

Passage Housing Services

Statement of Cash Flows

Year Ended 31 March 2024

		2024 £	2023 £
	Note		
Cash flow from operating activities	13	2,153	30,223
Net cash flow from operating activities		<u>2,153</u>	<u>30,223</u>
Change in cash and cash equivalents		2,153	30,223
Cash and cash equivalents at the beginning of the year		55,575	25,351
Cash and cash equivalents at the end of the year		<u>57,728</u>	<u>55,575</u>
Cash and cash equivalents consists of:			
Cash at bank and in hand		57,728	55,575
Cash and cash equivalents at 31 March 2023		<u>57,728</u>	<u>55,575</u>

Passage Housing Services

Notes to the Financial Statements

Year Ended 31 March 2024

1 Summary of significant accounting policies

(a) General information and basis of preparation

Passage Housing Services (PHS) is a charitable company, limited by guarantee without share capital registered in England and Wales, company registration number 09337431, charity number 1161696. It is also a Registered Provider of Social Housing, registration number 4842. The registered office is St Vincent's Centre, Carlisle Place, London, London, SW1P 1NL, United Kingdom.

PHS constitutes a public benefit entity as defined by FRS 102.

The financial statements have been prepared in accordance with applicable accounting standards including the Financial Reporting Standard Applicable in the UK and Republic of Ireland (FRS 102), the Statement of Recommended Practice for Social Housing Providers 2018, and with the Accounting Direction for private registered providers of social housing in England 2019. The financial statements are also prepared under the requirements of the Housing and Regeneration Act 2008 and the Companies Act 2006. The financial statements have been prepared on a going concern basis under the historical cost convention, modified to include certain items at fair value. The financial statements are prepared in sterling, which is the functional currency of PHS, and rounded to the nearest £.

The significant accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented unless otherwise stated.

The management committee does not consider that there are any sources of estimation uncertainty at the reporting date that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next reporting period.

(b) Going concern

The directors consider that there are no material uncertainties about the company's ability to continue as a going concern. The company has made a surplus for the year and has the commitment of ongoing financial support available from the parent charity should this be required. Since the completion of the refurbishment of Bentley House and Passage House the company has been in regular receipt of rental income, and there is no reason to assume this will change in the foreseeable future.

(c) Tangible fixed assets

Housing properties

Social housing properties are stated at cost less accumulated depreciation. Fixed assets represents the leasehold property held by the entity and is stated at the cost of the buyback of the lease. The assets are capitalised on the basis that Passage Housing Services holds the risks and rewards of ownership. The Housing property is depreciated over the life of the lease.

(d) Debtors and creditors receivable / payable within one year

Debtors and creditors with no stated interest rate and receivable or payable within one year are recorded at transaction price. Any losses arising from impairment are recognised in the statement of comprehensive income in other administrative expenses.

Passage Housing Services

Notes to the Financial Statements

Year Ended 31 March 2024

1 Summary of significant accounting policies (continued)

(e) Tax

Current tax represents the amount of tax payable or receivable in respect of taxable income for the current or past reporting periods. It is measured at the amount expected to be paid or recovered using the tax rates and laws that have been enacted or substantively enacted by the balance sheet date. For 2024 the liability to tax for PHS was £0 (2023: £0).

(f) Turnover and other income

Turnover is measured at the fair value of the consideration received or receivable net of VAT and trade discounts. The policies adopted for the recognition of turnover are as follows:

Turnover represents rental income receivable in the year and revenue grants received during the year.

(g) Cash at bank and in hand

Cash at bank and cash in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

(h) Financial instruments

Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value with the exception of bank loans which are subsequently measured at amortised cost using the effective interest method.

Passage Housing Services

Notes to the Financial Statements

Year Ended 31 March 2024

2 Turnover, cost of sales, administrative expenditure and operating surplus

2 Turnover	2024 £	2023 £
Social Housing Activities:		
Rent receivable from social housing lettings	322,903	91,324
Activities other than social housing activities:		
Grant from parent charity	-	65,500
	<u>322,903</u>	<u>156,824</u>

3 Cost of sales	2024 £	2023 £
Support costs recharged by parent entity	173,124	53,476
Council Tax on vacant properties	246	572
	<u>173,370</u>	<u>54,048</u>

4 Administrative expenditure	2024 £	2023 £
Audit fees	5,610.00	4,914
Bank charges	60.00	120
Depreciation	6,550.00	6,550
Finance costs	13.00	100
Membership subscriptions	1,595.05	1,356
Consultancy	687.00	-
Insurance	35,514.84	-
IT licences and software	230.40	-
Maintenance expenses	51,678.27	-
	<u>101,938.49</u>	<u>13,040</u>

The operating surplus on social housing lettings was £47,595 (2023: £24,235)

5 Accommodation owned, managed and in development

	Number of units 2024 No.	Number of units 2023 No.
Social housing: total owned and managed	57	57
	<u>57</u>	<u>57</u>

6 Net surplus for the year

	2024 £	2023 £
Surplus is stated after charging:		
Auditor's remuneration (including expenses and benefits in kind) for audit	4,675	4,914
Depreciation of tangible fixed assets - housing properties	<u>6,550</u>	<u>6,550</u>
Auditor's remuneration is stated exclusive of VAT		

7 Board and key management personnel remuneration

The entity has no employees. The directors of the board are all unpaid, the company had 7 directors at the year end (2023: 6).

8 Tax

The entity which is a registered charity is exempt from corporation tax as all its income is charitable and is applied for charitable purposes. Auditor's remuneration includes a £1,410 fee inclusive of VAT (2023: £1,314) for the submission of Corporation Tax returns for prior years as required by HMRC.

Passage Housing Services

Notes to the Financial Statements

Year Ended 31 March 2024

9 Tangible fixed assets – housing properties

	Social Housing properties for letting £	Total £
Cost:		
At 1 April 2023	655,000	655,000
Additions: completed properties acquired	-	-
At 31 March 2024	<u>655,000</u>	<u>655,000</u>
Depreciation:		
At 1 April 2023	15,164	15,164
Charge for year	<u>6,550</u>	<u>6,550</u>
At 31 March 2024	<u>21,714</u>	<u>21,714</u>
Net book value:		
At 31 March 2024	<u>633,286</u>	<u>633,286</u>
At 31 March 2023	<u>639,836</u>	<u>639,836</u>

Housing property comprises Bentley House which has been acquired via a lease buyback arrangement.

The full amount is payable to the former leaseholder over a period of ten years.

Passage Housing Services

Notes to the Financial Statements

Year Ended 31 March 2024

10 Current assets

	2024	2023
	£	£
Prepayments	1,324	1,295
	<u>1,324</u>	<u>1,295</u>
	<u><u>1,324</u></u>	<u><u>1,295</u></u>

11 Creditors: amounts falling due within one year

	2024	2023
	£	£
Amounts owed to group undertakings	29,494	16,594
Other creditors	65,500	65,500
Accruals	4,237	3,600
	<u>99,231</u>	<u>85,694</u>
	<u><u>99,231</u></u>	<u><u>85,694</u></u>

Amounts owed to group undertakings represent administrative costs paid by the parent charity on behalf of PHS.

Details of leasing arrangements are provided in note 1c.

12 Creditors: amounts falling due after more than one year

	2024	2023
	£	£
Other creditors	327,500	393,000
	<u>327,500</u>	<u>393,000</u>
	<u><u>327,500</u></u>	<u><u>393,000</u></u>

Other creditors represent the balance of the payments due after more than one year under the purchase agreement for the lease of Bentley House.

Passage Housing Services

Notes to the Financial Statements

Year Ended 31 March 2024

13 Reconciliation of operating surplus to cash flow from operating activities

	2024 £	2023 £
Surplus for the year	47,595	89,735
Depreciation and impairment of tangible fixed assets	6,550	6,550
(Increase) / decrease in trade and other debtors	(29)	61
Increase / (decrease) in trade and other creditors	(51,963)	(66,123)
Net cash flow from operating activities	<u>2,153</u>	<u>30,223</u>

14 Ultimate controlling party

The parent company of Passage Housing Services is Passage 2000 (operating as The Passage), Company no. 03885593, Charity no. 1079764.

PHS is consolidated in the group financial statements of The Passage, and the group accounts are available to the public from:

The Passage, St Vincent's Centre, Carlisle Place, London, SW1P 1NL.

15 Related party transactions

Passage 2000 paid to Passage Housing Services core rents for Bentley House and Passage House collected on its behalf totalling £322,903 (£2023: £91,324).

Passage Housing Services paid to Passage 2000 salary, maintenance and insurance costs for Bentley House and Passage House totalling £260,317 (2023: £53,476).

In 2022-23 a grant of £65,500 was received from the parent entity Passage 2000 to support the administrative costs of the entity.

PASSAGE HOUSING SERVICES

England & Wales - Charity number 1161696

Accounts

**Passage Housing Services
Financial Statements
Year Ended 31 March 2023**

Regulator of Social Housing registration number:4842

Company registration number: 09337431

Charity registration number: 1161696

Passage Housing Services

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Year Ended 31 March 2023

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Passage Housing Services

Passage Housing Services Information

Year Ended 31 March 2023

Regulator of Social Housing registration number	4842
Company number	09337431 (England and Wales)
Charity number	1161696
Directors of the board	Michael Broom (appointed 20 June 2023) Jane Campbell Jonathan Fewster Mark Fisher Michael Kelly Jane Lally (appointed 20 June 2023) Kiran Pawar Christopher Williams (resigned 20 June 2023) Claire Wise (appointed 20 June 2023)
Secretary	Jane Sandeman
Registered office	St Vincent's Centre Carlisle Place London London SW1P 1NL United Kingdom
Place of business	As above
Auditor	Sayer Vincent LLP Invicta House, 108-114 Golden Lane London, EC1Y 0TL
Solicitor	Pothecary Witham Weld 70 St George's Square London SW1V 3RD
Bankers	HSBC plc Belgravia Branch The Peak 333 Vauxhall Bridge Road London SW1V 1EJ

Passage Housing Services

Board Report

Year Ended 31 March 2023

The board of Passage Housing Services presents their report and the audited financial statements of Passage Housing Services for the year ended 31 March 2023.

Directors of the board

The directors of the board who have served during the year were as follows:

Jane Campbell
Jonathan Fewster
Mark Fisher
Michael Kelly
Kiran Pawar
Christopher Williams

Review of the business / business model

Passage Housing Services (PHS) is a private company limited by guarantee without share capital, incorporated on 2nd December 2014, Company No. 09337431. It is a wholly owned subsidiary of Passage 2000, a charity and company limited by guarantee whose objective is to end street homelessness. It is a registered charity, No. 1161696 and a Registered Social Landlord RP Number: 4842.

Until 16 December 2020 Passage Housing Services was dormant. On 17 December 2020 it took over a lease from Optivo for Bentley House, a building with 20 units of self-contained accommodation, located at St Vincent's Centre, Carlisle Place, London SW1P 1NL. The freehold of this property is owned by Passage 2000. On 16 March 2021, Passage Housing Services Limited took over a lease from Peabody Housing Association for Passage House, a 40-unit assessment centre located at 1-5 Longmoore Street, London SW1V 1JH. Passage 2000 owns the freehold to this property.

Objectives and strategies for achieving those objectives

The completion during 2022 of the refurbishment of Passage House and Bentley House has provided 57 units of high quality accommodation, which includes 19 units of accommodation for vulnerable people and a 37-unit assessment centre; one unit is occupied under a long-term tenancy arrangement pre-dating the transfer of the lease. The units at Passage House came into use in August 2022, and those at Bentley House became available from December 2022 with 10 of those units in occupation by 31 March 2023. The three-year strategy of Passage Housing Services for 2022-25 will be aligned with the strategic priorities of Passage 2000 for the same period.

The principal income in the year consisted of a grant from the parent charity Passage 2000 to support the administrative costs of the entity and core rents collected by the parent charity as agent for Passage Housing Services.

The entity held reserves of £218,012 at the year end (2022: £128,277). The parent charity, Passage 2000 will continue to support Passage Housing Services to enable it to carry out its activities.

Principal risks and uncertainties

The principal risk prior to the completion of the refurbishment related to capital funding of the project, all of which was obtained through a mixture of planned grants from external bodies and the reserves of the parent charity Passage 2000. As the properties have come into use a residual risk remains that they will not meet user requirements in the long term. This risk has been mitigated by a formal process of regular engagement between key service delivery personnel and the Project Manager and Architects. Experience to date has demonstrated that apart from minor snagging issues to be expected in a project of this complexity (all of which have been or are in the process of being resolved, and none of which pose a major risk to the overall project), no issues of note or significance have been identified. This situation continues to be monitored and managed by key service delivery personnel and is not seen to provide significant concern.

Main trends and factors underlying the development and performance and position of the RP

The successful completion of the refurbishment of 57 units of accommodation to a high standard provides a sound basis for the future development and performance of the RP. At the balance sheet date 34 of the 37

Passage Housing Services

Board Report

Year Ended 31 March 2023

units at Passage House (completed in August 2022), and 10 of the 20 units at Bentley House (completed in December 2022) were in occupation. Since that date further units have come into occupation. Future performance of the RP is based on the successful outcome of this project; principal risks to this are noted elsewhere in this report.

Future prospects

Now that the refurbishment has been completed and the units are coming into use, Passage Housing Services will, in partnership with Passage 2000, explore strategic partnerships with Housing Associations with regard to establishing more accommodation options for those impacted by homelessness.

Assessment of how the RP is achieving Value for Money

The company is conscious of the need to provide value for money to our users and stakeholders. As a registered provider of social housing with the Regulator for Social Housing (RSH) in England, we are committed to delivering value for money and continuing to meet the RSH's Value for Money Standard. Our rental and social housing related support levels are set in consultation with Westminster City Council to ensure that they, as the principal commissioners of our services, have assurance that they are receiving such value. We regularly review our performance and working practices to continue developing the impact of services and using resources in the most effective and efficient way.

Metric 1 - Reinvestment %

This demonstrates the investment in properties (existing stock as well as new supply) as a percentage of the value of total properties held. The company's metric for reinvestment for the year was nil (2022: 1.7%) as the costs for the refurbishment of its properties (other than consultancy costs) have been borne by the parent charity.

Metric 2 - New supply delivered %

During the year the company completed a major refurbishment of two properties, Passage House and Bentley House, originally consisting of a total of 60 social housing units. As a result of the repurposing of space in these properties the total number of units was reduced by three to allow for the required improvement of standard in the refurbished units. This represents an overall reduction of 5.3% (2022: 0.0%) in the total number of social housing units.

Metric 3 - Gearing

This metric looks at the extent to which the company's activities are dependent on debt finance. The company holds leasehold property stated at the cost of transfer of the lease less accumulated depreciation. The balance of the loan at 31 March 2023 was £462k (2022: £528k). This represents the cost of the remaining lease repayments spread over ten years from acquisition of the lease. In addition, the company has a liability for short term borrowings of £15k (2022: £17k) representing administrative costs paid by the parent charity. Total borrowings represent 66% (2022: 84%) of the depreciated value of the lease.

Metric 4 - Earnings before interest, tax, depreciation, amortization, major repairs included (EBITDA MRI) interest cover %

The company paid no interest on the loans referred to in Metric 3 (2022: nil).

Metric 5 - Headline social housing cost per unit

The cost per unit for the year to Passage Housing Services was £938 (2022: £0). This reflects the average cost to the company of providing accommodation to residents for that part of the year in which Passage House and Bentley House were in operation (Passage House: August 2022 to March 2023; Bentley House December 2022 to March 2023). If the additional costs to Passage 2000 (acting as agent for PHS) are taken into account, the total cost per unit to Passage 2000 and PHS combined is £4,664 (2022: £0).

Metric 6 - Operating margin (overall) - %

The operating margin from social housing lettings was 35.3% (2022: 0.0%) while the operating margin of the company as a whole was 62.3% (2022: 83.5%) due to donations from the parent entity to support the administrative costs of the company over the period of refurbishment, during which no income from social housing lettings was received.

Metric 7 - Return on capital employed (ROCE) %

Passage Housing Services

Board Report

Year Ended 31 March 2023

This metric compares the operating surplus to total assets less current liabilities. For the company this was 14.7% (2022: 18.7%).

Code of governance

Passage Housing Services has adopted the National Housing Federation Code of Governance 2020.

Board's annual review of internal control

At each meeting of the Board a review of significant risks is undertaken and mitigation strategies agreed.

Public benefit

In conjunction with its parent entity Passage 2000, Passage Housing Services seeks to provide resources which encourage, inspire and challenge people experiencing homelessness to transform their lives. The principal focus of Passage Housing Services is to provide accommodation for vulnerable people as a significant means to the ending of street homelessness.

Future developments

The principal focus here is the ongoing development and growth of the refurbished properties mentioned above. Future strategic partnerships will be built on, and depend upon, a positive outcome. As a result the Directors maintain a careful watch over the risks and uncertainties associated with this project to ensure that future developments are built on a firm foundation.

Employees

During the year the average number of employees was 0 (2022: 0).

Directors' responsibilities

The Board is responsible for preparing the report and financial statements in accordance with applicable law and regulations.

The Co-operative and Community Benefit Societies Act 2014 and registered social housing legislation require the Board to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the association and of the income and expenditure of the association for that period. In preparing these financial statements, the Board is required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the association will continue in business.

The Board is responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the association and to enable it to ensure that the financial statements comply with the Co-operative and Community Benefit Societies Act 2014, the Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing in England 2019. It has general responsibility for taking reasonable steps to safeguard the assets of the company and to prevent and detect fraud and other irregularities.

The Board is responsible for the maintenance and integrity of the corporate and financial information included on the association's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

Disclosure of information to the auditors

We, the directors of the company who held office at the date of approval of these Financial Statements as set out above each confirm, so far as we are aware, that:

- there is no relevant audit information of which the company's auditors are unaware; and

Passage Housing Services

Board Report

Year Ended 31 March 2023

- we have taken all the steps that we ought to have taken as directors in order to make ourselves aware of any relevant audit information and to establish that the company's auditors are aware of that information.

The board report has been prepared in accordance with the special provisions applicable to companies subject to the small companies' regime.

The financial statements were approved by the board on 6 September 2023 and signed on their behalf by

Kiran Pawar, Director

Michael Broom, Director

Passage Housing Services

Independent Auditor's Report to the Board of Passage Housing Services

Year Ended 31 March 2023

Independent Auditor's Report to the Members of Passage Housing Services

Opinion

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

In our opinion the financial statements:

- give a true and fair view of the state of the association's affairs as at 31 March 2023, and of its income and expenditure for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Co-operative and Community Benefit Societies Act 2014, the Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing in England 2019.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the association in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

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

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the association's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

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

Other information

The other information comprises the information included in the board report, other than the financial statements and our auditor's report thereon. The board are responsible for the other information contained within the board report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon. Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Matters on which we are required to report by exception

In the light of our knowledge and understanding of the charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the board report.

We have nothing to report in respect of the following matters where the Co-operative and Community Benefit Act 2014 requires us to report to you if, in our opinion:

Passage Housing Services

Independent Auditor's Report to the Board of Passage Housing Services

Year Ended 31 March 2023

- the association has not kept proper books of account, and not maintained a satisfactory system of control over its transactions, in accordance with the requirements of the legislation; or
- the revenue account, any other accounts to which our report relates, and the balance sheet are not in agreement with the association's books of account; or
- we have not obtained all the information and explanations necessary for the purposes our audit; or
- The directors were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemptions in preparing the directors' annual report and from the requirement to prepare a strategic report.

Responsibilities of the board

As explained more fully in the board's responsibilities statement set out on page in the board report, the board is responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as it determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the board is responsible for assessing the association's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the board either intends to liquidate the association or to cease operations, or has no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. In identifying and assessing risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, our procedures included the following:

- We enquired of management and board which included obtaining and reviewing supporting documentation, concerning the association's policies and procedures relating to:
 - Identifying, evaluating, and complying with laws and regulations and whether they were aware of any instances of non-compliance;
 - Detecting and responding to the risks of fraud and whether they have knowledge of any actual, suspected, or alleged fraud;
 - The internal controls established to mitigate risks related to fraud or non-compliance with laws and regulations.
- We inspected the minutes of meetings of those charged with governance.
- We obtained an understanding of the legal and regulatory framework that the association operates in, focusing on those laws and regulations that had a material effect on the financial statements or that had a fundamental effect on the operations of the association from our professional and sector experience.
- We communicated applicable laws and regulations throughout the audit team and remained alert to any indications of non-compliance throughout the audit.
- We reviewed any reports made to regulators.
- We reviewed the financial statement disclosures and tested these to supporting documentation to assess compliance with applicable laws and regulations.
- We performed analytical procedures to identify any unusual or unexpected relationships that may indicate risks of material misstatement due to fraud.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

Passage Housing Services

Independent Auditor's Report to the Board of Passage Housing Services

Year Ended 31 March 2023

A further description of our responsibilities is available on the Financial Reporting Council's website at: <https://www.frc.org.uk/Our-Work/Audit/Audit-and-assurance/Standards-and-guidance/Standards-and-guidance-for-auditors/Auditors-responsibilities-for-audit/Description-of-auditors-responsibilities-for-audit.aspx>. This description forms part of our auditor's report.

Use of our report

This report is made solely to the association's members, as a body, in accordance with section 87 of the Co-operative and Community Benefit Societies Act 2014. Our audit work has been undertaken so that we might state to the association's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the association and the association's members as a body, for our audit work, for this report, or for the opinions we have formed.

Judith Miller	
on behalf of Sayer Vincent LLP, Statutory Auditor Invicta House, 108-114 Golden Lane, LONDON, EC1Y 0TL	27 September 2023

Passage Housing Services

Statement of Comprehensive Income (Including Income and Expenditure Account)

Year Ended 31 March 2023

	Note	Unrestricted £	Discontinued operations £	2023 £	2022 £
Turnover	2	156,824	-	156,824	131,000
Cost of sales	3	(54,048)	-	(54,048)	-
Gross surplus		102,776	-	102,776	131,000
Administrative expenditure	4	(13,040)	-	(13,040)	(21,565)
Operating surplus		89,735	-	89,735	109,435
Surplus for the year before taxation	6	89,735	-	89,735	109,435
Tax on surplus	8	-	-	-	-
Surplus for the year		89,735	-	89,735	109,435
Total comprehensive income for the year / period		89,735	-	89,735	109,435

All of the above results are derived from continuing activities. There were no recognised gains or losses other than those stated above. All income is unrestricted.

Approved by the Directors on 6 September 2023 and signed on their behalf by

Kiran Pawar, Director

Michael Broom, Director

Passage Housing Services

Company number: 09337431

Balance Sheet

Year Ended 31 March 2023

		2023 £	2022 £
	Note		
Fixed assets			
Tangible fixed assets - housing properties	9	639,836	646,386
		639,836	646,386
Current assets			
Debtors	10	1,295	1,356
Cash at bank and in hand		55,575	25,351
		56,870	26,707
Creditors: amounts falling due within one year	11	(85,694)	(86,317)
Net current (liabilities) / assets		(28,824)	(59,609)
Total assets less current liabilities		611,012	586,777
Creditors: amounts falling due after more than one year	12	(393,000)	(458,500)
Total net assets		218,012	128,277
Reserves			
Income and expenditure reserve		218,012	128,277
Total Reserves		218,012	128,277

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

The financial statements were approved and authorised for issue by the Board on 6 September 2023

Signed on behalf of the Board

Kiran Pawar, Director

Michael Broom, Director

The notes to financial statements form part of these accounts.

Passage Housing Services

Statement of Changes in Reserves

Year Ended 31 March 2023

	Income and expenditure reserve £	Total £
Balance as at 1 April 2021	18,842	18,842
Surplus for the year	109,435	109,435
Total comprehensive income	128,277	128,277
Transfers	-	-
Balance at 31 March 2022	128,277	128,277
Surplus for the year	89,735	89,735
Total comprehensive income	89,735	89,735
Balance at 31 March 2023	218,012	218,012

Passage Housing Services

Statement of Cash Flows

Year Ended 31 March 2023

		2023 £	2022 £
	Note		
Cash flow from operating activities	13	30,223	52
Net cash flow from operating activities		<u>30,223</u>	<u>52</u>
Change in cash and cash equivalents		30,223	52
Cash and cash equivalents at the beginning of the year		25,351	25,299
Cash and cash equivalents at the end of the year		<u>55,575</u>	<u>25,351</u>
Cash and cash equivalents consists of:			
Cash at bank and in hand		55,575	25,351
Cash and cash equivalents at 31 March 2023		<u>55,575</u>	<u>25,351</u>

Passage Housing Services

Notes to the Financial Statements

Year Ended 31 March 2023

1 Summary of significant accounting policies

(a) General information and basis of preparation

Passage Housing Services (PHS) is a charitable company, limited by guarantee without share capital registered in England and Wales, company registration number 09337431, charity number 1161696. It is also a Registered Provider of Social Housing. The registered office is St Vincent's Centre, Carlisle Place, London, London, SW1P 1NL, United Kingdom.

PHS constitutes a public benefit entity as defined by FRS 102.

The financial statements have been prepared in accordance with applicable accounting standards including the Financial Reporting Standard Applicable in the UK and Republic of Ireland (FRS 102), the Statement of Recommended Practice for Social Housing Providers 2018, and with the Accounting Direction for private registered providers of social housing in England 2019. The financial statements are also prepared under the requirements of the Housing and Regeneration Act 2008 and the Companies Act 2006. The financial statements have been prepared on a going concern basis under the historical cost convention, modified to include certain items at fair value. The financial statements are prepared in sterling, which is the functional currency of PHS, and rounded to the nearest £.

The significant accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented unless otherwise stated.

The management committee does not consider that there are any sources of estimation uncertainty at the reporting date that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next reporting period.

(b) Going concern

The directors consider that there are no material uncertainties about the company's ability to continue as a going concern. The company has made a surplus for the year and has the commitment of ongoing financial support available from the parent charity should this be required. Since the completion of the refurbishment of Bentley House and Passage House the company has been in regular receipt of rental income, and there is no reason to assume this will change in the foreseeable future.

(c) Tangible fixed assets

Housing properties

Social housing properties are stated at cost less accumulated depreciation. Fixed assets represents the leasehold property held by the entity and is stated at the cost of the buyback of the lease. The assets are capitalised on the basis that Passage Housing Services holds the risks and rewards of ownership. The Housing property is depreciated over the life of the lease.

(d) Debtors and creditors receivable / payable within one year

Debtors and creditors with no stated interest rate and receivable or payable within one year are recorded at transaction price. Any losses arising from impairment are recognised in the statement of comprehensive income in other administrative expenses.

Passage Housing Services

Notes to the Financial Statements

Year Ended 31 March 2023

1 Summary of significant accounting policies (continued)

(e) Tax

Current tax represents the amount of tax payable or receivable in respect of taxable income for the current or past reporting periods. It is measured at the amount expected to be paid or recovered using the tax rates and laws that have been enacted or substantively enacted by the balance sheet date. For 2023 the liability to tax for PHS was £0 (2022: £0).

(f) Turnover and other income

Turnover is measured at the fair value of the consideration received or receivable net of VAT and trade discounts. The policies adopted for the recognition of turnover are as follows:

Turnover represents rental income receivable in the year and revenue grants received during the year.

(g) Cash at bank and in hand

Cash at bank and cash in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

(h) Financial instruments

Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value with the exception of bank loans which are subsequently measured at amortised cost using the effective interest method.

Passage Housing Services

Notes to the Financial Statements

Year Ended 31 March 2023

2 Turnover, cost of sales, administrative expenditure and operating surplus

2 Turnover	2023 £	2022 £
Social Housing Activities:		
Rent receivable from social housing lettings	91,324	-
Activities other than social housing activities:		
Grant from parent charity	65,500	131,000
	<u>156,824</u>	<u>131,000</u>

3 Cost of sales	2023 £	2022 £
Support costs recharged by parent entity	53,476	-
Council Tax on vacant properties	572	-
	<u>54,048</u>	<u>-</u>

4 Administrative expenditure	2023 £	2022 £
Bank charges	120	111
Finance costs	100	13
Audit fees	4,914	3,600
Membership subscriptions	1,356	-
Depreciation	6,550	6,549
Consultancy	-	11,293
	<u>13,040</u>	<u>21,565</u>

The operating surplus on social housing lettings was £24,235 (2022: £nil)

5 Accommodation owned, managed and in development

	Number of units 2023 No.	Number of units 2022 No.
Social housing: total owned and managed	57	60
	<u>57</u>	<u>60</u>

During the course of the major refurbishment of Bentley House and Passage House the total number of units was reduced and the space of the remaining units increased where necessary to allow the remaining units to be refurbished to a higher standard.

6 Net surplus for the year

	2023 £	2022 £
Surplus is stated after charging:		
Auditor's remuneration (including expenses and benefits in kind) for audit	4,914	3,600
Depreciation of tangible fixed assets - housing properties	<u>6,550</u>	<u>6,549</u>

7 Board and key management personnel remuneration

The entity has no employees. The directors of the board are all unpaid, the company had 6 directors at the year end (2022: 6).

8 Tax

The entity which is a registered charity is exempt from corporation tax as all its income is charitable and is applied for charitable purposes. Auditor's remuneration includes a £1,314 fee for the submission of a nil Corporation Tax return for 2022 as required by HMRC.

Passage Housing Services

Notes to the Financial Statements

Year Ended 31 March 2023

9 Tangible fixed assets – housing properties

	Social Housing properties for letting	Total
	£	£
Cost:		
At 1 April 2022	655,000	655,000
Additions: completed properties acquired	-	-
At 31 March 2023	<u>655,000</u>	<u>655,000</u>
Depreciation:		
At 1 April 2022	8,614	8,614
Charge for year	<u>6,550</u>	<u>6,550</u>
At 31 March 2023	<u>15,164</u>	<u>15,164</u>
Net book value:		
At 31 March 2023	<u>639,836</u>	<u>639,836</u>
At 31 March 2022	<u>646,386</u>	<u>646,386</u>

Housing property comprises Bentley House which has been acquired via a lease buyback arrangement.

The full amount is payable to the former leaseholder over a period of ten years.

Passage Housing Services

Notes to the Financial Statements

Year Ended 31 March 2023

10 Current assets

	2023	2022
	£	£
Prepayments	1,295	1,356
	<u>1,295</u>	<u>1,356</u>
	<u><u>1,295</u></u>	<u><u>1,356</u></u>

11 Creditors: amounts falling due within one year

	2023	2022
	£	£
Amounts owed to group undertakings	16,594	17,025
Other creditors	65,500	65,500
Accruals	3,600	3,792
	<u>85,694</u>	<u>86,317</u>
	<u><u>85,694</u></u>	<u><u>86,317</u></u>

Amounts owed to group undertakings represent administrative costs paid by the parent charity on behalf of PHS.

Details of leasing arrangements are provided in note 1c.

12 Creditors: amounts falling due after more than one year

	2023	2022
	£	£
Other creditors	393,000	458,500
	<u>393,000</u>	<u>458,500</u>
	<u><u>393,000</u></u>	<u><u>458,500</u></u>

Other creditors represent the balance of the payments due after more than one year under the purchase agreement for the lease of Bentley House.

Passage Housing Services

Notes to the Financial Statements

Year Ended 31 March 2023

13 Reconciliation of operating surplus to cash flow from operating activities

	2023 £	2022 £
Surplus for the year	89,735	109,435
Depreciation and impairment of tangible fixed assets	6,550	6,549
(Increase) / decrease in trade and other debtors	61	(1,356)
Increase / (decrease) in trade and other creditors	(66,123)	(114,575)
Net cash flow from operating activities	<u>30,223</u>	<u>52</u>

14 Ultimate controlling party

The parent company of Passage Housing Services is Passage 2000 (operating as The Passage), Company no. 03885593, Charity no. 1079764.

PHS is consolidated in the group financial statements of The Passage, and the group accounts are available to the public from:

The Passage, St Vincent's Centre, Carlisle Place, London, SW1P 1NL.

15 Related party transaction

A grant of £65,500 was received from the parent entity Passage 2000 to support the administrative costs of the entity (2022: £131,000).

PASSAGE HOUSING SERVICES

England & Wales - Charity number 1161696

Accounts

**Passage Housing Services
Financial Statements
Year Ended 31 March 2022**

Regulator of Social Housing registration number:4842

Company registration number: 09337431

Charity registration number: 1161696

Passage Housing Services

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Year Ended 31 March 2022

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Passage Housing Services

Passage Housing Services Information

Year Ended 31 March 2022

Regulator of Social Housing registration number	4842
Company number	09337431 (England and Wales)
Charity number	1161696
Directors of the board	Jane Campbell Jonathan Fewster Mark Fisher Michael Kelly Kiran Pawar Christopher Williams
Secretary	Jane Sandeman
Registered office	St Vincent's Centre Carlisle Place London London SW1P 1NL United Kingdom
Place of business	As above
Auditor	Sayer Vincent LLP Invicta House, 108-114 Golden Lane London, EC1Y 0TL
Solicitor	Pothecary Witham Weld 70 St George's Square London SW1V 3RD
Bankers	HSBC plc Belgravia Branch The Peak 333 Vauxhall Bridge Road London SW1V 1EJ

Passage Housing Services

Board Report

Year Ended 31 March 2022

The board of Passage Housing Services presents their report and the audited financial statements of Passage Housing Services for the year ended 31 March 2022.

Directors of the board

The directors of the board who have served during the year were as follows:

Jane Campbell
Jonathan Fewster
Mark Fisher
Michael Kelly
Kiran Pawar
Christopher Williams

Review of the business / business model

Passage Housing Services (PHS) is a Private Limited Company incorporated on the 2nd December 2014, Company No. 09337431. It is a wholly owned subsidiary of Passage 2000, a charity and company limited by guarantee whose objective is to end street homelessness. It is a registered charity, No. 1161696 and a Registered Social Landlord RP Number: 4842.

Until 16 December 2020 Passage Housing Services was dormant. On 17 December 2020 it took over a lease from Optivo for Bentley House, a building with 20 units of self-contained accommodation, located at St Vincent's Centre, Carlisle Place, London SW1P 1NL. The freehold of this property is owned by Passage 2000. On 16 March 2021, Passage Housing Services Limited took over a lease from Peabody Housing Association for Passage House, a 40 unit hostel, located at 1-5 Longmoore Street, London SW1V 1JH. Passage 2000 owns the freehold to this property.

Objectives and strategies for achieving those objectives

At the end of March 2022, both Passage House and Bentley House were currently undergoing a major refurbishment and all units were, at the time, vacant. Once completed later in 2022, Bentley House will provide 20 units of accommodation and Passage House will provide 37 units of accommodation. Its three-year strategy for 2022-25 will be aligned with the strategic priorities of Passage 2000 for the same period.

The principal income in the year was a grant from the parent charity Passage 2000 to support the administrative costs of the entity.

The entity held reserves of £128,277 at the year end. The parent charity, Passage 2000 will continue to support Passage Housing Services to enable to carry out its activities.

Principal risks and uncertainties

A major risk in the redevelopment of both Passage House and Bentley House was the failure to find adequate capital funding, most of which had been secured or agreed in principle by the balance sheet date. This was mitigated by having a capital funding plan in place, which included a mixture of planned grants and a commercial loan, as well as a grant from the reserves of the parent charity Passage 2000. A lesser but still important risk that has been recognised is the possibility that the final build does not meet user requirements. This is being mitigated by a formal process of regular engagement between key service delivery personnel and the Project Manager and Architects. The risk that the cost of the build exceeding budget, seen as moderate, is being managed by the appointment of a cost consultant and regular meetings between the Project Manager and the Chief Operating Officer of the parent charity to review performance against both budget and contract.

Main trends and factors underlying the development and performance and position of the RP

Future performance of the RP is predicated upon the successful completion of the current refurbishment of 57 units of accommodation to a high standard. Principal risks to this outcome are noted elsewhere in this report.

Passage Housing Services

Board Report

Year Ended 31 March 2022

Future prospects

After completion of the refurbishment and as the units come into use, Passage Housing Services will, in partnership with Passage 2000, spend time consolidating operations and practices, ensuring regulatory compliance and considering longer term opportunities to grow the stock of affordable housing.

Assessment of how the RP is achieving Value for Money

The funding plan for the refurbishment of Bentley House and Passage House is designed to achieve a level of ongoing sustainability once the initial investment is realised and the accommodation is in occupation. Moving forward, the RP will continue to adhere to the RSH's value for money principles and adhere to our Value for Money policy.

Code of governance

Passage Housing Services has adopted the National Housing Federation Code of Governance 2020.

Board's annual review of internal control

At each meeting of the Board a review of significant risks is undertaken and mitigation strategies agreed.

Public benefit statement

In conjunction with its parent entity Passage 2000, Passage Housing Services seeks to provide resources which encourage, inspire and challenge people who are homeless to transform their lives. The principal focus of Passage Housing Services is to provide accommodation for vulnerable people as a significant means to the ending of street homelessness.

Future developments

The principal focus in the immediate future is the successful completion of the refurbishment of the properties mentioned above. Future strategic partnerships will be built on, and depend upon, a positive outcome here. As a result the Directors maintain a careful watch over the risks and uncertainties associated with this project to ensure that future developments are built on a firm foundation.

Employees

During the year the average number of employees was 0 (2021: 0).

Directors' responsibilities

The Board is responsible for preparing the report and financial statements in accordance with applicable law and regulations.

The Co-operative and Community Benefit Societies Act 2014 and registered social housing legislation require the Board to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the association and of the income and expenditure of the association for that period. In preparing these financial statements, the Board is required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the association will continue in business.

The Board is responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the association and to enable it to ensure that the financial statements comply with the Co-operative and Community Benefit Societies Act 2014, the Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing in England 2019. It has general responsibility for taking reasonable steps to safeguard the assets of the Association and to prevent and detect fraud and other irregularities.

Passage Housing Services

Board Report

Year Ended 31 March 2022

The Board is responsible for the maintenance and integrity of the corporate and financial information included on the association's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

Disclosure of information to the auditors

We, the directors of the company who held office at the date of approval of these Financial Statements as set out above each confirm, so far as we are aware, that:

- there is no relevant audit information of which the company's auditors are unaware; and
- we have taken all the steps that we ought to have taken as directors in order to make ourselves aware of any relevant audit information and to establish that the company's auditors are aware of that information.

The board report has been prepared in accordance with the special provisions applicable to companies subject to the small companies' regime.

The financial statements were approved by the board on 19 September 2022 and signed on their behalf by

Kiran Pawar, Director

Michael Kelly, Director

Passage Housing Services

Independent Auditor's Report to the Board of Passage Housing Services

Year Ended 31 March 2022

Opinion

We have audited the financial statements of Passage Housing Services (the 'association') for the year ended 31 March 2022 which comprise the statement of comprehensive income, balance sheet and notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the association's affairs as at 31 March 2022, and of its income and expenditure for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Co-operative and Community Benefit Societies Act 2014, the Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing in England 2019.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the association in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

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

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the association's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

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

Other information

The other information comprises the information included in the board report, other than the financial statements and our auditor's report thereon. The board are responsible for the other information contained within the board report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon. Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements, or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Matters on which we are required to report by exception

In the light of our knowledge and understanding of the charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the board report.

We have nothing to report in respect of the following matters where the Co-operative and Community Benefit Act 2014 requires us to report to you if, in our opinion:

Passage Housing Services

Independent Auditor's Report to the Board of Passage Housing Services

Year Ended 31 March 2022

- the association has not kept proper books of account, and not maintained a satisfactory system of control over its transactions, in accordance with the requirements of the legislation; or
- the revenue account, any other accounts to which our report relates, and the balance sheet are not in agreement with the association's books of account; or
- we have not obtained all the information and explanations necessary for the purposes our audit; or
- The directors were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemptions in preparing the directors' annual report and from the requirement to prepare a strategic report.

Responsibilities of the board

As explained more fully in the board's responsibilities statement set out on page in the board report, the board is responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as it determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the board is responsible for assessing the association's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the board either intends to liquidate the association or to cease operations, or has no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. In identifying and assessing risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, our procedures included the following:

- We enquired of management and board which included obtaining and reviewing supporting documentation, concerning the association's policies and procedures relating to:
 - Identifying, evaluating, and complying with laws and regulations and whether they were aware of any instances of non-compliance;
 - Detecting and responding to the risks of fraud and whether they have knowledge of any actual, suspected, or alleged fraud;
 - The internal controls established to mitigate risks related to fraud or non-compliance with laws and regulations.
- We inspected the minutes of meetings of those charged with governance.
- We obtained an understanding of the legal and regulatory framework that the association operates in, focusing on those laws and regulations that had a material effect on the financial statements or that had a fundamental effect on the operations of the association from our professional and sector experience.
- We communicated applicable laws and regulations throughout the audit team and remained alert to any indications of non-compliance throughout the audit.
- We reviewed any reports made to regulators.
- We reviewed the financial statement disclosures and tested these to supporting documentation to assess compliance with applicable laws and regulations.
- We performed analytical procedures to identify any unusual or unexpected relationships that may indicate risks of material misstatement due to fraud.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

Passage Housing Services

Independent Auditor's Report to the Board of Passage Housing Services

Year Ended 31 March 2022

A further description of our responsibilities is available on the Financial Reporting Council's website at: <https://www.frc.org.uk/Our-Work/Audit/Audit-and-assurance/Standards-and-guidance/Standards-and-guidance-for-auditors/Auditors-responsibilities-for-audit/Description-of-auditors-responsibilities-for-audit.aspx>. This description forms part of our auditor's report.

Use of our report

This report is made solely to the association's members, as a body, in accordance with section 87 of the Co-operative and Community Benefit Societies Act 2014. Our audit work has been undertaken so that we might state to the association's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the association and the association's members as a body, for our audit work, for this report, or for the opinions we have formed.

Judith Miller (Senior statutory auditor)

24 November 2022

for and on behalf of Sayer Vincent LLP, Statutory Auditor

Invicta House, 108-114 Golden Lane, LONDON, EC1Y 0TL

Sayer Vincent LLP is eligible to act as auditor in terms of section 1212 of the Companies Act 2006

Passage Housing Services

Statement of Comprehensive Income (Including Income and Expenditure Account)

Year Ended 31 March 2022

	Note	Unrestricted £	Discontinued operations £	2022 £	2021 £
Turnover	2	131,000	-	131,000	25,105
Cost of sales		-	-	-	-
Gross surplus		131,000	-	131,000	25,105
Administrative expenditure		(21,565)	-	(21,565)	(6,469)
Operating surplus		109,435	-	109,435	18,636
Surplus for the year before taxation	5	109,435	-	109,435	18,636
Tax on surplus	8	-	-	-	-
Surplus for the year		109,435	-	109,435	18,636
Total comprehensive income for the year / period		109,435	-	109,435	18,636

All of the above results are derived from continuing activities. There were no other recognised gains or losses other than those stated above. All income is unrestricted.

Approved by the Directors on 14 September 2022 and signed on their behalf by

Kiran Pawar, Director

Michael Kelly, Director

Passage Housing Services

Company number: 09337431

Balance sheet

Year Ended 31 March 2022

		2022 £	2021 £
	Note		
Fixed assets			
Tangible fixed assets - housing properties	8	646,386	652,935
		646,386	652,935
Current assets			
Debtors	9	1,356	-
Cash at bank and in hand		25,351	25,299
		26,707	25,299
Creditors: amounts falling due within one year	10	(86,317)	(69,892)
Net current (liabilities) / assets		(59,609)	(44,593)
Total assets less current liabilities		586,777	608,342
Creditors: amounts falling due after more than one year	11	(458,500)	(589,500)
Total net assets		128,277	18,842
Reserves			
Income and expenditure reserve		128,277	18,842
Total Reserves		128,277	18,842

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

The financial statements were approved and authorised for issue by the Board on 19 September 2022

Signed on behalf of the board

Kiran Pawar, Director

Michael Kelly, Director

The notes to financial statements form part of these accounts.

Passage Housing Services

Statement of Changes in Reserves

Year Ended 31 March 2022

	Income and expenditure reserve £	Total £
Balance as at 1 April 2020	206	206
Surplus for the year	18,636	18,636
Total comprehensive income	18,842	18,842
Transfers	-	-
Balance at 31 March 2021	18,842	18,842
Surplus for the year	109,435	109,435
Total comprehensive income	109,435	109,435
Balance at 31 March 2022	128,277	128,277

Passage Housing Services

Statement of Cash Flows

Year Ended 31 March 2022

		2022 £	2021 £
	Note		
Cash flow from operating activities	12	52	25,093
Net cash flow from operating activities		<u>52</u>	<u>25,093</u>
Change in cash and cash equivalents		52	25,093
Cash and cash equivalents at the beginning of the year		25,299	206
Cash and cash equivalents at the end of the year		<u>25,351</u>	<u>25,299</u>
Cash and cash equivalents consists of:			
Cash at bank and in hand		25,351	25,299
Cash and cash equivalents at 31 March 2022		<u>25,351</u>	<u>25,299</u>

Passage Housing Services

Notes to the Financial Statements

Year Ended 31 March 2022

1 Summary of significant accounting policies

(a) General information and basis of preparation

Passage Housing Services (PHS) is a charitable company, limited by guarantee without share capital registered in England and Wales, company registration number 09337431, charity number 1161696. It is also a and a Registered Provider of Social Housing. The registered office is St Vincent's Centre, Carlisle Place, London, London, SW1P 1NL, United Kingdom.

PHS constitutes a public benefit entity as defined by FRS 102.

The financial statements have been prepared in accordance with applicable accounting standards including Financial Reporting Standard 102 The Financial Reporting Standard Applicable in the UK and Republic of Ireland (FRS 102), the Statement of Recommended Practice for Social Housing Providers 2018, and with the Accounting Direction for private registered providers of social housing in England 2019. The financial statements are also prepared under the requirements of the Housing and Regeneration Act 2008 and the Companies Act 2006. The financial statements have been prepared on a going concern basis under the historical cost convention, modified to include certain items at fair value. The financial statements are prepared in sterling, which is the functional currency of PHS, and rounded to the nearest £.

The significant accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented unless otherwise stated.

The management committee does not consider that there are any sources of estimation uncertainty at the reporting date that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next reporting period.

(b) Going concern

The directors consider that there are no material uncertainties about the company's ability to continue as a going concern. The company has made a surplus for the year and has the commitment of ongoing financial support available from the parent charity should this be required. In light of the Covid-19 pandemic the parent charity has generated significant funding to provide residential accommodation to rough sleepers in Westminster and has sufficient reserves set aside to adapt to the changing landscape the pandemic has created.

(c) Tangible fixed assets

Housing properties

Social housing properties are stated at cost less accumulated depreciation. Fixed assets represents the leasehold property held by the entity and is stated at the cost of the buyback of the lease. The assets are capitalised on the basis that Passage Housing Services holds the risks and rewards of ownership. The Housing property is depreciated over the life of the lease.

(d) Debtors and creditors receivable / payable within one year

Debtors and creditors with no stated interest rate and receivable or payable within one year are recorded at transaction price. Any losses arising from impairment are recognised in the statement of comprehensive income in other administrative expenses.

Passage Housing Services

Notes to the Financial Statements

Year Ended 31 March 2022

1 Summary of significant accounting policies (continued)

(e) Tax

Current tax represents the amount of tax payable or receivable in respect of taxable income for the current or past reporting periods. It is measured at the amount expected to be paid or recovered using the tax rates and laws that have been enacted or substantively enacted by the balance sheet date. For 2022 the liability to tax for PHS was £0 (2021: £0).

(f) Turnover and other income

Turnover is measured at the fair value of the consideration received or receivable net of VAT and trade discounts. The policies adopted for the recognition of turnover are as follows:

Turnover represents rental and service charges income receivable in the year net of rent and service charge losses from voids, revenue grants from the government (local authorities) and the Homes England.

Turnover represents grants received during the year.

(g) Cash at bank and in hand

Cash at bank and cash in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

(h) Financial instruments

Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value with the exception of bank loans which are subsequently measured at amortised cost using the effective interest method.

Passage Housing Services

Notes to the Financial Statements

Year Ended 31 March 2022

2 Turnover, cost of sales, administrative expenditure and operating surplus

	2022	2021
	Total	Total
	£	£
Activities other than social housing activities:		
Grant from parent charity	131,000	25,000
Other	-	105
	131,000	25,105

3 Particulars of turnover and administrative expenditure

Turnover and administrative expenditure from social housing lettings was nil in 2022 (2021: £0).

4 Accommodation owned, managed and in development

	Number of	Number of
	units 2022	units 2021
	No.	No.
Social housing: total owned and managed	60	60
	60	60

5 Net surplus for the year

	2022	2021
	£	£
Surplus is stated after charging:		
Auditor's remuneration (including expenses and benefits in kind) for audit	3,600	4,200
Depreciation of tangible fixed assets - housing properties	6,549	2,065

6 Board and key management personnel remuneration

The entity has no employees. The directors of the board are all unpaid, the company had 6 directors at the year end (2021: 6).

7 Tax

The entity which is a registered charity is exempt from corporation tax as all its income is charitable and is applied for charitable purposes.

Passage Housing Services

Notes to the Financial Statements

Year Ended 31 March 2022

8 Tangible fixed assets – housing properties

	Social Housing properties for letting	Total
	£	£
Cost:		
At 1 April 2021	655,000	655,000
Additions: completed properties acquired	-	-
At 31 March 2022	<u>655,000</u>	<u>655,000</u>
Depreciation:		
At 1 April 2021	2,065	2,065
Charge for year	<u>6,549</u>	<u>6,549</u>
At 31 March 2022	<u>8,614</u>	<u>8,614</u>
Net book value:		
At 31 March 2022	<u><u>646,386</u></u>	<u><u>646,386</u></u>
At 31 March 2021	<u><u>652,935</u></u>	<u><u>652,935</u></u>

Housing property comprises Bentley House which has been acquired via a lease buyback arrangement.

The full amount is payable to the former leaseholder over a period of ten years.

Passage Housing Services

Notes to the Financial Statements

Year Ended 31 March 2022

9 Current assets

	2022 £	2021 £
Prepayments	1,356	-
	<u>1,356</u>	<u>-</u>

10 Creditors: amounts falling due within one year

	2022 £	2021 £
Amounts owed to group undertakings	17,025	-
Other creditors	65,500	65,500
Accruals	3,792	4,392
	<u>86,317</u>	<u>69,892</u>

Amounts owed to group undertakings represent administrative costs paid by the parent charity on behalf of PHS.

Details of leasing arrangements are provided in note 1c.

11 Creditors: amounts falling due after more than one year

	2022 £	2021 £
Amounts owed to group undertakings	-	65,500
Other creditors	458,500	524,000
	<u>458,500</u>	<u>589,500</u>

Amounts owed to group undertakings in 2021 represented the initial payment under the transfer agreement for Bentley House. There is no interest or security related to the creditor.

Passage Housing Services

Notes to the Financial Statements

Year Ended 31 March 2022

12 Reconciliation of operating surplus to cash flow from operating activities

	2022 £	2021 £
Surplus /for the year	109,435	18,636
Depreciation and impairment of tangible fixed assets	6,549	2,065
(Increase) / decrease in trade and other debtors	(1,356)	
Increase / (decrease) in trade and other creditors	(114,575)	4,392
Net cash flow from operating activities	<u>52</u>	<u>25,093</u>

13 Ultimate controlling party

The parent company of Passage Housing Services is Passage 2000 (operating as The Passage), Company no. 03885593, Charity no. 1079764.

PHS is consolidated in the group financial statements of The Passage, and the group accounts are available to the public from:

The Passage, St Vincent's Centre, Carlisle Place, London, SW1P 1NL.

14 Related party transaction

A grant of £131,000 was received from the parent entity Passage 2000 to support the administrative costs of the entity (2021: £25,000).

PASSAGE HOUSING SERVICES

England & Wales - Charity number 1161696

Accounts

**Passage Housing Services
Financial Statements
Year Ended 31 March 2021**

Regulator of Social Housing registration number:4842

Company registration number: 09337431

Charity registration number: 1161696

Passage Housing Services

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Year Ended 31 March 2021

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Passage Housing Services

Passage Housing Services Information

Year Ended 31 March 2021

Regulator of Social Housing registration number	4842
Company number	09337431 (England and Wales)
Charity number	1161696
Directors of the board	Jane Campbell (appointed March 2021) Jonathan Fewster Mark Fisher Michael Kelly Kiran Pawar Christopher Williams
Secretary	Jane Sandeman
Registered office	St Vincents Centre Carlisle Place London London SW1P 1NL United Kingdom
Place of business	As above
Auditor	Sayer Vincent LLP Invicta House, 108-114 Golden Lane London, EC1Y 0TL
Solicitor	Pothecary Witham Weld 70 St George's Square London SW1V 3 RD
Bankers	HSBC plc Belgravia Branch The Peak 333 Vauxhall Bridge Road London SW1V 1EJ

Passage Housing Services

Board Report

Year Ended 31 March 2021

The board of Passage Housing Services presents their report and the audited financial statements of Passage Housing Services for the year ended 31 March 2021.

Directors of the board

The directors of the board who have served during the year were as follows:

Jane Campbell (appointed 16 March 2021)
Jonathan Fewster
Mark Fisher
Michael Kelly
Kiran Pawar
Christopher Williams

Review of the business / business model

Passage Housing Services (PHS) is a Private Limited Company incorporated on the 2nd December 2014, Company No. 09337431. It is a wholly owned subsidiary of Passage 2000, a charity and company limited by guarantee whose objective is to end street homelessness. It is a registered charity, No. 1161696 and a Registered Social Landlord RP Number: 4842.

Until 16 December 2020 Passage Housing Services was dormant. On 17 December 2020 it took over a lease from Optivo for Bentley House, a building with 20 units of self contained accommodation, located at St Vincent's Centre, Carlisle Place, London SW1P 1NL. The freehold of this property is owned by Passage 2000. On 16 March 2021, Passage Housing Services Limited took over a lease from Peabody Housing Association for Passage House, a 40 unit hostel, located at 1-5 Longmoore, London SW1V. Passage 2000 owns the freehold to this property.

Objectives and strategies for achieving those objectives

Bentley House is currently undergoing a major refurbishment, and all units are currently vacant. Once completed, it will provide 19 units of accommodation for vulnerable people. Its three-year strategy for 2022-25 will be aligned with the strategic priorities of Passage 2000 for the same period.

The principal income in the year was a grant from the parent charity Passage 2000 to support the administrative costs of the entity.

The entity held reserves of £18,842 at the year end. The parent charity, Passage 2000 will continue to support Passage Housing Services to enable to carry out its activities.

Principal risks and uncertainties

A major risk in the redevelopment of Bentley House is the failure to find adequate capital funding. This has been mitigated by having a capital funding plan in place, which includes a mixture of planned grants and a commercial loan, as well as a grant from the reserves of the parent charity Passage 2000. A lesser but still important risk that has been recognised is the possibility that the final build does not meet user requirements. This is being mitigated by a formal process of regular engagement between key service delivery personnel and the Project Manager and Architects. The risk that the cost of the build exceeding budget, seen as moderate, is being managed by the appointment of a cost consultant and regular meetings between the Project Manager and the Chief Operating Officer of the parent charity to review performance against both budget and contract.

Main trends and factors underlying the development and performance and position of the RP

Future performance of the RP is predicated upon the successful completion of the current refurbishment of 60 units of accommodation to a high standard. Principal risks to this outcome are noted elsewhere in this report.

Future prospects

After completion of the refurbishment and as the units come into use, Passage Housing Services will, in partnership with Passage 2000, explore strategic partnerships with Housing Associations with regard to establishing more accommodation options for those impacted by homelessness.

Passage Housing Services

Board Report

Year Ended 31 March 2021

Assessment of how the RP is achieving Value for Money

The funding plan for the refurbishment of Bentley House is designed to achieve a level of ongoing sustainability once the initial investment is realised and the accommodation is in occupation.

Code of governance

Passage Housing Services has adopted the National Housing Federation Code of Governance 2020.

Board's annual review of internal control

At each meeting of the Board a review of significant risks is undertaken and mitigation strategies agreed.

Public benefit statement

In conjunction with its parent entity Passage 2000, Passage Housing Services seeks to provide resources which encourage, inspire and challenge homeless people to transform their lives. The principal focus of Passage Housing Services is to provide accommodation for vulnerable people as a significant means to the ending of street homelessness.

Future developments

The principal focus in the immediate future is the successful completion of the refurbishment of the properties mentioned above. Future strategic partnerships will be built on, and depend upon, a positive outcome here. As a result the Directors maintain a careful watch over the risks and uncertainties associated with this project to ensure that future developments are built on a firm foundation.

Employees

During the year the average number of employees was 0 (2020: 0).

Directors' responsibilities

The Board is responsible for preparing the report and financial statements in accordance with applicable law and regulations.

The Co-operative and Community Benefit Societies Act 2014 and registered social housing legislation require the Board to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the association and of the income and expenditure of the association for that period. In preparing these financial statements, the Board is required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the association will continue in business.

The Board is responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the association and to enable it to ensure that the financial statements comply with the Co-operative and Community Benefit Societies Act 2014, the Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing in England 2019. It has general responsibility for taking reasonable steps to safeguard the assets of the club and to prevent and detect fraud and other irregularities.

The Board is responsible for the maintenance and integrity of the corporate and financial information included on the association's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

Disclosure of information to the auditors

We, the directors of the company who held office at the date of approval of these Financial Statements as set out above each confirm, so far as we are aware, that:

Passage Housing Services

Board Report

Year Ended 31 March 2021

- there is no relevant audit information of which the company's auditors are unaware; and
- we have taken all the steps that we ought to have taken as directors in order to make ourselves aware of any relevant audit information and to establish that the company's auditors are aware of that information.

The board report has been prepared in accordance with the special provisions applicable to companies subject to the small companies' regime.

The financial statements were approved by the board on 15 September 2021 and signed on their behalf by

Kiran Pawar, Director

Michael Kelly, Director

Passage Housing Services

Independent Auditor's Report to the Board of Passage Housing Services

Year Ended 31 March 2021

Independent Auditor's Report to the Members of Passage Housing Services

Opinion

We have audited the financial statements of Passage Housing Services (the 'association') for the year ended 31 March 2021 which comprise the statement of comprehensive income, balance sheet and notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the association's affairs as at 31 March 2021, and of its income and expenditure for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Co-operative and Community Benefit Societies Act 2014, the Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing in England 2019.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the association in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

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

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the association's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

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

Other information

The other information comprises the information included in the board report, other than the financial statements and our auditor's report thereon. The board are responsible for the other information contained within the board report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon. Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Matters on which we are required to report by exception

In the light of our knowledge and understanding of the charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the board report.

We have nothing to report in respect of the following matters where the Co-operative and Community Benefit Act 2014 requires us to report to you if, in our opinion:

Passage Housing Services

Independent Auditor's Report to the Board of Passage Housing Services

Year Ended 31 March 2021

- the association has not kept proper books of account, and not maintained a satisfactory system of control over its transactions, in accordance with the requirements of the legislation; or
- the revenue account, any other accounts to which our report relates, and the balance sheet are not in agreement with the association's books of account; or
- we have not obtained all the information and explanations necessary for the purposes our audit; or
- The directors were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemptions in preparing the directors' annual report and from the requirement to prepare a strategic report.

Responsibilities of the board

As explained more fully in the board's responsibilities statement set out on page in the board report, the board is responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as it determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the board is responsible for assessing the association's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the board either intends to liquidate the association or to cease operations, or has no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. In identifying and assessing risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, our procedures included the following:

- We enquired of management and board which included obtaining and reviewing supporting documentation, concerning the association's policies and procedures relating to:
 - Identifying, evaluating, and complying with laws and regulations and whether they were aware of any instances of non-compliance;
 - Detecting and responding to the risks of fraud and whether they have knowledge of any actual, suspected, or alleged fraud;
 - The internal controls established to mitigate risks related to fraud or non-compliance with laws and regulations.
- We inspected the minutes of meetings of those charged with governance.
- We obtained an understanding of the legal and regulatory framework that the association operates in, focusing on those laws and regulations that had a material effect on the financial statements or that had a fundamental effect on the operations of the association from our professional and sector experience.
- We communicated applicable laws and regulations throughout the audit team and remained alert to any indications of non-compliance throughout the audit.
- We reviewed any reports made to regulators.
- We reviewed the financial statement disclosures and tested these to supporting documentation to assess compliance with applicable laws and regulations.
- We performed analytical procedures to identify any unusual or unexpected relationships that may indicate risks of material misstatement due to fraud.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

Passage Housing Services

Independent Auditor's Report to the Board of Passage Housing Services

Year Ended 31 March 2021

A further description of our responsibilities is available on the Financial Reporting Council's website at: <https://www.frc.org.uk/Our-Work/Audit/Audit-and-assurance/Standards-and-guidance/Standards-and-guidance-for-auditors/Auditors-responsibilities-for-audit/Description-of-auditors-responsibilities-for-audit.aspx>. This description forms part of our auditor's report.

Use of our report

This report is made solely to the association's members, as a body, in accordance with section 87 of the Co-operative and Community Benefit Societies Act 2014. Our audit work has been undertaken so that we might state to the association's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the association and the association's members as a body, for our audit work, for this report, or for the opinions we have formed.

Judith Miller (Senior statutory auditor)

29 September 2021

for and on behalf of Sayer Vincent LLP, Statutory Auditor
Invicta House, 108-114 Golden Lane, LONDON, EC1Y 0TL

Sayer Vincent LLP is eligible to act as auditor in terms of section 1212 of the Companies Act 2006

Passage Housing Services

Statement of Comprehensive Income (Including Income and Expenditure Account)

Year Ended 31 March 2021

	Note	2021 £	2020 £
Turnover	2	25,105	150
Operating costs		-	-
Gross surplus		25,105	150
Administrative expenditure		(6,469)	(36)
Operating surplus		18,636	114
Surplus for the year before taxation	5	18,636	114
Tax on surplus	7	-	-
Surplus for the year		18,636	114
Total comprehensive income for the year / period		18,636	114

All of the above results are derived from continuing activities. There were no other recognised gains or losses other than those stated above. All income is unrestricted.

Approved by the Directors on 15 September 2021 and signed on their behalf by

Kiran Pawar, Director

Michael Kelly, Director

Passage Housing Services

Company number: 09337431

Balance sheet

Year Ended 31 March 2021

		2021 £	2020 £
	Note		
Fixed assets			
Tangible fixed assets - housing properties	8	652,935	-
		<u>652,935</u>	<u>-</u>
Current assets			
Cash at bank and in hand		25,299	206
		<u>25,299</u>	<u>206</u>
Creditors: amounts falling due within one year	9	(69,892)	-
Net current (liabilities) / assets		<u>(44,593)</u>	<u>206</u>
Total assets less current liabilities		608,342	206
Creditors: amounts falling due after more than one year	10	(589,500)	-
Total net assets		<u>18,842</u>	<u>206</u>
Reserves			
Income and expenditure reserve		<u>18,842</u>	<u>206</u>
Total Reserves		<u>18,842</u>	<u>206</u>

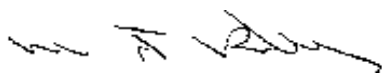
These accounts have been prepared in accordance with the special provisions applicable to small companies subject to the small companies' regime.

The financial statements were approved and authorised for issue by the Board on 15 September 2021

Signed on behalf of the board



Kiran Pawar, Director



Michael Kelly, Director

The notes to financial statements form part of these accounts.

Passage Housing Services

Statement of Changes in Reserves

Year Ended 31 March 2021

	Income and expenditure reserve £	Total £
Balance as at 1 April 2019	92	92
Surplus for the year	114	114
Total comprehensive income	<u>206</u>	<u>206</u>
Transfers	-	-
Balance at 31 March 2020	<u>206</u>	<u>206</u>
Surplus for the year	18,636	18,636
Total comprehensive income	<u>18,636</u>	<u>18,636</u>
Balance at 31 March 2021	<u><u>18,842</u></u>	<u><u>18,842</u></u>

Passage Housing Services

Statement of Cash Flows

Year Ended 31 March 2021

		2021 £	2020 £
	Note		
Cash flow from operating activities	12	25,093	114
Net cash flow from operating activities		<u>25,093</u>	<u>114</u>
Change in cash and cash equivalents		25,093	114
Cash and cash equivalents at the beginning of the year		206	92
Cash and cash equivalents at the end of the year		<u>25,299</u>	<u>206</u>
Cash and cash equivalents consists of:			
Cash at bank and in hand		25,299	206
Cash and cash equivalents at 31 March 2021		<u>25,299</u>	<u>206</u>

Passage Housing Services

Notes to the Financial Statements

Year Ended 31 March 2021

1 Summary of significant accounting policies

(a) General information and basis of preparation

Passage Housing Services (PHS) is a charitable company, limited by guarantee without share capital registered in England and Wales, company registration number 09337431, charity number 1161696. It is also a and a Registered Provider of Social Housing. The registered office is St Vincent's Centre, Carlisle Place, London, London, SW1P 1NL, United Kingdom.

PHS constitutes a public benefit entity as defined by FRS 102.

The financial statements have been prepared in accordance with applicable accounting standards including Financial Reporting Standard 102 The Financial Reporting Standard Applicable in the UK and Republic of Ireland (FRS 102), the Statement of Recommended Practice for Social Housing Providers 2018, and with the Accounting Direction for private registered providers of social housing in England 2019. The financial statements are also prepared under the requirements of the Housing and Regeneration Act 2008 and the Companies Act 2006. The financial statements have been prepared on a going concern basis under the historical cost convention, modified to include certain items at fair value. The financial statements are prepared in sterling, which is the functional currency of PHS, and rounded to the nearest £.

The significant accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented unless otherwise stated.

The management committee does not consider that there are any sources of estimation uncertainty at the reporting date that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next reporting period.

(b) Going concern

The directors consider that there are no material uncertainties about the company's ability to continue as a going concern. The company has made a surplus for the year and has the commitment of ongoing financial support available from the parent charity should this be required. In light of the Covid-19 pandemic the parent charity has generated significant funding to provide residential accommodation to rough sleepers in Westminster and has sufficient reserves set aside to adapt to the changing landscape the pandemic has created.

(c) Tangible fixed assets

Housing properties

Social housing properties are stated at cost less accumulated depreciation. Fixed assets represents the leasehold property held by the entity and is stated at the cost of the buyback of the lease. The assets is capitalised on the basis that Passage Housing Services holds the risks and rewards of ownership. The Housing property is depreciated over the life of the lease.

(d) Debtors and creditors receivable / payable within one year

Debtors and creditors with no stated interest rate and receivable or payable within one year are recorded at transaction price. Any losses arising from impairment are recognised in the statement of comprehensive income in other administrative expenses.

(e) Turnover and other income

Turnover represents grants received during the year.

Passage Housing Services

Notes to the Financial Statements

Year Ended 31 March 2021

1 Summary of significant accounting policies (continued)

(f) Cash at bank and in hand

Cash at bank and cash in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

(g) Financial instruments

Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value with the exception of bank loans which are subsequently measured at amortised cost using the effective interest method.

Passage Housing Services

Notes to the Financial Statements

Year Ended 31 March 2021

2 Turnover, cost of sales, administrative expenditure and operating surplus

	2021 Total £	2020 Total £
Activities other than social housing activities:		
Grant from parent charity	25,000	-
Other	105	150
	<u>25,105</u>	<u>150</u>

3 Particulars of turnover and administrative expenditure

Turnover and administrative expenditure from social housing lettings was nil in 2021 (2020: £0).

4 Accommodation owned, managed and in development

	Number of units 2021 No.	Number of units 2020 No.
Social housing: total owned and managed	60	-
	<u>60</u>	<u>-</u>

5 Net surplus for the year

	2021 £	2020 £
Surplus is stated after charging:		
Auditor's remuneration (including expenses and benefits in kind) for audit	4,200	-
Depreciation of tangible fixed assets - housing properties	<u>2,065</u>	<u>-</u>

6 Board and key management personnel remuneration

The entity has no employees. The directors of the board are all unpaid, the company had 6 directors at the year end (2020: 5).

7 Tax

The entity which is a registered charity is exempt from corporation tax as all its income is charitable and is applied for charitable purposes.

Passage Housing Services

Notes to the Financial Statements

Year Ended 31 March 2021

8 Tangible fixed assets – housing properties

	Social Housing properties for letting £	Shared ownership properties £	Total £
Cost:			
At 1 April 2020	-	-	-
Additions: completed properties acquired	655,000	-	655,000
At 31 March 2021	655,000	-	655,000
Depreciation:			
At 1 April 2020			-
Charge for year	2,065	-	2,065
At 31 March 2021	2,065	-	2,065
Net book value:			
At 31 March 2021	652,935	-	652,935
At 31 March 2020	-	-	-

Housing property comprises Bentley House which has been acquired via a lease buyback arrangement.

The full amount is payable to the former leaseholder over a period of ten years.

Passage Housing Services

Notes to the Financial Statements

Year Ended 31 March 2021

9 Creditors: amounts falling due within one year

	2021	2020
	£	£
Other creditors	65,500	-
Accruals	4,392	-
	<u>69,892</u>	<u>-</u>

Details of leasing arrangements are provided in note 21.

10 Creditors: amounts falling due after more than one year

	2021	2020
	£	£
Amounts owed to group undertakings	65,500	-
Other creditors	524,000	-
	<u>589,500</u>	<u>-</u>

Amounts owed to group undertakings terms of repayment represent the initial payment under the transfer agreement for Bentley House. There is no interest or security related to the creditor.

Passage Housing Services

Notes to the Financial Statements

Year Ended 31 March 2021

11 Reconciliation of operating surplus to cash flow from operating activities

	2021 £	2020 £
Surplus /for the year	18,636	114
Depreciation and impairment of tangible fixed assets	2,065	-
Increase in trade and other creditors	4,392	-
Net cash flow from operating activities	<u>25,093</u>	<u>114</u>

Passage Housing Services

Notes to the Financial Statements

Year Ended 31 March 2021

12 Ultimate controlling party

The parent company of Passage Housing Services is Passage 2000 (operating as The Passage), Company no. 03885593, Charity no. 1079764.

PHS is consolidated in the group financial statements of The Passage, and the group accounts are available to the public from:

The Passage, St Vincent's Centre, Carlisle Place, London, SW1P 1NL.

13 Related party transaction

A grant of £25,000 was received from the parent entity Passage 2000 to support the administrative costs of the entity (2020: £nil).