



CHARITY COMMISSION
FOR ENGLAND AND WALES

Trustees' Annual Report for the period

From 01 July 2023 to 30 June 2024

Charity name: Midlands Housing Charity

Charity registration number: 1180517

Objectives and Activities

	SORP reference	
Summary of the purposes of the charity as set out in its governing document	Para 1.17	Midlands Housing Charity was established in 2018 to advance the health and relieve the needs of people with disabilities in necessitous circumstances upon terms appropriate to their means by providing housing and associated services.
Summary of the main activities in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts.	Para 1.17 and 1.19	The trustees have continued to pay due regard to guidance issued by the Charity Commission in deciding what activities the charity should undertake. The main activities were as follows: • Advancement of health • The prevention and relief of poverty • Rehabilitation and aftercare • Relief of people in need The charity is funded by local government funding, in the form of Housing Benefit for supported and exempt accommodation. This funding is received when certain criteria are met with regard to the vulnerability of the tenants and the fact that the charity is a not for profit organization. During the period, we reviewed numerous properties but did not enter into new contracts. We continued to assist the beneficiaries to claim benefits to pay their rent and other benefit entitlements. These activities benefited beneficiaries by giving them accommodation they would not otherwise be able to access easily and improving their health through the aftercare and rehabilitation possible in these environments. By providing specialist housing and support for people disadvantaged by physical, mental, or learning difficulties, we have enabled the Government's Supported Living Initiative. The charity hopes to continue this service in the future.

Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit	Para 1.18	In planning our activities for the period, we considered the Charity Commission's guidance on public benefit at our trustee meetings.
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Achievements and Performance

	SORP reference	
Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole.	Para 1.20	In the period, we shortlisted and assessed six further potential properties but did not find any of them to be of a standard suitable for the beneficiary group. The beneficiaries of our services in the period remained unchanged from the previous period. The accommodation forms an integral part of their rehabilitation and aftercare. MHC identifies the accommodation, acquires it, and then customises it (where necessary) to meet the proposed beneficiaries' needs. MHC worked intensely to ensure that agreed-upon support was in place, that services were ready to start, that any required adaptations were made, and that appropriate equipment was installed to ensure appropriate aftercare and rehabilitation. We worked with our beneficiaries to support them in receiving and housing their full benefits entitlement. In some cases, the sums are significant and will have a dramatic effect on the lives of the individuals and families involved.

Financial Review

Review of the charity's financial position at the end of the period	Para 1.21	In the period to 30 June 2024, we recorded an income of £81,492 and achieved a small operating surplus. The principal source of income is rent. Our team continued to operate four properties during the period. This achievement is a testament to the hard work the team puts in and the quality of the homes we source.
Statement explaining the policy for holding reserves stating why they are held	Para 1.22	The trustees aim to maintain free reserves in unrestricted funds at a level equivalent to three months' expenditure. This level would allow the charity to continue its activities for a reasonable period in the event of a sudden curtailment in income
Amount of reserves held	Para 1.22	At the end of the period, the charity held £31 in reserves
Reasons for holding zero reserves	Para 1.22	N/A
Details of fund materially in deficit	Para 1.24	N/A
Explanation of any uncertainties about the	Para 1.23	N/A

charity continuing as a going concern		
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Structure, Governance and Management

Description of charity's trusts:		
Type of governing document	Para 1.25	CIO Foundation registered on 01 November 2018
How is the charity constituted?	Para 1.25	Charitable Incorporated Organisation
Trustee selection methods including details of any constitutional provisions e.g. election to post or name of any person or body entitled to appoint one or more trustees	Para 1.25	Trustees are appointed or reappointed annually at the Annual General Meeting

Reference and Administrative details

Charity name	Midlands Housing Charity
Other name the charity uses	
Registered charity number	1180517
Charity's principal address	Britannia House 1-11 Glenthorne Road Hammersmith London W6 0LH

Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	Kamaldeep Singh Takhar	Chair		
2	Annalisa Villa			

Funds held as custodian trustees on behalf of others

Description of the assets held in this capacity	None
Name and objects of the charity on whose behalf the assets are held and how this falls within the custodian charity's objects	N/A
Details of arrangements for safe custody and segregation of such assets from the charity's own assets	N/A

Declarations

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

Signature(s)	<i>Kamaldeep Takhar</i>	
Full name(s)	Kamaldeep Singh Takhar	
Position (eg Secretary, Chair, etc)	Chair	
Date	25/04/2025	



Section A

Independent Examiner's Report

Report to the trustees/
members of

Charity Name
MIDLANDS HOUSING CHARITY

On accounts for the year
ended

30 June 2024

Charity no
(if any)

1180517

Set out on pages

3 and 4.

(remember to include the page numbers of additional sheets)

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 30/06/2023.

Responsibilities and
basis of report

As the charity trustees of the Trust, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

Independent
examiner's statement

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

I have completed my examination. I confirm that no material matters have come to my attention (other than that disclosed below *) in connection with the examination which gives me cause to believe that in, any material respect:

- accounting records were not kept in accordance with section 130 of the Act or
- the accounts do not accord with the accounting records

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

** Please delete the words in the brackets if they do not apply.*

Signed:

Ketan Shah

Date:

25/04/2024

Name:

Ketan Shah

Relevant professional
qualification(s) or body
(if any):

ICAEW

Address:

16 Beaufort Court

Admirals Way, London

E14 9XL

Only complete if the examiner needs to highlight matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

Give here brief details of any items that the examiner wishes to disclose.

None.



CHARITY COMMISSION
FOR ENGLAND AND WALES

Midlands Housing Charity

1180517

Receipts and payments accounts

CC16a

For the period
from

Period start date
01-Jul-23

To

Period end date
30-Jun-24

Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
A1 Receipts					
Donations		-	-	-	-
Rent Received	81,492	-	-	81,492	70,147
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
Sub total (Gross income for AR)	81,492	-	-	81,492	70,147
A2 Asset and investment sales, (see table).					
	-	-	-	-	-
	-	-	-	-	-
Sub total	-	-	-	-	-
Total receipts	81,492	-	-	81,492	70,147
A3 Payments					
Lease Rentals	81,502	-	-	81,502	69,225
Accountancy fees	-	-	-	-	900
Bank Charges	2	-	-	2	3
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
Sub total	81,504	-	-	81,504	70,128
A4 Asset and investment purchases, (see table)					
	-	-	-	-	-
	-	-	-	-	-
Sub total	-	-	-	-	-
Total payments	81,504	-	-	81,504	70,128
Net of receipts/(payments)	- 12	-	-	- 12	19
A5 Transfers between funds	-	-	-	-	-
A6 Cash funds last year end	43	-	-	43	24
Cash funds this year end	31	-	-	31	43

Section B Statement of assets and liabilities at the end of the period

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B1 Cash funds	Bank Account	31	-	-
		-	-	-
		-	-	-
	Total cash funds	31	-	-
	(agree balances with receipts and payments account(s))	OK	OK	OK
		Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B2 Other monetary assets	Details	-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
B3 Investment assets	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
			-	-
			-	-
			-	-
			-	-
			-	-
B4 Assets retained for the charity's own use	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
B5 Liabilities	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
			-	
			-	
			-	
			-	
			-	
Signed by one or two trustees on behalf of all the trustees	Signature	Print Name	Date of approval	
	Kamaldeep Takhar	Kamaldeep Takhar	25-Apr-25	



Section A

Independent Examiner's Report

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			-	-
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			-	-
			-	-
			-	-
			-	-
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			-	
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