

**STRATEGIC REPORT, REPORT OF THE TRUSTEES AND
FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2024
FOR
CUMBRIA COMMUNITY HOMES**

Collards
Chartered Accountants
Statutory Auditor
5-9 Eden Street
Kingston-upon-Thames
Surrey
KT1 1BQ

CUMBRIA COMMUNITY HOMES

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CUMBRIA COMMUNITY HOMES
STRATEGIC REPORT
FOR THE YEAR ENDED 30 JUNE 2024

The trustees present their strategic report for the year ended 30 June 2024.

REVIEW OF BUSINESS
OBJECTIVES AND ACTIVITIES

The charity's objectives contained within the memorandum and articles of association, is to carry out for the benefit of the community, the business of providing and managing housing, including Social Housing, and providing assistance to help house people and associated facilities, amenities and services for persons in need because of youth, age, ill-health, disability, financial hardship or other disadvantage.

Significant activities

We provide good quality accommodation to vulnerable adults in the community meeting their individual needs.

We provide tenancy related care, support and supervision in a person-centred way enabling the enhancement and development of life skills, personal growth, independence, choice, and control.

We help those who are homeless or at risk of homelessness, individuals who struggle with mental or physical health or with a learning difficulty, those who are in recovery from substance misuse and people who are fleeing domestic violence.

We offer one to one financial support with personal budgets and provide a mentor for helping plan daily activities surrounding their tenancies such as meal planning, domestic duties and we signpost and support individuals with opportunities to socialise within the local community.

Our underpinning ethos is to develop an individual's capacity to live independently in the community and to develop or sustain basic life skills needed to hold down a tenancy or maintain a home.

Values

Trust

We build relationships on trust and keep our promises, to meet the expectations of tenants and be honest if we can't.

Integrity

We practice providing a quality service with integrity and sensitivity.

Non-judgemental

We listen to and meet the needs of everyone in a non-judgemental way.

Teamwork

We constantly look at ways to improve and deliver our service.

Empathy

We put ourselves in other people's shoes.

Positive attitude

We practice with a problem-solving approach.

History

The business was incorporated on 25th June 2019, and became registered as a charity on 21st August 2019.

CCH has since grown into one of the leading Housing Support providers across Cumbria, parts of Lancashire, the North-East, Lincolnshire and West Yorkshire.

CUMBRIA COMMUNITY HOMES
STRATEGIC REPORT
FOR THE YEAR ENDED 30 JUNE 2024

ACHIEVEMENT AND PERFORMANCE

Strategic Growth

Currently CCH have over 300 homes in management. The strategic plan for the next 12 months is to consolidate the current service being provided and ensure that the day to day operations run smoothly. We continue to review the structures and controls across the business.

CCH currently employ 38 people across the business including housing management, tenancy officers, maintenance, admin, compliance and finance and where necessary rely on a network of suppliers for ad-hoc services.

Public Benefit

The Trustees are aware of Charity Commission guidance on public benefit reporting as set out in Section 17 of the Charities Act 2011. They believe Cumbria Community Homes fulfils a fundamental public benefit by providing and managing housing together with providing assistance to people in need.

Review of activities

The service provided by the company to its tenants was very much business as usual. Tenancy officers spend regular time with each of their tenants to help them work through their support needs following an agreed support plan which identifies specific needs that the tenant requires help with. In addition an on-call 24/7 is available for out of hours support.

The cost of maintaining the properties has increased as the cost of living, materials and labour have all increased during this time but strict policies of obtaining quotes and estimates have helped reduce third party supplier costs.

The introduction of more stringent internal operational processes and procedures has helped to improve the smooth daily operations of running the company.

Relationships with councils, in part the Housing Benefit teams, have ensured claims are being processed and paid in a timely manner which has a positive effect on the cash flow of the business.

CUMBRIA COMMUNITY HOMES
STRATEGIC REPORT
FOR THE YEAR ENDED 30 JUNE 2024

FINANCIAL REVIEW

The 2023/24 year continued to be challenging from a financial point of view for the Charity. However the statement of financial activities shows a net surplus of expenditure in the year of £108,047 compared to a deficit in the previous year of £294,008.

As a result of various issues arising throughout this and the previous year, the Chief Executive resigned in December 2023. At that time the trustees were added as signatories on the company's bank account and a mandatory dual authorisation was put in place for all payments. The re-structuring of the business to ensure financial stability continues.

A tribunal hearing concerning disputed rent for a property in Lawson Street, Barrow-in-Furness, took place in November 2023 and reached a favourable outcome for the Company. Rent owed to the company was paid in April 2024. The funds received were used to pay off the rent arrears to our landlords who are now all up to date and receiving payments of rent as and when they fall due.

The exceptional items detailed in the accounts have been recognised as charitable expenditure and are included in the statement of financial activities (see note 11). These relate to payments made to the former Chief Executive which were written off as irrecoverable when she left the Company.

Due to the strict financial controls put in place by the Finance Director since December 2023, the Company is now in a much stronger financial position and recovering its fund deficit.

The accounting period ending June 2025 will show, as do the 2024 accounts, that the Charity is running within its means.

We have been working with our accountants and auditors and have upgraded financial systems and internal controls.

Reserves policy

The charity's policy is to build up its reserves for the purposes of the development and sustainability of the charity. By the end of June 2024 the Charity showed a deficit of funds of £276,425 compared to £384,472 as at the 30th June 2023.

The trustees have put in place procedures for the deficit to be reversed. As at the date of the signing of the accounts, the deficit has been reduced by around 90%. As a result of the above, the accounts have been prepared on a going concern basis and the trustees are confident that measures taken will ensure financial stability in future years.

Financial and risk management objectives and policies

The trustees have assessed the major risks to which the charity is exposed, in particular those related to the operations and finance of the charity and are satisfied that systems are now in place to mitigate its exposures to these risks.

The Board of Trustees review the annual budget paying particular attention to the balance between income and expenditure and the amount needed to be retained in reserves.

CUMBRIA COMMUNITY HOMES
STRATEGIC REPORT
FOR THE YEAR ENDED 30 JUNE 2024

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The charity is controlled by its governing document, Articles of Association, and constitutes a limited company, limited by guarantee, as defined by the Companies Act 2006.

Recruitment and appointment of new trustees

The current trustees are aware that at present there are only two trustees which is not in accordance with the governing document. They are in the process of looking to appoint new trustees that will help drive the Charity forward and ensure that those who are appointed demonstrate relevant experience from within the sector, for example landlords, ex-council members and individuals with finance and property development experience. New trustees will be appointed under the terms of the Articles of Association by a resolution of the existing trustees, who are also Directors of the Company. All trustees are and will be made aware of their responsibilities before appointment.

Organisational structure

Christine Bee stood down as Chief Executive in December 2023 and the day to day operations of the business are now being managed by Amanda Stevens, for which she receives a fee, and the senior management team.

Risk management

The Trustees continue to assess the risk and uncertainties facing the Charity and how these may impact the financial position of the Charity. Risks are identified in the Trustees meetings and any risks that are felt to prevent the Charity achieving its objectives are reviewed with the senior management team.

Approved by order of the board of trustees on 20 November 2025 and signed on its behalf by:

A handwritten signature in black ink, appearing to read 'Emma Stones', with a stylized, cursive script.

Ms E J Stones - Trustee

CUMBRIA COMMUNITY HOMES
REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 30 JUNE 2024

The trustees who are also directors of the charity for the purposes of the Companies Act 2006, present their report with the financial statements of the charity for the year ended 30 June 2024. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The charity is controlled by its governing document, a deed of trust, and constitutes a limited company, limited by guarantee, as defined by the Companies Act 2006.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Company number

12068336 (England and Wales)

Registered Charity number

1184991

Registered office

37 Riverside Gardens
Barrow in Furness
Cumbria
LA13 0DD

Trustees

P Sheldon Property Developer (resigned 30.10.24)
Ms A Stevens Consultant (resigned 9.10.25)
Ms E J Stones Director
J Watts (appointed 9.10.25)

Auditors

Collards
Chartered Accountants
Statutory Auditor
5-9 Eden Street
Kingston-upon-Thames
Surrey
KT1 1BQ

STATEMENT OF TRUSTEES' RESPONSIBILITIES

The trustees (who are also the directors of Cumbria Community Homes for the purposes of company law) are responsible for preparing the Report of the Trustees and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company law requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charitable company and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that period. In preparing those financial statements, the trustees are required to

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charity SORP;
- 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 the going concern basis unless it is inappropriate to presume that the charitable company will continue in business.

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

CUMBRIA COMMUNITY HOMES
REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 30 JUNE 2024

STATEMENT OF TRUSTEES' RESPONSIBILITIES - continued

In so far as the trustees are aware:

- there is no relevant audit information of which the charitable company's auditors are unaware; and
- the trustees have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditors are aware of that information.

AUDITORS

The auditors, Collards, will be proposed for re-appointment at the forthcoming Annual General Meeting.

Approved by order of the board of trustees on 20 November 2025 and signed on its behalf by:

A handwritten signature in black ink, appearing to read 'Emma Stones', with a stylized flourish at the end.

Ms E J Stones - Trustee

REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF CUMBRIA COMMUNITY HOMES

Opinion

We have audited the financial statements of Cumbria Community Homes (the 'charitable company') for the year ended 30 June 2024 which comprise the Statement of Financial Activities, the Balance Sheet, the Cash Flow Statement and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 30 June 2024 and of its incoming resources and application of resources, including 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 Companies Act 2006.

Basis for opinion

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

Conclusions relating to going concern

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

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

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

Emphasis of matter

We draw attention to note 11 of the financial statements in relation to an exceptional item included in the accounts. Our opinion is not modified in this respect.

Other information

The trustees are responsible for the other information. The other information comprises the information included in the Annual Report, other than the financial statements and our Report of the Independent Auditors thereon.

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.

In connection with our audit of the financial statements, 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 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.

Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the Strategic Report and the Report of the Trustees for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Strategic Report and the Report of the Trustees has been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In the light of the 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 Strategic Report and the Report of the Trustees.

We have nothing to report in respect of the following matters where the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of trustees' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit.

REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF CUMBRIA COMMUNITY HOMES

Responsibilities of trustees

As explained more fully in the Statement of Trustees' Responsibilities, the trustees (who are also the directors of the charitable company for the purposes of company law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the trustees are responsible for assessing the charitable company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the charitable company or to cease operations, or have no realistic alternative but to do so.

Our 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 a Report of the Independent Auditors 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.

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

We gained an understanding of the legal and regulatory framework applicable to the company and the industry in which it operates and, considered the risk of acts by Management which were contrary to applicable laws and regulations, including fraud. We made enquiries of the Directors to obtain further understanding of risks of non-compliance.

We focused on laws and regulations that could give rise to a material misstatement in the financial statements. Our tests included, but were not limited to:

- agreement of the financial statement disclosures to underlying supporting documentation;
- enquiries of management regarding known or suspected instances of non-compliance with laws and regulations;
- review of minutes of the Board meetings throughout the year; and
- obtaining an understanding of the control environment in place to prevent and detect irregularities.

Our audit procedures were designed to respond to risks of material misstatement in the financial statements, recognising that the risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error, as fraud may involve deliberate concealment by, for example, forgery, misrepresentations or through collusion. There are inherent limitations in the audit procedures performed and the further removed non-compliance with laws and regulations is from the events and transactions reflected in the financial statements, the less likely we are to become aware of it.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at www.frc.org.uk/auditorsresponsibilities. This description forms part of our Report of the Independent Auditors.

Use of our report

This report is made solely to the charitable company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the charitable company's members those matters we are required to state to them in an auditors' 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 charitable company and the charitable company's members as a body, for our audit work, for this report, or for the opinions we have formed.



Christopher Julian Brigstocke FCA (Senior Statutory Auditor)
for and on behalf of Collards
Chartered Accountants
Statutory Auditor
5-9 Eden Street
Kingston-upon-Thames
Surrey
KT1 1BQ

20 November 2025

CUMBRIA COMMUNITY HOMES

**STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 30 JUNE 2024**

		2024 Unrestricted fund £	2023 Total funds £
INCOME AND ENDOWMENTS FROM	Notes		
Donations and legacies	2	-	15,499
Charitable activities	4		
Housing		4,267,068	4,111,304
Investment income	3	4	-
Total		<u>4,267,072</u>	<u>4,126,803</u>
 EXPENDITURE ON			
Charitable activities	5		
Housing		3,982,089	3,417,748
Other		176,936	1,003,063
Total		<u>4,159,025</u>	<u>4,420,811</u>
 NET INCOME/(EXPENDITURE)		 108,047	 (294,008)
 RECONCILIATION OF FUNDS			
Total funds brought forward		(384,472)	(90,464)
 TOTAL FUNDS CARRIED FORWARD		 <u>(276,425)</u>	 <u>(384,472)</u>

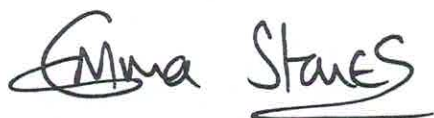
The notes form part of these financial statements

CUMBRIA COMMUNITY HOMES

**BALANCE SHEET
30 JUNE 2024**

	Notes	2024 Unrestricted fund £	2023 Total funds £
CURRENT ASSETS			
Debtors	13	257,031	379,969
Cash at bank		16,475	1,895
		<u>273,506</u>	<u>381,864</u>
CREDITORS			
Amounts falling due within one year	14	(536,616)	(743,011)
		<u></u>	<u></u>
NET CURRENT ASSETS/(LIABILITIES)		<u>(263,110)</u>	<u>(361,147)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		(263,110)	(361,147)
CREDITORS			
Amounts falling due after more than one year	15	(13,315)	(23,325)
		<u></u>	<u></u>
NET ASSETS/(LIABILITIES)		<u>(276,425)</u>	<u>(384,472)</u>
FUNDS	18		
Unrestricted funds		(276,425)	(384,472)
		<u></u>	<u></u>
TOTAL FUNDS		<u>(276,425)</u>	<u>(384,472)</u>

The financial statements were approved by the Board of Trustees and authorised for issue on 20 November 2025 and were signed on its behalf by:



E J Stones - Trustee

CUMBRIA COMMUNITY HOMES

**CASH FLOW STATEMENT
FOR THE YEAR ENDED 30 JUNE 2024**

	Notes	2024 £	2023 £
Cash flows from operating activities			
Cash generated from operations	1	123,155	(71,343)
Interest paid		(76,202)	(27,181)
Net cash provided by/(used in) operating activities		<u>46,953</u>	<u>(98,524)</u>
Cash flows from investing activities			
Interest received		4	-
Net cash provided by investing activities		<u>4</u>	<u>-</u>
Cash flows from financing activities			
New loans in year		-	113,285
Loan repayments in year		(32,377)	(16,850)
Net cash (used in)/provided by financing activities		<u>(32,377)</u>	<u>96,435</u>
Change in cash and cash equivalents in the reporting period		<u>14,580</u>	<u>(2,089)</u>
Cash and cash equivalents at the beginning of the reporting period		<u>1,895</u>	<u>3,984</u>
Cash and cash equivalents at the end of the reporting period		<u><u>16,475</u></u>	<u><u>1,895</u></u>

The notes form part of these financial statements

CUMBRIA COMMUNITY HOMES

**NOTES TO THE CASH FLOW STATEMENT
FOR THE YEAR ENDED 30 JUNE 2024**

1. RECONCILIATION OF NET INCOME/(EXPENDITURE) TO NET CASH FLOW FROM OPERATING ACTIVITIES

	2024 £	2023 £
Net income/(expenditure) for the reporting period (as per the Statement of Financial Activities)	108,047	(294,008)
Adjustments for:		
Interest received	(4)	-
Interest paid	76,202	27,181
Decrease in debtors	122,938	162,952
(Decrease)/increase in creditors	(184,028)	32,532
Net cash provided by/(used in) operations	<u>123,155</u>	<u>(71,343)</u>

2. ANALYSIS OF CHANGES IN NET DEBT

	At 1.7.23 £	Cash flow £	At 30.6.24 £
Net cash			
Cash at bank	1,895	14,580	16,475
	<u>1,895</u>	<u>14,580</u>	<u>16,475</u>
Debt			
Debts falling due within 1 year	(123,294)	22,367	(100,927)
Debts falling due after 1 year	(23,325)	10,010	(13,315)
	<u>(146,619)</u>	<u>32,377</u>	<u>(114,242)</u>
Total	<u>(144,724)</u>	<u>46,957</u>	<u>(97,767)</u>

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2024**

1. ACCOUNTING POLICIES**Basis of preparing the financial statements**

The financial statements of the charitable company, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Companies Act 2006. The financial statements have been prepared under the historical cost convention.

Income

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Taxation

The charity is exempt from corporation tax on its charitable activities.

Fund accounting

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

Hire purchase and leasing commitments

Rentals paid under operating leases are charged to the Statement of Financial Activities on a straight line basis over the period of the lease.

Pension costs and other post-retirement benefits

The charitable company operates a defined contribution pension scheme. Contributions payable to the charitable company's pension scheme are charged to the Statement of Financial Activities in the period to which they relate.

Going concern

The Charity has reported a surplus for the year of £124,037 compared to a deficit of £294,008 in the previous year.

In spite of the surplus in the year the accounts show a deficit of assets in the accounts as at 30 June 2024.

As reported in the previous year's accounts, the deficit arose due to charitable expenditure being committed without the necessary funding and made in excess of the funds available to support such charitable expenditure during that year. This is more fully set out in the Trustees Report.

As a result of the issues arising, the CEO resigned from the Charity in December 2023 and the Trustees are urgently looking for replacements at management level to ensure that the Charity has proper governance and control over its finances.

In the meantime the Trustees have been overseeing the operations of the Charity and have ensured that funds have been only spent in excess of expenditure incurred and this has led to the reported surplus in this year's accounts.

Under new management the Trustees have also ensured that proper financial controls have been put in place and that the organisation has operated ensuring that a surplus of funding has been generated. They are confident that such measures will allow the organisation to continue to run its operations at a surplus.

The accounts have therefore been prepared on a going concern basis.

CUMBRIA COMMUNITY HOMES

NOTES TO THE FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 30 JUNE 2024

2. DONATIONS AND LEGACIES

	2024	2023
	£	£
Donations	-	4,999
Grants	-	10,500
	<u>-</u>	<u>15,499</u>

Grants received, included in the above, are as follows:

	2024	2023
	£	£
Other grants	<u>-</u>	<u>10,500</u>

3. INVESTMENT INCOME

	2024	2023
	£	£
Deposit account interest	<u>4</u>	<u>-</u>

4. INCOME FROM CHARITABLE ACTIVITIES

	Activity	2024	2023
		£	£
Rent contribution	Housing	4,212,566	4,051,103
Support charges	Housing	54,502	60,201
		<u>4,267,068</u>	<u>4,111,304</u>

5. CHARITABLE ACTIVITIES COSTS

	Direct Costs	Support costs (see note 6)	Totals
	£	£	£
Housing	<u>3,569,733</u>	<u>412,356</u>	<u>3,982,089</u>

6. SUPPORT COSTS

	Management	Finance	Governance costs	Totals
	£	£	£	£
Housing	<u>324,075</u>	<u>76,281</u>	<u>12,000</u>	<u>412,356</u>

7. NET INCOME/(EXPENDITURE)

Net income/(expenditure) is stated after charging/(crediting):

	2024	2023
	£	£
Other operating leases	<u>13,197</u>	<u>13,124</u>

CUMBRIA COMMUNITY HOMES

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 30 JUNE 2024**

8. AUDITORS' REMUNERATION

	2024	2023
	£	£
Fees payable to the charity's auditors and their associates for the audit of the charity's financial statements	<u>12,000</u>	<u>12,000</u>

9. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 30 June 2024 nor for the year ended 30 June 2023.

However, Trustees were paid fees for working or the Charity as follows:

	2024	2023
	£	£
Emma Stones	14,500	32,500
Amanda Stevens	33,000	29,960

Further details of payments to related parties of the Trustees is shown in note 19 to the accounts.

Trustees' expenses

There were no trustees' expenses paid for the year ended 30 June 2024 nor for the year ended 30 June 2023.

10. STAFF COSTS

	2024	2023
	£	£
Wages and salaries	894,746	631,808
Social security costs	72,853	49,251
Other pension costs	16,696	10,015
	<u>984,295</u>	<u>691,074</u>

The average monthly number of employees during the year was as follows:

	2024	2023
	39	31

No employees received emoluments in excess of £60,000.

11. EXCEPTIONAL ITEMS

During the year the Charity has recognised exception items of £176,936 (2023: £550,126). This relates to the following items:

£nil (2023 - £331,781) Funding provided to Cumbria Community Person Centred Approach Limited recognised as irrecoverable

£176,936 (2023 - £62,852) funds attributable to the former CEO recognised as irrecoverable.

CUMBRIA COMMUNITY HOMES

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 30 JUNE 2024**

12. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted fund £
INCOME AND ENDOWMENTS FROM	
Donations and legacies	15,499
Charitable activities	
Housing	4,111,304
Total	<u>4,126,803</u>
EXPENDITURE ON	
Charitable activities	
Housing	3,417,748
Other	1,003,063
Total	<u>4,420,811</u>
NET INCOME/(EXPENDITURE)	(294,008)
RECONCILIATION OF FUNDS	
Total funds brought forward	(90,464)
TOTAL FUNDS CARRIED FORWARD	<u><u>(384,472)</u></u>

13. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2024 £	2023 £
Trade debtors	245,056	351,993
Other debtors	11,975	27,976
	<u>257,031</u>	<u>379,969</u>

14. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2024 £	2023 £
Bank loans and overdrafts (see note 16)	100,927	123,294
Trade creditors	112,167	344,854
Social security and other taxes	185,431	142,801
Other creditors	52,050	52,761
Accrued expenses	86,041	79,301
	<u>536,616</u>	<u>743,011</u>

CUMBRIA COMMUNITY HOMES

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 30 JUNE 2024**

15. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	2024	2023
	£	£
Bank loans (see note 16)	<u>13,315</u>	<u>23,325</u>

16. LOANS

An analysis of the maturity of loans is given below:

	2024	2023
	£	£
Amounts falling due within one year on demand:		
Bank loans	<u>100,927</u>	<u>123,294</u>
Amounts falling between one and two years:		
Bank loans - 1-2 years	<u>13,315</u>	<u>10,010</u>
Amounts falling due between two and five years:		
Bank loans - 2-5 years	<u>-</u>	<u>13,315</u>

17. LEASING AGREEMENTS

Minimum lease payments under non-cancellable operating leases fall due as follows:

	2024	2023
	£	£
Within one year	1,906,509	2,225,710
Between one and five years	2,033,284	3,082,891
In more than five years	515,325	-
	<u>4,455,118</u>	<u>5,308,601</u>

18. MOVEMENT IN FUNDS

	At 1.7.23	Net movement in funds	At 30.6.24
	£	£	£
Unrestricted funds			
General fund	(384,472)	108,047	(276,425)
TOTAL FUNDS	<u>(384,472)</u>	<u>108,047</u>	<u>(276,425)</u>

Net movement in funds, included in the above are as follows:

	Incoming resources	Resources expended	Movement in funds
	£	£	£
Unrestricted funds			
General fund	4,267,072	(4,159,025)	108,047
TOTAL FUNDS	<u>4,267,072</u>	<u>(4,159,025)</u>	<u>108,047</u>

CUMBRIA COMMUNITY HOMES

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 30 JUNE 2024**

18. MOVEMENT IN FUNDS - continued

Comparatives for movement in funds

	At 1.7.22 £	Net movement in funds £	At 30.6.23 £
Unrestricted funds			
General fund	(90,464)	(294,008)	(384,472)
TOTAL FUNDS	<u>(90,464)</u>	<u>(294,008)</u>	<u>(384,472)</u>

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	4,126,803	(4,420,811)	(294,008)
TOTAL FUNDS	<u>4,126,803</u>	<u>(4,420,811)</u>	<u>(294,008)</u>

A current year 12 months and prior year 12 months combined position is as follows:

	At 1.7.22 £	Net movement in funds £	At 30.6.24 £
Unrestricted funds			
General fund	(90,464)	(185,961)	(276,425)
TOTAL FUNDS	<u>(90,464)</u>	<u>(185,961)</u>	<u>(276,425)</u>

A current year 12 months and prior year 12 months combined net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	8,393,875	(8,579,836)	(185,961)
TOTAL FUNDS	<u>8,393,875</u>	<u>(8,579,836)</u>	<u>(185,961)</u>

CUMBRIA COMMUNITY HOMES

NOTES TO THE FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 30 JUNE 2024

19. RELATED PARTY DISCLOSURES

During the period, the charitable company entered into the following related party transactions. See separately note 9 in relation to payments made to Trustees.

As at the balance sheet date the charitable company owed nil (2023: £16,000) to Emma Stones, a Trustee in respect of fees owed. The comparative amount was included in the Trade Creditors of the company.

Mrs Stones has a debit balance on her loan account to the company of £11,975. That loan is interest free and all due within one year.

During the year the Charity received services in the amount of £21,250 (2023: £35,825) for rent for properties owned by Stones ISH Holdings Limited, a company owned by Mrs. Stones. This ended in January 2024.

During the year, a debt owed by Mrs Christine Bee, an employee of the Charity, totalling £176,936 (2023 - £62,852) was written off as irrecoverable, as a result of her departure from the Charity.

During the year the Charity had transactions with Cumbria Community Person Centred Approach Limited. The company funded wages, taxes and other costs of CCPCA totalling £47,264 (2023: £411,266) and received £33,245 (2023 - £145,371) from CCPCA.

Included in maintenance costs are payments made to a relative of Amanda Stevens totalling £19,864. These fees were for maintenance services provided to the Charity's rented properties during the year and are therefore included in the charitable expenses of the company. The individual became an employee of the Charity in June 2024.

CUMBRIA COMMUNITY HOMES

**DETAILED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 30 JUNE 2024**

	2024 £	2023 £
INCOME AND ENDOWMENTS		
Donations and legacies		
Donations	-	4,999
Grants	-	10,500
	<hr/>	<hr/>
	-	15,499
Investment income		
Deposit account interest	4	-
Charitable activities		
Rent contribution	4,212,566	4,051,103
Support charges	54,502	60,201
	<hr/>	<hr/>
	4,267,068	4,111,304
Total incoming resources	4,267,072	4,126,803
EXPENDITURE		
Charitable activities		
Wages	894,746	631,808
Social security	72,853	49,251
Pensions	16,696	10,015
Rent	2,277,845	2,151,034
Maintenance	297,031	542,703
Rates	10,562	-
	<hr/>	<hr/>
	3,569,733	3,384,811
Other		
Exceptional items	176,936	550,126
Support costs		
Management		
Other operating leases	13,197	13,124
Insurance	4,530	5,826
Light and heat	3,012	6,276
Telephone	26,242	27,779
Postage and stationery	1,578	3,993
Advertising	346	5,196
Sundries	2,192	20,012
Other staff costs	4,009	-
Cleaning	4,095	5,405
Office rent	19,504	21,236
Travel and subsistence	7,496	24,720
Motor expenses	70,376	100,731
Storage	3,674	4,477
Computer expenses	19,814	21,682
Accountancy	6,892	13,098
Professional fees	25,636	70,303
Consultancy fees	76,654	98,172
Employee expenses	34,828	-
	<hr/>	<hr/>
	324,075	442,030

This page does not form part of the statutory financial statements

CUMBRIA COMMUNITY HOMES

**DETAILED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 30 JUNE 2024**

	2024 £	2023 £
Management		
Finance		
Bank charges	79	1,674
Statutory interest	-	2,989
Bank interest	711	5,925
Bank loan interest	75,491	21,256
	<u>76,281</u>	<u>31,844</u>
Governance costs		
Auditors' remuneration	12,000	12,000
	<u>4,159,025</u>	<u>4,420,811</u>
Total resources expended		
Net income/(expenditure)	<u>108,047</u>	<u>(294,008)</u>