

COMMUNITY ACCOMMODATION GROUP

England & Wales · Charity number 1187753

Details

Other names	Welcome Homes
Status	Registered
Legal form	CIO
Registered	2020-02-04
Register	View on the Charity Commission register

Contact

Address	Plateworks House Riva Park Coal Road Leeds LS14 1PS
Phone	01423740107
Email	info@communityaccommodationgroup.co.uk

Activities

Objects: THE OBJECTS OF THE CIO ARE, FOR THE BENEFIT OF PEOPLE IN NEED (WHETHER BY VIRTUE OF POVERTY, FINANCIAL HARDSHIP, AGE, PHYSICAL OR MENTAL DISABILITY OR ILL HEALTH), THE PROVISION AND MANAGEMENT (AND/OR SUPPORTING THE PROVISION AND MANAGEMENT) OF: 1. HOUSING, ACCOMMODATION OR ASSISTANCE; 2. ASSOCIATED FACILITIES, AMENITIES AND SERVICES.

Activities: Provides homes and welfare support for homeless people and general needs housing

Classification

- **How:** Provides Buildings/facilities/open Space, Provides Services
- **What:** Accommodation/housing, Other Charitable Purposes
- **Who:** The General Public/mankind

Geography

- Throughout England

Finances

Period end	Income	Expenditure	Assets	Employees
2024-10-31	£4,999,480	£5,138,691	£-155,636	1
2023-10-31	£1,165,544	£1,182,012	£0	0
2022-10-31	£0	£0	-	-
2021-10-31	£0	£0	-	-
2020-10-31	£0	£0	-	-

Trustees

Name	Role	Appointed
Sajjid Hussain	Chair	2020-02-04
Ian David Brown		2020-02-20

COMMUNITY ACCOMMODATION GROUP

England & Wales - Charity number 1187753

Accounts

Charity registration number 1187753 (England and Wales)

**COMMUNITY ACCOMMODATION GROUP
ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 OCTOBER 2024**

COMMUNITY ACCOMMODATION GROUP

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees	Philip Woolas (Chair) Ian Brown Sajjid Hussain Andrew Kilburn Robert Booth
Management company	Myshon Ltd
Charity number (England and Wales)	1187753
Auditor	BK Plus Audit Limited 52 St Johns Lane Halifax West Yorkshire England HX1 2BW

COMMUNITY ACCOMMODATION GROUP

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COMMUNITY ACCOMMODATION GROUP

TRUSTEES' REPORT

FOR THE YEAR ENDED 31 OCTOBER 2024

Reference and Administrative Information

Charity Name: Community Accommodation Group

Charity registration number: 1187753

Registered Office and operational address:

Plateworks House
Riva Park
Coal Road
Leeds
LS14 1PS

Trustees

Philip Woolas - Chair
Ian David Brown - trustee
Robert Booth- trustee
Sajjid Hussain - trustee
Andrew Kilburn - trustee

Senior Management Team

Maxine Moar - Chief Executive

Objectives and activities

CAG is a Housing First Charity. This means that our goal is to provide permanent housing and support for our tenants.

CAG's primary purpose is to provide housing and care for those people who qualify for housing exempt support.

We also provide Local Councils with General Needs Housing to help them to prevent and reduce the levels of homelessness in their areas. Our tenants are nominated by the statutory local authority in the area. We operate throughout England.

The Charity is governed by four meetings a year of the Trustees and managed by a full time Chief Operating Officer.

The Charity receives paid for professional advice from a housing consultancy (Altair Ltd) and our solicitors (Freeths). We also have a Service Level Agreement with a specialist intensive housing management company (Myshon Housing Ltd) who manage and maintain our properties.

Our Trustees have been recruited from professional advisors from our consultancy and by word of mouth in the local government, housing association and financial professions in the north of England.

COMMUNITY ACCOMMODATION GROUP

TRUSTEES' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 OCTOBER 2024

Who benefits from our charity?

Our beneficiaries are the tenants who live in the properties we own or control. These tenants include persons who are or have been: rough sleepers, addiction sufferers, ex-offenders, mentally ill, disabled, victims of domestic violence and their children and other groups who find themselves facing homelessness and needing support.

Our charity thereby benefits the local areas in which our properties are situated and the relevant local authority.

We currently have tenants in receipt of housing benefit.

In addition we are landlords to a number of properties which are in the private rental sector.

Overall, we control through lease arrangements c750 properties of which half are Social Housing tenants, a small number are socialist social housing tenants and the remainder are private rented tenants

Principal Funding Source

The source of our revenue funding is the rent which is paid by or on behalf of the tenants who live in our properties.

The properties are leased from investment funds who are the ultimate owners of the properties. We have a service level agreement with a specialist housing management company to whom we pay a fixed fee per unit for management and maintenance. We also pay the return on capital to the investors who are the ultimate owners of our properties. We receive a flat fee for each property to cover our costs which is paid for from the rental income.

Reserve policy

Our reserves policy is to ensure that we hold at least the equivalent of six months surplus at any one time.

Financial Review

The Trustees have reviewed the financial accounts and circumstances to ensure our going concern status. This is based upon the policies contained in the plans for the future periods, not least the execution of prompt receipts of housing benefit. In addition, we have renegotiated the ongoing agreement with the management company Myshon Ltd who have now reduced their fees going forwards. The trustees have concluded that no material uncertainties exist and more detail is included in note 1.2 of the accounts.

The charity made a deficit for the year ended 31 October 2024 of £139,211 (2023 £16,425). The accumulated deficit as at 31 October 2024 was £155,636.

COMMUNITY ACCOMMODATION GROUP

TRUSTEES' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 OCTOBER 2024

Plans for future periods

Our future plans are:

- To continue to be a registered charitable and become a non-for-profit register, social housing provider
- To ensure that our default tenancy provision is social housing as far as is commensurate with our new developments and planning authority dictates.
- To procure homes and accommodation for our social housing tenants by commissioning development of buildings using modern methods of construction
- To procure such developments on plots of land identified by partner local authority strategic housing land availability assessments
- To renovate heritage buildings within the areas we operate.
- To develop a reserve policy such that cash reserves can be invested to provide investment income for the benefit of the charity.
- To ensure prompt and agreed income from our Local Authority and other partners. This has notably improved since the last audit.

Tenancy policy

Our admissions policy is developed in partnership with our local authority partners. As a housing first charity our prime goal in tenancy policy is to provide for the needs of the local area and our tenancy demographics therefore reflect the balance of the local housing waiting lists and the supporting people numbers.

Our policy is also governed by a local needs priority.

Structure, governance and management

The charity is a charitable incorporated organisation registered with the Charity Commission on 4th February 2020. The charity was established under a Constitution which established the objects and powers of the charity.

All members of the Board of Trustees give their time voluntarily and received no benefits from the charity. Any expenses reclaimed from the charity are set out in the notes to the accounts.

The Trustees have identified their skills gaps and the skills needed to continue developing a robust board. The board will therefore hope to recruit two more members in the next 18 months.

A training programme will be established for new trustees.

Risk Management

The Trustees have conducted a review of the major risks to which the charity is exposed. A risk register has been established and is updated regularly and considered at each board meeting.

Where appropriate, systems or procedures have been established to mitigate the risks the charity faces. Significant external risks to funding have led to the development of a strategic plan which will allow for the diversification of funding and activities. Internal control risks are minimised by the implementation of procedures for authorisation of all transactions and projects. Procedures are in place to ensure compliance with health and safety of staff, volunteers, clients and visitors to the centre.

Appropriate insurance for public liability, employee and professional indemnity has been taken out.

COMMUNITY ACCOMMODATION GROUP

TRUSTEES' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 OCTOBER 2024

Responsibilities of the Management Committee

Charity law requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of the affairs of the charity as at the balance sheet date and of its incoming resources and application of resources, including income and expenditure, for the financial year. In preparing those financial statements, the management committee should follow best practice and:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent; and prepare the financial statements on the going concern basis unless it is not appropriate to assume that the company will continue on that basis.
- The Trustees are responsible for maintaining proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and to enable them to ensure that the financial statements comply with applicable accounting standards.
- The Trustees are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.
- In accordance with charity law, as the directors, we certify that:
 - so far as we are aware, there is no relevant audit information of which the charity's auditors are unaware; and as the directors of the charity we have taken all the steps that we ought to have taken in order to make ourselves aware of any relevant audit information and to establish that the charity's auditors are aware of that information.

Auditors

BK Plus were appointed as the charity's auditors during the year and have expressed their willingness to continue in that capacity.

Andrew Kilburn

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Andrew Kilburn

Trustee

10/10/2025

Date:

COMMUNITY ACCOMMODATION GROUP

STATEMENT OF TRUSTEES' RESPONSIBILITIES

FOR THE YEAR ENDED 31 OCTOBER 2024

The trustees are responsible for preparing the Trustees' Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England and Wales requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity for that year.

In preparing these financial statements, the trustees are required to:

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

The trustees are responsible for keeping sufficient accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

COMMUNITY ACCOMMODATION GROUP

INDEPENDENT AUDITOR'S REPORT

TO THE TRUSTEES OF COMMUNITY ACCOMMODATION GROUP

Opinion

We have audited the financial statements of Community Accommodation Group (the 'charity') for the year ended 31 October 2024 which comprise the statement of financial activities, the balance sheet, the statement of cash flows and notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 October 2024 and of its incoming resources and application of resources, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the Charities Act 2011.

Basis for opinion

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

Conclusions relating to going concern

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

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

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

Other information

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

We have nothing to report in this regard.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters in relation to which the Charities (Accounts and Reports) Regulations 2008 requires us to report to you if, in our opinion:

- the information given in the financial statements is inconsistent in any material respect with the trustees' report; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records; or
- we have not received all the information and explanations we require for our audit.

COMMUNITY ACCOMMODATION GROUP

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

TO THE TRUSTEES OF COMMUNITY ACCOMMODATION GROUP

Responsibilities of trustees

As explained more fully in the statement of trustees' responsibilities, the trustees are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error. In preparing the financial statements, the trustees are responsible for assessing the charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

We have been appointed as auditor under section 144 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder.

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

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

A further description of our responsibilities is available on the Financial Reporting Council's website at: <https://www.frc.org.uk/auditorsresponsibilities>. This description forms part of our auditor's report.

COMMUNITY ACCOMMODATION GROUP

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

TO THE TRUSTEES OF COMMUNITY ACCOMMODATION GROUP

Other matters

Our approach to identifying and assessing the risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, was as follows:

- The engagement partner ensured that the engagement team collectively had the appropriate competence, capabilities and skills to identify or recognise non-compliance with applicable laws and regulations;
- We identified the laws and regulations applicable to the company through discussions with directors and other management, and from our commercial knowledge and experience of the industry sector;
- We focused on specific laws and regulations which we considered may have a direct material effect on the financial statements or the operations of the company, including the Companies Act 2006, taxation legislation and data protection, anti-bribery, employment, environmental and health and safety legislation;
- We assessed the extent of compliance with the laws and regulations identified above through making enquiries of management and inspecting legal correspondence; and
- Ensured laws and regulations were communicated within the audit team regularly and the team remained alert to instances of non-compliance throughout the audit.

We assessed the susceptibility of the company's financial statements to material misstatement, including obtaining an understanding of how fraud might occur, by:

- Making enquiries of management as to where they considered there was a susceptibility to fraud, their knowledge of actual, suspected and alleged fraud;
- Considering the internal controls in place to mitigate risks of fraud and non-compliance with laws and regulations; and
- Understanding the design of the company's remuneration policies.

To address the risk of fraud through management bias and override of controls, we;

- Performed analytical procedures to identify any unusual or unexpected relationships;
- Tested journal entries to identify unusual transactions
- Assessed whether judgements and assumptions made in determining the accounting estimates set out in note 2 were indicative of potential bias; and
- Investigated the rationale behind significant or unusual transactions.

In response to the risks of irregularities and non-compliance with laws and regulations, we designed procedures which included, but were not limited to:

- Agreeing financial statement disclosures to underlying supporting documentation;
- Reading the minutes of meetings of those charged with governance;
- Enquiring of management as to actual and potential litigation and claims; and
- Reviewing correspondence with HMRC, relevant regulators and the company's legal advisors.

There are inherent limitations in our audit procedures described above. The more removed that laws and regulations are from the financial transactions, the less likely it is that we would become aware of non-compliance. Auditing standards also limit the audit procedures required to identify non-compliance with laws and regulations to enquiry of the directors and other management and the inspection of regulatory and legal correspondence, if any.

Material misstatements that arise due to fraud can be harder to detect than those that arise from error as they may involve deliberate concealment or collusion.

COMMUNITY ACCOMMODATION GROUP

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

TO THE TRUSTEES OF COMMUNITY ACCOMMODATION GROUP

Your attention is drawn to the fact that the charity has prepared financial statements in accordance with "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)" (as amended) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has now been withdrawn.

This has been done in order for the financial statements to provide a true and fair view in accordance with current Generally Accepted Accounting Practice.

Use of our report

This report is made solely to the charity's trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the charity's trustees 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 charity and the charity's trustees as a body, for our audit work, for this report, or for the opinions we have formed.

Victoria Atkinson FCA (Senior Statutory Auditor)

For and on behalf of BK Plus Audit Limited, Statutory Auditor

Chartered Certified Accountant

52 St Johns Lane

Halifax

West Yorkshire

HX1 2BW

England

Date: 10 October 2025

BK PLUS Audit Limited

BK Plus Audit Limited is eligible for appointment as auditor of the charity by virtue of its eligibility for appointment as auditor of a company under section 1212 of the Companies Act 2006.

COMMUNITY ACCOMMODATION GROUP

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 OCTOBER 2024

	Notes	Unrestricted funds 2024 £	Unrestricted funds 2023 £
Income from:			
<u>Charitable activities</u>			
Provision of home and welfare support	3	4,996,853	1,165,544
Investments	4	2,627	43
Total income		4,999,480	1,165,587
Expenditure on:			
<u>Charitable activities</u>			
Provision of home and welfare support	5	5,138,691	1,182,012
Total expenditure		5,138,691	1,182,012
Net expenditure and movement in funds		(139,211)	(16,425)
Reconciliation of funds:			
Fund balances at 1 November 2023		(16,425)	-
Fund balances at 31 October 2024		(155,636)	(16,425)

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

The notes on pages 13 to 19 form part of these financial statements.

COMMUNITY ACCOMMODATION GROUP

BALANCE SHEET

AS AT 31 OCTOBER 2024

	Notes	2024 £	£	2023 £	£
Current assets					
Debtors	10	914,122		308,809	
Cash at bank and in hand		85,100		226,281	
		<u>999,222</u>		<u>535,090</u>	
Creditors: amounts falling due within one year	11	(1,154,858)		(551,515)	
Net current liabilities			<u>(155,636)</u>		<u>(16,425)</u>
The funds of the charity					
Unrestricted funds	14		<u>(155,636)</u>		<u>(16,425)</u>
			<u>(155,636)</u>		<u>(16,425)</u>

The notes on pages 13 to 19 form part of these financial statements.

The financial statements were approved by the trustees on 10/10/2025

Andrew Kilburn

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Andrew Kilburn
Trustee

COMMUNITY ACCOMMODATION GROUP

STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED 31 OCTOBER 2024

	Notes	2024 £	£	2023 £	£
Cash flows from operating activities					
Cash (absorbed by)/generated from operations	16		(143,808)		226,238
Investing activities					
Investment income received		2,627		43	
Net cash generated from investing activities			2,627		43
Net cash generated from financing activities			-		-
Net (decrease)/increase in cash and cash equivalents			(141,181)		226,281
Cash and cash equivalents at beginning of year			226,281		-
Cash and cash equivalents at end of year			85,100		226,281

The notes on pages 13 to 19 form part of these financial statements.

COMMUNITY ACCOMMODATION GROUP

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 OCTOBER 2024

1 Accounting policies

Charity information

Community Accommodation Group is a registered charity, established as a CIO, number 1187753, registered with the Charity Commission on 4 February 2020.

The registered office is Plateworks House, Riva Park, Coal Road, Leeds, LS14 1PS.

1.1 Accounting convention

The financial statements have been prepared in accordance with the charity's governing document, the Charities Act 2011, FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and the Charities SORP "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)". The charity is a Public Benefit Entity as defined by FRS 102.

The financial statements have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a true and fair view. This departure has involved following the Statement of Recommended Practice for charities applying FRS 102 rather than the version of the Statement of Recommended Practice which is referred to in the Regulations but which has since been withdrawn.

The financial statements are prepared in sterling, which is the functional currency of the charity. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention, [modified to include the revaluation of freehold properties and to include investment properties and certain financial instruments at fair value]. The principal accounting policies adopted are set out below.

1.2 Going concern

As at 31 October 2024, the Charity has an accumulated net deficit of £155,636.

The trustees are relying upon the following factors in their adoption of the going concern basis in preparing the financial statements for the period ended 31 October 2024:

The revision of the commercial terms with their primary outsourcing partner Myshon Limited, effective from 1 March 2025. These revised terms align with the cashflow forecast and create a surplus for the charity over the next 12 months.

These revised terms when viewed retrospectively would generate a surplus for the charity on historic stock levels under management. Providing further comfort to the Trustees is that the application of the new agreement based on current stock levels, which have increased, would be positive.

No material uncertainties exist given the current operational performance, commercial terms with partners and healthy secured stock pipeline.

1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the trustees in furtherance of their charitable objectives.

Restricted funds are subject to specific conditions by donors or grantors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the financial statements.

Endowment funds are subject to specific conditions by donors that the capital must be maintained by the charity.

COMMUNITY ACCOMMODATION GROUP

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 OCTOBER 2024

1 Accounting policies

(Continued)

1.4 Income

Income is recognised when the charity is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

Cash donations are recognised on receipt. Other donations are recognised once the charity has been notified of the donation, unless performance conditions require deferral of the amount. Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Legacies are recognised on receipt or otherwise if the charity has been notified of an impending distribution, the amount is known, and receipt is expected. If the amount is not known, the legacy is treated as a contingent asset.

1.5 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement, and the amount of the obligation can be measured reliably.

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

1.6 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

1.7 Financial instruments

The charity has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the charity's balance sheet when the charity becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

COMMUNITY ACCOMMODATION GROUP

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 OCTOBER 2024

1 Accounting policies

(Continued)

Basic financial liabilities

Basic financial liabilities, including creditors and bank loans are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of operations from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Derecognition of financial liabilities

Financial liabilities are derecognised when the charity's contractual obligations expire or are discharged or cancelled.

1.8 Employee benefits

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the charity is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

1.9 Retirement benefits

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

2 Critical accounting estimates and judgements

In the application of the charity's accounting policies, the trustees are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

3 Income from charitable activities

	Unrestricted funds 2024 £	Unrestricted funds 2023 £
Provision of home and welfare support		
Rental Income	4,989,316	1,067,740
Care Operator Income	2,948	20
Void Insurance Income	4,589	97,784
	<u>4,996,853</u>	<u>1,165,544</u>

COMMUNITY ACCOMMODATION GROUP

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 OCTOBER 2024

4 Income from investments

	Unrestricted funds 2024 £	Unrestricted funds 2023 £
Interest receivable	2,627	43

5 Expenditure on charitable activities

	Provision of home and welfare support 2024 £	Provision of home and welfare support 2023 £
Direct costs		
Staff costs	29,212	-
Repairs, maintenance and security costs	702,546	134,124
Supplier contract costs	1,006,988	467,420
Utilities	641,814	114,158
Office costs	8,123	901
Internet and TV costs	-	122
Statutory and accreditation costs	26,367	5,030
Management fees	757,314	143,986
Travel and motor costs	901	1,032
Overhead costs	1,950,426	285,239
	<u>5,123,691</u>	<u>1,152,012</u>
Share of support and governance costs (see note 6)		
Support	15,000	30,000
	<u>5,138,691</u>	<u>1,182,012</u>
Analysis by fund		
Unrestricted funds	<u>5,138,691</u>	<u>1,182,012</u>

6 Support costs allocated to activities

	2024 £	2023 £
Auditors' Remuneration	15,000	30,000
Analysed between:		
Provision of home and welfare support	<u>15,000</u>	<u>30,000</u>

COMMUNITY ACCOMMODATION GROUP

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 OCTOBER 2024

7 Trustees

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

8 Employees

The average monthly number of employees during the year was:

	2024 Number	2023 Number
	1	-

Employment costs

	2024 £	2023 £
Wages and salaries	27,500	-
Social security costs	337	-
Other pension costs	1,375	-
	<u>29,212</u>	<u>-</u>

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

Remuneration of key management personnel

The remuneration of key management personnel was as follows:

	2024 £	2023 £
Aggregate compensation	<u>29,212</u>	<u>-</u>

9 Taxation

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

10 Debtors

	2024 £	2023 £
Amounts falling due within one year:		
Trade debtors	912,345	303,279
Other debtors	-	600
Prepayments and accrued income	1,777	4,930
	<u>914,122</u>	<u>308,809</u>

COMMUNITY ACCOMMODATION GROUP

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 OCTOBER 2024

11 Creditors: amounts falling due within one year

	Notes	2024 £	2023 £
Other taxation and social security		1,099	-
Deferred income	12	32,205	60,612
Trade creditors		92,546	70,847
Other creditors		75,735	9,041
Accruals		953,273	411,015
		<u>1,154,858</u>	<u>551,515</u>

12 Deferred income

	2024 £	2023 £
Other deferred income	<u>32,205</u>	<u>60,612</u>

Deferred income is included in the financial statements as follows:

	2024 £	2023 £
Deferred income is included within:		
Current liabilities	<u>32,205</u>	<u>60,612</u>
Movements in the year:		
Deferred income at 1 November 2023	60,612	-
Resources deferred in the year	(28,407)	60,612
Deferred income at 31 October 2024	<u>32,205</u>	<u>60,612</u>

13 Retirement benefit schemes

	2024 £	2023 £
Defined contribution schemes		
Charge to profit or loss in respect of defined contribution schemes	<u>1,375</u>	<u>-</u>

The charity operates a defined contribution pension scheme for all qualifying employees. The assets of the scheme are held separately from those of the charity in an independently administered fund.

COMMUNITY ACCOMMODATION GROUP

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 OCTOBER 2024

14 Unrestricted funds

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

	At 1 November 2023	Incoming resources	Resources expended	At 31 October 2024
	£	£	£	£
General funds	(16,425)	4,999,480	(5,138,691)	(155,636)
	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Previous year:	At 1	Incoming	Resources	At 31 October
	November	resources	expended	2023
	2022	£	£	£
	£	£	£	£
General funds	-	1,165,587	(1,182,012)	(16,425)
	<u> </u>	<u> </u>	<u> </u>	<u> </u>

15 Related party transactions

During the year ended 31 October 2024 an amount of £11,800 (2023 - £2000) was paid to Philip Woolas, a trustee, for consultancy services provided to the charity.

16 Cash (absorbed by)/generated from operations	2024	2023
	£	£
Deficit for the year	(139,211)	(16,425)
Adjustments for:		
Investment income recognised in statement of financial activities	(2,627)	(43)
Movements in working capital:		
(Increase) in debtors	(605,313)	(308,809)
Increase in creditors	631,750	490,903
(Decrease)/increase in deferred income	(28,407)	60,612
	<u> </u>	<u> </u>
Cash (absorbed by)/generated from operations	(143,808)	226,238
	<u> </u>	<u> </u>

COMMUNITY ACCOMMODATION GROUP

England & Wales - Charity number 1187753

Accounts

Charity registration number 1187753

**COMMUNITY ACCOMMODATION GROUP
ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 OCTOBER 2023**

COMMUNITY ACCOMMODATION GROUP

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees	Philip Woolas (Chair) Ian Brown Sajjid Hussain Andrew Kilburn Robert Booth
Management company	Myshon Ltd
Charity number	1187753
Auditor	BK Plus Audit Limited 52 St Johns Lane Halifax West Yorkshire England HX1 2BW

COMMUNITY ACCOMMODATION GROUP

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COMMUNITY ACCOMMODATION GROUP

TRUSTEES' REPORT

FOR THE YEAR ENDED 31 OCTOBER 2023

Reference and Administrative Information

Charity Name: Community Accommodation Group

Charity registration number: 1187753

Registered Office and operational address:

Hornbeam House
Hornbeam Park
Hookstone Road
Harrogate
HG2 8QT

Trustees

Philip Woolas - Chair
Ian David Brown - trustee
Robert Booth - trustee
Sajjid Hussain - trustee
Andrew Kilburn - trustee

Senior Management Team

Maxine Moar - Chief Executive

Objectives and activities

CAG is a Housing First Charity. This means that our goal is to provide permanent housing and support for our tenants.

CAG's primary purpose is to provide housing and care for those people who qualify for housing exempt support. We also provide Local Councils with General Needs Housing to help them to prevent and reduce the levels of homelessness in their areas. Our tenants are nominated by the statutory local authority in the area. We operate throughout England.

The Charity is governed by monthly meetings of the Trustees and managed by a full time Chief Operating Officer. The Charity receives paid for professional advice from a housing consultancy (Altair Ltd) and our solicitors (Freeths). We also have a Service Level Agreement with a specialist intensive housing management company (Myshon Housing Ltd) who manage and maintain our properties.

Our Trustees have been recruited from professional advisors from our consultancy and by word of mouth in the local government, housing association and financial professions in the north of England.

COMMUNITY ACCOMMODATION GROUP

TRUSTEES' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 OCTOBER 2023

Who benefits from our charity?

Our beneficiaries are the tenants who live in the properties we own or control. These tenants include persons who are or have been: rough sleepers, addiction sufferers, exoffenders, mentally ill, disabled, victims of domestic violence and their children and other groups who find themselves facing homelessness and needing support.

Our charity thereby benefits the local areas in which our properties are situated and the relevant local authority.

We currently have tenants in receipt of housing benefit.

In addition we are landlords to a number of properties which are in the private rental sector.

Overall, we control through lease arrangements c750 properties of which half are Social Housing tenants, a small number are socialist social housing tenants and the remainder are private rented tenants

Principal Funding Source

The source of our revenue funding is the rent which is paid by or on behalf of the tenants who live in our properties. The properties are leased from investment funds who are the ultimate owners of the properties. We have a service level agreement with a specialist housing management company to whom we pay a fixed fee per unit for management and maintenance. We also pay the return on capital to the investors who are the ultimate owners of our properties. We receive a flat fee for each property to cover our costs which is paid for from the rental income.

Reserve policy

Our reserves policy is to ensure that we hold at least the equivalent of six months surplus at any one time.

Financial Review

The Trustees will review the financial accounts and circumstances to ensure our going concern status. This is based upon the policies contained in the plans for the future periods, not least the execution of prompt receipts of housing benefit. In addition, we will renegotiate the ongoing agreement with the management company to ensure the VAT benefit is accrued to our charity and that the consideration be given to direct or TUPE employment of the staff who service our charity.

COMMUNITY ACCOMMODATION GROUP

TRUSTEES' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 OCTOBER 2023

Plans for future periods

Our future plans are:

- To continue to be a registered charitable and become a non-for-profit register, social housing provider
- To ensure that our default tenancy provision is social housing as far as is commensurate with our new developments and planning authority dictates.
- To procure homes and accommodation for our social housing tenants by commissioning development of buildings using modern methods of construction
- To procure such developments on plots of land identified by partner local authority strategic housing land availability assessments
- To renovate heritage buildings within the areas we operate.
- To develop a reserve policy such that cash reserves can be invested to provide investment income for the benefit of the charity.
- To ensure prompt and agreed income from our Local Authority and other partners. The delay in receipt of tenant income, especially housing benefit receipts is a significant factor to our charity and has been exasperated by the delay in the signing off of our annual accounts which itself has caused delays in our income. A key objective is to resolve this dilemma by ensuring timely financial reporting including annual accounts.

Tenancy policy

Our admissions policy is developed in partnership with our local authority partners. As a housing first charity our prime goal in tenancy policy is to provide for the needs of the local area and our tenancy demographics therefore reflect the balance of the local housing waiting lists and the supporting people numbers.

Our policy is also governed by a local needs priority.

Structure, governance and management

The charity is a charitable incorporated organisation registered with the Charity Commission on 4th February 2020. The charity was established under a Constitution which established the objects and powers of the charity.

All members of the Board of Trustees give their time voluntarily and received no benefits from the charity. Any expenses reclaimed from the charity are set out in the notes to the accounts.

The Trustees, during the course of the year, undertook a skills survey which identified a need to recruit at least two new Trustees. A training programme will be established for new trustees.

Risk Management

The Trustees have conducted a review of the major risks to which the charity is exposed. A risk register has been established and is updated regularly and considered at each board meeting.

Where appropriate, systems or procedures have been established to mitigate the risks the charity faces. Significant external risks to funding have led to the development of a strategic plan which will allow for the diversification of funding and activities. Internal control risks are minimised by the implementation of procedures for authorisation of all transactions and projects. Procedures are in place to ensure compliance with health and safety of staff, volunteers, clients and visitors to the centre. Appropriate insurance for public liability, employee and professional indemnity has been taken out.

COMMUNITY ACCOMMODATION GROUP

TRUSTEES' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 OCTOBER 2023

Responsibilities of the Management Committee

Charity law requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of the affairs of the charity as at the balance sheet date and of its incoming resources and application of resources, including income and expenditure, for the financial year. In preparing those financial statements, the management committee should follow best practice and:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent; and prepare the financial statements on the going concern basis unless it is not appropriate to assume that the company will continue on that basis.
- The Trustees are responsible for maintaining proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and to enable them to ensure that the financial statements comply with applicable accounting standards.
- The Trustees are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.
- In accordance with charity law, as the directors, we certify that:
- so far as we are aware, there is no relevant audit information of which the charity's auditors are unaware; and as the directors of the charity we have taken all the steps that we ought to have taken in order to make ourselves aware of any relevant audit information and to establish that the charity's auditors are aware of that information.

Auditors

BK Plus were appointed as the charity's auditors during the year and have expressed their willingness to continue in that capacity.

Philip Woolas

.....
Philip Woolas (Chair)
Trustee

17/04/2025
Date:

COMMUNITY ACCOMMODATION GROUP

STATEMENT OF TRUSTEES' RESPONSIBILITIES

FOR THE YEAR ENDED 31 OCTOBER 2023

The trustees are responsible for preparing the Trustees' Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England and Wales requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity for that year.

In preparing these financial statements, the trustees are required to:

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

The trustees are responsible for keeping sufficient accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

COMMUNITY ACCOMMODATION GROUP

INDEPENDENT AUDITOR'S REPORT

TO THE TRUSTEES OF COMMUNITY ACCOMMODATION GROUP

Opinion

We have audited the financial statements of Community Accommodation Group (the 'charity') for the year ended 31 October 2023 which comprise the statement of financial activities, the balance sheet, the statement of cash flows and notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 October 2023 and of its incoming resources and application of resources, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

Basis for opinion

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

Conclusions relating to going concern

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

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

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

Other information

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

We have nothing to report in this regard.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters in relation to which the Charities (Accounts and Reports) Regulations 2008 require us to report to you if, in our opinion:

- the information given in the financial statements is inconsistent in any material respect with the trustees' report; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records; or
- we have not received all the information and explanations we require for our audit.

COMMUNITY ACCOMMODATION GROUP

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

TO THE TRUSTEES OF COMMUNITY ACCOMMODATION GROUP

Responsibilities of trustees

As explained more fully in the statement of trustees' responsibilities, the trustees are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error. In preparing the financial statements, the trustees are responsible for assessing the charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

We have been appointed as auditor under section 144 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder.

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

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

A further description of our responsibilities is available on the Financial Reporting Council's website at: <https://www.frc.org.uk/auditorsresponsibilities>. This description forms part of our auditor's report.

COMMUNITY ACCOMMODATION GROUP

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

TO THE TRUSTEES OF COMMUNITY ACCOMMODATION GROUP

Other matters

Our approach to identifying and assessing the risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, was as follows:

- The engagement partner ensured that the engagement team collectively had the appropriate competence, capabilities and skills to identify or recognise non-compliance with applicable laws and regulations;
- We identified the laws and regulations applicable to the company through discussions with directors and other management, and from our commercial knowledge and experience of the industry sector;
- We focused on specific laws and regulations which we considered may have a direct material effect on the financial statements or the operations of the company, including the Companies Act 2006, taxation legislation and data protection, anti-bribery, employment, environmental and health and safety legislation;
- We assessed the extent of compliance with the laws and regulations identified above through making enquiries of management and inspecting legal correspondence; and
- Ensured laws and regulations were communicated within the audit team regularly and the team remained alert to instances of non-compliance throughout the audit.

We assessed the susceptibility of the company's financial statements to material misstatement, including obtaining an understanding of how fraud might occur, by:

- Making enquiries of management as to where they considered there was a susceptibility to fraud, their knowledge of actual, suspected and alleged fraud;
- Considering the internal controls in place to mitigate risks of fraud and non-compliance with laws and regulations; and
- Understanding the design of the company's remuneration policies.

To address the risk of fraud through management bias and override of controls, we;

- Performed analytical procedures to identify any unusual or unexpected relationships;
- Tested journal entries to identify unusual transactions
- Assessed whether judgements and assumptions made in determining the accounting estimates set out in note 2 were indicative of potential bias; and
- Investigated the rationale behind significant or unusual transactions.

In response to the risks of irregularities and non-compliance with laws and regulations, we designed procedures which included, but were not limited to:

- Agreeing financial statement disclosures to underlying supporting documentation;
- Reading the minutes of meetings of those charged with governance;
- Enquiring of management as to actual and potential litigation and claims; and
- Reviewing correspondence with HMRC, relevant regulators and the company's legal advisors.

There are inherent limitations in our audit procedures described above. The more removed that laws and regulations are from the financial transactions, the less likely it is that we would become aware of non-compliance. Auditing standards also limit the audit procedures required to identify non-compliance with laws and regulations to enquiry of the directors and other management and the inspection of regulatory and legal correspondence, if any.

Material misstatements that arise due to fraud can be harder to detect than those that arise from error as they may involve deliberate concealment or collusion.

COMMUNITY ACCOMMODATION GROUP

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

TO THE TRUSTEES OF COMMUNITY ACCOMMODATION GROUP

Your attention is drawn to the fact that the charity has prepared financial statements in accordance with "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)" (as amended) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has now been withdrawn.

This has been done in order for the financial statements to provide a true and fair view in accordance with current Generally Accepted Accounting Practice.

Use of our report

This report is made solely to the company's members, as a body, in accordance with section 391 of the Companies Act 2014. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and the company's members as a body, for our audit work, for this report, or for the opinions we have formed.

Victoria Atkinson FCA (Senior Statutory Auditor)
for and on behalf of BK Plus Audit Limited

17/4/25
.....

Chartered Certified Accountant
Statutory Auditor

*BK Plus Audit
Limited*

52 St Johns Lane
Halifax
West Yorkshire
England
HX1 2BW

BK Plus Audit Limited is eligible for appointment as auditor of the charity by virtue of its eligibility for appointment as auditor of a company under section 1212 of the Companies Act 2006.

COMMUNITY ACCOMMODATION GROUP

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 OCTOBER 2023

	Notes	Unrestricted funds 2023 £
Income from:		
<u>Charitable activities</u>		
Provision of home and welfare support	3	1,165,544
Investments	4	43
Total income		1,165,587
Expenditure on:		
<u>Charitable activities</u>		
Provision of home and welfare support	5	1,182,012
Total expenditure		1,182,012
Net expenditure and movement in funds		(16,425)
Reconciliation of funds:		
Fund balances at 1 November 2022		-
Fund balances at 31 October 2023		(16,425)

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

The notes on pages 13 to 19 form part of these financial statements.

COMMUNITY ACCOMMODATION GROUP

BALANCE SHEET

AS AT 31 OCTOBER 2023

	Notes	2023 £	£	2022 £	£
Current assets					
Debtors	11	308,809		-	
Cash at bank and in hand		226,281		-	
		<u>535,090</u>		-	
Creditors: amounts falling due within one year	12	<u>(551,515)</u>		-	
Net current liabilities			<u>(16,425)</u>		-
Net assets excluding pension liability			<u>(16,425)</u>		-
			<u><u> </u></u>		<u><u> </u></u>
The funds of the charity					
Unrestricted funds			<u>(16,425)</u>		-
			<u><u>(16,425)</u></u>		<u><u> </u></u>

The notes on pages 13 to 19 form part of these financial statements.

17/04/2025

The financial statements were approved by the trustees on

Philip Woolas

Philip Woolas (Chair)
Trustee

COMMUNITY ACCOMMODATION GROUP

STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED 31 OCTOBER 2023

	Notes	2023 £	£	2022 £	£
Cash flows from operating activities					
Cash generated from/(absorbed by) operations	16		226,238		-
Investing activities					
Investment income received		43		-	
Net cash generated from/(used in) investing activities			43		-
Net cash used in financing activities			-		-
Net increase in cash and cash equivalents			226,281		-
Cash and cash equivalents at beginning of year			-		-
Cash and cash equivalents at end of year			<u>226,281</u>		<u>-</u>

The notes on pages 13 to 19 form part of these financial statements.

COMMUNITY ACCOMMODATION GROUP

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 OCTOBER 2023

1 Accounting policies

Charity information

Community Accommodation Group is a registered charity, established as a CIO, number 1187753, registered with the Charity Commission on 4 February 2020.

The registered office is Hornbeam House, Hornbeam Park, Hookstone Road, Harrogate, HG2 8QT.

1.1 Accounting convention

The financial statements have been prepared in accordance with the charity's [governing document], the Charities Act 2011, FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the Charities SORP "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)" (effective 1 January 2019). The charity is a Public Benefit Entity as defined by FRS 102.

The financial statements have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a true and fair view. This departure has involved following the Statement of Recommended Practice for charities applying FRS 102 rather than the version of the Statement of Recommended Practice which is referred to in the Regulations but which has since been withdrawn.

The financial statements are prepared in sterling, which is the functional currency of the charity. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention, [modified to include the revaluation of freehold properties and to include investment properties and certain financial instruments at fair value]. The principal accounting policies adopted are set out below.

1.2 Going concern

As at 31 October 2023, the Charity has an accumulated net deficit of £16,425, this has increased further since the year end to £103,478 as at 28/2/25.

The trustees are relying upon the following factors in their adoption of the going concern basis in preparing the financial statements for the period ended 31 October 2023:

- 1) The revision of the commercial terms with their primary outsourcing partner Myshon Limited, effective from 1 March 2025. These revised terms align with the cashflow forecast and create a surplus for the charity over the next 12 months.
- 2) These revised terms when viewed retrospectively would generate a surplus for the charity on historic stock levels under management. Providing further comfort to the Trustees is that the application of the new agreement based on current stock levels, which have increased, would be positive.
- 3) No material uncertainties exist given the current operational performance, commercial terms with partners and healthy secured stock pipeline.

1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the trustees in furtherance of their charitable objectives.

Restricted funds are subject to specific conditions by donors or grantors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the financial statements.

Endowment funds are subject to specific conditions by donors that the capital must be maintained by the charity.

COMMUNITY ACCOMMODATION GROUP

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 OCTOBER 2023

1 Accounting policies

(Continued)

1.4 Income

Income is recognised when the charity is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

Cash donations are recognised on receipt. Other donations are recognised once the charity has been notified of the donation, unless performance conditions require deferral of the amount. Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Legacies are recognised on receipt or otherwise if the charity has been notified of an impending distribution, the amount is known, and receipt is expected. If the amount is not known, the legacy is treated as a contingent asset.

1.5 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement, and the amount of the obligation can be measured reliably.

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

1.6 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

1.7 Financial instruments

The charity has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the charity's balance sheet when the charity becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

COMMUNITY ACCOMMODATION GROUP

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 OCTOBER 2023

1 Accounting policies

(Continued)

Basic financial liabilities

Basic financial liabilities, including creditors and bank loans are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of operations from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Derecognition of financial liabilities

Financial liabilities are derecognised when the charity's contractual obligations expire or are discharged or cancelled.

1.8 Employee benefits

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the charity is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

2 Critical accounting estimates and judgements

In the application of the charity's accounting policies, the trustees are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

3 Income from charitable activities

	Unrestricted funds 2023 £	Unrestricted funds 2022 £
Provision of home and welfare support		
Rental income	1,067,740	-
Care Operator Income	20	-
Void Insurance income	97,784	-
	<u>1,165,544</u>	<u>-</u>

COMMUNITY ACCOMMODATION GROUP

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 OCTOBER 2023

4 Income from investments

	Unrestricted funds 2023 £	Unrestricted funds 2022 £
Interest receivable	43	-

5 Expenditure on charitable activities

	Provision of home and welfare support 2023 £
Direct costs	
Repairs, maintenance and security costs	134,124
Supplier contract costs	467,420
Utilities	114,158
Office costs	901
Internet and TV costs	122
Statutory and accreditation costs	5,030
Management fees	143,986
Travel and motor costs	1,032
Overhead costs	285,239
	<u>1,152,012</u>
Share of support and governance costs (see note 6)	
Support	30,000
	<u>1,182,012</u>
Analysis by fund	
Unrestricted funds	<u>1,182,012</u>

6 Support costs allocated to activities

	2023 £	2022 £
Auditors' Remuneration	30,000	-
Analysed between:		
Provision of home and welfare support	30,000	-

COMMUNITY ACCOMMODATION GROUP

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 OCTOBER 2023

7	Net movement in funds	2023	2022
		£	£

The net movement in funds is stated after charging/(crediting):

8 Trustees

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

9 Employees

The average monthly number of employees during the year was:

	2023	2022
	Number	Number
Total	-	-

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

Remuneration of key management personnel

The remuneration of key management personnel was as follows:

10 Taxation

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

11 Debtors

	2023	2022
	£	£
Amounts falling due within one year:		
Trade debtors	303,279	-
Other debtors	600	-
Prepayments and accrued income	4,930	-
	<u>308,809</u>	<u>-</u>

12 Creditors: amounts falling due within one year

		2023	2022
	Notes	£	£
Deferred income	13	60,612	-
Trade creditors		70,847	-
Other creditors		9,041	-
Accruals and deferred income		411,015	-
		<u>551,515</u>	<u>-</u>

COMMUNITY ACCOMMODATION GROUP

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 OCTOBER 2023

13 Deferred income

	2023 £	2022 £
Other deferred income	60,612	-

Deferred income is included in the financial statements as follows:

	2023 £	2022 £
Deferred income is included within:		
Current liabilities	60,612	-
Movements in the year:		
Deferred income at 1 November 2022	-	-
Resources deferred in the year	60,612	-
Deferred income at 31 October 2023	60,612	-

14 Unrestricted funds

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

	At 1 November 2022 £	Incoming resources £	Resources expended £	At 31 October 2023 £
General funds	-	1,165,587	(1,182,012)	(16,425)

15 Related party transactions

During the year ended 31 October 2023 an amount of £2000 was paid to Philip Woolas, Trustee, for consultancy services provided to the charity.

COMMUNITY ACCOMMODATION GROUP

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 OCTOBER 2023

16 Cash generated from operations	2023 £	2022 £
Deficit for the year	(16,425)	-
Adjustments for:		
Investment income recognised in statement of financial activities	(43)	-
Movements in working capital:		
(Increase) in debtors	(308,809)	-
Increase in creditors	490,903	-
Increase in deferred income	60,612	-
Cash generated from/(absorbed by) operations	<u>226,238</u>	<u>-</u>

COMMUNITY ACCOMMODATION GROUP

England & Wales - Charity number 1187753

Accounts



Charity Commission Annual Return: 2022-2023

**Community Accommodation Group
CIO Registered 04.02.2020**

Charity Number: 1187753

**Hornbeam House
Hornbeam Park
Hookstone Road
Harrogate
HG2 8QT**

Telephone: 01423 740107

Email: info@communityaccommodationgroup.co.uk

Website: <https://www.communityaccommodationgroup.co.uk>

Trustees:

**Robert Booth
Ian David Brown
Sajjid Hussain
Andrew Kilburn
Philip Woolas (Chair)**

Addresses and contact details are registered on the Charity Commission website.

The Management of the Charity is governed by monthly meetings of the Trustees and a full time Chief Operating Officer. The Charity is a start up which receives help from a professional housing consultancy. The support is donated by our benefactors.

Trustees have been recruited from advice from our consultancy and by word of mouth in the local government, housing association and financial professions in the north of England.

The activities of the year have been to develop contractual relationships with Local Authorities. In addition, we have begun the process of applying to the Office of Social Housing Regulator for Registered Provider status.

At reporting date, the charity has no financial assets. We therefore submit a nil return on the financial report. During the course of 2021-2022, the charity established a bank account. During financial year 2023-2024 we will secure ownership of properties as well as becoming a registered provider of social housing.

COMMUNITY ACCOMMODATION GROUP

England & Wales - Charity number 1187753

Accounts

{COMMUNITY ACCOMMODATION GROUP

Charity Commission Annual Return: 2021-2022

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COMMUNITY ACCOMMODATION GROUP

England & Wales - Charity number 1187753

Accounts



Charity Commission Annual Return: 2020-2021

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