

**FOREST HILL
(SHELTERED) HOUSING LIMITED**

**DIRECTORS' REPORT
AND
FINANCIAL STATEMENTS**

FOR THE YEAR ENDED 31ST MARCH 2025

FOREST HILL (SHELTERED) HOUSING LIMITED
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FOREST HILL (SHELTERED) HOUSING LIMITED
COMPANY INFORMATION
FOR THE YEAR ENDED 31ST MARCH 2025

Directors

Mrs S M Clarke
Mrs M Bradbury
Mrs C Naylor
Mrs M J Pullan
Mrs V Saunder
Mrs J Brindley
Mrs M Middlemass

Secretary

Mrs F L Thornton

Company number

00547893 (England & Wales)

Charity Commission

Registered number

223653

Homes and Communities

Agency Registered number

LH 1020

Registered Office

Forest Hill
11 Park Crescent
Leeds
LS8 1DH

Reporting Accountant

Thomas Coombs Limited
Chartered Accountants
3365 The Pentagon
Century Way
Thorpe Park
Leeds
LS15 8ZB

FOREST HILL (SHELTERED) HOUSING LIMITED
DIRECTORS REPORT FOR THE YEAR ENDED 31ST MARCH 2025

The directors present their report and the financial statements for the year ended 31st March 2025.

PRINCIPAL ACTIVITY

The company's principal activity continues to be a non-profit making charity, providing accommodation for elderly people.

PUBLIC BENEFIT

In setting and reviewing our aims the Board has given careful consideration to the Charity Commission's guidance on public benefit.

DIRECTORS

The directors who served during the year were:-

Mrs S M Clarke
Mrs M Bradbury
Mrs G Roche (resigned 4th November 2024)
Mrs C Naylor
Mrs J Spencer (resigned 4th November 2024)
Mrs M J Pullan
Mrs S Shippey (resigned 5th December 2024)
Mrs V Saunders

Mrs J Brindley and Mrs M Middlemass were appointed on 4th November 2024

FOREST HILL (SHELTERED) HOUSING LIMITED
DIRECTORS REPORT FOR THE YEAR ENDED 31ST MARCH 2025 (continued)

SMALL COMPANY RULES

These accounts have been prepared in accordance with the special provisions relating to companies subject to the small companies regime within Part 15 of the Companies Act 2006.

This report was approved by the board on 24th July 2025 and signed on its behalf by:

MRS S M CLARKE

Company number 00547893 (England & Wales)

FOREST HILL (SHELTERED) HOUSING LIMITED**ACCOUNTANTS' REPORT TO THE BOARD OF DIRECTORS ON THE UNAUDITED ACCOUNTS OF FOREST HILL (SHELTERED) HOUSING LIMITED**

We report on the accounts of Forest Hill (Sheltered) Housing Limited for the year ended 31st March 2025 which are set out on pages 5 to 17.

Respective responsibilities of the Board of Directors and Reporting Accountants

The Board of the Forest Hill (Sheltered) Housing Limited is responsible for the preparation of the accounts, and they consider that the Forest Hill (Sheltered) Housing Limited is exempt from an audit. It is our responsibility to carry out procedures designed to enable us to report our opinion.

Basis of opinion

Our procedures consisted of comparing the accounts with the accounting records kept by the Forest Hill (Sheltered) Housing Limited, as Registered Social Housing Provider, and making such enquiries of the officers of the Forest Hill (Sheltered) Housing Limited as we considered necessary for the purposes of this report. These procedures provide the only assurance expressed in our opinion.

Opinion

In our opinion:

- the accounts for year ended 31st March 2025 are in accordance with the accounting records kept by the Registered Social Housing Provider under paragraph 135(2) of the Housing and Regeneration Act 2008;
- having regard only to, and on the basis of the information contained in the accounting records:
 - the accounts comply with the requirements of the Charities Act 2011;
 - the Registered Social Housing Provider has satisfied the conditions for exemption from an audit of the accounts for the year ended 31st March 2024 specified in section 136(3) of the Housing and Regeneration Act 2008;
- the accounts comply with the requirements of the Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing in England 2015.

Thomas Coombs Limited - Chartered Accountants

Reporting Accountants

3365 The Pentagon

Century Way

Thorpe Park

Leeds

LS15 8ZB

24th July 2025

FOREST HILL (SHELTERED) HOUSING LIMITED
STATEMENT OF COMPREHENSIVE INCOME
FOR THE YEAR ENDED 31ST MARCH 2025

	Notes	2025 £	2024 £
Turnover		256,411	244,230
Less: Operating costs		(379,132)	(408,342)
Operating (deficit)	2	(122,721)	(164,112)
Net Interest receivable and other income	4	492	9,818
(Deficit) on ordinary activities before taxation	5	(122,229)	(154,294)
Tax on (deficit)/ on ordinary activities	6	-	-
Unrealised and realised gains/(losses) on investments	8	244	21,441
		(121,985)	(132,853)
Revenue reserve brought forward		447,141	579,994
Revenue reserve carried forward		325,156	447,141

The above results relate wholly to continuing activities.

The notes on pages 11 to 17 form part of these financial statements.

FOREST HILL (SHELTERED) HOUSING LIMITED
BALANCE SHEET
AS AT 31ST MARCH 2025

	Notes	2025		2024	
		£	£	£	£
TANGIBLE FIXED ASSETS					
Housing properties		889,107		575,808	
Depreciation of housing properties		(344,824)		(312,600)	
			544,283		263,208
Other fixed assets			3,473		4,804
	7		547,756		268,012
FIXED ASSET INVESTMENTS					
Investments	8		-		226,629
			547,756		494,641
CURRENT ASSETS					
Stock		800		800	
Debtors	9	9,086		8,524	
Cash at bank and in hand		2,385		50,852	
		12,271		60,176	
CREDITORS:					
Amounts falling due within one year	10	(76,535)		(10,421)	
NET CURRENT (LIABILITIES)/ASSETS			(64,264)		49,755
CREDITORS:					
Amounts falling due after more than one year	11		(158,263)		(97,182)
TOTAL ASSETS LESS CURRENT LIABILITIES			325,229		447,214
CAPITAL AND RESERVES					
Capital up share capital	12		73		73
Revenue reserves					
– represented by tangible fixed assets			450,599		165,955
– represented by other assets			(125,443)		281,186
			325,229		447,214

FOREST HILL (SHELTERED) HOUSING LIMITED
BALANCE SHEET (Continued)
AS AT 31ST MARCH 2025

The directors consider that the company is entitled to exemption from the requirement to have an audit under the provision of s.477(1), of the Companies Act 2006. Members have not required the company under s.476 of the Companies Act 2006 to obtain an audit for the year ended 31st March 2025.

The directors acknowledge their responsibilities for ensuring that the company keeps accounting records which comply with s.386 and s.387 of the Companies Act 2006, and for preparing accounts which give a true and fair view of the state of affairs of the company as at 31st March 2025 and of its loss for the year ended in accordance with the requirements of s.396 and which otherwise comply with the requirements of the Act relating to the accounts so far as applicable to the company.

These financial statements were approved by the directors and authorised for issue by the Board on 24th July 2025

On behalf of the Board

MRS S M CLARKE
Director

Company Number 00547893

The notes on pages 11 to 17 form part of these financial statements.

FOREST HILL (SHELTERED) HOUSING LIMITED
STATEMENT OF CHANGE IN RESERVES
AS AT 31ST MARCH 2025

	Called-up share capital	Income and expenditure reserve	Designated reserve	Total
	£	£	£	£
At 31st March 2023	73	579,994	-	580,067
Surplus/(Deficit) for the year	-	(132,853)	-	(132,853)
	73	447,141	-	447,214
Share capital issued	-	-	-	-
Dividends	-	-	-	-
At 31st March 2024	73	447,141	-	447,214
Surplus/(Deficit) for the year	-	(121,985)	-	(121,895)
Total comprehensive income	73	325,156	-	325,229
Share capital issued	-	-	-	-
Dividends	-	-	-	-
At 31st March 2025	73	325,156	-	325,229

The notes on pages 11 to 17 form part of these financial statements.

FOREST HILL (SHELTERED) HOUSING LIMITED
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 31ST MARCH 2025

	Note	2025 £	2024 £
Cash (outflow) from operating activities	1	36,671	(153,565)
Net cash (outflow) from operating activities		36,671	(153,565)
Cash inflow (outflow) from investing activities			
Payments to acquire tangible fixed assets		(314,079)	(2,603)
Proceed from sale of tangible assets		400	-
Payments to acquire investments		-	(9,334)
Receipts from sales of investments		226,473	140,000
Interest received and other income		1674	484
Dividends received		394	9,334
Net cash inflow (outflow) from investing activities		(85,138)	137,881
Net (decrease)/increase in cash and cash equivalents		(48,467)	(15,684)
Cash and cash equivalents at the beginning of the reporting period		50,852	66,536
Cash and cash equivalents at the end of the reporting period		2,385	50,852

The notes on pages 11 to 17 form part of these financial statements.

FOREST HILL (SHELTERED) HOUSING LIMITED
NOTES TO THE CASH FLOW STATEMENT
FOR THE YEAR ENDED 31ST MARCH 2025

1. Reconciliation of operating surplus to cash (outflow) from operating activities

	31st March 2025 £	31st March 2024 £
Surplus/(deficit) for the year	(121,985)	(132,853)
Depreciation and impairment of tangible fixed assets	34,335	18,444
Investment income	(2,068)	(9,818)
(Gains)/Loss on investments	(244)	(21,441)
(Increase) / decrease in trade and other debtors	(562)	(3,220)
Increase / (decrease) in trade and other creditors	127,195	(4,677)
(Increase) / decrease in stock	-	-
Net cash (outflow) from operating activities	36,671	(153,565)

The notes on pages 11 to 17 form part of these financial statements.

FOREST HILL (SHELTERED) HOUSING LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31ST MARCH 2025

1 Accounting policies

The company is incorporated under the Companies Act 2006 and is a registered Charity under the Charities Act 2011 and a registered provider of Social Housing. The company is limited by shares incorporated in England & Wales within the United Kingdom. The address of the registered office is given in the company information on page 1 of these financial statements.

(a) Accounting basis

The financial statements have been prepared in accordance with applicable accounting standards including Financial Reporting Standard 102 *The Financial Reporting Standard Applicable in the UK and Republic of Ireland* (FRS 102), the Statement of Recommended Practice for Social Housing Providers 2014, and with the Accounting Direction for private registered providers of social housing in England 2015. The financial statements are also prepared under the requirements of the Housing and Regeneration Act 2008 and the Companies Act 2006. The financial statements are prepared in sterling and rounded to the nearest £1.

Going concern basis:

The financial statements have been prepared on a going concern basis under the historical cost convention. In making this assessment the directors have considered the financial projections of the company and associated cash flows. Factoring in the continued financial support of the parent undertaking and the cash flows of the company the directors consider the preparation of the financial statements on a going concern basis is appropriate.

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

(b) Turnover

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

Turnover represents rental and service charges income receivable in the year, net of rent and service charges and losses from voids, together with sundry rental income and charges.

(c) Income from investments

With the exception of bank interest this is credited in the accounts as received.

(d) Fixed assets and depreciation

Tangible fixed assets, except freehold land, are stated at cost, less accumulated depreciation. Depreciation is charged on a straight line basis over the expected economic useful lives of the assets at the following annual rates:

Housing properties	2% - 5%
Property and office furniture and equipment	10% - 20%

The useful economic lives of all tangible fixed assets are reviewed annually.

(e) Housing properties

Tangible fixed assets (including social housing properties) are stated at cost less accumulated depreciation and accumulated impairment losses. Cost includes costs directly attributable to making the asset capable of operating as intended such as the cost of acquiring land and buildings, developments costs, interest charges on loans during the development period and expenditure on improvements. Expenditure on improvements will only be capitalised when it results in incremental future benefits such as increasing rental income, reducing maintenance costs or resulting in a significant extension of the useful economic life of the property.

FOREST HILL (SHELTERED) HOUSING LIMITED
NOTES TO THE FINANCIAL STATEMENTS (Continued)
FOR THE YEAR ENDED 31ST MARCH 2025

(f) Works to existing housing properties

Works are charged to the income and expenditure account unless they result in an enhancement of the economic benefits of the property in excess of the previously assessed standard of performance. This is measured by an increase in the net rental income, including a reduction in maintenance costs or result in a significant extension of the useful economic life of the property.

(g) Social housing grant

The grant is held as deferred income within creditors and released over the estimated useful life of the assets to which it relates. SHG received for items of cost written off in the Income and Expenditure account is matched against those costs as part of turnover. SHG can be recycled by the RSL under certain conditions if a property is sold, or if another relevant event takes place. In these cases the SHG can be used for projects approved by the Homes and Communities Agency. However SHG may have to be repaid if certain conditions are not met. In certain circumstances, SHG may be repayable, and, in that event is a subordinated unsecured repayable debt.

(h) Investments

Current and fixed asset investments are included at market value. All losses and gains are taken direct to the income and expenditure account (adjusted for other recognised gains and losses) as they arise.

Realised gains and losses on investments are calculated as the difference between sales proceeds and the opening market value (purchase date if later). Unrealised gains and losses are calculated as the difference between market value at the year end and opening market value (or purchase date if later).

(i) Value Added Tax (VAT)

Irrecoverable VAT which can be attributed to a capital item or revenue expenditure is added to the cost of the capital item or expenses where practicable and material.

(j) Pension costs

The company contributes to defined contribution pension schemes including the National Employment Savings Trust (NEST) scheme. Contributions payable to the schemes are charged to the income and expenditure account in the period to which they relate.

(k) Judgements in applying accounting policies and key sources of estimation uncertainty

No significant judgements have been made in applying the accounting policies adopted.

(l) Stocks

Stock is stated at the lower of cost and estimated selling price less costs to complete and sell. Cost includes all costs of purchase, costs of conversion and other costs incurred in bringing stock to its present location and condition.

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

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

FOREST HILL (SHELTERED) HOUSING LIMITED
NOTES TO THE FINANCIAL STATEMENTS (Continued)
FOR THE YEAR ENDED 31ST MARCH 2025

2. Operating (deficit)/surplus

	2025		2024	
	£	£	£	£
General needs housing				
Rent receivable net of identifiable service charges	163,225		155,266	
Service charge income	95,706		96,377	
Other support services (including lunches and dinners)	12,067		11,878	
Gross rent receivable	255,176		263,521	
Less voids	(15,822)	255,176	(21,146)	242,375
Other rental income				
Guest room	670		1,766	
Yorkshire Ladies office	60		60	
Wayleave	5		-	
Sundry income	500	1,235	29	1,855
Turnover – lettings		256,411		244,230
Operating costs – lettings				
Management	77,888		70,844	
Service charge costs (including food)	161,795		138,029	
Routine and planned maintenance	97,125		34,322	
Exceptional refurbishment/maintenance	14,975		153,463	
Depreciation of freehold property	32,224		16,559	
Release of social housing grant for property	(4,875)		(4,875)	
		(379,132)		(408,342)
Operating surplus/(deficit) – lettings		(122,721)		(164,112)

FOREST HILL (SHELTERED) HOUSING LIMITED
NOTES TO THE FINANCIAL STATEMENTS (Continued)
FOR THE YEAR ENDED 31ST MARCH 2025

3. Employee information

	2025	2024
	£	£
Total average weekly number of persons employed during the year was:-		
Office staff	2	2
Supervisor & household staff	4	4
	6	6

	2025	2024
	£	£
Staff costs (for the above persons)		
Wages and salaries	82,543	84,815
Social security costs	-	-
Pension costs	3,691	3,062
	86,234	87,877

The key management personnel are considered to be the board of directors. No remuneration was received by the directors in either the current or previous year.

No employee earned more than £60,000 in either the current or previous year.

4. Interest receivable and similar income

	2025	2024
	£	£
Interest receivable	914	242
Loan interest payable	(1,576)	-
Donations, fund raising events and Trust income	760	250
Dividends received	394	9,326
	492	9,818

FOREST HILL (SHELTERED) HOUSING LIMITED
NOTES TO THE FINANCIAL STATEMENTS (Continued)
FOR THE YEAR ENDED 31ST MARCH 2025

5. Surplus/(Deficit) on ordinary activities before taxation

2025
£

2024
£

Surplus/(Deficit) on ordinary activities before taxation is stated after charging:-

Depreciation of tangible owned fixed assets

34,335

18,444

6. Taxation

The charity is an exempt charity within the meaning of schedule 3 of the Charities Act 2011 and is considered to pass the tests set out in Paragraph 1 Schedule 6 Finance Act 2010 and therefore it meets the definition of a charitable company for UK corporation tax purposes.

7. Tangible fixed assets

	Housing Land and Buildings For Letting £	Fixtures and Fittings £	Total £
Cost			
1 st April 2024	575,808	120,456	696,264
Additions	313,299	780	314,079
Disposals	-	(113,961)	(113,961)
31st March 2025	889,107	7,275	896,382
Depreciation			
1 st April 2024	312,600	115,652	428,252
Charge for the year	32,224	2,111	34,335
Elimination on disposals	-	(113,961)	(113,961)
31st March 2025	344,824	3,802	348,626
Net book value			
31st March 2025	544,283	3,473	547,756
<i>31st March 2024</i>	<i>263,208</i>	<i>4,804</i>	<i>268,012</i>

The cost of the freehold land has been estimated at £500.

FOREST HILL (SHELTERED) HOUSING LIMITED
NOTES TO THE FINANCIAL STATEMENTS (Continued)
FOR THE YEAR ENDED 31ST MARCH 2025

8. Investments: long term	2025	2024
	£	£
Quoted investments:		
Market value at 1 st April 2024	226,629	335,863
Additions	-	-
Disposals	(102,843)	(231,902)
Net unrealised gains (losses)	-	24,726
Movement in cash at bank awaiting re-investment (2025: £nil 2024 : £123,786)	(123,786)	97,942

Market value at 31 st March 2025	-	226,629
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The investments are held in a portfolio consisting of nil (2024: 14) individual holdings together with cash awaiting re-investment.

9. Debtors	2025	2024
	£	£
Rental debtors	122	2,469
Prepayments	8,965	6,055
Other debtors	-	-
	9,087	8,524

There were no rent losses in the current or previous years.

FOREST HILL (SHELTERED) HOUSING LIMITED
NOTES TO THE FINANCIAL STATEMENTS (Continued)
FOR THE YEAR ENDED 31ST MARCH 2025

	2025 £	2024 £
10. Creditors – amounts falling due within one year		
Accruals	33,108	4,463
Other operational creditors	15,241	1,083
Deferred income	5,070	4,875
Loans from parent undertaing	23,116	-
	<u>76,535</u>	<u>10,421</u>

11. Creditors – amounts falling due after more than one year

	2025 £	2024 £
Deferred income	92,307	97,182
Loan from parent undertaking	<u>65,956</u>	<u>-</u>

12. Share capital

	2025 £	2024 £
Authorised ordinary shares of £1 each	100	100
	<u>£</u>	<u>£</u>
Allotted, issued and fully paid ordinary shares of £1 each	<u>73</u>	<u>73</u>

The shares provide members with the right to vote at General Meetings but do not carry any rights to a dividend or to distribution on a winding up.

13. Ultimate parent undertaking

The company is a subsidiary of the Yorkshire Ladies Council of Education (Incorporated) a company incorporated in England, Registered charity number 529714.

14. Capital commitments

There were no capital contracts committed to, or authorised by the board, at the year end.

FOREST HILL (SHELTERED) HOUSING LIMITED
DETAILED INCOME & EXPENDITURE ACCOUNT
FOR THE YEAR ENDED 31ST MARCH 2025

		2025		2024
	£	£	£	£
Rents & services receivable				
Rent	163,225		155,266	
Service charges	95,706		96,377	
Less: voids	(15,822)		(21,146)	
	<u>243,109</u>		<u>230,497</u>	
Guest room	671		1,766	
Office	60		60	
Wayleave	5		-	
Lunches & dinners	12,066		11,878	
Sundry income	500		29	
	<u>256,411</u>		<u>244,230</u>	
Employee costs				
Office manager (including NIC & Pension)	39,342		37,916	
Finance officer	-		5,820	
Residents support supervisor (including NIC & Pension)	24,679		21,971	
Ancillary staff (including NIC & Pension)	27,584		27,027	
Employers NIC allowance	(5,371)		(4,857)	
Staff Training	1,665		630	
DBS	117		215	
Recruitment	-		4,481	
	<u>88,016</u>		<u>93,203</u>	

FOREST HILL (SHELTERED) HOUSING LIMITED
DETAILED INCOME & EXPENDITURE ACCOUNT (Continued)
FOR THE YEAR ENDED 31ST MARCH 2025

Operating costs	2025		2024	
	£	£	£	£
Rates – void flats	-		1,486	
Rates – warden room	1,119		1,523	
Rates – communal rooms	6,406		6,550	
Light & heat	77,774		58,276	
Insurance	8,585		6,402	
General maintenance	83,189		33,435	
Planned maintenance	8,355		887	
Void flats repairs	3,169		7,908	
Alarm, entry system & lifts	6,211		4,684	
Gardening	8,541		6,018	
Window cleaning	625		705	
Cost of food & drink	4,867		3,537	
Sundry household costs	1,852		819	
Depreciation of freehold property	32,224		16,559	
Release of social housing grant	(4,875)		(4,875)	
Depreciation of fixtures & fittings	2,111		1,885	
Flats refurbishments	851		150	
Health & safety costs	31		904	
FRA	1,248		5,201	
EPC	-		1,550	
Legionella risk/works	10,192		5,675	
Fire safety items	4,784		138,692	
CCTV	-		620	
Security	2,173		1,001	
	259,432		299,412	

FOREST HILL (SHELTERED) HOUSING LIMITED
DETAILED INCOME & EXPENDITURE ACCOUNT (Continued)
FOR THE YEAR ENDED 31ST MARCH 2025

Administration costs	2025		2024	
	£	£	£	£
Telephone	4,760		2,623	
Printing, post & stationery	2,265		2,653	
Advertising & website	-		951	
Computer expenses	3,278		2,724	
Travel & subsistence	-		-	
Independent examination and accountancy	4,198		3,544	
Professional fees	9,028		1,616	
Investment portfolio management fees	92		-	
NFHA subscription	721		907	
Bad debt write off	2,166		-	
Sundry	949		709	
Profit on disposal of Fixed Assets	(400)		-	
New office costs & rates	4,627		-	
	<u>31,684</u>		<u>15,727</u>	
		<u>(379,132)</u>		<u>(408,342)</u>
(Deficit)/surplus before other income		(122,721)		(164,112)
Other income and net interest				
Dividend received	760		9,326	
Bank and other interest receivable	914		242	
Loan interest	(1,576)		-	
Trust Income	394		250	
		<u>492</u>		<u>9,818</u>
Net (deficit) for the year (before unrealised and realised gains and losses)		(122,229)		(154,294)