

JUST CIRCLE LIMITED

England & Wales · Charity number 269158

Details

Other names	LONDON CYRENIANS HOUSING LIMITED, WEST LONDON CYRENIANS LIMITED
Status	Registered
Legal form	Charitable company
Company number	01197478
Registered	1975-04-15
Register	View on the Charity Commission register

Contact

Address	Carlyle House 235-237 Vauxhall Bridge Road London SW1V 1EJ
Phone	02079382004
Email	administrator@just.org.uk
Website	www.cyrenians.org

Activities

Objects: (A) THE RELIEF OF POVERTY SICKNESS AND OLD AGE IN PARTICULAR (BUT WITHOUT IN ANY WAY LIMITING THE GENERALITY OF THE FOREGOING WORDS) FOR THE RELIEF OF POVERTY OF PERSONS WHO BY REASON OF MENTAL OR PHYSICAL INFIRMITY ARE UNABLE TO FULFIL THEIR DUTIES AS CITIZENS OR THEIR OBLIGATIONS TO THEIR EMPLOYERS. (B) THE CARRYING ON FOR THE BENEFIT OF THE COMMUNITY THE PROVISION OF HOUSES, HOSTELS AND ANY ASSOCIATED AMENITIES FOR PERSONS IN NECESSITOUS CIRCUMSTANCES UPON TERMS APPROPRIATE TO THEIR MEANS.

Activities: Supported special needs Housing & Support to individuals with facilities & grants and services such as care, counselling, advice, advocacy and information

Classification

- **How:** Makes Grants To Individuals, Provides Human Resources, Provides Buildings/facilities/open Space, Provides Services, Provides Advocacy/advice/information
- **What:** General Charitable Purposes, Accommodation/housing
- **Who:** People With Disabilities

Geography

- Throughout London

Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£7,390,730	£7,461,402	£20,327,637	157
2024-03-31	£7,558,489	£7,552,335	£20,319,827	167
2023-03-31	£7,644,025	£7,464,054	£20,313,673	166
2022-03-31	£8,007,170	£7,471,985	£20,056,401	180
2021-03-31	£14,313,554	£9,363,351	£18,801,634	214

Trustees

Name	Role	Appointed
STEPHEN BASHORUN	Chair	
ADINE KINCHANT DIGGLE		
CHANTAL DIANA CURTOIS THOMPSON		
Dr BENJAMIN LAWRANCE THOMAS		2017-03-24
JAMIE WARD-SMITH		2019-02-28
MICHAEL DRIVER		2013-02-15
STEPHEN PAUL CHAMBERLAIN		2018-06-05

JUST CIRCLE LIMITED

England & Wales - Charity number 269158

Accounts

Company Registered Number: 01197478

Charity Registered Number: 269158

Just Circle Limited
Report and financial statements
for the year ended
31 March 2025

JUST CIRCLE LIMITED

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JUST CIRCLE LIMITED

LEGAL AND ADMINISTRATIVE DETAILS

STATUS	Company limited by guarantee without share capital and registered as a charity
REGISTERED OFFICE	Carlyle House 235-237 Vauxhall Bridge Road London SW1V 1EJ
HONORARY OFFICERS	Chris Flood (Chair) Stephen Bashorun (Chair of Finance C'tte) Stephen Chamberlain (Chair of PSC)
BANKERS	Barclays Bank plc Level 11 1 Churchill Place Canary Wharf London E14 5HP
AUDITOR	S&W Audit 45 Gresham Street London EC2V 7BG
SOLICITORS	Trowers & Hamlins
COMPANY REGISTERED NUMBER	01197478
CHARITY REGISTERED NUMBER	269158
REGISTERED PROVIDER OF SOCIAL HOUSING NUMBER	LH4377

JUST CIRCLE LIMITED

REPORT OF THE BOARD OF TRUSTEES AND STRATEGIC REPORT for the year ended 31 March 2025

JUSTs Board of Trustees are pleased to present this report including the Strategic Report, the Accounts for the year ended 31st March 2025, the Statement of Comprehensive Income, Statement of Financial Position, Statement of Changes in Equity and Reserves and Statement of Cash Flows.

Activities

JUST, our charity has been established for over 50 years bringing innovative care and support to some of the most vulnerable people in the Capital. We provide well-appointed homes for people to begin their recovery journeys in, focusing on good design, self-contained flats, offering privacy, dignity and space to connect and recover. Our services are supported by 24 hour staff teams who bring skills from nursing, psychology, education, and social care (to name but a few) to the intensive bespoke support solutions we offer every person who comes through our doors. We are recognised London-wide as a provider of choice to single vulnerable people with a range of complex needs including mental ill health, learning disabilities and substance use.

Public Benefit

JUST are a registered charity established to deliver not for profit solutions for public benefit. We are familiar with and fully supportive of the Charity Commissions general guidance which is enshrined in our governing instruments and informs our strategic planning.

We are proud of our impact for financial year 2024/2025 as we continue to support more people to live valued and freer lives thanks to our pro-active psychologically informed model of support.

Review of Affairs 2025

Background

We have had a very successful year and are pleased to share our 2024/5 achievements.

But first a nod of gratitude to our successful and forward-thinking Radical Rent Programme which provides JUST with a socially responsible way of investing in the things that matter most to our service users which is quality accommodation, highly skilled staff and access to specialist to meet the particular needs of individuals.

This income promotes our autonomy, reduces reliance on the public purse and enhances our social value by providing quality accommodation for local people.

JUST CIRCLE LIMITED

REPORT OF THE BOARD OF TRUSTEES AND STRATEGIC REPORT for the year ended 31 March 2025 (continued)

Activity

We are proud to have developed a further 10 apartments in the current financial year and are pleased to provide these homes to another 15 Londoners.

In response to the impressive outcomes achieved by our Assertive Outreach Service we have extended the service so that we can continue to provide dedicated solution focussed support to remove some of the hurdles that prevent people from thriving and moving on. We are therefore pleased to report that by offering intensive practical support with:

- Hoarding, decluttering and prevention
- Drug and alcohol awareness
- Budgeting
- Benefit debt
- Anti-social behaviour

Thanks to our hands-on approach many people have moved into accommodation more attuned to their needs be that sheltered, independent or visiting support.



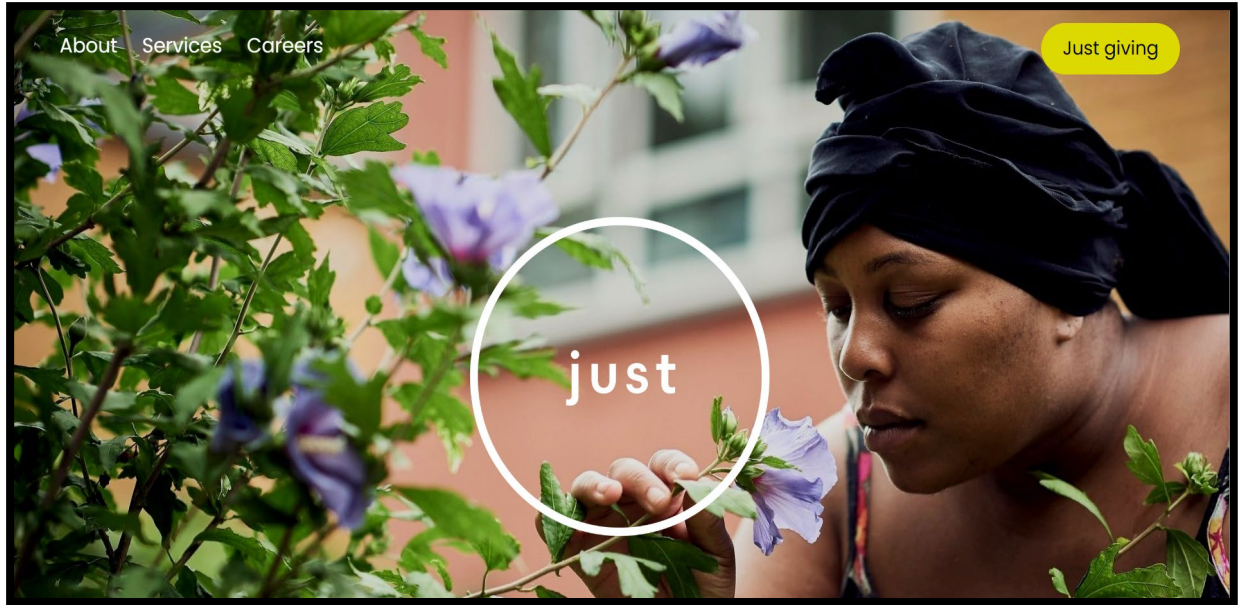
Prior to JUSTs intensive outreach many of the service users referred had a reputation for resisting services and engagement. But thanks to our “can-do” approach we are pleased to evidence that dedicated assertive input can unstick even the most challenging of scenarios that hold people back. We know we have to build trust by getting the basics right first (like a clean home) before we can build insight and psychologically informed support.

This year we have:

- Established the JUST Act Activity Platform – for service users to see what’s going on each day at-a-glance.
- Undertaken Healthy Living training sessions
- Moved 39 people on
- Worked on innovative designs and solutions such as:
 - Sensory light, sound and touch spaces for people with learning disabilities
 - Access and egress monitoring to enhance safety and security
 - Use of AI to improve repairs
 - Invested in online psychology support

JUST CIRCLE LIMITED

REPORT OF THE BOARD OF TRUSTEES AND STRATEGIC REPORT for the year ended 31 March 2025 (continued)



www.just.org.uk

Following another successful year in which we supported more people to live and thrive safely in the community, we also helped funders to make financial savings and enriched our communities along the way. Here's just a few of our highlights:

- Developed and refurbished 10 beautiful apartments
- Improved staff intake from the previous year
- Supported 39 service users to move on
- Provided Placement training for 12 student nurses
- Supported 6 psychology graduates
- Hosted 2 Conferences

Development

The six key pillars to our development plans are:

- People
- Services
- Property
- Governance
- Social Value
- Digital

In our first full year as JUST we have improved:

Property – by undertaking and facilitating works to 26 flats. We have also created a sensory suite to enable people with learning disabilities to enjoy touch, sound and light.

JUST CIRCLE LIMITED

REPORT OF THE BOARD OF TRUSTEES AND STRATEGIC REPORT for the year ended 31 March 2025 (continued)

People – We are pleased to be a provider of choice for people wishing to work in the adult social care sector thanks to our recognition awards, comprehensive and accredited training programme and work life balance terms and conditions.

We are passionate about supporting young people and to get their first foot on the social care career ladder. We therefore work closely with London universities to:

- Offer placements to nurses, psychologists and social workers.
- Support and guide professorial research (into housing and support models) as part of the Future Leaders Fellow programme.
- Provide social media training for graduates so that they have a voice and a platform to share their experience of JUST (see [Bluesky: just-org-uk](#), [Instagram: just_org_uk](#), www.just.org.uk)

Services – We have extended our housing management support services to meet our expansion of rental properties. Our support services have also benefitted from dedicated qualified management and support which has enabled us to build and implement the JUST Quality service league table which helps us to evidence standards and excellence.

We have also run several workshops and education sessions to promote health and wellbeing, reduce hoarding and better manage addictions. Thanks to our JUST Act platform more activities are offered and attended each week with service users delivering and taking part in leisure, fun, educational and life skills learning.

Just Social Value and Impact – when you have been in social care for the long haul it is difficult to measure your impact but as a rough guide we have

Supported over c150 people per year

Been established for 53 years

Provide support in most services 24x7 days per week say 300 days per year

That's a whopping **2,385,000 days** support to vulnerable people in West London.

As a registered charity our value to the sector is that unlike other set ups in the for profit sectors as we don't pay dividends or shareholders and invest 100% back into the charity. Our trustees are unpaid volunteers and our charity ethos and principle are shared by all those who work with us for the benefit of our service users.

That is social value – support your charities or else you'll lose them.

Future plans – During 2025/26 we plan to further build on the excellent achievements of the past year.

JUST CIRCLE LIMITED

REPORT OF THE BOARD OF TRUSTEES AND STRATEGIC REPORT for the year ended 31 March 2025 (continued)

Governance

Our trustees come to JUST from diverse backgrounds with a wealth of life experience and expertise in their professions. They share their skills and knowledge freely to drive JUST, our charity, forward and draw on their backgrounds in:

- Mental health, patient safety and national strategic leadership for mental health and learning disability nurses
- Physical health care and post injury rehabilitation
- Department of health implementation as a lead for the Mental Capacity Act and Deprivation of Liberty Safeguards, mental health law, adult social care at regional and national levels
- Governance, day services, volunteering and use of technology for community change
- Housing management, development and environment and sustainability best practice
- Law as it relates to employees, pensions and practice
- Education as a Professor in Healthcare Practice and Research working across NHS trusts and Universities

Risk and Uncertainties in the Immediate Future

The risks and uncertainties for JUST remain the same as those for all health and social care providers in the cash strapped world in which we operate. The challenges of recruiting suitably skilled and abled staff remain. We have, however, developed strategies to reduce the risks and uncertainties and review these regularly with our trustees including:

Lack of suitably skilled and abled staff:

- Training for those new to the sector
- Access to placements for health and social care students
- Bonus incentive scheme
- Procedural support via Safety and Risk Manual
- Standard response templates

JUST CIRCLE LIMITED

REPORT OF THE BOARD OF TRUSTEES AND STRATEGIC REPORT for the year ended 31 March 2025 (continued)

Decline in the value of support contracts:

- Active non statutory fundraising
- Value for money reviews
- Increased use of IT and AI where appropriate



Risk Management (Corporate)

To provide effective risk management and sound governance the Trustees:

- Maintain generous insurance cover
- Work within the procedural framework
- Monitor and implement the internal control processes
- Retain experts, databases and consultancies to oversee Health and Safety, HR, Service user data, training and development, property management, occupational health.

JUST CIRCLE LIMITED

REPORT OF THE BOARD OF TRUSTEES AND STRATEGIC REPORT for the year ended 31 March 2025 (continued)

Financial risk management

Just's financial instruments comprise cash and items such as rental arrears and trade creditors that arise directly from its operations. The main purpose of these financial instruments is to finance our operations. The existence of these financial instruments exposes us to financial risks. The main risks arising from our financial instruments are considered by the Board to be liquidity risk and credit risk. The Board reviews and agrees policies for managing each of these risks and they are summarised below.

Liquidity risk

Just manages financial risk by ensuring sufficient liquidity is available to meet foreseeable needs and invest cash assets safely and profitably.

Credit risk

Just's principal credit risk relates to tenant arrears. This risk is managed by providing support to tenants and by closely monitoring the arrears of self-funding tenants. Welfare reform changes to the benefits system have continued to be identified as a key risk to Just and the Board continues to monitor the impact of these changes

Disabled Persons

We are committed to supporting people with disabilities and/or health conditions to gain access to paid employment according to the needs of our services and service users. Our central team is diverse and reflective of the communities within we work. We employ people with physical disabilities, those who are neurodiverse, and we are also pleased to be able to support people with long term mental health conditions back into the workplace.

Inclusive

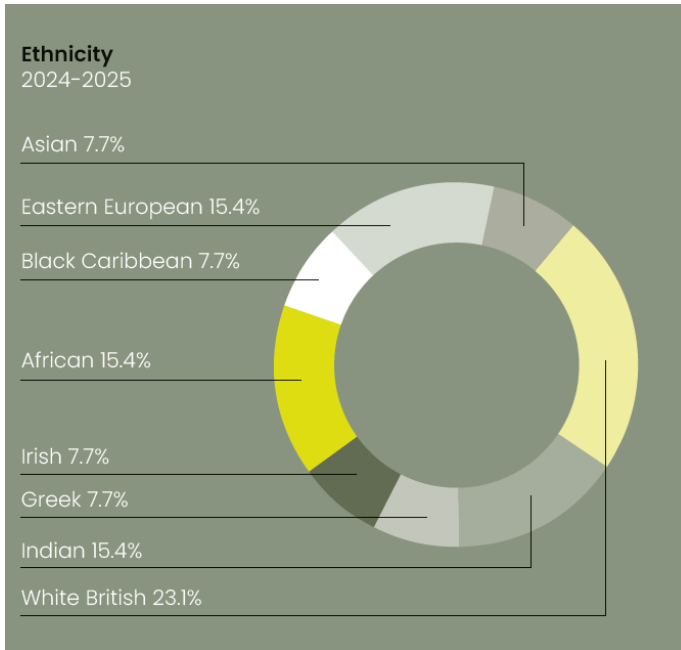
We at JUST are proud to be an inclusive employer and have a positive record of attracting the brightest and the best trustees, managers and frontline staff. We review access to our services and employment to ensure that people from all walks of life are welcome.

Information from our HR database illustrates a snapshot of management for the 24/25 financial year.

JUST CIRCLE LIMITED

REPORT OF THE BOARD OF TRUSTEES AND STRATEGIC REPORT for the year ended 31 March 2025 (continued)

Central Team



Sex:

- 69% Female
- 31% Male

Disabilities:

- 20% Physical
- 10% Neurodiverse

Managers

Ethnicity:

- 40% BAME
- 60% White

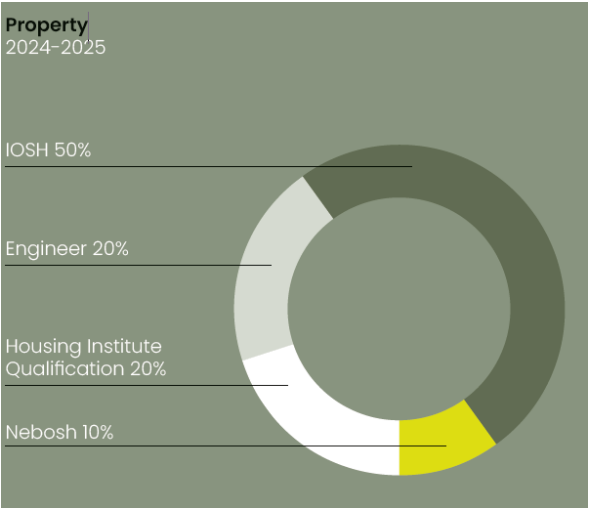
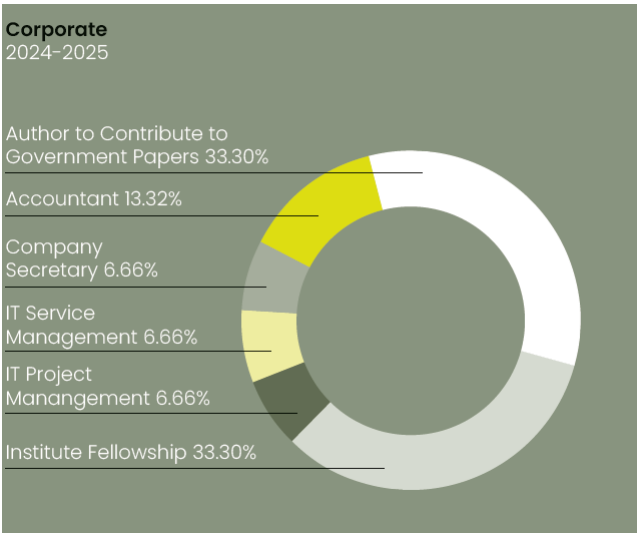
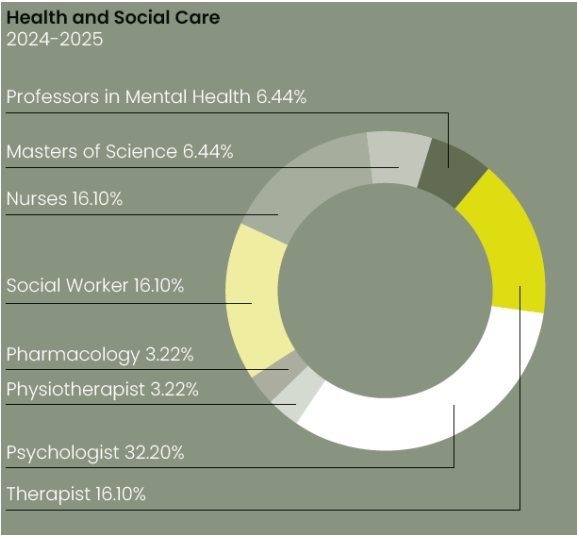
Sex:

- 50% Male
- 50% Female

JUST CIRCLE LIMITED

REPORT OF THE BOARD OF TRUSTEES AND STRATEGIC REPORT for the year ended 31 March 2025
(continued)

Employee Information



Spoken Languages
2024-2025

Greek	Arabic
Portuguese	Hungarian
Brazilian	Italian
Lithuanian	Swahili
Hindi	Hausa
Urdu	Amharic
Farsi	Yoruba
French	Igbo
Spanish	Romanian
German	Polish

Our communication strategy is well received, and we continue to share regular bulletins, debriefs, newsletters and activity update emails. We also have company meetings; staff conferences and ad hoc social and information events and we share information by:

- QR code access
- Podcasts
- Social media
- Training

JUST CIRCLE LIMITED

REPORT OF THE BOARD OF TRUSTEES AND STRATEGIC REPORT for the year ended 31 March 2025 (continued)

Key Performance Indicators

We have detailed below our performance against the key indicators of occupancy, staff turnover and arrears (with the exclusion of radical rent):

	2025	2024
Occupancy	91%	89%
Staff turnover	16%	14%
Arrears	4%	5%

Value for Money Metrics

The following VfM metrics have been calculated as recommended by the Regulator of Social Housing:

- **Reinvestment:** 0.73% (2024: 7.62%) The reinvestment metric in 2024 is driven by the development of Carleton Road and refurbishment of Ella Villa. This was calculated using the total development and purchase costs of property divided by the total fixed assets in the year.
- **New supply delivered:** 0% (2024:4.76%)
- **Gearing:** JUST has no borrowing
- **EBITDA MRI-Interest cover:** JUST has no borrowing and therefore no interest to cover
- **Headline social housing cost per unit:** £11,582 (2024: £10,862)
The high cost per unit reflects the inflation cost price increases during the year.
- **Operating margin (social):**-8.38% (2024: -2.72%)
- **Return on capital employed (ROCE):** -0.32% (2024: 0.09%) this was calculated as the surplus before property revaluation divided by the total assets less current liabilities.

Our unique services benchmark data may not provide meaningful, comparative information. We do however use data obtained from the accommodation-based support sector to inform our decisions.

Governance and Financial Viability Standard

The annual review of compliance against the Regulator of Social Housing's Governance and Financial Viability Standard has been carried out and JUST was compliant in Governance and Financial Viability Standard during the reporting period. The board adopts the Nolan principles in the governance of the company.

JUST CIRCLE LIMITED

REPORT OF THE BOARD OF TRUSTEES AND STRATEGIC REPORT for the year ended 31 March 2025 (continued)

Level of Reserves

In line with best practice **JUST** seeks to maintain unrestricted reserves and working capital at a prudent level to ensure that the Company's current and planned future activities can operate effectively and to enable any unexpected financial interruption to be satisfactorily managed. We aim to secure 6-12 months working capital and are pleased to report that we currently have 8 months running costs should the unforeseen happens.

Disclosure of Information to the Auditor

The Board of Trustees (directors and trustees of the company) who held office at the date of approval of this Board report confirm that, so far as they are each aware, there is no relevant audit information of which the auditor is unaware; and each director has taken all the steps that he/she ought to have taken as a director to make himself/herself aware of any relevant audit information and to establish that the Company's auditor is aware of that information.



The Board of Trustees are appointed following: an open recruitment process; meetings with senior members of staff; attendance as observers at board meetings; and an interview with the Chair. All these steps are in accordance with our written procedures. The following served during the period and up to the date of this report:

S. Bashorun
A. Diggle
M. Driver
C. Thompson

S. Chamberlain
Prof. C. Flood
Prof. B. Thomas
J. Ward-Smith (MBE)

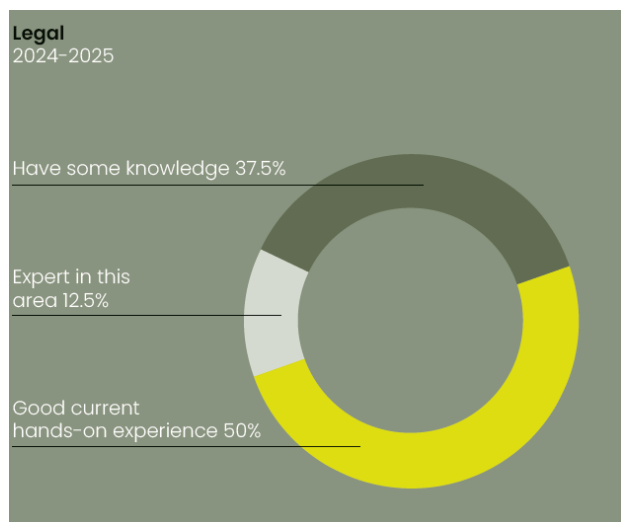
JUST's Trustees Skills and Expertise

We have a skilled and experienced Board of Trustees who are responsible for the Governance of JUST including setting and monitoring the Strategic Direction with support

JUST CIRCLE LIMITED

REPORT OF THE BOARD OF TRUSTEES AND STRATEGIC REPORT for the year ended 31 March 2025 (continued)

from the Leadership Team to whom they delegate the day-to-day management. The Board of Trustees meet 4 times per year and are informed by a Finance Sub-Committee and a Personnel Sub-Committee who in turn also meet 4 times per year. The Programme of Business and strategic progress is reviewed annually by the Trustees at the Strategic Planning Review and the Audit and Annual Report are approved annually at the AGM.



All members of the Board are members of the Company and guarantee to contribute to the assets of the Company, in the event of it being wound up, such amounts as may be required not exceeding £1. The number of guarantees on 31st March 2025 was eight. Members of the Board have no beneficial interest in the Company and are not remunerated. They are indemnified by the Company against legal action arising in the course of their duties.

The Board is responsible for preparing a Report of the Board of Trustees and Strategic Report and the financial statements in accordance with applicable law and regulations.

Statement of Board of Trustees responsibilities

The law requires the Board to prepare financial statements for each financial year. Under that law the Board has elected to prepare the Company's financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice) including FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland". The Board must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the Company and of the surplus or deficit for that period. In preparing these financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently.
- make judgements and estimates that are reasonable and prudent.

JUST CIRCLE LIMITED

REPORT OF THE BOARD OF TRUSTEES AND STRATEGIC REPORT for the year ended 31 March 2025 (continued)

- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business.

The Board are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Company, and to enable them to ensure that the financial statements comply with the Companies Act 2006, the Housing and Regeneration Act 2008 and the Accounting Direction for Private Registered Providers of Social Housing 2022. They are also responsible for safeguarding the assets of the Company, and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Auditor

A resolution to appoint S&W Audit (a trading name of S&W Partners Audit Limited) (formerly CLA Evelyn Partners Limited) as auditor to the Company will be submitted to the Annual General Meeting in September 2025.

This report was approved by the Board of Trustees on 26 September 2025 and signed on its behalf by:



[Chris Flood \(Sep 30, 2025 11:44:19 GMT+1\)](#)

Chris Flood

30/09/2025



INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF JUST CIRCLE LIMITED

Opinion

We have audited the financial statements of Just Circle Limited (the 'association') for the year ended 31 March 2025 which comprise the Statement of Comprehensive Income, the Statement of Financial Position, the Statement of Changes in Equity and Reserves, the Statement of Cash Flows and the 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 FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the association's affairs as at 31 March 2025 and of its income and expenditure for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006, the Housing and Regeneration Act 2008 and the Accounting Direction for Private Registered Providers of Social Housing 2022.

Basis for opinion

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

Conclusions relating to going concern

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

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

Our responsibilities and the responsibilities of the directors 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 Report and Financial Statements, other than the financial statements and our auditor's report thereon. The directors are responsible for the other information contained within the Report and Financial Statements. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon. Our responsibility is to read the other information and, in doing

JUST CIRCLE LIMITED

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.

Opinions on other matters prescribed by the Companies Act 2006

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

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

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the association and its environment obtained in the course of the audit, we have not identified material misstatements in the Report of the Board of Trustees and Strategic Report.

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

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

Responsibilities of directors

As explained more fully in the Statement of Board's Responsibilities set out on page 14, the members of the board, who are the directors of the association for the purposes of company law, are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal controls as the directors 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 directors are responsible for assessing the association's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the association or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

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

JUST CIRCLE LIMITED

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud, is detailed below:

We obtained a general understanding of the association's legal and regulatory framework through enquiry of management concerning: their understanding of relevant laws and regulations and the entity's policies and procedures regarding compliance. We also drew on our existing understanding of the association's industry and regulation.

We understand that the association complies with the framework through:

- Updating operating procedures, manuals and internal controls as legal and regulatory requirements change;
- A risk assessment framework and register that includes regular review and scrutiny by the Board;
- An annual assessment of compliance with regulatory standards as applied to Registered Providers and enforced by the Regulator of Social Housing; and
- The Board's close oversight through regular board meetings and compliance reporting. In the context of the audit, we considered those laws and regulations: which determine the form and content of the financial statements; which are central to the association's ability to conduct its business; and where failure to comply could result in material penalties.

We identified the following laws and regulations as being of significance in the context of the association:

- FRS 102, the requirements of the Companies Act 2006, the Charities Act 2011 the Housing and Regeneration Act 2008 and the Accounting Direction for Private Registered Providers of Social Housing 2022, in respect of the preparation and presentation of the financial statements;
- Health and safety regulations; and
- Regulatory standards as applied to Registered Providers and enforced by the Regulator of Social Housing.

We performed the following specific procedures to gain evidence about compliance with the significant laws and regulations above:

- Performed a review of board minutes to identify any indicators of known or suspected non-compliance with significant laws and regulations; and
- Reviewed any correspondence between the Regulator of Social Housing and the association.

The senior statutory auditor led a discussion with senior members of the engagement team regarding the susceptibility of the association's financial statements to material misstatement, including how fraud might occur. The key areas identified as part of the discussion were with regard to the manipulation of the financial statements through manual journal entries. The procedures carried out to gain evidence in the above areas included:

- Testing of a sample of manual journal entries, selected through applying specific risk assessments applied based on the association's processes and controls surrounding manual journal entries; and

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

JUST CIRCLE LIMITED

Use of our report

This report is made solely to the association's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the association's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the association and the association's members as a body, for our audit work, for this report, or for the opinions we have formed.

Julie Mutton 
Senior Statutory Auditor, for and on behalf of
S&W Audit
Statutory Auditor
Chartered Accountants

01/10/2025

45 Gresham Street
London
EC2V 7BG

29th September 2026

JUST CIRCLE LIMITED

STATEMENT OF COMPREHENSIVE INCOME for the year ended 31 March 2025

	Note	2025	2024
		£	£
Turnover	4	7,149,887	7,352,411
Operating expenditure		(7,461,402)	(7,552,335)
Other Income		<u>127,904</u>	<u>92,652</u>
Operating (deficit)	3	(183,611)	(107,272)
Interest receivable and similar income	7	112,939	123,799
Gain on fair value of investment	16	<u>4,319</u>	<u>2,008</u>
(Deficit)/Surplus before property revaluation		(66,353)	18,535
Gain/(Loss) on revaluation of investment property	8	<u>74,062</u>	<u>(12,381)</u>
Surplus for the financial year		<u>7,709</u>	<u>6,154</u>

Registered number 01197478 England and Wales

The notes on pages 25 to 34 form part of these financial statements.

JUST CIRCLE LIMITED

STATEMENT OF FINANCIAL POSITION as at 31 March 2025

	Notes	2025	2024
		£	£
Fixed assets			
Investment property	8	4,188,630	4,114,570
Tangible assets – housing properties	9	10,369,297	10,920,447
		<u>14,557,927</u>	<u>15,035,017</u>
Current assets			
Debtors	10	277,087	384,007
Financial assets-investments	16	309,829	305,510
Cash at bank and in hand	11	6,019,548	5,542,511
		<u>6,606,464</u>	<u>6,232,028</u>
Creditors: amounts falling due in less than one year	12	(664,951)	(775,415)
		<u>5,941,513</u>	<u>5,456,613</u>
Net current assets			
Total assets less current liabilities		<u>20,499,440</u>	<u>20,491,630</u>
Provisions for liabilities	13	<u>(171,803)</u>	<u>(171,803)</u>
Net assets		<u>20,327,637</u>	<u>20,319,827</u>
Capital and reserves			
Designated reserves		11,796,719	12,347,959
Revaluation reserves		2,761,211	2,687,148
General reserves		<u>5,769,707</u>	<u>5,284,720</u>
		<u>20,327,637</u>	<u>20,319,827</u>

The financial statements were approved by the Board of Trustees on 26 September 2025 and were signed on its behalf by:

Stephen Bashorun, Chair of Finance Committee

Chris Flood, Chair



Chris Flood (Sep 30, 2025 11:44:19 GMT+1)



Registered number 01197478 England and Wales

30/09/2025

The notes on pages 25 to 34 form part of these financial statements.

JUST CIRCLE LIMITED

STATEMENT OF CHANGES IN EQUITY AND RESERVES FOR THE YEAR ENDED 31 March 2025

	Notes	Designated Reserves £	General Reserves £	Revaluation Reserve £	Total Reserves £
At 1 April 2024		11,625,372	5,988,772	2,699,529	20,313,673
Surplus for the year		-	6,154	-	6,154
Transfer between reserves		722,587	(722,587)	-	-
Revaluation		-	12,381	(12,381)	-
At 1 April 2024		<u>12,347,959</u>	<u>5,284,720</u>	<u>2,687,148</u>	<u>20,319,827</u>
Surplus for the year		-	7,709	-	7,709
Transfer between reserves General		(551,240)	551,240	-	-
Transfer between reserves Revaluation		-	(74,062)	74,062	-
At 31 March 2025		<u>11,796,719</u>	<u>5,769,707</u>	<u>2,761,211</u>	<u>20,327,637</u>

The notes on pages 25 to 34 form part of these financial statements.

JUST CIRCLE LIMITED

STATEMENT OF CASH FLOWS for the year ended 31 March 2025

	Notes	2025 £	2024 £
Net cash generated from operating activities	A	495,430	65,225
Investing activities			
Interest received		112,939	123,799
Purchase of tangible fixed assets investments		(131,332)	(1,365,788)
Net cash from /(used in) investing activities		(18,393)	(1,176,764)
Financing activities			
Interest paid		-	-
Net cash generated from/(used in) financing activities		-	-
Net increase/(decrease) in cash and cash equivalents		477,037	(1,176,764)
Cash and cash equivalents at beginning of the year		5,542,511	6,719,276
Cash and cash equivalents at end of year		<u>6,019,548</u>	<u>5,542,511</u>

The notes on pages 25 to 34 form part of these financial statements.

JUST CIRCLE LIMITED

NOTES TO THE STATEMENT OF CASH FLOWS for the year ended 31 March 2025

A RECONCILIATION OF SURPLUS TO NET CASH GENERATED FROM OPERATING ACTIVITIES

	2025 £	2024 £
Surplus for the financial year	7,709	6,154
Loss/(Gain) on revaluation of investment property	(74,062)	12,381
Loss/ (Gain) on fair value of investment	(4,319)	(2,008)
Interest receivable and similar income	(112,939)	(123,799)
Depreciation charge on tangible fixed assets	682,482	643,291
Decrease in debtors	106,920	(65,803)
(Decrease) in creditors	(110,361)	(224,991)
(Decrease) in provisions	-	(180,000)
Net cash generated from operating activities	495,430	65,225

B ANALYSIS OF CHANGES IN NET FUNDS

	At 1 April 2024 £	Cash flows £	Other non- cash changes £	At 31 March 2025 £
Cash	5,542,511	477,037	-	6,019,548
Total	5,542,511	477,037	-	6,019,548

JUST CIRCLE LIMITED

NOTES TO THE FINANCIAL STATEMENTS for the year ended 31 March 2025

1 Accounting policies

The principal accounting policies are summarised below.

Basis of preparation

Just Circle Limited is a company limited by guarantee without share capital and registered as a charity, incorporated in England and Wales and as a Registered Provider of Social Housing. The address of the registered office is Carlyle House, 235-237 Vauxhall Bridge Road, London, SW1V 1EJ. The company meets the definition of a Public Benefit Entity per FRS 102.

The financial statements are prepared in accordance with applicable accounting standards and with the Statement of Recommended Practice, Accounting by registered social housing providers 2018, ("the SORP") issued by the National Housing Federation. The financial statements also comply with the Accounting Direction for private registered providers of social housing 2022 ("the Direction").

These financial statements are prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland". The financial statements have been prepared under the historical cost convention, except where otherwise stated, and are presented in sterling £.

Going concern

The Board have prepared these financial statements on a going concern basis. This follows a review of expected future cash flows taking into account the timing of expected income and expenditure. Based on that review, the Board consider that all of the Company's liabilities will be met at or before the point they fall due for a period of at least 12 months from the date of signing the accounts.

Turnover

Charges to residents and income from investments are included in the Income and Expenditure account in the year to which they relate.

Voluntary income is received by way of donation and gifts and is included in full in the Statement of Comprehensive Income when received unless it is provided for a specific purpose in which case it is recognised in the Statement of Comprehensive Income in the period in which the relevant expenditure is incurred.

Revenue grants including contracts from local authorities are credited to the Statement of Comprehensive Income in the period to which they relate.

JUST CIRCLE LIMITED

NOTES TO THE FINANCIAL STATEMENTS for the year ended 31 March 2025

1 Accounting policies (continued)

Fixed assets and depreciation

The capital cost of housing properties includes the purchase price and alteration works where this enhances the economic benefit of the property. Housing properties are stated at cost less accumulated depreciation and any recognised impairment losses.

Fixed assets are depreciated at varying rates in order to write off the cost less estimated residual value of the assets over their useful lives. The useful lives are estimated as follows:

Property	13 years
Motor vehicles	3 years

The land element of property is not depreciated.

The Company has elected not to adopt component accounting in respect of its old housing properties. This decision was taken due to the fact that the useful life that would be applied to individual components was not deemed to be materially different from the 13 year useful life of property stated above. Component accounting has been applied in respect of properties acquired in and after 2020 and will be applied when substantial works are undertaken on existing properties which require capitalisation. The various components and associated estimated useful lives are:

Kitchens	7 years	Roofs	25 and 50 years
Bathrooms	10 years	Windows & doors	12 years
Boiler & Heating	7 years	Bricks and mortar	50 years

Impairment of housing properties

At each statement of financial position date, housing schemes are assessed to determine if there are indicators that the property may be impaired in value; if there are such indicators of impairment, then a comparison of the property's carrying value with its recoverable amount is undertaken. Any excess over the recoverable amount is recognised as an impairment loss and charged as expenditure in the Income and Expenditure account; the carrying value is reduced appropriately.

Investment property

Investment properties, which are properties held to earn rental and/or for capital appreciation, are initially measured at cost and subsequently at fair value. The directors have opted to revalue annually, with the support of independent professional valuers on a periodic basis at the balance sheet date. When the directors revalue the properties they make judgements based on current tenants, remainder of the lease term of tenancy, location, and other market conditions. Gains or losses on revaluation are recognised in the Statement of Comprehensive Income and where these are above depreciated historic cost they are subsequently transferred to the property revaluation reserve through the Statement of Changes in Equity and Reserves.

Other grants

Grants received from non-government sources are recognised using the performance model. A grant which does not impose a specific future performance condition is recognised as revenue when the grant proceeds are receivable. A grant that imposes a specific future performance related condition on the company is recognised only when those conditions are

JUST CIRCLE LIMITED

NOTES TO THE FINANCIAL STATEMENTS for the year ended 31 March 2025

1 Accounting policies (continued)

met. A grant received before the revenue recognition criteria is satisfied is shown as a liability in the Statement of Financial Position.

Value added tax

The Company is not registered for VAT purposes and expenditure is shown gross of any value added tax.

Pension costs

The Company contributes to certain employees' personal pension plans on a defined contribution basis. Contributions are also made to the pension scheme of certain employees in accordance with their rights under TUPE. The pension cost charge represents the contributions payable under the scheme by the Company to the fund. The Company has no liability under the scheme other than for the payment of those contributions.

Contributions to defined contribution pension schemes are charged to the Income and Expenditure account as they become payable in accordance with the rules of the scheme. Differences between contributions payable in the year and those actually paid are shown as either accruals or prepayments in the Statement of Financial Position.

Designations

Designated reserves are unrestricted reserves earmarked by the Board for particular purposes. The designations are as follows:

- Housing and investment properties (net of revaluation) being the reserves which are represented by tangible fixed assets.

General reserve

This reserve relates to the cumulative retained earnings, excluding revaluations and designated reserves.

Revaluation reserve

This reserve relates to the cumulative revaluation of investment property.

Financial instruments

Financial assets and financial liabilities are recognised in the Statement of Financial Position when the Company becomes a party to the contractual provisions of the instrument.

Trade (including rental) and other debtors and creditors are classified as basic financial instruments and measured at initial recognition at transaction price. Debtors and creditors are subsequently measured at amortised cost using the effective interest rate method. A provision is established when there is objective evidence that the company will not be able to collect all amounts due.

Investments are recognised at their fair value with movements going to the Income and Expenditure account.

JUST CIRCLE LIMITED

NOTES TO THE FINANCIAL STATEMENTS for the year ended 31 March 2025

1 Accounting policies (continued)

Cash and cash equivalents

Cash and cash equivalents are classified as basic financial instruments and comprise cash in hand and at bank, short-term bank deposits with an original maturity of under a year and bank overdrafts which are an integral part of the company's cash management.

Employee benefits

Short term employee benefits such as holiday pay are accrued as services are rendered.

Operating leases

Rentals payable under operating leases are charged to Income and Expenditure on a straight line basis over the lease term. The aggregate benefits of any lease incentive are recognised as a reduction in expenses recognised over the term of the lease.

2 Key sources of estimation uncertainty and judgements

The preparation of Financial Statements requires the use of estimates and assumptions that affect the amounts reported for assets and liabilities as at the balance sheet date and the amounts reported for income and expenses for the year. Although these estimates and associated assumptions are based on historical experience and the management's best knowledge of current events and actions, the actual results may ultimately differ from those estimates. The estimates and underlying assumptions are reviewed on an on-going basis.

Critical judgements

The following are critical judgements apart from those involving estimations (which are dealt with separately below), that the trustees make in the process of applying the Company's accounting policies and that have the most significant effect on the amount recognised in the financial statements:

Categorisation of housing properties as investment properties or tangible fixed assets

Properties which are held with the primary purpose being to earn market rents, capital appreciation or both are accounted for as investment properties. Properties held with the primary purpose being to provide social housing and properties used for administrative purposes are classified as tangible assets – housing properties.

Identification of housing property components

As explained in note 1 above, for additions to housing properties and capitalisation of significant works, depreciation is calculated on a component by component basis. The identification of such components is a matter of judgement and may have a material impact on the depreciation charge. The components selected are those which reflect how the major repairs to the property are managed.

JUST CIRCLE LIMITED

NOTES TO THE FINANCIAL STATEMENTS for the year ended 31 March 2025

Key sources of estimation uncertainty

The estimates and assumptions which have the most significant effect on amounts recognised in the financial statements are discussed below:

Valuation of Investment property

The company holds two investment properties which were previously held as housing properties. After transfer and initial recognition, the investment property is measured at its fair value. The valuation assessment at year end has been performed by the directors of the Company based on publicly available market data.

Useful lives of Company properties

The depreciation applied by the Company to its owned properties takes into account the age and condition of the properties as well as the intensive utilisation sustained by the assets due to the nature of the services and client group of the Company. The accumulated depreciation at 31 March 2025 was £7,690,152 (2024: £7,007,670).

Dilapidations provision

The Company makes provision for dilapidations to its leased properties. The provision takes account of contractual responsibilities, health and safety obligations and any other relevant regulatory requirements, see note 13.

Bad debt provision

The debtor balances in respect of charges to service users and statutory bodies of £95,295 (2024: £122,826) and revenue grant receivable £37,184 (2024: £76,191) are recorded in the Company's Statement of Financial Position. A full line by line review of debtors balances is carried out regularly. No provision is deemed necessary at 31 March 2025 as the directors are confident of recovery.

3 Operating surplus	2025	2024
	£	£
Is stated after charging:		
Depreciation	682,482	643,291
Auditor's remuneration – audit services including VAT	39,598	37,708
Operating lease payments - buildings	<u>102,376</u>	<u>92,000</u>

JUST CIRCLE LIMITED**NOTES TO THE FINANCIAL STATEMENTS for the year ended 31 March 2025****4 Social Housing Turnover and Costs**

	2025 £	2024 £
Rent receivable excluding service charge	2,108,017	2,117,604
Service charges receivable	108,883	112,449
Revenue Grants	4,518,553	4,909,553
Social housing activity expenditure	<u>(7,297,192)</u>	<u>(7,552,335)</u>
Operating (deficit)/surplus and net (deficit)/surplus from social housing activities	<u>(561,739)</u>	<u>(412,279)</u>
Void Losses	<u>(217,249)</u>	<u>(282,561)</u>

5 Staff costs

	2025 Number	2024 Number
The average weekly number of persons employed during the year (full time equivalents) was:	157	167
	£	£
Staff costs for the above persons were:		
Wages and salaries	4,073,305	4,284,442
Social security costs	373,481	383,941
Pension costs	<u>104,217</u>	<u>114,269</u>
	<u>4,551,003</u>	<u>4,782,652</u>

6 Emoluments of the Board and senior management team

The directors of the Company do not receive any remuneration and the below amounts relate solely to managerial staff considered to be key management personnel.

	2025 £	2024 £
Remuneration paid to key management personnel comprised:		
Gross salary	205,385	205,385
Social security costs	28,343	28,343
Employer's pension contributions	<u>12,323</u>	<u>12,323</u>
	<u>246,051</u>	<u>246,051</u>

2025**2024**

JUST CIRCLE LIMITED**NOTES TO THE FINANCIAL STATEMENTS for the year ended 31 March 2025**

	£	£
Highest paid director's aggregate emoluments (excluding pension)	86,365	86,365
Pension	<u>5,182</u>	<u>5,182</u>
	<u>91,547</u>	<u>91,547</u>

The full time equivalent number of staff whose remuneration payable in relation to the period of account fell within the following bands:

	2025 No	2024 No.
£60,001 - £70,000	1	1
£80,001 - £90,000	<u>1</u>	<u>1</u>

7 Interest receivable and similar income	2025 £	2024 £
Bank interest receivable	110,891	121,320
Dividend from investments	<u>2,048</u>	<u>2,479</u>
	<u>112,939</u>	<u>123,799</u>

8 Investment property Valuation

At 1 April 2024	4,114,570
Fair value adjustment	<u>74,062</u>
At 31 March 2025	<u>4,188,632</u>

JUST CIRCLE LIMITED
NOTES TO THE FINANCIAL STATEMENTS for the year ended 31 March 2025

9	Tangible assets -housing properties	Properties	Land	Total
		£	£	£
	Cost			
	At 1 April 2024	12,981,510	4,946,607	17,928,117
	Addition in the year	131,332	-	131,332
	At 31 March 2025	<u>13,112,842</u>	<u>4,946,607</u>	<u>18,059,449</u>
	Depreciation			
	At 1 April 2024	7,007,670	-	7,007,670
	Charge for the year	682,482	-	682,482
	At 31 March 2025	<u>7,690,152</u>	<u>-</u>	<u>7,690,152</u>
	Net book value			
	At 31 March 2025	<u>5,422,693</u>	<u>4,946,607</u>	<u>10,369,297</u>
	At 31 March 2024	<u>5,973,670</u>	<u>4,946,607</u>	<u>10,920,447</u>

10	Debtors	2025	2024
		£	£
	Gross arrears of charges to customers & other statutory bodies	95,295	122,826
	Revenue grants receivable	37,188	76,191
	Other debtors	<u>144,604</u>	<u>184,990</u>
		<u>277,087</u>	<u>384,007</u>

11	Cash and cash equivalents	2025	2024
		£	£
	Cash at bank and in hand	<u>6,019,548</u>	<u>5,542,511</u>
		<u>6,019,548</u>	<u>5,542,511</u>

JUST CIRCLE LIMITED**NOTES TO THE FINANCIAL STATEMENTS for the year ended 31 March 2025**

12 Creditors	2025 £	2024 £
Amounts falling due within one year:		
Trade creditors	134,439	101,844
Customers' charges in advance	130,790	267,648
Other creditors	-	26,500
Other taxation and social security	160,095	151,900
Accruals and deferred income	239,627	227,523
	<u>664,951</u>	<u>775,415</u>

13 Provisions	Dilapidations provision
	£
At 1 April 2024	171,803
Additions	-
Released	-
	<u>171,803</u>
At 31 March 2025	<u>171,803</u>

14 Housing units at end of year – supported housing and radical rent

	2025 Units	2024 Units
Owned	72	92
Managed	39	39
Radical rent – market rent	31	16
	<u>142</u>	<u>147</u>

15 Operating leases

The Company holds properties and office equipment under non-cancellable operating leases. At 31 March 2025, the Company had the following future minimum lease payments under non-cancellable leases:

	2025 £	2024 £
For leases expiring:		
Within one year	59,614	92,000
In two to five years	2,734	62,348
	<u>62,348</u>	<u>154,348</u>

JUST CIRCLE LIMITED**NOTES TO THE FINANCIAL STATEMENTS for the year ended 31 March 2025****16 Financial instruments**

	2025	2024
	£	£
<i>Equity instruments measured at fair value through the income and expenditure account</i>		
Current asset listed investments		
Cash	254	255
WS Ruffer Total Return Fund	101,194	98,539
Schroder Sustainable UK Equity	84,364	84,290
Liontrust Income /Neptune Income	<u>124,017</u>	<u>122,456</u>
	<u>309,829</u>	<u>305,540</u>
 <i>Fair value gains and losses</i>		
Gain on financial assets measured at fair value through profit or loss		
Current asset listed investments	<u>4,319</u>	<u>2,008</u>
	<u><u>4,319</u></u>	<u><u>2,008</u></u>

17 Ultimate controlling party

There is no ultimate controlling party

18 Capital Commitments

Capital commitments contracted but not provided for in the financial statement were as follows:

Amount contracted	£Nil
Amount authorised by the board but not contacted	£Nil

19 Related Party Transaction

During the year, a member of Key Management Personnel was provided with a staff loan of £6,107 in accordance with guidance set out in the company's Finance Manual to facilitate a complaint to HMRC. In accordance with the repayment plan, £4,607 remained outstanding at the year end.

JUST CIRCLE LIMITED

England & Wales - Charity number 269158

Accounts

Company Registered Number: 01197478

Charity Registered Number: 269158

Just Circle Limited
Report and financial statements
for the year ended
31 March 2024

JUST CIRCLE LIMITED

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JUST CIRCLE LIMITED

LEGAL AND ADMINISTRATIVE DETAILS

STATUS	Company limited by guarantee without share capital and registered as a charity
REGISTERED OFFICE	Carlyle House 235-237 Vauxhall Bridge Road London SW1V 1EJ
HONORARY OFFICERS	Stephen Bashorun (Chair) Michael Driver (Chair of Finance C'tte)
BANKERS	Barclays Bank plc Level 11 1 Churchill Place Canary Wharf London E14 5HP
AUDITOR	CLA Evelyn Partners Limited 45 Gresham Street London EC2V 7BG
SOLICITORS	Trowers & Hamlins
COMPANY REGISTERED NUMBER	01197478
CHARITY REGISTERED NUMBER	269158
REGISTERED PROVIDER OF SOCIAL HOUSING NUMBER	LH4377

JUST CIRCLE LIMITED

REPORT OF THE BOARD OF TRUSTEES AND STRATEGIC REPORT for the year ended 31 March 2024

The Board of Trustees presents its report and strategic report and the accounts for the year ended 31st March 2024. The Statement of Comprehensive Income, Statement of Financial Position, Statement of Changes in Equity and Reserves and Statement of Cash Flows are included later in this report.

Activities

The principal activity of the Company is the provision of housing and intensive support to single vulnerable people with a range of complex needs including mental ill health, learning disabilities and substance use.

Public Benefit

In setting objectives and planning our activities we have considered the Charity Commission's general guidance on public benefit and are pleased to confirm that our activities are undertaken in furtherance of our charitable purposes which are for the public benefit.

Our impact for financial year 2023/2024 has been impressive as we have supported many more people to live freer lives thanks to our innovative 24 hours support services.

Review of Affairs 2024

Background

The health and social care sector continue to face the challenges wrought by nationwide under investment. The financial restraints placed on the sector have coincided with an increased need for mental health services resulting in early intervention support, psychiatric hospital beds and psychological support being over stretched. That coupled with a decrease in people wishing to work in the sector means that there is still a lack of suitably skilled and abled staff entering the workforce which poses challenges for the sector at large.

We are therefore grateful for our Radical Rent Programme which is now well established and provides a socially responsible way of funding our charitable works by mainstream rent. This mainstream rental income promotes our autonomy, reduces reliance on the public purse and helps us to be a valued and respected provider for those who commission our services as well as those who live in them.

So, whilst we acknowledge that the demands on the public purse are many and varied, we are pleased to play our part in delivering the following innovative service solutions to those most in need in their local communities. The Board of Trustees presents its Report and Strategic Report and the Accounts for the year ended 31 March 2024. The Statement of Comprehensive Income, Statement of Financial Position, Statement of Changes in Equity and Reserves, and Statement of Cash Flows are included later in this report.

Activity

We have developed and refurbished a further 14 apartments in the current financial year and are proud to provide these homes to another 17 Londoners.

JUST CIRCLE LIMITED

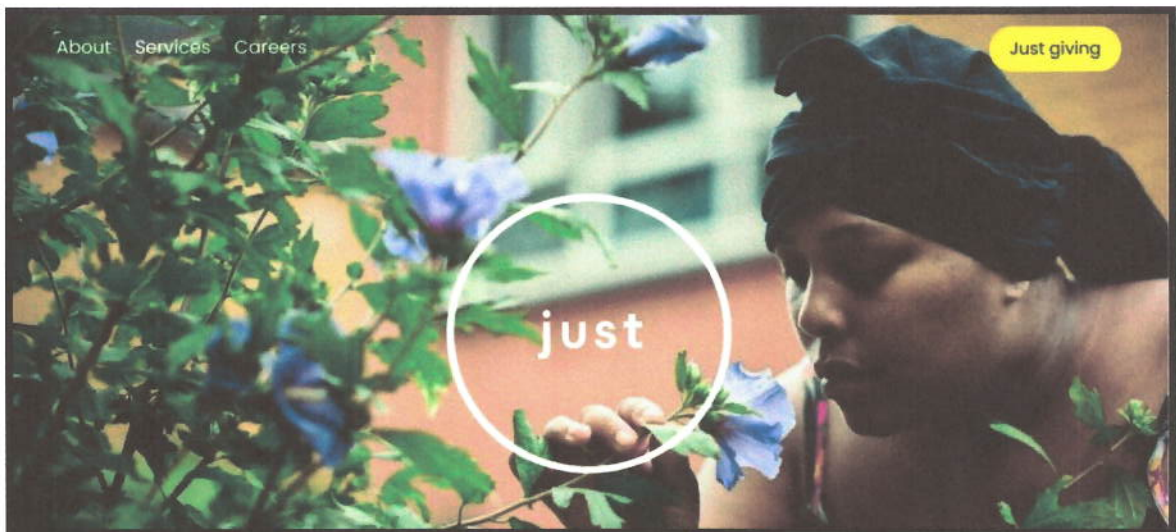
REPORT OF THE BOARD OF TRUSTEES AND STRATEGIC REPORT for the year ended 31 March 2024 (continued)

We were also thrilled to be the selected provider to offer a unique psychologically informed response to over 120 service users who have experienced mental health, homelessness and substance use issues. Our service delivers intensive 1:1 support with service users resistant to engage who are living in supported accommodation run by a number of providers in the not-for-profit sector. We have worked with these organisations to upskill their staff teams, develop universal best practice protocols and to role model assertive psychologically informed engagement with service users. This has helped to promote improved service user contact and provide staff with the confidence to employ a range of strategies to support independence and self-reliance with service users.



Our biggest challenge, in common with the health and social care sector at large, is recruitment. This year following feedback from candidates' attention turned to our name and our brand. People felt that Cyrenians "sounded old fashioned", "like a faith-based organisation" and "not representative of our innovations in mental health care." So, as part of our Strategic Plan we have undergone a name change in May 2024 and are launching our rebrand and website in September 2024. We are working closely with design consultants to create a website that reflects our compassion, innovation and "can do" ethos.

Finding a fitting new name after half a century is not an easy task, it's a bit like trying to catch lightning in a jar! We wanted a name that stood for simplicity, integrity and honesty and great outcomes with some very complex needs service users...and so **JUST** was born. Simple, elegant and standing for truth and practical delivery ... **JUST** what people need when they are at their lowest ebb. Next comes the logo and the website...



www.just.org.uk

JUST CIRCLE LIMITED

REPORT OF THE BOARD OF TRUSTEES AND STRATEGIC REPORT for the year ended 31 March 2024 (continued)

This year we enabled more people to live outside of hospital care and in so doing helped funders to make financial savings and enriched our communities along the way. Here's just a few of our highlights:

- Developed and refurbished 14 beautiful apartments
- Improved staff intake from the previous year
- Supported 39 service users to move on
- Provided Placement training for 13 student nurses
- Supported 8 psychology graduates
- Hosted 2 Conferences

Investment

The five key pillars to our investment plans are:

1. Property

Our upgrade and refurbishment programme continues, and we are pleased to start works set out in our 10 year investment plan. We will continue throughout 2024/25 to upgrade our owned properties to ensure that they are well appointed, respectful and safe places for people to live and recover in.

2. People

Despite the staffing crisis in adult health and social care we are pleased that our intake and retention record remains high due to our recognition award, comprehensive training programme and work life balance terms and conditions.

We continue to work with London universities to support young talent coming through and to promote adult social care as a vibrant and rewarding career. Our work to promote opportunities for young people to take part in charity governance and oversight continues to build on the success of our Young Trainee Trustee Programme and we look forward to welcoming the next future stars of the board room in Winter 2024.

We have worked hard to be an organisation of excellence and choice for universities to place their students and are pleased to have played our part as educators in supporting nurses, psychology graduates and social care practitioners to attain their qualifications and become a valued part of the health and social care work workforce.

3. Services

We have introduced a new service in London across the mental health accommodation pathway. We are providing assertive outreach support to the mental health providers who accommodate over 120 people between them. Through intensive 1:1 service user support, staff upskilling by training and role modelling, procedural and support planning reviews, we aim to improve the

JUST CIRCLE LIMITED

REPORT OF THE BOARD OF TRUSTEES AND STRATEGIC REPORT for the year ended 31 March 2024 (continued)

outcomes and practice of the providers we are working with and enhance service user experience.

We have put an even greater emphasis on engagement and activities and are pleased to have refined our plans to take into consideration the interests and demographics from each of our services. We offered the following:



Morning Media
Family Time Sunday
Grow Your Own Veg
Music and History
Group Health and
Wellbeing Course
(various)



4. Governance

As part of our yearly Strategic Plan review, we undertake a trustee's skills audit to ensure that experience and expertise informs effective governance.

Our trustees come from diverse backgrounds, have life experience and excel in their chosen professions. They share their skills and expertise freely in driving **JUST** forward and draw on their experience in:

- Mental health, patient safety and national strategic leadership for mental health and learning disability nurses
- Physical health care and post injury rehabilitation
- Department of health implementation as a lead for the Mental Capacity Act and Deprivation of Liberty Safeguards, mental health law, adult social care at regional and national levels
- Governance, volunteering and use of technology for community change
- Housing management, development and environment and sustainability best practice
- Law as it relates to employees, pensions and practice
- Education as a Professor in Healthcare Practice and Research working across NHS trusts and Universities

JUST CIRCLE LIMITED

REPORT OF THE BOARD OF TRUSTEES AND STRATEGIC REPORT for the year ended 31 March 2024 (continued)

5. Corporate Identity

After 55 brilliant years of delivering care and support to vulnerable Londoners 2024 seems the right time to rename and rebrand. We want to attract the brightest and the best people to work for us so that we can continue to provide quality services for those in need. We talked to service users, staff, commissioners and carers and overwhelmingly they felt our name no longer fitted our modern and innovative style of service delivery.

So, we say farewell to Cyrenians but we will of course retain all of our history, our learning and our brilliance but under **JUST** our chosen name which will represent all of our new and innovative ideas but based on the foundations of our expertise and 55 years' experience. We now look forward to writing our next chapter as **JUST** and to representing truth, integrity and simplicity captured in our new name. In short, we **JUST** want to do the simple things well and the complex things brilliantly.

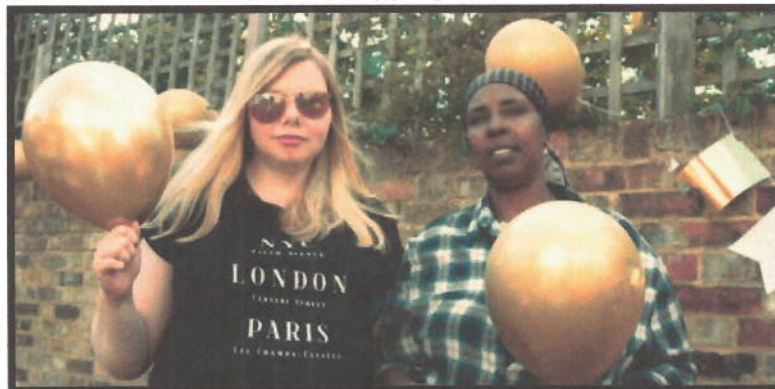
Risk and Uncertainties in the Immediate Future

The risks and uncertainties for **JUST** are the same as those for the sector in general which are:

1. Lack of suitably skilled and abled staff
2. Reluctance in clinical risk sharing
3. Decline in the value of support contracts

As outlined in this report we have developed a range of responses to mitigate the above uncertainties which we review regularly with our trustees these include:

1. Pop up academy training for those new to the sector
Access to placements for health and social care students
Bonus incentive scheme
2. Employing managers who are confident to comment and engage in risk sharing
Procedural support via Safety and Risk Manual
Standard response templates
Online service user database analysis
3. Active non statutory fundraising via Radical Rent and grant applications
Value for money reviews
Increased use of IT and AI where appropriate



JUST CIRCLE LIMITED

REPORT OF THE BOARD OF TRUSTEES AND STRATEGIC REPORT for the year ended 31 March 2024 (continued)

Risk Management (Corporate)

To provide effective risk management and sound governance the Trustees:

- Maintain generous insurance cover
- Work within the procedural framework
- Monitor and implement the internal control processes
- Retain experts, databases and consultancies to oversee Health and Safety, HR, Service user data, training and development, property management, occupational health

Disabled Persons

JUST is committed to supporting people with disabilities and/or health conditions to gain access to paid employment according to the exigencies of our services and the needs of our service users.

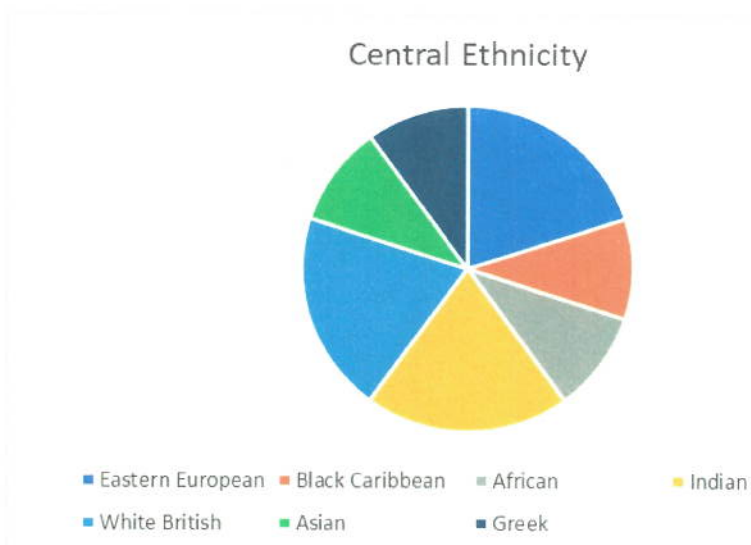
Our central team is diverse and reflective of the communities within we work. We employ people with physical disabilities, those who are neurodiverse, and we are also pleased to be able to support people with long term mental health conditions back into the workplace.

Diversity

JUST are pleased to promote diversity at all levels in the Organisation and have a positive record of inclusion for trustees, management and frontline staff. We continue to review access to our services and employment to ensure that people from all walks of life are welcomed to **JUST**. Our equality and diversity data analysis 2023/2024 shows that we need to do more to promote jobs to young people from a variety of backgrounds and life experience and therefore the youth focussed Pop-Up Academy has been part of our strategy for 2023/2024.

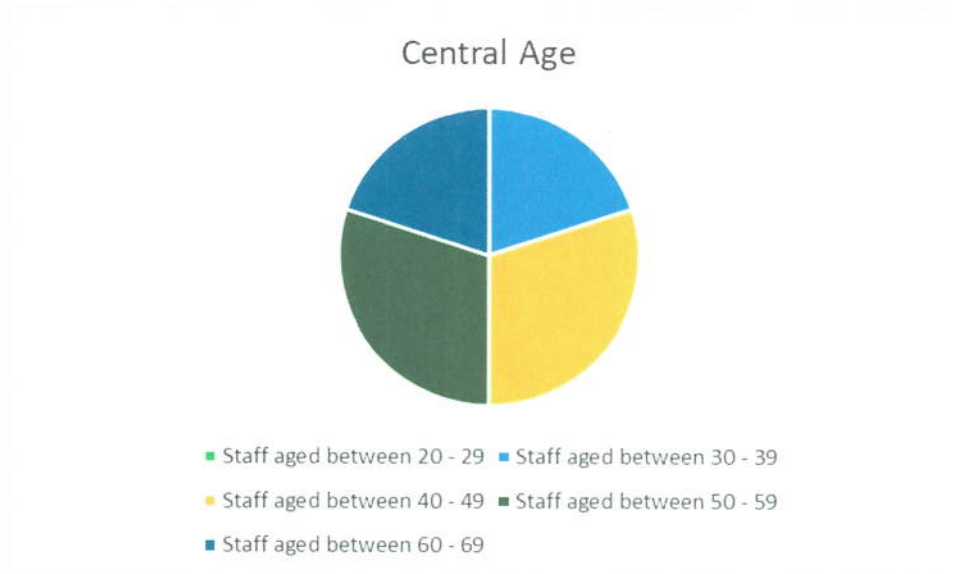
Information from our Croner HR database illustrates a snapshot of management for the 23/24 financial year.

Central Team



JUST CIRCLE LIMITED

REPORT OF THE BOARD OF TRUSTEES AND STRATEGIC REPORT for the year ended 31 March 2024 (continued)



Sex:

- 60% Female
- 40% Male

Disabilities:

- 20% Physical
- 10% Mental health

Managers

Ethnicity:

- 42% BAME
- 58% White

Sex:

- 40% Male
- 60% Female

Employee Information

We are pleased to report that we have regular bulletins, debriefs, newsletters and activity update emails. We also have company meetings, staff conferences and ad hoc social and information events and we share information by:

- QR code access
- Podcasts
- Social media including TikTok
- Training

JUST CIRCLE LIMITED

REPORT OF THE BOARD OF TRUSTEES AND STRATEGIC REPORT for the year ended 31 March 2024 (continued)

Key Performance Indicators

We have detailed below our performance against the key indicators of occupancy, staff turnover and arrears:

	2024	2023
Occupancy	89%	93%
Staff turnover	14%	17%
Arrears	5%	5%

Value for Money Metrics

The following VfM metrics have been calculated as recommended by the Regulator of Social Housing:

- **Reinvestment** – 12.51% (2023: 0.94%) The reinvestment metric in 2024 is driven by the development of Carleton Road and refurbishment of Ella Villa. This was calculated using the total development and purchase costs of property divided by the net book value of assets in the year.
- **New supply delivered** – 5.34% (2023: 0%)
- **Gearing** – JUST has no borrowing
- **EBITDA MRI-Interest cover** – JUST has no borrowing and therefore no interest to cover
- **Headline social housing cost per unit** - £10,862 (2023: £9,847)
The high cost per unit reflects the inflation cost price increases during the year.
- **Operating margin (social)** – -5.78% (2023: -1.00%) This was calculated using the operating deficit divided by the turnover.
- **Return on capital employed (ROCE)** – 0.09% (2023: 0.87%) This was calculated as the surplus before property revaluation divided by the total assets less current liabilities.

Due to our unique services benchmark data may not provide meaningful, comparative information. We do however use data obtained from the accommodation-based support sector to inform our decisions.

Governance and Financial Viability Standard

The annual review of compliance against the Regulator of Social Housing's Governance and Financial Viability Standard has been carried out and JUST was compliant with the Standard during the reporting period.

Code of Governance

Just Circle Limited adopted the National Housing Federation Code of Governance 2020 for the reporting period. A further assessment of compliance with the Code of Governance will be conducted in 2024 confirms that JUST complies with all the requirements of the code.

JUST CIRCLE LIMITED

REPORT OF THE BOARD OF TRUSTEES AND STRATEGIC REPORT for the year ended 31 March 2024 (continued)

Level of Reserves

In line with best practice **JUST** seeks to maintain unrestricted reserves and working capital at a prudent level to ensure that the Company's current and planned future activities can operate effectively and to enable any unexpected financial interruption to be satisfactorily managed. We aim to secure 6-12 months working capital and are pleased to report that we currently have 8 months running costs should the unforeseen happens.

Disclosure of Information to the Auditor

The Board of Trustees (directors and trustees of the company) who held office at the date of approval of this Board report confirm that, so far as they are each aware, there is no relevant audit information of which the auditor is unaware; and each director has taken all the steps that he/she ought to have taken as a director to make himself/herself aware of any relevant audit information and to establish that the Company's auditor is aware of that information.

The Board of Trustees are appointed following: an open recruitment process; meetings with senior members of staff; attendance as observers at board meetings; and an interview with the Chair. All these steps are in accordance with our written procedures. The following served during the period and up to the date of this report:

S. Bashorun
A. Diggle
M. Driver
C. Thompson

S. Chamberlain
Prof. C. Flood
Prof. B. Thomas
J. Ward-Smith (MBE)

All members of the Board are members of the Company and guarantee to contribute to the assets of the Company, in the event of it being wound up, such amounts as may be required not exceeding £1. The number of guarantees on 31st March 2024 was eight.

Members of the Board have no beneficial interest in the Company and are not remunerated. They are indemnified by the Company against legal action arising in the course of their duties.

DIRECTORS' RESPONSIBILITIES STATEMENT

The Board is responsible for preparing a Report of the Board of Trustees and Strategic Report and the financial statements in accordance with applicable law and regulations.

The law requires the Board to prepare financial statements for each financial year. Under that law the Board has elected to prepare the Company's financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice) including FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland". The Board must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the Company and of the surplus or deficit for that period. In preparing these financial statements, the directors are required to:

JUST CIRCLE LIMITED

REPORT OF THE BOARD OF TRUSTEES AND STRATEGIC REPORT for the year ended 31 March 2024 (continued)

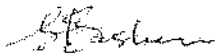
- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business.

The Board are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Company, and to enable them to ensure that the financial statements comply with the Companies Act 2006, the Housing and Regeneration Act 2008 and the Accounting Direction for Private Registered Providers of Social Housing 2022. They are also responsible for safeguarding the assets of the Company, and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Auditor

A resolution to appoint CLA Evelyn Partners Limited as auditor to the Company will be submitted to the Annual General Meeting in September 2024.

This report was approved by the Board of Trustees on 27 September 2024 and signed on its behalf by:



Stephen Bashorun
Chair



INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF JUST CIRCLE LIMITED

Opinion

We have audited the financial statements of Just Circle Limited (the 'association') for the year ended 31 March 2024 which comprise the Statement of Comprehensive Income, the Statement of Financial Position, the Statement of Changes in Equity and Reserves, the Statement of Cash Flows and the 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 FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the association's affairs as at 31 March 2024 and of its income and expenditure for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006, the Housing and Regeneration Act 2008 and the Accounting Direction for Private Registered Providers of Social Housing 2022.

Basis for opinion

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

Conclusions relating to going concern

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

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

Our responsibilities and the responsibilities of the directors 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 Report and Financial Statements, other than the financial statements and our auditor's report thereon. The directors are responsible for the other information contained within the Report and Financial Statements. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon. Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit or otherwise appears to be materially

JUST CIRCLE LIMITED (FORMERLY LONDON CYRENIANS HOUSING LIMITED)

misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2006

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

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

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the association and its environment obtained in the course of the audit, we have not identified material misstatements in the Report of the Board of Trustees and Strategic Report.

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

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

Responsibilities of directors

As explained more fully in the Directors' Responsibilities Statement set on page 8, the members of the board are the directors of the association for the purposes of company law. The directors are responsible for the preparation of the financial statements and for being satisfied that We give a true and fair view, and for such internal controls as the directors 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 directors are responsible for assessing the association's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the association or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

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

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud, is detailed below:

JUST CIRCLE LIMITED (FORMERLY LONDON CYRENIANS HOUSING LIMITED)

We obtained a general understanding of the association's legal and regulatory framework through enquiry of management concerning: their understanding of relevant laws and regulations and the entity's policies and procedures regarding compliance. We also drew on our existing understanding of the association's industry and regulation.

We understand that the association complies with the framework through:

- Updating operating procedures, manuals and internal controls as legal and regulatory requirements change;
- A risk assessment framework and register that includes regular review and scrutiny by the Board;
- An annual assessment of compliance with regulatory standards as applied to Registered Providers and enforced by the Regulator of Social Housing; and
- The Board's close oversight through regular board meetings and compliance reporting

In the context of the audit, we considered those laws and regulations: which determine the form and content of the financial statements; which are central to the association's ability to conduct its business; and where failure to comply could result in material penalties. We identified the following laws and regulations as being of significance in the context of the association:

- FRS 102, the requirements of the Companies Act 2006, the Charities Act 2011 the Housing and Regeneration Act 2008 and the Accounting Direction for Private Registered Providers of Social Housing 2022, in respect of the preparation and presentation of the financial statements;
- Health and safety regulations; and
- Regulatory standards as applied to Registered Providers and enforced by the Regulator of Social Housing.

We performed the following specific procedures to gain evidence about compliance with the significant laws and regulations above:

- Performed a review of board minutes to identify any indicators of known or suspected non-compliance with significant laws and regulations; and
- Reviewed any correspondence between the Regulator of Social Housing and the association.

The senior statutory auditor led a discussion with senior members of the engagement team regarding the susceptibility of the association's financial statements to material misstatement, including how fraud might occur. The key areas identified as part of the discussion were with regard to the manipulation of the financial statements through manual journal entries.

The procedures carried out to gain evidence in the above areas included testing of a sample of manual journal entries, selected through applying specific risk assessments applied based on the association's processes and controls surrounding manual journal entries.

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

JUST CIRCLE LIMITED (FORMERLY LONDON CYRENIANS HOUSING LIMITED)

Use of our report

This report is made solely to the association's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the association's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the association and the association's members as a body, for our audit work, for this report, or for the opinions we have formed.


CLA Evelyn Partners Limited (Sep 27, 2024 12:50 GMT+1)

Julie Mutton
Senior Statutory Auditor, for and on behalf of
CLA Evelyn Partners Limited
Statutory Auditor
Chartered Accountants

45 Gresham Street
London
EC2V 7BG

JUST CIRCLE LIMITED (FORMERLY LONDON CYRENIANS HOUSING LIMITED)

STATEMENT OF COMPREHENSIVE INCOME for the year ended 31 March 2024

	Note	2024	2023
		£	£
Turnover	4	7,139,606	7,390,123
Operating expenditure		(7,552,335)	(7,464,054)
Other Income		<u>305,457</u>	<u>202,942</u>
Operating (deficit)/surplus	3	(107,272)	129,011
Interest receivable and similar income	7	123,799	50,960
Gain on fair value of investment	17	<u>2,008</u>	<u>351</u>
Surplus before property revaluation		18,535	180,322
(Loss)/Gain on revaluation of investment property	8	<u>(12,381)</u>	<u>76,950</u>
Surplus for the financial year		<u>6,154</u>	<u>257,272</u>

Registered number 01197478 England and Wales

The notes on pages 22 to 31 form part of these financial statements.

JUST CIRCLE LIMITED (FORMERLY LONDON CYRENIANS HOUSING LIMITED)

STATEMENT OF FINANCIAL POSITION as at 31 March 2024

	Notes	2024	2023
		£	£
Fixed assets			
Investment property	8	4,114,570	4,126,950
Tangible assets – housing properties	9	10,920,447	10,197,950
		<u>15,035,017</u>	<u>14,324,900</u>
Current assets			
Debtors	10	384,007	318,204
Financial assets-investments	17	305,510	303,502
Cash at bank and in hand	11	5,542,511	6,719,276
		<u>6,232,028</u>	<u>7,340,982</u>
Creditors: amounts falling due in less than one year	12	(775,415)	(1,000,406)
		<u>5,456,613</u>	<u>6,340,576</u>
Net current assets			
Total assets less current liabilities		<u>20,491,630</u>	<u>20,665,476</u>
Provisions for liabilities	13	<u>(171,803)</u>	<u>(351,803)</u>
Net assets		<u>20,319,827</u>	<u>20,313,673</u>
Capital and reserves			
Designated reserves		12,347,959	11,625,372
Revaluation reserves		2,687,148	2,699,529
General reserves		<u>5,284,720</u>	<u>5,988,772</u>
		<u>20,319,827</u>	<u>20,313,673</u>

The financial statements were approved by the Board of Trustees on 27 September 2024 and were signed on its behalf by:

Michael Driver

Michael Driver (Sep 27, 2024 11:35 GMT+1)

Michael Driver, Chair of Finance Committee



Stephen Bashorun, Chair

Registered number 01197478 England and Wales

The notes on pages 22 to 31 form part of these financial statements.

JUST CIRCLE LIMITED (FORMERLY LONDON CYRENIANS HOUSING LIMITED)

STATEMENT OF CHANGES IN EQUITY AND RESERVES FOR THE YEAR ENDED 31 March 2024

	Notes	Designated Reserves £	General Reserves £	Revaluation Reserve £	Total Reserves £
At 1 April 2022		12,165,021	5,268,801	2,622,579	20,056,401
Surplus for the year		-	257,272	-	257,272
Transfer between reserves		(539,649)	539,649	-	-
Revaluation		-	(76,950)	76,950	-
At 1 April 2023		11,625,372	5,988,772	2,699,529	20,313,673
Surplus for the year		-	6,154	-	6,154
Transfer between reserves General		722,587	(722,587)	-	-
Transfer between reserves Revaluation		-	12,381	(12,381)	-
At 31 March 2024		12,347,959	5,284,720	2,687,148	20,319,827

The notes on pages 22 to 31 form part of these financial statements.

JUST CIRCLE LIMITED (FORMERLY LONDON CYRENIANS HOUSING LIMITED)

STATEMENT OF CASH FLOWS for the year ended 31 March 2024

	Notes	2024 £	2023 £
Net cash generated from operating activities	A	65,225	424,054
Investing activities			
Interest received		123,799	50,960
Purchase of tangible fixed assets investments		(1,365,788)	(95,612)
Net cash (used in)/investing activities		(1,176,764)	(44,652)
Financing activities			
Interest paid		-	-
Net cash generated from/(used in) financing activities		-	-
Net increase/(decrease) in cash and cash equivalents		(1,176,765)	379,402
Cash and cash equivalents at beginning of the year		6,719,276	6,339,874
Cash and cash equivalents at end of year		<u>5,542,511</u>	<u>6,719,276</u>

The notes on pages 22 to 31 form part of these financial statements.

JUST CIRCLE LIMITED (FORMERLY LONDON CYRENIAHS HOUSING LIMITED)

NOTES TO THE STATEMENT OF CASH FLOWS for the year ended 31 March 2024

A RECONCILIATION OF SURPLUS TO NET CASH GENERATED FROM OPERATING ACTIVITIES

	2024 £	2023 £
Surplus for the financial year	6,154	257,272
Loss/(Gain) on revaluation of investment property	12,381	(76,950)
(Gain) on fair value of investment	(2,008)	(351)
Interest receivable and similar income	(123,799)	(50,960)
Depreciation charge on tangible fixed assets	643,291	635,262
(Increase) in debtors	(65,803)	(15,216)
(Decrease) in creditors	(224,991)	(325,003)
(Decrease) in provisions	(180,000)	(0)
Net cash generated from operating activities	65,225	424,054

B ANALYSIS OF CHANGES IN NET FUNDS

	At 1 April 2023 £	Cash flows £	Other non- cash changes £	At 31 March 2024 £
Cash	6,719,276	(1,176,765)	-	5,542,511
Total	6,719,276	(1,176,765)	-	5,542,511

JUST CIRCLE LIMITED (FORMERLY LONDON CYRENIANS HOUSING LIMITED)

NOTES TO THE FINANCIAL STATEMENTS for the year ended 31 March 2024

1 Accounting policies

The principal accounting policies are summarised below.

Basis of preparation

Just Circle Limited is a company limited by guarantee without share capital and registered as a charity, incorporated in England and Wales and as a Registered Provider of Social Housing. The address of the registered office is Carlyle House, 235-237 Vauxhall Bridge Road, London, SW1V 1EJ. The company meets the definition of a Public Benefit Entity per FRS 102.

The financial statements are prepared in accordance with applicable accounting standards and with the Statement of Recommended Practice, Accounting by registered social housing providers 2018, ("the SORP") issued by the National Housing Federation. The financial statements also comply with the Accounting Direction for private registered providers of social housing 2022 ("the Direction").

These financial statements are prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland". The financial statements have been prepared under the historical cost convention, except where otherwise stated, and are presented in sterling £.

Basis for consolidation

The Company is a parent undertaking as disclosed in note 16. The Company has taken exemption from preparing consolidated financial statements under FRS 102 on the basis that its subsidiary is permitted to be excluded from consolidation by section 405 of the Companies Act 2006 on the basis that its inclusion is not material for the purpose of giving a true and fair view. Given that the subsidiary is dormant, these financial statements disclose the result of the Company only.

Going concern

The Board have prepared these financial statements on a going concern basis. This follows a review of expected future cash flows taking into account the timing of expected income and expenditure. Based on that review, the Board consider that all of the Company's liabilities will be met at or before the point they fall due for a period of at least 12 months from the date of signing the accounts.

Turnover

Charges to residents and income from investments are included in the Income and Expenditure account in the year to which they relate.

Voluntary income is received by way of donation and gifts and is included in full in the Statement of Comprehensive Income when received unless it is provided for a specific purpose in which case it is recognised in the Statement of Comprehensive Income in the period in which the relevant expenditure is incurred.

Revenue grants including contracts from local authorities are credited to the Statement of Comprehensive Income in the period to which they relate.

JUST CIRCLE LIMITED (FORMERLY LONDON CYRENIANS HOUSING LIMITED)

NOTES TO THE FINANCIAL STATEMENTS for the year ended 31 March 2024

1 Accounting policies (continued)

Fixed assets and depreciation

The capital cost of housing properties includes the purchase price and alteration works where this enhances the economic benefit of the property. Housing properties are stated at cost less accumulated depreciation and any recognised impairment losses.

Fixed assets are depreciated at varying rates in order to write off the cost less estimated residual value of the assets over their useful lives. The useful lives are estimated as follows:

Property	13 years
Motor vehicles	3 years

The land element of property is not depreciated.

The Company has elected not to adopt component accounting in respect of its old housing properties. This decision was taken due to the fact that the useful life that would be applied to individual components was not deemed to be materially different from the 13 year useful life of property stated above. Component accounting has been applied in respect of properties acquired in and after 2020 and will be applied when substantial works are undertaken on existing properties which require capitalisation. The various components and associated estimated useful lives are:

Kitchens	7 years	Roofs	25 and 50 years
Bathrooms	10 years	Windows & doors	12 years
Boiler & Heating	7 years	Bricks and mortar	50 years

Impairment of housing properties

At each statement of financial position date, housing schemes are assessed to determine if there are indicators that the property may be impaired in value; if there are such indicators of impairment, then a comparison of the property's carrying value with its recoverable amount is undertaken. Any excess over the recoverable amount is recognised as an impairment loss and charged as expenditure in the Income and Expenditure account; the carrying value is reduced appropriately.

Investment property

Investment properties, which are properties held to earn rental and/or for capital appreciation, are initially measured at cost and subsequently at fair value. The directors have opted to revalue annually, with the support of independent professional valuers on a periodic basis at the balance sheet date. When the directors revalue the properties they make judgements based on current tenants, remainder of the lease term of tenancy, location, and other market conditions. Gains or losses on revaluation are recognised in the Statement of Comprehensive Income and where these are above depreciated historic cost they are subsequently transferred to the property revaluation reserve through the Statement of Changes in Equity and Reserves.

JUST CIRCLE LIMITED (FORMERLY LONDON CYRENIANS HOUSING LIMITED)

NOTES TO THE FINANCIAL STATEMENTS for the year ended 31 March 2024

1 Accounting policies (continued)

Other grants

Grants received from non-government sources are recognised using the performance model. A grant which does not impose a specific future performance condition is recognised as revenue when the grant proceeds are receivable. A grant that imposes a specific future performance related condition on the company is recognised only when those conditions are met. A grant received before the revenue recognition criteria is satisfied is shown as a liability in the Statement of Financial Position.

Value added tax

The Company is not registered for VAT purposes and expenditure is shown gross of any value added tax.

Pension costs

The Company contributes to certain employees' personal pension plans on a defined contribution basis. Contributions are also made to the pension scheme of certain employees in accordance with their rights under TUPE. The pension cost charge represents the contributions payable under the scheme by the Company to the fund. The Company has no liability under the scheme other than for the payment of those contributions.

Contributions to defined contribution pension schemes are charged to the Income and Expenditure account as they become payable in accordance with the rules of the scheme. Differences between contributions payable in the year and those actually paid are shown as either accruals or prepayments in the Statement of Financial Position.

Designations

Designated reserves are unrestricted reserves earmarked by the Board for particular purposes. The designations are as follows:

- Housing and investment properties (net of revaluation) being the reserves which are represented by tangible fixed assets.

General reserve

This reserve relates to the cumulative retained earnings, excluding revaluations and designated reserves.

Revaluation reserve

This reserve relates to the cumulative revaluation of investment property.

JUST CIRCLE LIMITED (FORMERLY LONDON CYRENIANS HOUSING LIMITED)

NOTES TO THE FINANCIAL STATEMENTS for the year ended 31 March 2024

1 Accounting policies (continued)

Financial instruments

Financial assets and financial liabilities are recognised in the Statement of Financial Position when the Company becomes a party to the contractual provisions of the instrument.

Trade (including rental) and other debtors and creditors are classified as basic financial instruments and measured at initial recognition at transaction price. Debtors and creditors are subsequently measured at amortised cost using the effective interest rate method. A provision is established when there is objective evidence that the company will not be able to collect all amounts due.

Investments are recognised at their fair value with movements going to the Income and Expenditure account.

Cash and cash equivalents

Cash and cash equivalents are classified as basic financial instruments and comprise cash in hand and at bank, short-term bank deposits with an original maturity of under three months and bank overdrafts which are an integral part of the company's cash management.

Employee benefits

Short term employee benefits such as holiday pay are accrued as services are rendered.

Operating leases

Rentals payable under operating leases are charged to Income and Expenditure on a straight line basis over the lease term. The aggregate benefits of any lease incentive are recognised as a reduction in expenses recognised over the term of the lease.

2 Key sources of estimation uncertainty and judgements

The preparation of Financial Statements requires the use of estimates and assumptions that affect the amounts reported for assets and liabilities as at the balance sheet date and the amounts reported for income and expenses for the year. Although these estimates and associated assumptions are based on historical experience and the management's best knowledge of current events and actions, the actual results may ultimately differ from those estimates. The estimates and underlying assumptions are reviewed on an on-going basis.

Critical judgements

The following are critical judgements apart from those involving estimations (which are dealt with separately below), that the trustees make in the process of applying the Company's accounting policies and that have the most significant effect on the amount recognised in the financial statements:

Categorisation of housing properties as investment properties or tangible fixed assets

Properties which are held to earn market rents, capital appreciation or both are accounted for as investment properties. Properties held to provide social housing and properties used for administrative purposes are classified as tangible assets – housing properties.

JUST CIRCLE LIMITED (FORMERLY LONDON CYRENIANS HOUSING LIMITED)

NOTES TO THE FINANCIAL STATEMENTS for the year ended 31 March 2024

2 Key sources of estimation uncertainty and judgements (continued)

Identification of housing property components

As explained in note 1 above, for additions to housing properties and capitalisation of significant works, depreciation is calculated on a component by component basis. The identification of such components is a matter of judgement and may have a material impact on the depreciation charge. The components selected are those which reflect how the major repairs to the property are managed.

Key sources of estimation uncertainty

The estimates and assumptions which have the most significant effect on amounts recognised in the financial statements are discussed below:

Valuation of Investment property

The company holds two investment properties which were previously held as housing properties. After transfer and initial recognition, the investment property is measured at its fair value. The valuation assessment at year end has been performed by the directors of the Company based on publicly available market data.

Useful lives of Company properties

The depreciation applied by the Company to its owned properties takes into account the age and condition of the properties as well as the intensive utilisation sustained by the assets due to the nature of the services and client group of the Company. The accumulated depreciation at 31 March 2024 was £7,007,670 (2023: £6,364,379).

Dilapidations provision

The Company makes provision for dilapidations to its leased properties. The provision takes account of contractual responsibilities, health and safety obligations and any other relevant regulatory requirements, see note 13.

Bad debt provision

The debtor balances in respect of charges to service users and statutory bodies of £122,826 (2023: £103,766) and revenue grant receivable £76,191 (2023: £99,291) are recorded in the Company's Statement of Financial Position. A full line by line review of debtors balances is carried out regularly. No provision is deemed necessary at 31 March 2024 as the directors are confident of recovery.

3 Operating surplus

	2024 £	2023 £
Is stated after charging:		
Depreciation	643,291	635,262
Auditor's remuneration – audit services including VAT	37,708	33,570
Operating lease payments - buildings	<u>92,000</u>	<u>92,000</u>

JUST CIRCLE LIMITED (FORMERLY LONDON CYRENIANS HOUSING LIMITED)

NOTES TO THE FINANCIAL STATEMENTS for the year ended 31 March 2024

4 Social Housing Turnover and Costs	2024 £	2023 £
Rent receivable excluding service charge	2,117,604	2,276,479
Service charges receivable	112,449	104,003
Revenue Grants	4,909,553	5,168,256
Social housing activity expenditure	<u>(7,552,335)</u>	<u>(7,464,054)</u>
Operating (deficit) and net (deficit) from social housing activities	<u>(412,279)</u>	<u>(50,518)</u>
Voids (Total)	<u>(282,561)</u>	<u>(135,202)</u>

5 Staff costs	2024 Number	2023 Number
The average weekly number of persons employed during the year (full time equivalents) was:	167	166
	<u>£</u>	<u>£</u>
Staff costs for the above persons were:		
Wages and salaries	4,284,442	4,192,694
Social security costs	383,941	382,008
Pension costs	<u>114,269</u>	<u>105,732</u>
	<u>4,782,652</u>	<u>4,680,434</u>

6 Emoluments of the Board and senior management team

The directors of the Company do not receive any remuneration and the below amounts relate solely to managerial staff considered to be key management personnel.

	2024 £	2023 £
Remuneration paid to key management personnel comprised:		
Gross salary	205,385	228,718
Social security costs	28,343	34,422
Employer's pension contributions	<u>12,323</u>	<u>13,023</u>
	<u>246,051</u>	<u>276,163</u>

JUST CIRCLE LIMITED (FORMERLY LONDON CYRENIANS HOUSING LIMITED)

NOTES TO THE FINANCIAL STATEMENTS for the year ended 31 March 2024

	2024 £	2023 £
Highest paid director's aggregate emoluments (excluding pension)	86,365	86,365
Pension	<u>5,182</u>	<u>5,182</u>
	<u>91,547</u>	<u>91,547</u>

The Chief Executive participates in the company's pension arrangements and no enhancements or special terms apply. The full-time equivalent number of staff whose remuneration payable in relation to the period of account fell within the following bands:

	2024 No	2023 No.
£60,001 - £70,000	1	1
£80,001 - £90,000	<u>1</u>	<u>1</u>

7 Interest receivable and similar income

	2024 £	2023 £
Bank interest receivable	121,320	48,266
Dividend from investments	<u>2,479</u>	<u>2,694</u>
	<u>123,799</u>	<u>50,960</u>

8 Investment property Valuation

At 1 April 2023	4,126,951
Fair value adjustment	<u>(12,381)</u>
At 31 March 2024	<u>4,114,570</u>

JUST CIRCLE LIMITED (FORMERLY LONDON CYRENIANS HOUSING LIMITED)

NOTES TO THE FINANCIAL STATEMENTS for the year ended 31 March 2024

9	Tangible assets -housing properties	Properties	Land	Total
		£	£	£
	Cost			
	At 1 April 2023	11,615,722	4,946,607	16,562,329
	Addition in the year	1,365,788	-	1,365,788
	At 31 March 2024	<u>12,981,510</u>	<u>4,946,607</u>	<u>17,928,117</u>
	Depreciation			
	At 1 April 2023	6,364,379	-	6,364,379
	Charge for the year	643,291	-	643,291
	At 31 March 2024	<u>7,007,670</u>	<u>-</u>	<u>7,007,670</u>
	Net book value			
	At 31 March 2024	<u>5,973,840</u>	<u>4,946,607</u>	<u>10,920,447</u>
	At 31 March 2023	<u>5,251,343</u>	<u>4,946,607</u>	<u>10,197,950</u>

10	Debtors	2024	2023
		£	£
	Gross arrears of charges to customers & other statutory bodies	122,826	103,766
	Revenue grants receivable	76,191	99,291
	Other debtors	<u>184,990</u>	<u>115,147</u>
		<u>384,007</u>	<u>318,204</u>

11	Cash and cash equivalents	2024	2023
		£	£
	Cash at bank and in hand	<u>5,542,511</u>	<u>6,719,276</u>
		<u>5,542,511</u>	<u>6,719,276</u>

JUST CIRCLE LIMITED (FORMERLY LONDON CYRENIANS HOUSING LIMITED)

NOTES TO THE FINANCIAL STATEMENTS for the year ended 31 March 2024

12 Creditors	2024 £	2023 £
Amounts falling due within one year:		
Trade creditors	101,844	82,157
Customers' charges in advance	267,648	254,912
Other creditors	26,500	-
Other taxation and social security	151,900	130,792
Accruals and deferred income	227,523	532,545
	<u>775,415</u>	<u>1,000,406</u>

13 Provisions	Dilapidations provision
	£
At 1 April 2023	351,803
Additions	-
Released	<u>(180,000)</u>
At 31 March 2024	<u>171,803</u>

14 Housing units at end of year – supported housing	2024 Units	2023 Units
Owned	92	86
Managed	<u>39</u>	<u>39</u>
	<u>131</u>	<u>125</u>

15 Operating leases

The Company holds properties and office equipment under non-cancellable operating leases. At 31 March 2024, the Company had the following future minimum lease payments under non-cancellable leases:

	2024 £	2023 £
For leases expiring:		
Within one year	92,000	92,000
In two to five years	81,940	173,940
	<u>173,940</u>	<u>265,940</u>

JUST CIRCLE LIMITED (FORMERLY LONDON CYRENIANS HOUSING LIMITED)

NOTES TO THE FINANCIAL STATEMENTS for the year ended 31 March 2024

16 Subsidiary undertaking

Name	Country of Incorporation	Class of shares	Holding	Activity
Capital Housing Limited	United Kingdom	Ordinary	100%	Dormant

The registered office of the above subsidiary was Carlyle House, 235-237 Vauxhall Bridge Road, London, SW1V 1EJ. The subsidiary was incorporated on 15 August 2019 and has remained dormant since incorporation.

17 Financial instruments

	2024 £	2023 £
<i>Equity instruments measured at fair value through the income and expenditure account</i>		
Current asset listed investments		
Cash	255	240
WS Ruffer Total Return Fund	98,539	107,407
Schroder Sustainable UK Equity	84,290	84,312
Liontrust Income / Neptune Income	122,456	111,543
	<u>305,510</u>	<u>303,503</u>

Fair value gains and losses

Gain on financial assets measured at fair value through profit or loss

Current asset listed investments	<u>2,008</u>	<u>351</u>
	<u>2,008</u>	<u>351</u>

18 Ultimate controlling party

There is no ultimate controlling party

19 Capital Commitments

Capital commitments contracted but not provided for in the financial statement were as follows:

Amount contracted	£Nil
Amount authorised by the board but not contracted	£Nil

Company Registered Number: 01197478

Charity Registered Number: 269158

Just Circle Limited
Report and financial statements
for the year ended
31 March 2024

JUST CIRCLE LIMITED

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JUST CIRCLE LIMITED

LEGAL AND ADMINISTRATIVE DETAILS

STATUS	Company limited by guarantee without share capital and registered as a charity
REGISTERED OFFICE	Carlyle House 235-237 Vauxhall Bridge Road London SW1V 1EJ
HONORARY OFFICERS	Stephen Bashorun (Chair) Michael Driver (Chair of Finance C'ttee)
BANKERS	Barclays Bank plc Level 11 1 Churchill Place Canary Wharf London E14 5HP
AUDITOR	CLA Evelyn Partners Limited 45 Gresham Street London EC2V 7BG
SOLICITORS	Trowers & Hamlins
COMPANY REGISTERED NUMBER	01197478
CHARITY REGISTERED NUMBER	269158
REGISTERED PROVIDER OF SOCIAL HOUSING NUMBER	LH4377

JUST CIRCLE LIMITED

REPORT OF THE BOARD OF TRUSTEES AND STRATEGIC REPORT for the year ended 31 March 2024

The Board of Trustees presents its report and strategic report and the accounts for the year ended 31st March 2024. The Statement of Comprehensive Income, Statement of Financial Position, Statement of Changes in Equity and Reserves and Statement of Cash Flows are included later in this report.

Activities

The principal activity of the Company is the provision of housing and intensive support to single vulnerable people with a range of complex needs including mental ill health, learning disabilities and substance use.

Public Benefit

In setting objectives and planning our activities we have considered the Charity Commission's general guidance on public benefit and are pleased to confirm that our activities are undertaken in furtherance of our charitable purposes which are for the public benefit.

Our impact for financial year 2023/2024 has been impressive as we have supported many more people to live freer lives thanks to our innovative 24 hours support services.

Review of Affairs 2024

Background

The health and social care sector continue to face the challenges wrought by nationwide under investment. The financial restraints placed on the sector have coincided with an increased need for mental health services resulting in early intervention support, psychiatric hospital beds and psychological support being over stretched. That coupled with a decrease in people wishing to work in the sector means that there is still a lack of suitably skilled and abled staff entering the workforce which poses challenges for the sector at large.

We are therefore grateful for our Radical Rent Programme which is now well established and provides a socially responsible way of funding our charitable works by mainstream rent. This mainstream rental income promotes our autonomy, reduces reliance on the public purse and helps us to be a valued and respected provider for those who commission our services as well as those who live in them.

So, whilst we acknowledge that the demands on the public purse are many and varied, we are pleased to play our part in delivering the following innovative service solutions to those most in need in their local communities. The Board of Trustees presents its Report and Strategic Report and the Accounts for the year ended 31 March 2024. The Statement of Comprehensive Income, Statement of Financial Position, Statement of Changes in Equity and Reserves, and Statement of Cash Flows are included later in this report.

Activity

We have developed and refurbished a further 14 apartments in the current financial year and are proud to provide these homes to another 17 Londoners.

JUST CIRCLE LIMITED

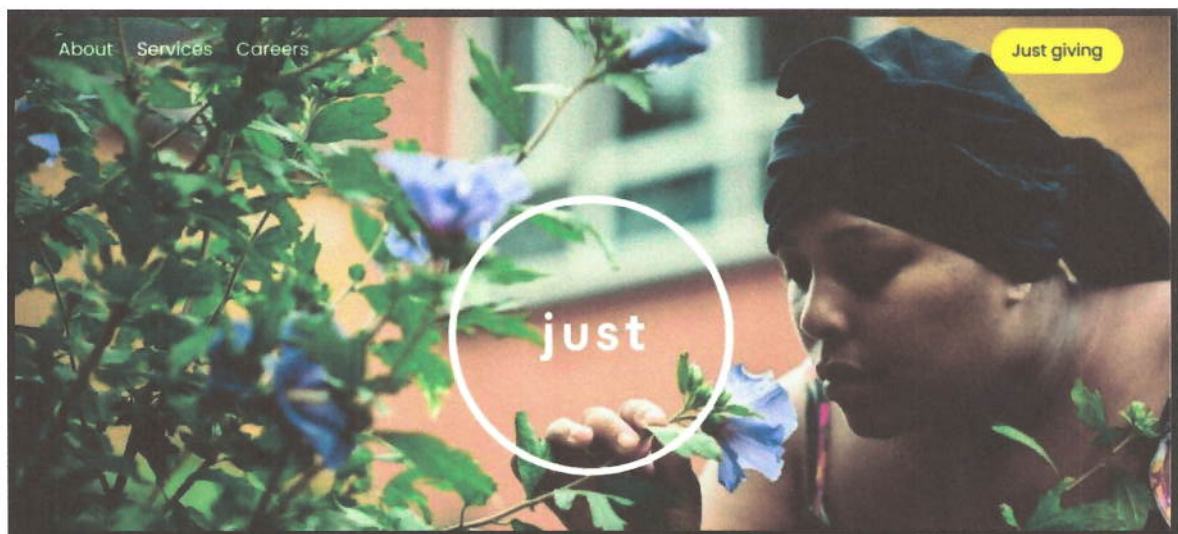
REPORT OF THE BOARD OF TRUSTEES AND STRATEGIC REPORT for the year ended 31 March 2024 (continued)

We were also thrilled to be the selected provider to offer a unique psychologically informed response to over 120 service users who have experienced mental health, homelessness and substance use issues. Our service delivers intensive 1:1 support with service users resistant to engage who are living in supported accommodation run by a number of providers in the not-for-profit sector. We have worked with these organisations to upskill their staff teams, develop universal best practice protocols and to role model assertive psychologically informed engagement with service users. This has helped to promote improved service user contact and provide staff with the confidence to employ a range of strategies to support independence and self-reliance with service users.



Our biggest challenge, in common with the health and social care sector at large, is recruitment. This year following feedback from candidates' attention turned to our name and our brand. People felt that Cyrenians "sounded old fashioned", "like a faith-based organisation" and "not representative of our innovations in mental health care." So, as part of our Strategic Plan we have undergone a name change in May 2024 and are launching our rebrand and website in September 2024. We are working closely with design consultants to create a website that reflects our compassion, innovation and "can do" ethos.

Finding a fitting new name after half a century is not an easy task, it's a bit like trying to catch lightning in a jar! We wanted a name that stood for simplicity, integrity and honesty and great outcomes with some very complex needs service users...and so **JUST** was born. Simple, elegant and standing for truth and practical delivery ... **JUST** what people need when they are at their lowest ebb. Next comes the logo and the website...



www.just.org.uk

JUST CIRCLE LIMITED

REPORT OF THE BOARD OF TRUSTEES AND STRATEGIC REPORT for the year ended 31 March 2024 (continued)

This year we enabled more people to live outside of hospital care and in so doing helped funders to make financial savings and enriched our communities along the way. Here's just a few of our highlights:

- Developed and refurbished 14 beautiful apartments
- Improved staff intake from the previous year
- Supported 39 service users to move on
- Provided Placement training for 13 student nurses
- Supported 8 psychology graduates
- Hosted 2 Conferences

Investment

The five key pillars to our investment plans are:

1. Property

Our upgrade and refurbishment programme continues, and we are pleased to start works set out in our 10 year investment plan. We will continue throughout 2024/25 to upgrade our owned properties to ensure that they are well appointed, respectful and safe places for people to live and recover in.

2. People

Despite the staffing crisis in adult health and social care we are pleased that our intake and retention record remains high due to our recognition award, comprehensive training programme and work life balance terms and conditions.

We continue to work with London universities to support young talent coming through and to promote adult social care as a vibrant and rewarding career. Our work to promote opportunities for young people to take part in charity governance and oversight continues to build on the success of our Young Trainee Trustee Programme and we look forward to welcoming the next future stars of the board room in Winter 2024.

We have worked hard to be an organisation of excellence and choice for universities to place their students and are pleased to have played our part as educators in supporting nurses, psychology graduates and social care practitioners to attain their qualifications and become a valued part of the health and social care work workforce.

3. Services

We have introduced a new service in London across the mental health accommodation pathway. We are providing assertive outreach support to the mental health providers who accommodate over 120 people between them. Through intensive 1:1 service user support, staff upskilling by training and role modelling, procedural and support planning reviews, we aim to improve the

JUST CIRCLE LIMITED

REPORT OF THE BOARD OF TRUSTEES AND STRATEGIC REPORT for the year ended 31 March 2024 (continued)

outcomes and practice of the providers we are working with and enhance service user experience.

We have put an even greater emphasis on engagement and activities and are pleased to have refined our plans to take into consideration the interests and demographics from each of our services. We offered the following:



Morning Media
Family Time Sunday
Grow Your Own Veg
Music and History
Group Health and
Wellbeing Course
(various)



4. Governance

As part of our yearly Strategic Plan review, we undertake a trustee's skills audit to ensure that experience and expertise informs effective governance.

Our trustees come from diverse backgrounds, have life experience and excel in their chosen professions. They share their skills and expertise freely in driving **JUST** forward and draw on their experience in:

- Mental health, patient safety and national strategic leadership for mental health and learning disability nurses
- Physical health care and post injury rehabilitation
- Department of health implementation as a lead for the Mental Capacity Act and Deprivation of Liberty Safeguards, mental health law, adult social care at regional and national levels
- Governance, volunteering and use of technology for community change
- Housing management, development and environment and sustainability best practice
- Law as it relates to employees, pensions and practice
- Education as a Professor in Healthcare Practice and Research working across NHS trusts and Universities

JUST CIRCLE LIMITED

REPORT OF THE BOARD OF TRUSTEES AND STRATEGIC REPORT for the year ended 31 March 2024 (continued)

5. Corporate Identity

After 55 brilliant years of delivering care and support to vulnerable Londoners 2024 seems the right time to rename and rebrand. We want to attract the brightest and the best people to work for us so that we can continue to provide quality services for those in need. We talked to service users, staff, commissioners and carers and overwhelmingly they felt our name no longer fitted our modern and innovative style of service delivery.

So, we say farewell to Cyrenians but we will of course retain all of our history, our learning and our brilliance but under **JUST** our chosen name which will represent all of our new and innovative ideas but based on the foundations of our expertise and 55 years' experience. We now look forward to writing our next chapter as **JUST** and to representing truth, integrity and simplicity captured in our new name. In short, we **JUST** want to do the simple things well and the complex things brilliantly.

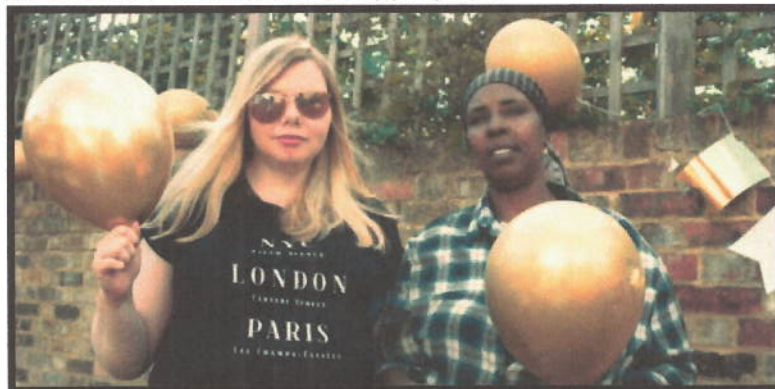
Risk and Uncertainties in the Immediate Future

The risks and uncertainties for **JUST** are the same as those for the sector in general which are:

1. Lack of suitably skilled and abled staff
2. Reluctance in clinical risk sharing
3. Decline in the value of support contracts

As outlined in this report we have developed a range of responses to mitigate the above uncertainties which we review regularly with our trustees these include:

1. Pop up academy training for those new to the sector
Access to placements for health and social care students
Bonus incentive scheme
2. Employing managers who are confident to comment and engage in risk sharing
Procedural support via Safety and Risk Manual
Standard response templates
Online service user database analysis
3. Active non statutory fundraising via Radical Rent and grant applications
Value for money reviews
Increased use of IT and AI where appropriate



JUST CIRCLE LIMITED

REPORT OF THE BOARD OF TRUSTEES AND STRATEGIC REPORT for the year ended 31 March 2024 (continued)

Risk Management (Corporate)

To provide effective risk management and sound governance the Trustees:

- Maintain generous insurance cover
- Work within the procedural framework
- Monitor and implement the internal control processes
- Retain experts, databases and consultancies to oversee Health and Safety, HR, Service user data, training and development, property management, occupational health

Disabled Persons

JUST is committed to supporting people with disabilities and/or health conditions to gain access to paid employment according to the exigencies of our services and the needs of our service users.

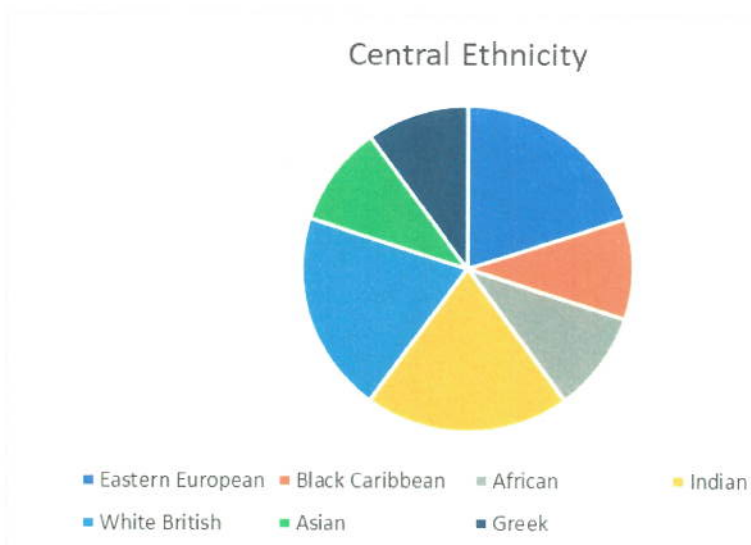
Our central team is diverse and reflective of the communities within we work. We employ people with physical disabilities, those who are neurodiverse, and we are also pleased to be able to support people with long term mental health conditions back into the workplace.

Diversity

JUST are pleased to promote diversity at all levels in the Organisation and have a positive record of inclusion for trustees, management and frontline staff. We continue to review access to our services and employment to ensure that people from all walks of life are welcomed to **JUST**. Our equality and diversity data analysis 2023/2024 shows that we need to do more to promote jobs to young people from a variety of backgrounds and life experience and therefore the youth focussed Pop-Up Academy has been part of our strategy for 2023/2024.

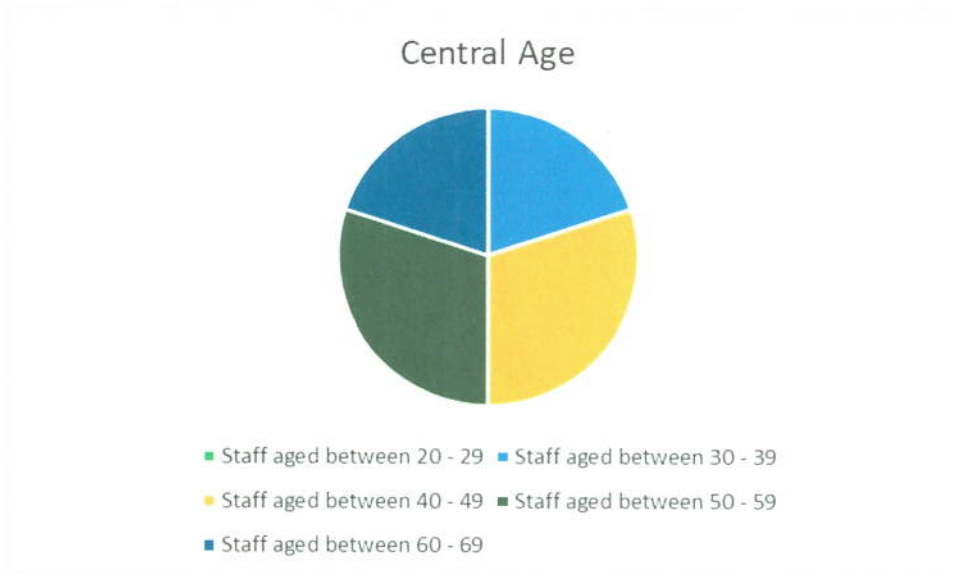
Information from our Croner HR database illustrates a snapshot of management for the 23/24 financial year.

Central Team



JUST CIRCLE LIMITED

REPORT OF THE BOARD OF TRUSTEES AND STRATEGIC REPORT for the year ended 31 March 2024 (continued)



Sex:

- 60% Female
- 40% Male

Disabilities:

- 20% Physical
- 10% Mental health

Managers

Ethnicity:

- 42% BAME
- 58% White

Sex:

- 40% Male
- 60% Female

Employee Information

We are pleased to report that we have regular bulletins, debriefs, newsletters and activity update emails. We also have company meetings, staff conferences and ad hoc social and information events and we share information by:

- QR code access
- Podcasts
- Social media including TikTok
- Training

JUST CIRCLE LIMITED

REPORT OF THE BOARD OF TRUSTEES AND STRATEGIC REPORT for the year ended 31 March 2024 (continued)

Key Performance Indicators

We have detailed below our performance against the key indicators of occupancy, staff turnover and arrears:

	2024	2023
Occupancy	89%	93%
Staff turnover	14%	17%
Arrears	5%	5%

Value for Money Metrics

The following VfM metrics have been calculated as recommended by the Regulator of Social Housing:

- **Reinvestment** – 12.51% (2023: 0.94%) The reinvestment metric in 2024 is driven by the development of Carleton Road and refurbishment of Ella Villa. This was calculated using the total development and purchase costs of property divided by the net book value of assets in the year.
- **New supply delivered** – 5.34% (2023: 0%)
- **Gearing** – JUST has no borrowing
- **EBITDA MRI-Interest cover** – JUST has no borrowing and therefore no interest to cover
- **Headline social housing cost per unit** - £10,862 (2023: £9,847)
The high cost per unit reflects the inflation cost price increases during the year.
- **Operating margin (social)** – -5.78% (2023: -1.00%) This was calculated using the operating deficit divided by the turnover.
- **Return on capital employed (ROCE)** – 0.09% (2023: 0.87%) This was calculated as the surplus before property revaluation divided by the total assets less current liabilities.

Due to our unique services benchmark data may not provide meaningful, comparative information. We do however use data obtained from the accommodation-based support sector to inform our decisions.

Governance and Financial Viability Standard

The annual review of compliance against the Regulator of Social Housing's Governance and Financial Viability Standard has been carried out and JUST was compliant with the Standard during the reporting period.

Code of Governance

Just Circle Limited adopted the National Housing Federation Code of Governance 2020 for the reporting period. A further assessment of compliance with the Code of Governance will be conducted in 2024 confirms that JUST complies with all the requirements of the code.

JUST CIRCLE LIMITED

REPORT OF THE BOARD OF TRUSTEES AND STRATEGIC REPORT for the year ended 31 March 2024 (continued)

Level of Reserves

In line with best practice **JUST** seeks to maintain unrestricted reserves and working capital at a prudent level to ensure that the Company's current and planned future activities can operate effectively and to enable any unexpected financial interruption to be satisfactorily managed. We aim to secure 6-12 months working capital and are pleased to report that we currently have 8 months running costs should the unforeseen happens.

Disclosure of Information to the Auditor

The Board of Trustees (directors and trustees of the company) who held office at the date of approval of this Board report confirm that, so far as they are each aware, there is no relevant audit information of which the auditor is unaware; and each director has taken all the steps that he/she ought to have taken as a director to make himself/herself aware of any relevant audit information and to establish that the Company's auditor is aware of that information.

The Board of Trustees are appointed following: an open recruitment process; meetings with senior members of staff; attendance as observers at board meetings; and an interview with the Chair. All these steps are in accordance with our written procedures. The following served during the period and up to the date of this report:

S. Bashorun
A. Diggle
M. Driver
C. Thompson

S. Chamberlain
Prof. C. Flood
Prof. B. Thomas
J. Ward-Smith (MBE)

All members of the Board are members of the Company and guarantee to contribute to the assets of the Company, in the event of it being wound up, such amounts as may be required not exceeding £1. The number of guarantees on 31st March 2024 was eight.

Members of the Board have no beneficial interest in the Company and are not remunerated. They are indemnified by the Company against legal action arising in the course of their duties.

DIRECTORS' RESPONSIBILITIES STATEMENT

The Board is responsible for preparing a Report of the Board of Trustees and Strategic Report and the financial statements in accordance with applicable law and regulations.

The law requires the Board to prepare financial statements for each financial year. Under that law the Board has elected to prepare the Company's financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice) including FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland". The Board must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the Company and of the surplus or deficit for that period. In preparing these financial statements, the directors are required to:

JUST CIRCLE LIMITED

REPORT OF THE BOARD OF TRUSTEES AND STRATEGIC REPORT for the year ended 31 March 2024 (continued)

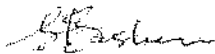
- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business.

The Board are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Company, and to enable them to ensure that the financial statements comply with the Companies Act 2006, the Housing and Regeneration Act 2008 and the Accounting Direction for Private Registered Providers of Social Housing 2022. They are also responsible for safeguarding the assets of the Company, and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Auditor

A resolution to appoint CLA Evelyn Partners Limited as auditor to the Company will be submitted to the Annual General Meeting in September 2024.

This report was approved by the Board of Trustees on 27 September 2024 and signed on its behalf by:



Stephen Bashorun
Chair



INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF JUST CIRCLE LIMITED

Opinion

We have audited the financial statements of Just Circle Limited (the 'association') for the year ended 31 March 2024 which comprise the Statement of Comprehensive Income, the Statement of Financial Position, the Statement of Changes in Equity and Reserves, the Statement of Cash Flows and the 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 FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the association's affairs as at 31 March 2024 and of its income and expenditure for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006, the Housing and Regeneration Act 2008 and the Accounting Direction for Private Registered Providers of Social Housing 2022.

Basis for opinion

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

Conclusions relating to going concern

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

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

Our responsibilities and the responsibilities of the directors 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 Report and Financial Statements, other than the financial statements and our auditor's report thereon. The directors are responsible for the other information contained within the Report and Financial Statements. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon. Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit or otherwise appears to be materially

JUST CIRCLE LIMITED (FORMERLY LONDON CYRENIANS HOUSING LIMITED)

misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2006

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

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

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the association and its environment obtained in the course of the audit, we have not identified material misstatements in the Report of the Board of Trustees and Strategic Report.

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

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

Responsibilities of directors

As explained more fully in the Directors' Responsibilities Statement set on page 8, the members of the board are the directors of the association for the purposes of company law. The directors are responsible for the preparation of the financial statements and for being satisfied that We give a true and fair view, and for such internal controls as the directors 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 directors are responsible for assessing the association's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the association or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

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

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud, is detailed below:

JUST CIRCLE LIMITED (FORMERLY LONDON CYRENIANS HOUSING LIMITED)

We obtained a general understanding of the association's legal and regulatory framework through enquiry of management concerning: their understanding of relevant laws and regulations and the entity's policies and procedures regarding compliance. We also drew on our existing understanding of the association's industry and regulation.

We understand that the association complies with the framework through:

- Updating operating procedures, manuals and internal controls as legal and regulatory requirements change;
- A risk assessment framework and register that includes regular review and scrutiny by the Board;
- An annual assessment of compliance with regulatory standards as applied to Registered Providers and enforced by the Regulator of Social Housing; and
- The Board's close oversight through regular board meetings and compliance reporting

In the context of the audit, we considered those laws and regulations: which determine the form and content of the financial statements; which are central to the association's ability to conduct its business; and where failure to comply could result in material penalties. We identified the following laws and regulations as being of significance in the context of the association:

- FRS 102, the requirements of the Companies Act 2006, the Charities Act 2011 the Housing and Regeneration Act 2008 and the Accounting Direction for Private Registered Providers of Social Housing 2022, in respect of the preparation and presentation of the financial statements;
- Health and safety regulations; and
- Regulatory standards as applied to Registered Providers and enforced by the Regulator of Social Housing.

We performed the following specific procedures to gain evidence about compliance with the significant laws and regulations above:

- Performed a review of board minutes to identify any indicators of known or suspected non-compliance with significant laws and regulations; and
- Reviewed any correspondence between the Regulator of Social Housing and the association.

The senior statutory auditor led a discussion with senior members of the engagement team regarding the susceptibility of the association's financial statements to material misstatement, including how fraud might occur. The key areas identified as part of the discussion were with regard to the manipulation of the financial statements through manual journal entries.

The procedures carried out to gain evidence in the above areas included testing of a sample of manual journal entries, selected through applying specific risk assessments applied based on the association's processes and controls surrounding manual journal entries.

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

JUST CIRCLE LIMITED (FORMERLY LONDON CYRENIANS HOUSING LIMITED)

Use of our report

This report is made solely to the association's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the association's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the association and the association's members as a body, for our audit work, for this report, or for the opinions we have formed.


CLA Evelyn Partners Limited (Sep 27, 2024 12:50 GMT+1)

Julie Mutton
Senior Statutory Auditor, for and on behalf of
CLA Evelyn Partners Limited
Statutory Auditor
Chartered Accountants

45 Gresham Street
London
EC2V 7BG

JUST CIRCLE LIMITED (FORMERLY LONDON CYRENIANS HOUSING LIMITED)

STATEMENT OF COMPREHENSIVE INCOME for the year ended 31 March 2024

	Note	2024	2023
		£	£
Turnover	4	7,139,606	7,390,123
Operating expenditure		(7,552,335)	(7,464,054)
Other Income		<u>305,457</u>	<u>202,942</u>
Operating (deficit)/surplus	3	(107,272)	129,011
Interest receivable and similar income	7	123,799	50,960
Gain on fair value of investment	17	<u>2,008</u>	<u>351</u>
Surplus before property revaluation		18,535	180,322
(Loss)/Gain on revaluation of investment property	8	<u>(12,381)</u>	<u>76,950</u>
Surplus for the financial year		<u><u>6,154</u></u>	<u><u>257,272</u></u>

Registered number 01197478 England and Wales

The notes on pages 22 to 31 form part of these financial statements.

JUST CIRCLE LIMITED (FORMERLY LONDON CYRENIANS HOUSING LIMITED)

STATEMENT OF FINANCIAL POSITION as at 31 March 2024

	Notes	2024	2023
		£	£
Fixed assets			
Investment property	8	4,114,570	4,126,950
Tangible assets – housing properties	9	10,920,447	10,197,950
		<u>15,035,017</u>	<u>14,324,900</u>
Current assets			
Debtors	10	384,007	318,204
Financial assets-investments	17	305,510	303,502
Cash at bank and in hand	11	5,542,511	6,719,276
		<u>6,232,028</u>	<u>7,340,982</u>
Creditors: amounts falling due in less than one year	12	(775,415)	(1,000,406)
		<u>5,456,613</u>	<u>6,340,576</u>
Net current assets			
		<u>20,491,630</u>	<u>20,665,476</u>
Total assets less current liabilities			
		<u>20,491,630</u>	<u>20,665,476</u>
Provisions for liabilities	13	<u>(171,803)</u>	<u>(351,803)</u>
Net assets		<u>20,319,827</u>	<u>20,313,673</u>
Capital and reserves			
Designated reserves		12,347,959	11,625,372
Revaluation reserves		2,687,148	2,699,529
General reserves		<u>5,284,720</u>	<u>5,988,772</u>
		<u>20,319,827</u>	<u>20,313,673</u>

The financial statements were approved by the Board of Trustees on 27 September 2024 and were signed on its behalf by:

Michael Driver

Michael Driver (Sep 27, 2024 11:35 GMT+1)

Michael Driver, Chair of Finance Committee



Stephen Bashorun, Chair

Registered number 01197478 England and Wales

The notes on pages 22 to 31 form part of these financial statements.

JUST CIRCLE LIMITED (FORMERLY LONDON CYRENIANS HOUSING LIMITED)

STATEMENT OF CHANGES IN EQUITY AND RESERVES FOR THE YEAR ENDED 31 March 2024

	Notes	Designated Reserves £	General Reserves £	Revaluation Reserve £	Total Reserves £
At 1 April 2022		12,165,021	5,268,801	2,622,579	20,056,401
Surplus for the year		-	257,272	-	257,272
Transfer between reserves		(539,649)	539,649	-	-
Revaluation		-	(76,950)	76,950	-
At 1 April 2023		11,625,372	5,988,772	2,699,529	20,313,673
Surplus for the year		-	6,154	-	6,154
Transfer between reserves General		722,587	(722,587)	-	-
Transfer between reserves Revaluation		-	12,381	(12,381)	-
At 31 March 2024		12,347,959	5,284,720	2,687,148	20,319,827

The notes on pages 22 to 31 form part of these financial statements.

JUST CIRCLE LIMITED (FORMERLY LONDON CYRENIANS HOUSING LIMITED)

STATEMENT OF CASH FLOWS for the year ended 31 March 2024

	Notes	2024 £	2023 £
Net cash generated from operating activities	A	65,225	424,054
Investing activities			
Interest received		123,799	50,960
Purchase of tangible fixed assets investments		(1,365,788)	(95,612)
Net cash (used in)/investing activities		(1,176,764)	(44,652)
Financing activities			
Interest paid		-	-
Net cash generated from/(used in) financing activities		-	-
Net increase/(decrease) in cash and cash equivalents		(1,176,765)	379,402
Cash and cash equivalents at beginning of the year		6,719,276	6,339,874
Cash and cash equivalents at end of year		<u>5,542,511</u>	<u>6,719,276</u>

The notes on pages 22 to 31 form part of these financial statements.

JUST CIRCLE LIMITED (FORMERLY LONDON CYRENIAHS HOUSING LIMITED)

NOTES TO THE STATEMENT OF CASH FLOWS for the year ended 31 March 2024

A RECONCILIATION OF SURPLUS TO NET CASH GENERATED FROM OPERATING ACTIVITIES

	2024 £	2023 £
Surplus for the financial year	6,154	257,272
Loss/(Gain) on revaluation of investment property	12,381	(76,950)
(Gain) on fair value of investment	(2,008)	(351)
Interest receivable and similar income	(123,799)	(50,960)
Depreciation charge on tangible fixed assets	643,291	635,262
(Increase) in debtors	(65,803)	(15,216)
(Decrease) in creditors	(224,991)	(325,003)
(Decrease) in provisions	(180,000)	(0)
Net cash generated from operating activities	65,225	424,054

B ANALYSIS OF CHANGES IN NET FUNDS

	At 1 April 2023 £	Cash flows £	Other non- cash changes £	At 31 March 2024 £
Cash	6,719,276	(1,176,765)	-	5,542,511
Total	6,719,276	(1,176,765)	-	5,542,511

JUST CIRCLE LIMITED (FORMERLY LONDON CYRENIANS HOUSING LIMITED)

NOTES TO THE FINANCIAL STATEMENTS for the year ended 31 March 2024

1 Accounting policies

The principal accounting policies are summarised below.

Basis of preparation

Just Circle Limited is a company limited by guarantee without share capital and registered as a charity, incorporated in England and Wales and as a Registered Provider of Social Housing. The address of the registered office is Carlyle House, 235-237 Vauxhall Bridge Road, London, SW1V 1EJ. The company meets the definition of a Public Benefit Entity per FRS 102.

The financial statements are prepared in accordance with applicable accounting standards and with the Statement of Recommended Practice, Accounting by registered social housing providers 2018, ("the SORP") issued by the National Housing Federation. The financial statements also comply with the Accounting Direction for private registered providers of social housing 2022 ("the Direction").

These financial statements are prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland". The financial statements have been prepared under the historical cost convention, except where otherwise stated, and are presented in sterling £.

Basis for consolidation

The Company is a parent undertaking as disclosed in note 16. The Company has taken exemption from preparing consolidated financial statements under FRS 102 on the basis that its subsidiary is permitted to be excluded from consolidation by section 405 of the Companies Act 2006 on the basis that its inclusion is not material for the purpose of giving a true and fair view. Given that the subsidiary is dormant, these financial statements disclose the result of the Company only.

Going concern

The Board have prepared these financial statements on a going concern basis. This follows a review of expected future cash flows taking into account the timing of expected income and expenditure. Based on that review, the Board consider that all of the Company's liabilities will be met at or before the point they fall due for a period of at least 12 months from the date of signing the accounts.

Turnover

Charges to residents and income from investments are included in the Income and Expenditure account in the year to which they relate.

Voluntary income is received by way of donation and gifts and is included in full in the Statement of Comprehensive Income when received unless it is provided for a specific purpose in which case it is recognised in the Statement of Comprehensive Income in the period in which the relevant expenditure is incurred.

Revenue grants including contracts from local authorities are credited to the Statement of Comprehensive Income in the period to which they relate.

JUST CIRCLE LIMITED (FORMERLY LONDON CYRENIANS HOUSING LIMITED)

NOTES TO THE FINANCIAL STATEMENTS for the year ended 31 March 2024

1 Accounting policies (continued)

Fixed assets and depreciation

The capital cost of housing properties includes the purchase price and alteration works where this enhances the economic benefit of the property. Housing properties are stated at cost less accumulated depreciation and any recognised impairment losses.

Fixed assets are depreciated at varying rates in order to write off the cost less estimated residual value of the assets over their useful lives. The useful lives are estimated as follows:

Property	13 years
Motor vehicles	3 years

The land element of property is not depreciated.

The Company has elected not to adopt component accounting in respect of its old housing properties. This decision was taken due to the fact that the useful life that would be applied to individual components was not deemed to be materially different from the 13 year useful life of property stated above. Component accounting has been applied in respect of properties acquired in and after 2020 and will be applied when substantial works are undertaken on existing properties which require capitalisation. The various components and associated estimated useful lives are:

Kitchens	7 years	Roofs	25 and 50 years
Bathrooms	10 years	Windows & doors	12 years
Boiler & Heating	7 years	Bricks and mortar	50 years

Impairment of housing properties

At each statement of financial position date, housing schemes are assessed to determine if there are indicators that the property may be impaired in value; if there are such indicators of impairment, then a comparison of the property's carrying value with its recoverable amount is undertaken. Any excess over the recoverable amount is recognised as an impairment loss and charged as expenditure in the Income and Expenditure account; the carrying value is reduced appropriately.

Investment property

Investment properties, which are properties held to earn rental and/or for capital appreciation, are initially measured at cost and subsequently at fair value. The directors have opted to revalue annually, with the support of independent professional valuers on a periodic basis at the balance sheet date. When the directors revalue the properties they make judgements based on current tenants, remainder of the lease term of tenancy, location, and other market conditions. Gains or losses on revaluation are recognised in the Statement of Comprehensive Income and where these are above depreciated historic cost they are subsequently transferred to the property revaluation reserve through the Statement of Changes in Equity and Reserves.

JUST CIRCLE LIMITED (FORMERLY LONDON CYRENIANS HOUSING LIMITED)

NOTES TO THE FINANCIAL STATEMENTS for the year ended 31 March 2024

1 Accounting policies (continued)

Other grants

Grants received from non-government sources are recognised using the performance model. A grant which does not impose a specific future performance condition is recognised as revenue when the grant proceeds are receivable. A grant that imposes a specific future performance related condition on the company is recognised only when those conditions are met. A grant received before the revenue recognition criteria is satisfied is shown as a liability in the Statement of Financial Position.

Value added tax

The Company is not registered for VAT purposes and expenditure is shown gross of any value added tax.

Pension costs

The Company contributes to certain employees' personal pension plans on a defined contribution basis. Contributions are also made to the pension scheme of certain employees in accordance with their rights under TUPE. The pension cost charge represents the contributions payable under the scheme by the Company to the fund. The Company has no liability under the scheme other than for the payment of those contributions.

Contributions to defined contribution pension schemes are charged to the Income and Expenditure account as they become payable in accordance with the rules of the scheme. Differences between contributions payable in the year and those actually paid are shown as either accruals or prepayments in the Statement of Financial Position.

Designations

Designated reserves are unrestricted reserves earmarked by the Board for particular purposes. The designations are as follows:

- Housing and investment properties (net of revaluation) being the reserves which are represented by tangible fixed assets.

General reserve

This reserve relates to the cumulative retained earnings, excluding revaluations and designated reserves.

Revaluation reserve

This reserve relates to the cumulative revaluation of investment property.

JUST CIRCLE LIMITED (FORMERLY LONDON CYRENIANS HOUSING LIMITED)

NOTES TO THE FINANCIAL STATEMENTS for the year ended 31 March 2024

1. Accounting policies (continued)

Financial instruments

Financial assets and financial liabilities are recognised in the Statement of Financial Position when the Company becomes a party to the contractual provisions of the instrument.

Trade (including rental) and other debtors and creditors are classified as basic financial instruments and measured at initial recognition at transaction price. Debtors and creditors are subsequently measured at amortised cost using the effective interest rate method. A provision is established when there is objective evidence that the company will not be able to collect all amounts due.

Investments are recognised at their fair value with movements going to the Income and Expenditure account.

Cash and cash equivalents

Cash and cash equivalents are classified as basic financial instruments and comprise cash in hand and at bank, short-term bank deposits with an original maturity of under three months and bank overdrafts which are an integral part of the company's cash management.

Employee benefits

Short term employee benefits such as holiday pay are accrued as services are rendered.

Operating leases

Rentals payable under operating leases are charged to Income and Expenditure on a straight line basis over the lease term. The aggregate benefits of any lease incentive are recognised as a reduction in expenses recognised over the term of the lease.

2 Key sources of estimation uncertainty and judgements

The preparation of Financial Statements requires the use of estimates and assumptions that affect the amounts reported for assets and liabilities as at the balance sheet date and the amounts reported for income and expenses for the year. Although these estimates and associated assumptions are based on historical experience and the management's best knowledge of current events and actions, the actual results may ultimately differ from those estimates. The estimates and underlying assumptions are reviewed on an on-going basis.

Critical judgements

The following are critical judgements apart from those involving estimations (which are dealt with separately below), that the trustees make in the process of applying the Company's accounting policies and that have the most significant effect on the amount recognised in the financial statements:

Categorisation of housing properties as investment properties or tangible fixed assets

Properties which are held to earn market rents, capital appreciation or both are accounted for as investment properties. Properties held to provide social housing and properties used for administrative purposes are classified as tangible assets – housing properties.

JUST CIRCLE LIMITED (FORMERLY LONDON CYRENIANS HOUSING LIMITED)

NOTES TO THE FINANCIAL STATEMENTS for the year ended 31 March 2024

2 Key sources of estimation uncertainty and judgements (continued)

Identification of housing property components

As explained in note 1 above, for additions to housing properties and capitalisation of significant works, depreciation is calculated on a component by component basis. The identification of such components is a matter of judgement and may have a material impact on the depreciation charge. The components selected are those which reflect how the major repairs to the property are managed.

Key sources of estimation uncertainty

The estimates and assumptions which have the most significant effect on amounts recognised in the financial statements are discussed below:

Valuation of Investment property

The company holds two investment properties which were previously held as housing properties. After transfer and initial recognition, the investment property is measured at its fair value. The valuation assessment at year end has been performed by the directors of the Company based on publicly available market data.

Useful lives of Company properties

The depreciation applied by the Company to its owned properties takes into account the age and condition of the properties as well as the intensive utilisation sustained by the assets due to the nature of the services and client group of the Company. The accumulated depreciation at 31 March 2024 was £7,007,670 (2023: £6,364,379).

Dilapidations provision

The Company makes provision for dilapidations to its leased properties. The provision takes account of contractual responsibilities, health and safety obligations and any other relevant regulatory requirements, see note 13.

Bad debt provision

The debtor balances in respect of charges to service users and statutory bodies of £122,826 (2023: £103,766) and revenue grant receivable £76,191 (2023: £99,291) are recorded in the Company's Statement of Financial Position. A full line by line review of debtors balances is carried out regularly. No provision is deemed necessary at 31 March 2024 as the directors are confident of recovery.

3 Operating surplus	2024	2023
	£	£
Is stated after charging:		
Depreciation	643,291	635,262
Auditor's remuneration – audit services including VAT	37,708	33,570
Operating lease payments - buildings	<u>92,000</u>	<u>92,000</u>

JUST CIRCLE LIMITED (FORMERLY LONDON CYRENIANS HOUSING LIMITED)

NOTES TO THE FINANCIAL STATEMENTS for the year ended 31 March 2024

4 Social Housing Turnover and Costs	2024 £	2023 £
Rent receivable excluding service charge	2,117,604	2,276,479
Service charges receivable	112,449	104,003
Revenue Grants	4,909,553	5,168,256
Social housing activity expenditure	<u>(7,552,335)</u>	<u>(7,464,054)</u>
Operating (deficit) and net (deficit) from social housing activities	<u>(412,279)</u>	<u>(50,518)</u>
Voids (Total)	<u>(282,561)</u>	<u>(135,202)</u>

5 Staff costs	2024 Number	2023 Number
The average weekly number of persons employed during the year (full time equivalents) was:	167	166
	<u>£</u>	<u>£</u>
Staff costs for the above persons were:		
Wages and salaries	4,284,442	4,192,694
Social security costs	383,941	382,008
Pension costs	<u>114,269</u>	<u>105,732</u>
	<u>4,782,652</u>	<u>4,680,434</u>

6 Emoluments of the Board and senior management team

The directors of the Company do not receive any remuneration and the below amounts relate solely to managerial staff considered to be key management personnel.

	2024 £	2023 £
Remuneration paid to key management personnel comprised:		
Gross salary	205,385	228,718
Social security costs	28,343	34,422
Employer's pension contributions	<u>12,323</u>	<u>13,023</u>
	<u>246,051</u>	<u>276,163</u>

JUST CIRCLE LIMITED (FORMERLY LONDON CYRENIANS HOUSING LIMITED)**NOTES TO THE FINANCIAL STATEMENTS for the year ended 31 March 2024**

	2024 £	2023 £
Highest paid director's aggregate emoluments (excluding pension)	86,365	86,365
Pension	<u>5,182</u>	<u>5,182</u>
	<u>91,547</u>	<u>91,547</u>

The Chief Executive participates in the company's pension arrangements and no enhancements or special terms apply. The full-time equivalent number of staff whose remuneration payable in relation to the period of account fell within the following bands:

	2024 No	2023 No.
£60,001 - £70,000	1	1
£80,001 - £90,000	<u>1</u>	<u>1</u>

7 Interest receivable and similar income

	2024 £	2023 £
Bank interest receivable	121,320	48,266
Dividend from investments	<u>2,479</u>	<u>2,694</u>
	<u>123,799</u>	<u>50,960</u>

8 Investment property Valuation

At 1 April 2023	4,126,951
Fair value adjustment	<u>(12,381)</u>
At 31 March 2024	<u>4,114,570</u>

JUST CIRCLE LIMITED (FORMERLY LONDON CYRENIANS HOUSING LIMITED)

NOTES TO THE FINANCIAL STATEMENTS for the year ended 31 March 2024

9	Tangible assets -housing properties	Properties	Land	Total
		£	£	£
	Cost			
	At 1 April 2023	11,615,722	4,946,607	16,562,329
	Addition in the year	1,365,788	-	1,365,788
	At 31 March 2024	<u>12,981,510</u>	<u>4,946,607</u>	<u>17,928,117</u>
	Depreciation			
	At 1 April 2023	6,364,379	-	6,364,379
	Charge for the year	643,291	-	643,291
	At 31 March 2024	<u>7,007,670</u>	<u>-</u>	<u>7,007,670</u>
	Net book value			
	At 31 March 2024	<u>5,973,840</u>	<u>4,946,607</u>	<u>10,920,447</u>
	At 31 March 2023	<u>5,251,343</u>	<u>4,946,607</u>	<u>10,197,950</u>

10	Debtors	2024	2023
		£	£
	Gross arrears of charges to customers & other statutory bodies	122,826	103,766
	Revenue grants receivable	76,191	99,291
	Other debtors	<u>184,990</u>	<u>115,147</u>
		<u>384,007</u>	<u>318,204</u>

11	Cash and cash equivalents	2024	2023
		£	£
	Cash at bank and in hand	<u>5,542,511</u>	<u>6,719,276</u>
		<u>5,542,511</u>	<u>6,719,276</u>

JUST CIRCLE LIMITED (FORMERLY LONDON CYRENIANS HOUSING LIMITED)

NOTES TO THE FINANCIAL STATEMENTS for the year ended 31 March 2024

12 Creditors	2024 £	2023 £
Amounts falling due within one year:		
Trade creditors	101,844	82,157
Customers' charges in advance	267,648	254,912
Other creditors	26,500	-
Other taxation and social security	151,900	130,792
Accruals and deferred income	227,523	532,545
	<u>775,415</u>	<u>1,000,406</u>

13 Provisions	Dilapidations provision
	£
At 1 April 2023	351,803
Additions	-
Released	<u>(180,000)</u>
At 31 March 2024	<u>171,803</u>

14 Housing units at end of year – supported housing	2024 Units	2023 Units
Owned	92	86
Managed	<u>39</u>	<u>39</u>
	<u>131</u>	<u>125</u>

15 Operating leases

The Company holds properties and office equipment under non-cancellable operating leases. At 31 March 2024, the Company had the following future minimum lease payments under non-cancellable leases:

	2024 £	2023 £
For leases expiring:		
Within one year	92,000	92,000
In two to five years	81,940	173,940
	<u>173,940</u>	<u>265,940</u>

JUST CIRCLE LIMITED (FORMERLY LONDON CYRENIANS HOUSING LIMITED)

NOTES TO THE FINANCIAL STATEMENTS for the year ended 31 March 2024

16 Subsidiary undertaking

Name	Country of Incorporation	Class of shares	Holding	Activity
Capital Housing Limited	United Kingdom	Ordinary	100%	Dormant

The registered office of the above subsidiary was Carlyle House, 235-237 Vauxhall Bridge Road, London, SW1V 1EJ. The subsidiary was incorporated on 15 August 2019 and has remained dormant since incorporation.

17 Financial instruments

	2024 £	2023 £
<i>Equity instruments measured at fair value through the income and expenditure account</i>		
Current asset listed investments		
Cash	255	240
WS Ruffer Total Return Fund	98,539	107,407
Schroder Sustainable UK Equity	84,290	84,312
Liontrust Income / Neptune Income	<u>122,456</u>	<u>111,543</u>
	<u>305,510</u>	<u>303,503</u>

Fair value gains and losses

Gain on financial assets measured at fair value through profit or loss

Current asset listed investments	<u>2,008</u>	<u>351</u>
	<u>2,008</u>	<u>351</u>

18 Ultimate controlling party

There is no ultimate controlling party

19 Capital Commitments

Capital commitments contracted but not provided for in the financial statement were as follows:

Amount contracted	£Nil
Amount authorised by the board but not contacted	£Nil

Company Registered Number: 01197478

Charity Registered Number: 269158

Just Circle Limited
Report and financial statements
for the year ended
31 March 2024

JUST CIRCLE LIMITED

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JUST CIRCLE LIMITED

LEGAL AND ADMINISTRATIVE DETAILS

STATUS	Company limited by guarantee without share capital and registered as a charity
REGISTERED OFFICE	Carlyle House 235-237 Vauxhall Bridge Road London SW1V 1EJ
HONORARY OFFICERS	Stephen Bashorun (Chair) Michael Driver (Chair of Finance C'ttee)
BANKERS	Barclays Bank plc Level 11 1 Churchill Place Canary Wharf London E14 5HP
AUDITOR	CLA Evelyn Partners Limited 45 Gresham Street London EC2V 7BG
SOLICITORS	Trowers & Hamlins
COMPANY REGISTERED NUMBER	01197478
CHARITY REGISTERED NUMBER	269158
REGISTERED PROVIDER OF SOCIAL HOUSING NUMBER	LH4377

JUST CIRCLE LIMITED

REPORT OF THE BOARD OF TRUSTEES AND STRATEGIC REPORT for the year ended 31 March 2024

The Board of Trustees presents its report and strategic report and the accounts for the year ended 31st March 2024. The Statement of Comprehensive Income, Statement of Financial Position, Statement of Changes in Equity and Reserves and Statement of Cash Flows are included later in this report.

Activities

The principal activity of the Company is the provision of housing and intensive support to single vulnerable people with a range of complex needs including mental ill health, learning disabilities and substance use.

Public Benefit

In setting objectives and planning our activities we have considered the Charity Commission's general guidance on public benefit and are pleased to confirm that our activities are undertaken in furtherance of our charitable purposes which are for the public benefit.

Our impact for financial year 2023/2024 has been impressive as we have supported many more people to live freer lives thanks to our innovative 24 hours support services.

Review of Affairs 2024

Background

The health and social care sector continue to face the challenges wrought by nationwide under investment. The financial restraints placed on the sector have coincided with an increased need for mental health services resulting in early intervention support, psychiatric hospital beds and psychological support being over stretched. That coupled with a decrease in people wishing to work in the sector means that there is still a lack of suitably skilled and abled staff entering the workforce which poses challenges for the sector at large.

We are therefore grateful for our Radical Rent Programme which is now well established and provides a socially responsible way of funding our charitable works by mainstream rent. This mainstream rental income promotes our autonomy, reduces reliance on the public purse and helps us to be a valued and respected provider for those who commission our services as well as those who live in them.

So, whilst we acknowledge that the demands on the public purse are many and varied, we are pleased to play our part in delivering the following innovative service solutions to those most in need in their local communities. The Board of Trustees presents its Report and Strategic Report and the Accounts for the year ended 31 March 2024. The Statement of Comprehensive Income, Statement of Financial Position, Statement of Changes in Equity and Reserves, and Statement of Cash Flows are included later in this report.

Activity

We have developed and refurbished a further 14 apartments in the current financial year and are proud to provide these homes to another 17 Londoners.

JUST CIRCLE LIMITED

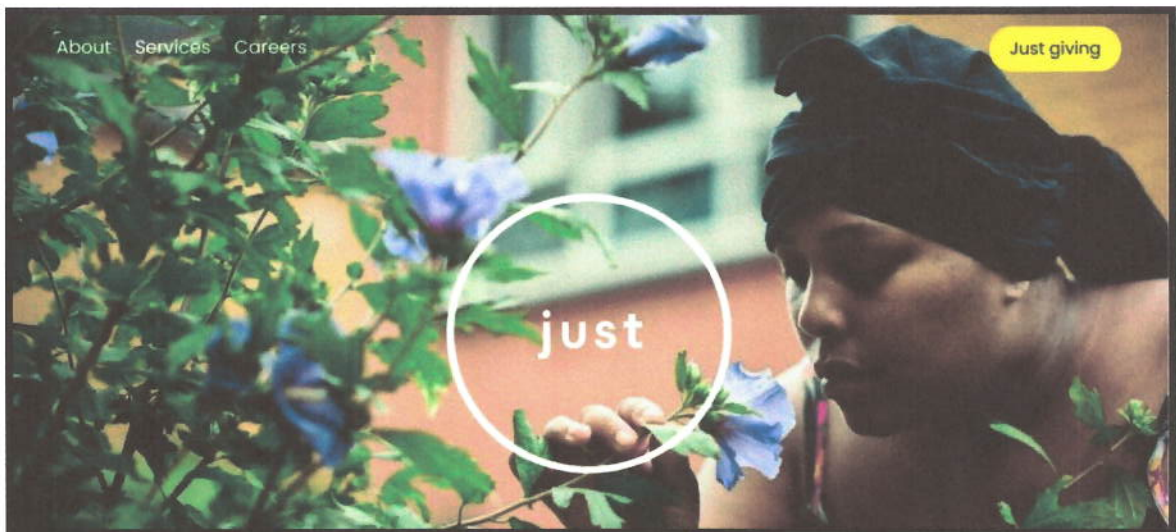
REPORT OF THE BOARD OF TRUSTEES AND STRATEGIC REPORT for the year ended 31 March 2024 (continued)

We were also thrilled to be the selected provider to offer a unique psychologically informed response to over 120 service users who have experienced mental health, homelessness and substance use issues. Our service delivers intensive 1:1 support with service users resistant to engage who are living in supported accommodation run by a number of providers in the not-for-profit sector. We have worked with these organisations to upskill their staff teams, develop universal best practice protocols and to role model assertive psychologically informed engagement with service users. This has helped to promote improved service user contact and provide staff with the confidence to employ a range of strategies to support independence and self-reliance with service users.



Our biggest challenge, in common with the health and social care sector at large, is recruitment. This year following feedback from candidates' attention turned to our name and our brand. People felt that Cyrenians "sounded old fashioned", "like a faith-based organisation" and "not representative of our innovations in mental health care." So, as part of our Strategic Plan we have undergone a name change in May 2024 and are launching our rebrand and website in September 2024. We are working closely with design consultants to create a website that reflects our compassion, innovation and "can do" ethos.

Finding a fitting new name after half a century is not an easy task, it's a bit like trying to catch lightning in a jar! We wanted a name that stood for simplicity, integrity and honesty and great outcomes with some very complex needs service users...and so **JUST** was born. Simple, elegant and standing for truth and practical delivery ... **JUST** what people need when they are at their lowest ebb. Next comes the logo and the website...



www.just.org.uk

JUST CIRCLE LIMITED

REPORT OF THE BOARD OF TRUSTEES AND STRATEGIC REPORT for the year ended 31 March 2024 (continued)

This year we enabled more people to live outside of hospital care and in so doing helped funders to make financial savings and enriched our communities along the way. Here's just a few of our highlights:

- Developed and refurbished 14 beautiful apartments
- Improved staff intake from the previous year
- Supported 39 service users to move on
- Provided Placement training for 13 student nurses
- Supported 8 psychology graduates
- Hosted 2 Conferences

Investment

The five key pillars to our investment plans are:

1. Property

Our upgrade and refurbishment programme continues, and we are pleased to start works set out in our 10 year investment plan. We will continue throughout 2024/25 to upgrade our owned properties to ensure that they are well appointed, respectful and safe places for people to live and recover in.

2. People

Despite the staffing crisis in adult health and social care we are pleased that our intake and retention record remains high due to our recognition award, comprehensive training programme and work life balance terms and conditions.

We continue to work with London universities to support young talent coming through and to promote adult social care as a vibrant and rewarding career. Our work to promote opportunities for young people to take part in charity governance and oversight continues to build on the success of our Young Trainee Trustee Programme and we look forward to welcoming the next future stars of the board room in Winter 2024.

We have worked hard to be an organisation of excellence and choice for universities to place their students and are pleased to have played our part as educators in supporting nurses, psychology graduates and social care practitioners to attain their qualifications and become a valued part of the health and social care work workforce.

3. Services

We have introduced a new service in London across the mental health accommodation pathway. We are providing assertive outreach support to the mental health providers who accommodate over 120 people between them. Through intensive 1:1 service user support, staff upskilling by training and role modelling, procedural and support planning reviews, we aim to improve the

JUST CIRCLE LIMITED

REPORT OF THE BOARD OF TRUSTEES AND STRATEGIC REPORT for the year ended 31 March 2024 (continued)

outcomes and practice of the providers we are working with and enhance service user experience.

We have put an even greater emphasis on engagement and activities and are pleased to have refined our plans to take into consideration the interests and demographics from each of our services. We offered the following:



Morning Media
Family Time Sunday
Grow Your Own Veg
Music and History
Group Health and
Wellbeing Course
(various)



4. Governance

As part of our yearly Strategic Plan review, we undertake a trustee's skills audit to ensure that experience and expertise informs effective governance.

Our trustees come from diverse backgrounds, have life experience and excel in their chosen professions. They share their skills and expertise freely in driving **JUST** forward and draw on their experience in:

- Mental health, patient safety and national strategic leadership for mental health and learning disability nurses
- Physical health care and post injury rehabilitation
- Department of health implementation as a lead for the Mental Capacity Act and Deprivation of Liberty Safeguards, mental health law, adult social care at regional and national levels
- Governance, volunteering and use of technology for community change
- Housing management, development and environment and sustainability best practice
- Law as it relates to employees, pensions and practice
- Education as a Professor in Healthcare Practice and Research working across NHS trusts and Universities

JUST CIRCLE LIMITED

REPORT OF THE BOARD OF TRUSTEES AND STRATEGIC REPORT for the year ended 31 March 2024 (continued)

5. Corporate Identity

After 55 brilliant years of delivering care and support to vulnerable Londoners 2024 seems the right time to rename and rebrand. We want to attract the brightest and the best people to work for us so that we can continue to provide quality services for those in need. We talked to service users, staff, commissioners and carers and overwhelmingly they felt our name no longer fitted our modern and innovative style of service delivery.

So, we say farewell to Cyrenians but we will of course retain all of our history, our learning and our brilliance but under **JUST** our chosen name which will represent all of our new and innovative ideas but based on the foundations of our expertise and 55 years' experience. We now look forward to writing our next chapter as **JUST** and to representing truth, integrity and simplicity captured in our new name. In short, we **JUST** want to do the simple things well and the complex things brilliantly.

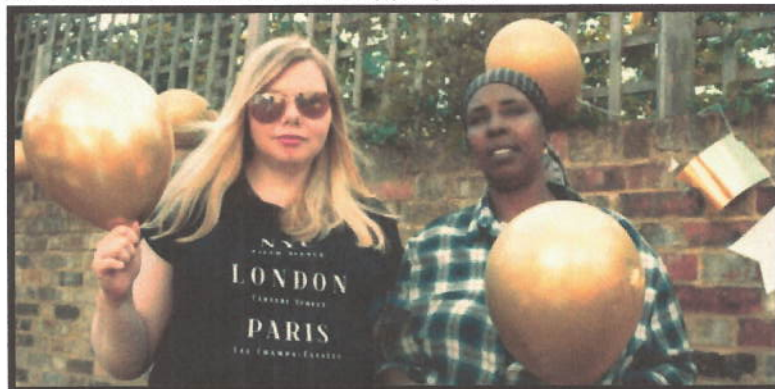
Risk and Uncertainties in the Immediate Future

The risks and uncertainties for **JUST** are the same as those for the sector in general which are:

1. Lack of suitably skilled and abled staff
2. Reluctance in clinical risk sharing
3. Decline in the value of support contracts

As outlined in this report we have developed a range of responses to mitigate the above uncertainties which we review regularly with our trustees these include:

1. Pop up academy training for those new to the sector
Access to placements for health and social care students
Bonus incentive scheme
2. Employing managers who are confident to comment and engage in risk sharing
Procedural support via Safety and Risk Manual
Standard response templates
Online service user database analysis
3. Active non statutory fundraising via Radical Rent and grant applications
Value for money reviews
Increased use of IT and AI where appropriate



JUST CIRCLE LIMITED

REPORT OF THE BOARD OF TRUSTEES AND STRATEGIC REPORT for the year ended 31 March 2024 (continued)

Risk Management (Corporate)

To provide effective risk management and sound governance the Trustees:

- Maintain generous insurance cover
- Work within the procedural framework
- Monitor and implement the internal control processes
- Retain experts, databases and consultancies to oversee Health and Safety, HR, Service user data, training and development, property management, occupational health

Disabled Persons

JUST is committed to supporting people with disabilities and/or health conditions to gain access to paid employment according to the exigencies of our services and the needs of our service users.

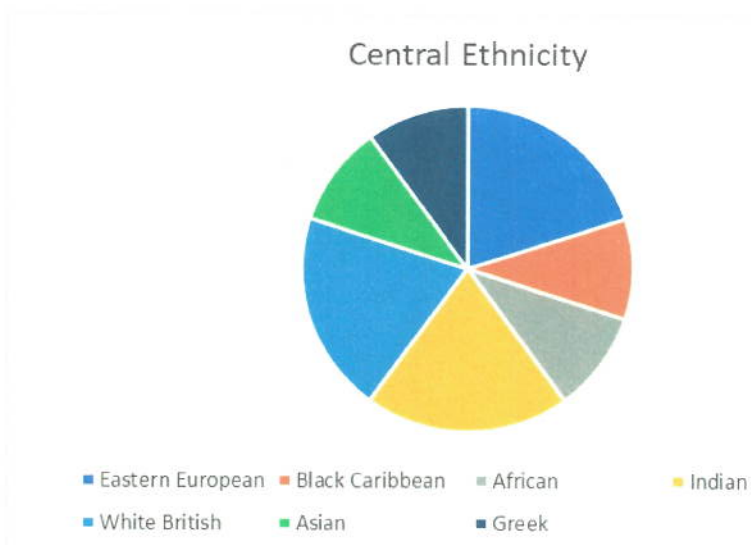
Our central team is diverse and reflective of the communities within we work. We employ people with physical disabilities, those who are neurodiverse, and we are also pleased to be able to support people with long term mental health conditions back into the workplace.

Diversity

JUST are pleased to promote diversity at all levels in the Organisation and have a positive record of inclusion for trustees, management and frontline staff. We continue to review access to our services and employment to ensure that people from all walks of life are welcomed to **JUST**. Our equality and diversity data analysis 2023/2024 shows that we need to do more to promote jobs to young people from a variety of backgrounds and life experience and therefore the youth focussed Pop-Up Academy has been part of our strategy for 2023/2024.

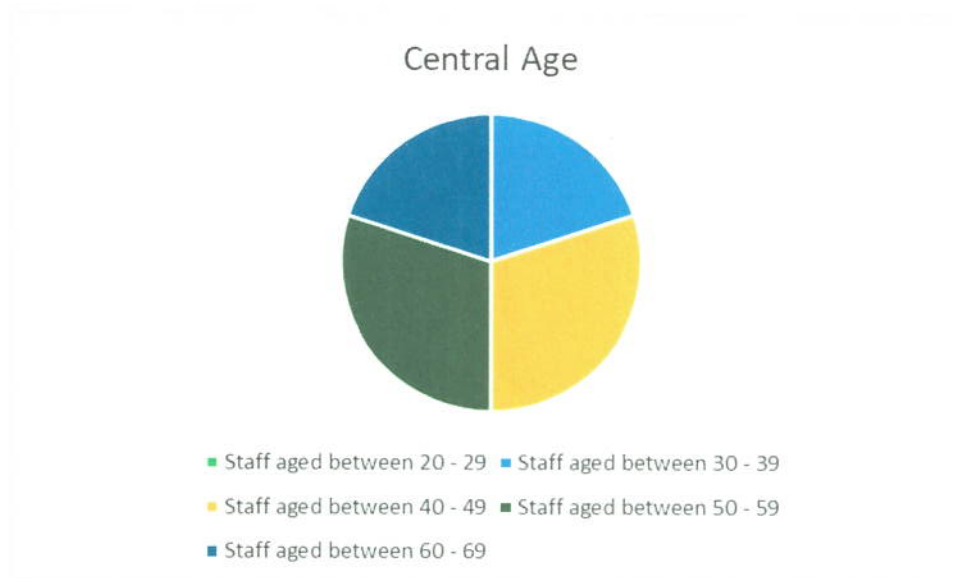
Information from our Croner HR database illustrates a snapshot of management for the 23/24 financial year.

Central Team



JUST CIRCLE LIMITED

REPORT OF THE BOARD OF TRUSTEES AND STRATEGIC REPORT for the year ended 31 March 2024 (continued)



Sex:

- 60% Female
- 40% Male

Disabilities:

- 20% Physical
- 10% Mental health

Managers

Ethnicity:

- 42% BAME
- 58% White

Sex:

- 40% Male
- 60% Female

Employee Information

We are pleased to report that we have regular bulletins, debriefs, newsletters and activity update emails. We also have company meetings, staff conferences and ad hoc social and information events and we share information by:

- QR code access
- Podcasts
- Social media including TikTok
- Training

JUST CIRCLE LIMITED

REPORT OF THE BOARD OF TRUSTEES AND STRATEGIC REPORT for the year ended 31 March 2024 (continued)

Key Performance Indicators

We have detailed below our performance against the key indicators of occupancy, staff turnover and arrears:

	2024	2023
Occupancy	89%	93%
Staff turnover	14%	17%
Arrears	5%	5%

Value for Money Metrics

The following VfM metrics have been calculated as recommended by the Regulator of Social Housing:

- **Reinvestment** – 12.51% (2023: 0.94%) The reinvestment metric in 2024 is driven by the development of Carleton Road and refurbishment of Ella Villa. This was calculated using the total development and purchase costs of property divided by the net book value of assets in the year.
- **New supply delivered** – 5.34% (2023: 0%)
- **Gearing** – JUST has no borrowing
- **EBITDA MRI-Interest cover** – JUST has no borrowing and therefore no interest to cover
- **Headline social housing cost per unit** - £10,862 (2023: £9,847)
The high cost per unit reflects the inflation cost price increases during the year.
- **Operating margin (social)** – -5.78% (2023: -1.00%) This was calculated using the operating deficit divided by the turnover.
- **Return on capital employed (ROCE)** – 0.09% (2023: 0.87%) This was calculated as the surplus before property revaluation divided by the total assets less current liabilities.

Due to our unique services benchmark data may not provide meaningful, comparative information. We do however use data obtained from the accommodation-based support sector to inform our decisions.

Governance and Financial Viability Standard

The annual review of compliance against the Regulator of Social Housing's Governance and Financial Viability Standard has been carried out and JUST was compliant with the Standard during the reporting period.

Code of Governance

Just Circle Limited adopted the National Housing Federation Code of Governance 2020 for the reporting period. A further assessment of compliance with the Code of Governance will be conducted in 2024 confirms that JUST complies with all the requirements of the code.

JUST CIRCLE LIMITED

REPORT OF THE BOARD OF TRUSTEES AND STRATEGIC REPORT for the year ended 31 March 2024 (continued)

Level of Reserves

In line with best practice **JUST** seeks to maintain unrestricted reserves and working capital at a prudent level to ensure that the Company's current and planned future activities can operate effectively and to enable any unexpected financial interruption to be satisfactorily managed. We aim to secure 6-12 months working capital and are pleased to report that we currently have 8 months running costs should the unforeseen happens.

Disclosure of Information to the Auditor

The Board of Trustees (directors and trustees of the company) who held office at the date of approval of this Board report confirm that, so far as they are each aware, there is no relevant audit information of which the auditor is unaware; and each director has taken all the steps that he/she ought to have taken as a director to make himself/herself aware of any relevant audit information and to establish that the Company's auditor is aware of that information.

The Board of Trustees are appointed following: an open recruitment process; meetings with senior members of staff; attendance as observers at board meetings; and an interview with the Chair. All these steps are in accordance with our written procedures. The following served during the period and up to the date of this report:

S. Bashorun
A. Diggle
M. Driver
C. Thompson

S. Chamberlain
Prof. C. Flood
Prof. B. Thomas
J. Ward-Smith (MBE)

All members of the Board are members of the Company and guarantee to contribute to the assets of the Company, in the event of it being wound up, such amounts as may be required not exceeding £1. The number of guarantees on 31st March 2024 was eight.

Members of the Board have no beneficial interest in the Company and are not remunerated. They are indemnified by the Company against legal action arising in the course of their duties.

DIRECTORS' RESPONSIBILITIES STATEMENT

The Board is responsible for preparing a Report of the Board of Trustees and Strategic Report and the financial statements in accordance with applicable law and regulations.

The law requires the Board to prepare financial statements for each financial year. Under that law the Board has elected to prepare the Company's financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice) including FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland". The Board must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the Company and of the surplus or deficit for that period. In preparing these financial statements, the directors are required to:

JUST CIRCLE LIMITED

REPORT OF THE BOARD OF TRUSTEES AND STRATEGIC REPORT for the year ended 31 March 2024 (continued)

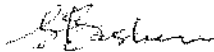
- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business.

The Board are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Company, and to enable them to ensure that the financial statements comply with the Companies Act 2006, the Housing and Regeneration Act 2008 and the Accounting Direction for Private Registered Providers of Social Housing 2022. They are also responsible for safeguarding the assets of the Company, and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Auditor

A resolution to appoint CLA Evelyn Partners Limited as auditor to the Company will be submitted to the Annual General Meeting in September 2024.

This report was approved by the Board of Trustees on 27 September 2024 and signed on its behalf by:



Stephen Bashorun
Chair



INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF JUST CIRCLE LIMITED

Opinion

We have audited the financial statements of Just Circle Limited (the 'association') for the year ended 31 March 2024 which comprise the Statement of Comprehensive Income, the Statement of Financial Position, the Statement of Changes in Equity and Reserves, the Statement of Cash Flows and the 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 FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the association's affairs as at 31 March 2024 and of its income and expenditure for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006, the Housing and Regeneration Act 2008 and the Accounting Direction for Private Registered Providers of Social Housing 2022.

Basis for opinion

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

Conclusions relating to going concern

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

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

Our responsibilities and the responsibilities of the directors 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 Report and Financial Statements, other than the financial statements and our auditor's report thereon. The directors are responsible for the other information contained within the Report and Financial Statements. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon. Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit or otherwise appears to be materially

JUST CIRCLE LIMITED (FORMERLY LONDON CYRENIANS HOUSING LIMITED)

misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2006

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

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

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the association and its environment obtained in the course of the audit, we have not identified material misstatements in the Report of the Board of Trustees and Strategic Report.

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

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

Responsibilities of directors

As explained more fully in the Directors' Responsibilities Statement set on page 8, the members of the board are the directors of the association for the purposes of company law. The directors are responsible for the preparation of the financial statements and for being satisfied that We give a true and fair view, and for such internal controls as the directors 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 directors are responsible for assessing the association's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the association or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

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

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud, is detailed below:

JUST CIRCLE LIMITED (FORMERLY LONDON CYRENIANS HOUSING LIMITED)

We obtained a general understanding of the association's legal and regulatory framework through enquiry of management concerning: their understanding of relevant laws and regulations and the entity's policies and procedures regarding compliance. We also drew on our existing understanding of the association's industry and regulation.

We understand that the association complies with the framework through:

- Updating operating procedures, manuals and internal controls as legal and regulatory requirements change;
- A risk assessment framework and register that includes regular review and scrutiny by the Board;
- An annual assessment of compliance with regulatory standards as applied to Registered Providers and enforced by the Regulator of Social Housing; and
- The Board's close oversight through regular board meetings and compliance reporting

In the context of the audit, we considered those laws and regulations: which determine the form and content of the financial statements; which are central to the association's ability to conduct its business; and where failure to comply could result in material penalties. We identified the following laws and regulations as being of significance in the context of the association:

- FRS 102, the requirements of the Companies Act 2006, the Charities Act 2011 the Housing and Regeneration Act 2008 and the Accounting Direction for Private Registered Providers of Social Housing 2022, in respect of the preparation and presentation of the financial statements;
- Health and safety regulations; and
- Regulatory standards as applied to Registered Providers and enforced by the Regulator of Social Housing.

We performed the following specific procedures to gain evidence about compliance with the significant laws and regulations above:

- Performed a review of board minutes to identify any indicators of known or suspected non-compliance with significant laws and regulations; and
- Reviewed any correspondence between the Regulator of Social Housing and the association.

The senior statutory auditor led a discussion with senior members of the engagement team regarding the susceptibility of the association's financial statements to material misstatement, including how fraud might occur. The key areas identified as part of the discussion were with regard to the manipulation of the financial statements through manual journal entries.

The procedures carried out to gain evidence in the above areas included testing of a sample of manual journal entries, selected through applying specific risk assessments applied based on the association's processes and controls surrounding manual journal entries.

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

JUST CIRCLE LIMITED (FORMERLY LONDON CYRENIANS HOUSING LIMITED)

Use of our report

This report is made solely to the association's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the association's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the association and the association's members as a body, for our audit work, for this report, or for the opinions we have formed.


CLA Evelyn Partners Limited (Sep 27, 2024 12:50 GMT+1)

Julie Mutton
Senior Statutory Auditor, for and on behalf of
CLA Evelyn Partners Limited
Statutory Auditor
Chartered Accountants

45 Gresham Street
London
EC2V 7BG

JUST CIRCLE LIMITED (FORMERLY LONDON CYRENIANS HOUSING LIMITED)

STATEMENT OF COMPREHENSIVE INCOME for the year ended 31 March 2024

	Note	2024	2023
		£	£
Turnover	4	7,139,606	7,390,123
Operating expenditure		(7,552,335)	(7,464,054)
Other Income		<u>305,457</u>	<u>202,942</u>
Operating (deficit)/surplus	3	(107,272)	129,011
Interest receivable and similar income	7	123,799	50,960
Gain on fair value of investment	17	<u>2,008</u>	<u>351</u>
Surplus before property revaluation		18,535	180,322
(Loss)/Gain on revaluation of investment property	8	<u>(12,381)</u>	<u>76,950</u>
Surplus for the financial year		<u>6,154</u>	<u>257,272</u>

Registered number 01197478 England and Wales

The notes on pages 22 to 31 form part of these financial statements.

JUST CIRCLE LIMITED (FORMERLY LONDON CYRENIANS HOUSING LIMITED)

STATEMENT OF FINANCIAL POSITION as at 31 March 2024

	Notes	2024	2023
		£	£
Fixed assets			
Investment property	8	4,114,570	4,126,950
Tangible assets – housing properties	9	10,920,447	10,197,950
		<u>15,035,017</u>	<u>14,324,900</u>
Current assets			
Debtors	10	384,007	318,204
Financial assets-investments	17	305,510	303,502
Cash at bank and in hand	11	5,542,511	6,719,276
		<u>6,232,028</u>	<u>7,340,982</u>
Creditors: amounts falling due in less than one year	12	(775,415)	(1,000,406)
		<u>5,456,613</u>	<u>6,340,576</u>
Net current assets			
Total assets less current liabilities		<u>20,491,630</u>	<u>20,665,476</u>
Provisions for liabilities	13	<u>(171,803)</u>	<u>(351,803)</u>
Net assets		<u>20,319,827</u>	<u>20,313,673</u>
Capital and reserves			
Designated reserves		12,347,959	11,625,372
Revaluation reserves		2,687,148	2,699,529
General reserves		<u>5,284,720</u>	<u>5,988,772</u>
		<u>20,319,827</u>	<u>20,313,673</u>

The financial statements were approved by the Board of Trustees on 27 September 2024 and were signed on its behalf by:

Michael Driver

Michael Driver (Sep 27, 2024 11:35 GMT+1)

Michael Driver, Chair of Finance Committee



Stephen Bashorun, Chair

Registered number 01197478 England and Wales

The notes on pages 22 to 31 form part of these financial statements.

JUST CIRCLE LIMITED (FORMERLY LONDON CYRENIANS HOUSING LIMITED)

STATEMENT OF CHANGES IN EQUITY AND RESERVES FOR THE YEAR ENDED 31 March 2024

	Notes	Designated Reserves £	General Reserves £	Revaluation Reserve £	Total Reserves £
At 1 April 2022		12,165,021	5,268,801	2,622,579	20,056,401
Surplus for the year		-	257,272	-	257,272
Transfer between reserves		(539,649)	539,649	-	-
Revaluation		-	(76,950)	76,950	-
At 1 April 2023		11,625,372	5,988,772	2,699,529	20,313,673
Surplus for the year		-	6,154	-	6,154
Transfer between reserves General		722,587	(722,587)	-	-
Transfer between reserves Revaluation		-	12,381	(12,381)	-
At 31 March 2024		12,347,959	5,284,720	2,687,148	20,319,827

The notes on pages 22 to 31 form part of these financial statements.

JUST CIRCLE LIMITED (FORMERLY LONDON CYRENIANS HOUSING LIMITED)

STATEMENT OF CASH FLOWS for the year ended 31 March 2024

	Notes	2024 £	2023 £
Net cash generated from operating activities	A	65,225	424,054
Investing activities			
Interest received		123,799	50,960
Purchase of tangible fixed assets investments		(1,365,788)	(95,612)
Net cash (used in)/investing activities		(1,176,764)	(44,652)
Financing activities			
Interest paid		-	-
Net cash generated from/(used in) financing activities		-	-
Net increase/(decrease) in cash and cash equivalents		(1,176,765)	379,402
Cash and cash equivalents at beginning of the year		6,719,276	6,339,874
Cash and cash equivalents at end of year		<u>5,542,511</u>	<u>6,719,276</u>

The notes on pages 22 to 31 form part of these financial statements.

JUST CIRCLE LIMITED (FORMERLY LONDON CYRENIAHS HOUSING LIMITED)

NOTES TO THE STATEMENT OF CASH FLOWS for the year ended 31 March 2024

A RECONCILIATION OF SURPLUS TO NET CASH GENERATED FROM OPERATING ACTIVITIES

	2024 £	2023 £
Surplus for the financial year	6,154	257,272
Loss/(Gain) on revaluation of investment property	12,381	(76,950)
(Gain) on fair value of investment	(2,008)	(351)
Interest receivable and similar income	(123,799)	(50,960)
Depreciation charge on tangible fixed assets	643,291	635,262
(Increase) in debtors	(65,803)	(15,216)
(Decrease) in creditors	(224,991)	(325,003)
(Decrease) in provisions	(180,000)	(0)
Net cash generated from operating activities	65,225	424,054

B ANALYSIS OF CHANGES IN NET FUNDS

	At 1 April 2023 £	Cash flows £	Other non- cash changes £	At 31 March 2024 £
Cash	6,719,276	(1,176,765)	-	5,542,511
Total	6,719,276	(1,176,765)	-	5,542,511

JUST CIRCLE LIMITED (FORMERLY LONDON CYRENIANS HOUSING LIMITED)

NOTES TO THE FINANCIAL STATEMENTS for the year ended 31 March 2024

1 Accounting policies

The principal accounting policies are summarised below.

Basis of preparation

Just Circle Limited is a company limited by guarantee without share capital and registered as a charity, incorporated in England and Wales and as a Registered Provider of Social Housing. The address of the registered office is Carlyle House, 235-237 Vauxhall Bridge Road, London, SW1V 1EJ. The company meets the definition of a Public Benefit Entity per FRS 102.

The financial statements are prepared in accordance with applicable accounting standards and with the Statement of Recommended Practice, Accounting by registered social housing providers 2018, ("the SORP") issued by the National Housing Federation. The financial statements also comply with the Accounting Direction for private registered providers of social housing 2022 ("the Direction").

These financial statements are prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland". The financial statements have been prepared under the historical cost convention, except where otherwise stated, and are presented in sterling £.

Basis for consolidation

The Company is a parent undertaking as disclosed in note 16. The Company has taken exemption from preparing consolidated financial statements under FRS 102 on the basis that its subsidiary is permitted to be excluded from consolidation by section 405 of the Companies Act 2006 on the basis that its inclusion is not material for the purpose of giving a true and fair view. Given that the subsidiary is dormant, these financial statements disclose the result of the Company only.

Going concern

The Board have prepared these financial statements on a going concern basis. This follows a review of expected future cash flows taking into account the timing of expected income and expenditure. Based on that review, the Board consider that all of the Company's liabilities will be met at or before the point they fall due for a period of at least 12 months from the date of signing the accounts.

Turnover

Charges to residents and income from investments are included in the Income and Expenditure account in the year to which they relate.

Voluntary income is received by way of donation and gifts and is included in full in the Statement of Comprehensive Income when received unless it is provided for a specific purpose in which case it is recognised in the Statement of Comprehensive Income in the period in which the relevant expenditure is incurred.

Revenue grants including contracts from local authorities are credited to the Statement of Comprehensive Income in the period to which they relate.

JUST CIRCLE LIMITED (FORMERLY LONDON CYRENIANS HOUSING LIMITED)

NOTES TO THE FINANCIAL STATEMENTS for the year ended 31 March 2024

1 Accounting policies (continued)

Fixed assets and depreciation

The capital cost of housing properties includes the purchase price and alteration works where this enhances the economic benefit of the property. Housing properties are stated at cost less accumulated depreciation and any recognised impairment losses.

Fixed assets are depreciated at varying rates in order to write off the cost less estimated residual value of the assets over their useful lives. The useful lives are estimated as follows:

Property	13 years
Motor vehicles	3 years

The land element of property is not depreciated.

The Company has elected not to adopt component accounting in respect of its old housing properties. This decision was taken due to the fact that the useful life that would be applied to individual components was not deemed to be materially different from the 13 year useful life of property stated above. Component accounting has been applied in respect of properties acquired in and after 2020 and will be applied when substantial works are undertaken on existing properties which require capitalisation. The various components and associated estimated useful lives are:

Kitchens	7 years	Roofs	25 and 50 years
Bathrooms	10 years	Windows & doors	12 years
Boiler & Heating	7 years	Bricks and mortar	50 years

Impairment of housing properties

At each statement of financial position date, housing schemes are assessed to determine if there are indicators that the property may be impaired in value; if there are such indicators of impairment, then a comparison of the property's carrying value with its recoverable amount is undertaken. Any excess over the recoverable amount is recognised as an impairment loss and charged as expenditure in the Income and Expenditure account; the carrying value is reduced appropriately.

Investment property

Investment properties, which are properties held to earn rental and/or for capital appreciation, are initially measured at cost and subsequently at fair value. The directors have opted to revalue annually, with the support of independent professional valuers on a periodic basis at the balance sheet date. When the directors revalue the properties they make judgements based on current tenants, remainder of the lease term of tenancy, location, and other market conditions. Gains or losses on revaluation are recognised in the Statement of Comprehensive Income and where these are above depreciated historic cost they are subsequently transferred to the property revaluation reserve through the Statement of Changes in Equity and Reserves.

JUST CIRCLE LIMITED (FORMERLY LONDON CYRENIANS HOUSING LIMITED)

NOTES TO THE FINANCIAL STATEMENTS for the year ended 31 March 2024

1 Accounting policies (continued)

Other grants

Grants received from non-government sources are recognised using the performance model. A grant which does not impose a specific future performance condition is recognised as revenue when the grant proceeds are receivable. A grant that imposes a specific future performance related condition on the company is recognised only when those conditions are met. A grant received before the revenue recognition criteria is satisfied is shown as a liability in the Statement of Financial Position.

Value added tax

The Company is not registered for VAT purposes and expenditure is shown gross of any value added tax.

Pension costs

The Company contributes to certain employees' personal pension plans on a defined contribution basis. Contributions are also made to the pension scheme of certain employees in accordance with their rights under TUPE. The pension cost charge represents the contributions payable under the scheme by the Company to the fund. The Company has no liability under the scheme other than for the payment of those contributions.

Contributions to defined contribution pension schemes are charged to the Income and Expenditure account as they become payable in accordance with the rules of the scheme. Differences between contributions payable in the year and those actually paid are shown as either accruals or prepayments in the Statement of Financial Position.

Designations

Designated reserves are unrestricted reserves earmarked by the Board for particular purposes. The designations are as follows:

- Housing and investment properties (net of revaluation) being the reserves which are represented by tangible fixed assets.

General reserve

This reserve relates to the cumulative retained earnings, excluding revaluations and designated reserves.

Revaluation reserve

This reserve relates to the cumulative revaluation of investment property.

JUST CIRCLE LIMITED (FORMERLY LONDON CYRENIANS HOUSING LIMITED)

NOTES TO THE FINANCIAL STATEMENTS for the year ended 31 March 2024

1. Accounting policies (continued)

Financial instruments

Financial assets and financial liabilities are recognised in the Statement of Financial Position when the Company becomes a party to the contractual provisions of the instrument.

Trade (including rental) and other debtors and creditors are classified as basic financial instruments and measured at initial recognition at transaction price. Debtors and creditors are subsequently measured at amortised cost using the effective interest rate method. A provision is established when there is objective evidence that the company will not be able to collect all amounts due.

Investments are recognised at their fair value with movements going to the Income and Expenditure account.

Cash and cash equivalents

Cash and cash equivalents are classified as basic financial instruments and comprise cash in hand and at bank, short-term bank deposits with an original maturity of under three months and bank overdrafts which are an integral part of the company's cash management.

Employee benefits

Short term employee benefits such as holiday pay are accrued as services are rendered.

Operating leases

Rentals payable under operating leases are charged to Income and Expenditure on a straight line basis over the lease term. The aggregate benefits of any lease incentive are recognised as a reduction in expenses recognised over the term of the lease.

2 Key sources of estimation uncertainty and judgements

The preparation of Financial Statements requires the use of estimates and assumptions that affect the amounts reported for assets and liabilities as at the balance sheet date and the amounts reported for income and expenses for the year. Although these estimates and associated assumptions are based on historical experience and the management's best knowledge of current events and actions, the actual results may ultimately differ from those estimates. The estimates and underlying assumptions are reviewed on an on-going basis.

Critical judgements

The following are critical judgements apart from those involving estimations (which are dealt with separately below), that the trustees make in the process of applying the Company's accounting policies and that have the most significant effect on the amount recognised in the financial statements:

Categorisation of housing properties as investment properties or tangible fixed assets

Properties which are held to earn market rents, capital appreciation or both are accounted for as investment properties. Properties held to provide social housing and properties used for administrative purposes are classified as tangible assets – housing properties.

JUST CIRCLE LIMITED (FORMERLY LONDON CYRENIANS HOUSING LIMITED)

NOTES TO THE FINANCIAL STATEMENTS for the year ended 31 March 2024

2 Key sources of estimation uncertainty and judgements (continued)

Identification of housing property components

As explained in note 1 above, for additions to housing properties and capitalisation of significant works, depreciation is calculated on a component by component basis. The identification of such components is a matter of judgement and may have a material impact on the depreciation charge. The components selected are those which reflect how the major repairs to the property are managed.

Key sources of estimation uncertainty

The estimates and assumptions which have the most significant effect on amounts recognised in the financial statements are discussed below:

Valuation of Investment property

The company holds two investment properties which were previously held as housing properties. After transfer and initial recognition, the investment property is measured at its fair value. The valuation assessment at year end has been performed by the directors of the Company based on publicly available market data.

Useful lives of Company properties

The depreciation applied by the Company to its owned properties takes into account the age and condition of the properties as well as the intensive utilisation sustained by the assets due to the nature of the services and client group of the Company. The accumulated depreciation at 31 March 2024 was £7,007,670 (2023: £6,364,379).

Dilapidations provision

The Company makes provision for dilapidations to its leased properties. The provision takes account of contractual responsibilities, health and safety obligations and any other relevant regulatory requirements, see note 13.

Bad debt provision

The debtor balances in respect of charges to service users and statutory bodies of £122,826 (2023: £103,766) and revenue grant receivable £76,191 (2023: £99,291) are recorded in the Company's Statement of Financial Position. A full line by line review of debtors balances is carried out regularly. No provision is deemed necessary at 31 March 2024 as the directors are confident of recovery.

3 Operating surplus

	2024 £	2023 £
Is stated after charging:		
Depreciation	643,291	635,262
Auditor's remuneration – audit services including VAT	37,708	33,570
Operating lease payments - buildings	<u>92,000</u>	<u>92,000</u>

JUST CIRCLE LIMITED (FORMERLY LONDON CYRENIANS HOUSING LIMITED)

NOTES TO THE FINANCIAL STATEMENTS for the year ended 31 March 2024

4 Social Housing Turnover and Costs	2024 £	2023 £
Rent receivable excluding service charge	2,117,604	2,276,479
Service charges receivable	112,449	104,003
Revenue Grants	4,909,553	5,168,256
Social housing activity expenditure	<u>(7,552,335)</u>	<u>(7,464,054)</u>
Operating (deficit) and net (deficit) from social housing activities	<u>(412,279)</u>	<u>(50,518)</u>
Voids (Total)	<u>(282,561)</u>	<u>(135,202)</u>

5 Staff costs	2024 Number	2023 Number
The average weekly number of persons employed during the year (full time equivalents) was:	167	166
	<u>£</u>	<u>£</u>
Staff costs for the above persons were:		
Wages and salaries	4,284,442	4,192,694
Social security costs	383,941	382,008
Pension costs	<u>114,269</u>	<u>105,732</u>
	<u>4,782,652</u>	<u>4,680,434</u>

6 Emoluments of the Board and senior management team

The directors of the Company do not receive any remuneration and the below amounts relate solely to managerial staff considered to be key management personnel.

	2024 £	2023 £
Remuneration paid to key management personnel comprised:		
Gross salary	205,385	228,718
Social security costs	28,343	34,422
Employer's pension contributions	<u>12,323</u>	<u>13,023</u>
	<u>246,051</u>	<u>276,163</u>

JUST CIRCLE LIMITED (FORMERLY LONDON CYRENIANS HOUSING LIMITED)

NOTES TO THE FINANCIAL STATEMENTS for the year ended 31 March 2024

	2024 £	2023 £
Highest paid director's aggregate emoluments (excluding pension)	86,365	86,365
Pension	<u>5,182</u>	<u>5,182</u>
	<u>91,547</u>	<u>91,547</u>

The Chief Executive participates in the company's pension arrangements and no enhancements or special terms apply. The full-time equivalent number of staff whose remuneration payable in relation to the period of account fell within the following bands:

	2024 No	2023 No.
£60,001 - £70,000	1	1
£80,001 - £90,000	<u>1</u>	<u>1</u>

7 Interest receivable and similar income

	2024 £	2023 £
Bank interest receivable	121,320	48,266
Dividend from investments	<u>2,479</u>	<u>2,694</u>
	<u>123,799</u>	<u>50,960</u>

8 Investment property Valuation

At 1 April 2023	4,126,951
Fair value adjustment	<u>(12,381)</u>
At 31 March 2024	<u>4,114,570</u>

JUST CIRCLE LIMITED (FORMERLY LONDON CYRENIANS HOUSING LIMITED)

NOTES TO THE FINANCIAL STATEMENTS for the year ended 31 March 2024

9	Tangible assets -housing properties	Properties	Land	Total
		£	£	£
	Cost			
	At 1 April 2023	11,615,722	4,946,607	16,562,329
	Addition in the year	1,365,788	-	1,365,788
	At 31 March 2024	<u>12,981,510</u>	<u>4,946,607</u>	<u>17,928,117</u>
	Depreciation			
	At 1 April 2023	6,364,379	-	6,364,379
	Charge for the year	643,291	-	643,291
	At 31 March 2024	<u>7,007,670</u>	<u>-</u>	<u>7,007,670</u>
	Net book value			
	At 31 March 2024	<u>5,973,840</u>	<u>4,946,607</u>	<u>10,920,447</u>
	At 31 March 2023	<u>5,251,343</u>	<u>4,946,607</u>	<u>10,197,950</u>

10	Debtors	2024	2023
		£	£
	Gross arrears of charges to customers & other statutory bodies	122,826	103,766
	Revenue grants receivable	76,191	99,291
	Other debtors	<u>184,990</u>	<u>115,147</u>
		<u>384,007</u>	<u>318,204</u>

11	Cash and cash equivalents	2024	2023
		£	£
	Cash at bank and in hand	<u>5,542,511</u>	<u>6,719,276</u>
		<u>5,542,511</u>	<u>6,719,276</u>

JUST CIRCLE LIMITED (FORMERLY LONDON CYRENIANS HOUSING LIMITED)

NOTES TO THE FINANCIAL STATEMENTS for the year ended 31 March 2024

12 Creditors	2024 £	2023 £
Amounts falling due within one year:		
Trade creditors	101,844	82,157
Customers' charges in advance	267,648	254,912
Other creditors	26,500	-
Other taxation and social security	151,900	130,792
Accruals and deferred income	227,523	532,545
	<u>775,415</u>	<u>1,000,406</u>

13 Provisions	Dilapidations provision
	£
At 1 April 2023	351,803
Additions	-
Released	<u>(180,000)</u>
At 31 March 2024	<u>171,803</u>

14 Housing units at end of year – supported housing	2024 Units	2023 Units
Owned	92	86
Managed	<u>39</u>	<u>39</u>
	<u>131</u>	<u>125</u>

15 Operating leases

The Company holds properties and office equipment under non-cancellable operating leases. At 31 March 2024, the Company had the following future minimum lease payments under non-cancellable leases:

	2024 £	2023 £
For leases expiring:		
Within one year	92,000	92,000
In two to five years	81,940	173,940
	<u>173,940</u>	<u>265,940</u>

JUST CIRCLE LIMITED (FORMERLY LONDON CYRENIANS HOUSING LIMITED)

NOTES TO THE FINANCIAL STATEMENTS for the year ended 31 March 2024

16 Subsidiary undertaking

Name	Country of Incorporation	Class of shares	Holding	Activity
Capital Housing Limited	United Kingdom	Ordinary	100%	Dormant

The registered office of the above subsidiary was Carlyle House, 235-237 Vauxhall Bridge Road, London, SW1V 1EJ. The subsidiary was incorporated on 15 August 2019 and has remained dormant since incorporation.

17 Financial instruments

	2024 £	2023 £
<i>Equity instruments measured at fair value through the income and expenditure account</i>		
Current asset listed investments		
Cash	255	240
WS Ruffer Total Return Fund	98,539	107,407
Schroder Sustainable UK Equity	84,290	84,312
Liontrust Income / Neptune Income	122,456	111,543
	<u>305,510</u>	<u>303,503</u>

Fair value gains and losses

Gain on financial assets measured at fair value through profit or loss

Current asset listed investments	<u>2,008</u>	<u>351</u>
	<u>2,008</u>	<u>351</u>

18 Ultimate controlling party

There is no ultimate controlling party

19 Capital Commitments

Capital commitments contracted but not provided for in the financial statement were as follows:

Amount contracted	£Nil
Amount authorised by the board but not contracted	£Nil

JUST CIRCLE LIMITED

England & Wales - Charity number 269158

Accounts

Company Registered Number: 01197478

Charity Registered Number: 269158

London Cyrenians Housing Limited

Report and financial statements

for the year ended

31 March 2023

LONDON CYRENIANS HOUSING LIMITED

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LONDON CYRENIANS HOUSING LIMITED

LEGAL AND ADMINISTRATIVE DETAILS

STATUS	Company limited by guarantee without share capital and registered as a charity
REGISTERED OFFICE	Carlyle House 235-237 Vauxhall Bridge Road London SW1V 1EJ
HONORARY OFFICERS	Stephen Bashorun (Chair) Michael Driver (Chair of Finance C'tte)
BANKERS	Barclays Bank plc Level 11 1 Churchill Place Canary Wharf London E14 5HP
AUDITOR	CLA Evelyn Partners Limited 45 Gresham Street London EC2V 7BG
SOLICITORS	Trowers & Hamlins
COMPANY REGISTERED NUMBER	01197478
CHARITY REGISTERED NUMBER	269158
REGISTERED PROVIDER OF SOCIAL HOUSING NUMBER	LH4377

LONDON CYRENIANS HOUSING LIMITED

REPORT OF THE BOARD OF TRUSTEES AND STRATEGIC REPORT for the year ended 31 March 2023

The Board of Trustees presents its report and strategic report and the accounts for the year ended 31 March 2023. The Statement of Comprehensive Income, Statement of Financial Position, Statement of Changes in Equity and Reserves, and Statement of Cash Flows are included later in this report.

Activities

The principal activity of the Company is the provision of housing and intensive support to single vulnerable people with a range of complex needs.

Public Benefit

In setting objectives and planning our activities we have given careful consideration to the Charity Commission's general guidance on public benefit and are pleased to confirm that our activities are undertaken in furtherance of our charitable purposes which are for the public benefit.

Our impact this year has been beyond expectations as we continue to provide successful alternatives to inpatient hospital care which means the people we support can live freer lives in traditional houses with staff support.

Review of Affairs 2023

Introduction

It has been another tough year for the health and social care sector with the familiar challenges of lack of suitably skilled and abled staff compounded by soaring costs across the board and reduction in contract values. Thankfully, for Cyrenians our brave and forward thinking Radical Rent Programme is underway, and we now have a new funding stream to support our work. This funding stream provided by mainstream rent enables us to promote our autonomy, reduce reliance on the public purse and helps us to be a valued and respected provider for those who commission our services.

We are proud to have introduced our Pop-Up Training Academy this year. This has enabled us to support local talent to enter the health and social care workforce by establishing a 12 week learning programme to skill the support workers of the future.

These innovations enable us to continue to develop safely within our means and yet meet the challenges head on with the resilience and financial stability that has been part of our corporate DNA.

Activity

At our best we find solutions, disrupt (when needed) and come up with new ideas to overcome challenges. Our biggest challenge, in common with the health and social care sector at large, is the recruiting of suitably skilled and abled staff.

Advertising, social media, salary increases, bonuses and working week hour reductions have helped us but not to the level required, so we donned our thinking caps, and the Pop-Up Academy was born. Our Pop-Up has been a wonderful way to grow the talent of Londoners who have empathy and commitment but needed expertise and experience to enable them to become a valued part of our workforce. We have dedicated 3,675 hours to train and develop staff via our training academy and onsite learning.

LONDON CYRENIANS HOUSING LIMITED

REPORT OF THE BOARD OF TRUSTEES AND STRATEGIC REPORT for the year ended 31 March 2023 (continued)

New Developments

Carleton Road - the development at Carleton Road continues at a pace and we are looking forward to seeing the transformation of this tired property into 3 beautiful self-contained flats in the Spring 2024.

Halford House - these well-apportioned flats have been providing accommodation for local people for the past 18 months. The final part of the site development is underway with our East Acton Lane property getting a top to toe make over.

Given the staffing crisis in London we have chosen to restrict our new business ambitions to those we know we can operate and staff to our high standards. This is a frustration for Cyrenians as we are proud of our innovative and successful model of service delivery and are keen to expand this. However, our success with staff from the Pop-up Academy means that we are now looking to develop 1-2 specialist services over the next year.

Investment

The five key pillars to our investment plans are:

1. Property

Our upgrade programme is going full steam ahead and we are pleased that Ella Villa will be hosting a housewarming event this summer to welcome the women back and to show off their beautiful home. We will continue to upgrade our existing properties to ensure that service users have modern, clean and pleasant environments in which to begin their recovery journeys. This includes being mindful of our Environment and Sustainability plans and replacing old inefficient systems with newer greener ones where possible.

2. People

As the sector continues to face unprecedented shortages, we have looked at creative and responsible ways to recruit and retain staff. We have a well-received recognition award, comprehensive training programme and have just completed a work life balance review culminating in a reduction of hours from 40 to 35 per week.

We are working with several universities to support young talent coming through and to promote adult social care as a vibrant and rewarding career.

We also have student placements for nurses, psychology graduates and social care staff. We are thrilled to be playing our part as educators for the nurses and clinicians of the future.

3. Services

We have been reviewing our service models and looking at ways to develop a more bespoke response for younger people with histories of self-harm and suicidal ideation. This will not be easy as the model will be built around the tolerance and joint acceptance of risk with our statutory colleagues.

LONDON CYRENIANS HOUSING LIMITED

REPORT OF THE BOARD OF TRUSTEES AND STRATEGIC REPORT for the year ended 31 March 2023 (continued)

We have begun our health outcomes review with service users and look forward to completing this and implementing findings before the end of the financial year.

4. Governance

Our young trainee trustee program was a great success and culminated in a conference at Lyric on 14th September 2022. Feedback from the program included :

- I am more capable than I think and will be more open to trying new positions. Working with Cyrenians in such a broad role made me realise that I am capable of taking on any challenges that come my way and has prepared me for roles that require a diverse set of skills.
- Social carers have more diverse roles than I originally thought - no day is the same. I learnt that social care is not just one job and you can be doing different things with service users on a daily basis.
- It was important to use my connections and network to help my project succeed. It was really helpful for my project that I had a mental health initiative with students from a few Universities across the country. This means I was able to easily recruit students and also invite Cyrenians to a mental health event at Birmingham University to showcase their amazing work.
- To not judge an industry by how it is portrayed. I had expectations about the social care sector before becoming a young trustee at Cyrenians and now we have completely changed. Now that I have researched more about the industry and the barriers to entry I will strive long after I have departed from Cyrenians to champion the incredible work we do and how rewarding this can be for a young person to gain experience in.

We have begun our recruitment process for the next group of young trustees and hope to appoint one at our AGM.

We have an annual trustee skills audit and are proud to share that we have skills and expertise in:

- Mental health, patient safety and national strategic leadership for mental health
- Physical healthcare and post injury rehabilitation
- Department of Health implementation lead for mental capacity act and Deprivation of Liberty Safeguards, Mental health law, adult social care at regional and national levels
- Governance, volunteering and use of technology for community change
- Housing management, development and environment and sustainability best practice
- The law as it relates to employees, pensions and practice

5. Corporate Identity

We are reviewing our brand, our profile and how we are seen by those that use and fund our services, the public at large and our workforce. We want our image to better reflect our culture and values and represent our work.

LONDON CYRENIANS HOUSING LIMITED

REPORT OF THE BOARD OF TRUSTEES AND STRATEGIC REPORT for the year ended 31 March 2023 (continued)

Risk and Uncertainties in the Immediate Future

The risks and uncertainties for Cyrenians are the same as those for the sector in general which are:

- Lack of suitably skilled and abled staff
- Reluctance in clinical risk sharing
- Decline in the value of support contracts

We have developed a range of responses to mitigate the above uncertainties and review these regularly with our trustees.

Risk Management (Corporate)

In order to ensure effective risk management and sound governance the Trustees continue to:

- Maintain adequate insurance cover
- Comply with our policies and procedures
- Work within an internal control frame work

Disabled Persons

As a mental health and learning disability charity, we are mindful of the importance of supporting people with disabilities and/or health conditions to access paid employment. We have a diverse central team and are pleased to be able to support people with long term mental health conditions into the workplace. We are supported by our retained Occupational Health Service who support us to make reasonable adjustments to the working environment where safe and appropriate to do so.

Diversity

Cyrenians are pleased to promote diversity at all levels in the organisation and have a positive and inclusive track record from our trustees to our frontline staff. We continue to review access to our service and employment to ensure that people from all walks of life are welcomed to Cyrenians.

Employee Information

We are pleased to report that we have regular bulletins, debriefs, newsletters and activity update emails. We also have a company meetings, staff conference and ad hoc events and we also share information by:

- QR code access
- Podcast
- Advertising and social media
- Training

Key Performance Indicators

We have detailed below our performance against the key indicators of occupancy, staff turnover and arrears

	2023	2022
Occupancy	93%	96%
Staff turnover	17%	26%
Arrears	5%	5%

LONDON CYRENIANS HOUSING LIMITED

REPORT OF THE BOARD OF TRUSTEES AND STRATEGIC REPORT for the year ended 31 March 2023 (continued)

Value for Money Metrics

The following VfM metrics have been calculated as recommended by the Regulator of Social Housing:

- **Reinvestment** – 0.58% (2022: 8.83%) The reinvestment metric in 2023 is driven by the development of the Carleton Road and Refurbishment of Ella villa.
- **New supply delivered** – 0% (2022: 1.48%)
- **Gearing** - London Cyrenians has no borrowing.
- **EBITDA MRI-Interest cover** - London Cyrenians has no borrowing and therefore no interest to cover.
- **Headline social housing cost per unit** - £9,847 (2022: £7,367)
The high cost per unit reflects the inflation cost price increases during the year.
- **Operating margin (social)** – -1.00% (2022: 3.58%)
- **Return on capital employed (ROCE)** – 0.87% (2022: 2.73%)

Due to the unique combination of services benchmark data from other similar organisations may not provide meaningful, comparative information. We do however use data obtained through this method to inform our decisions.

Governance and Financial Viability Standard

The annual review of compliance against the Regulator of Social Housing's Governance and Financial Viability Standard has been carried out and London Cyrenians Housing Limited was compliant with the Standard during the reporting period.

Code of Governance

London Cyrenians Housing Limited adopted the National Housing Federation Code of Governance 2020 for the reporting period. An annual assessment of compliance against the Code has been conducted and confirms that London Cyrenians Housing Limited complies with all the requirements of the code.

Level of Reserves

In line with best practice Cyrenians seeks to maintain unrestricted reserves and working capital at a level that is prudent and sufficient to ensure that the Company's current and planned future activities can be operated effectively and to enable any unexpected financial interruption to be satisfactorily managed.

Disclosure of Information to the Auditor

The Board of Trustees (directors and trustees of the company) who held office at the date of approval of this Board report confirm that, so far as we are each aware, there is no relevant audit information of which the auditor is unaware; and each director has taken all the steps that he/she ought to have taken as a director to make himself/herself aware of any relevant audit information and to establish that the Company's auditor is aware of that information.

LONDON CYRENIANS HOUSING LIMITED

REPORT OF THE BOARD OF TRUSTEES AND STRATEGIC REPORT for the year ended 31 March 2023 (continued)

The Board of Trustees are appointed following: an open recruitment process; meetings with senior members of staff; attendance as observers at board meetings; and an interview with the Cyrenians Chair: all these steps are in accordance with Cyrenians' written procedures. The following served during the period and up to the date of this report:

S. Bashorun
A. Diggle
M. Driver
C. Thompson
S. Chamberlain

H. Maxwell (resigned 26.02.23)
Prof C. Flood
Prof B. Thomas
J. Ward-Smith (MBE)

All members of the Board are members of the Company and guarantee to contribute to the assets of the Company, in the event of it being wound up, such amounts as may be required not exceeding £1. The number of guarantees at 31 March 2023 was eight (2022-9).

Members of the Board have no beneficial interest in the Company and are not remunerated. We are indemnified by the Company against legal action arising in the course of their duties.

DIRECTORS' RESPONSIBILITIES STATEMENT

The Board is responsible for preparing a Report of the Board of Trustees and Strategic Report and the financial statements in accordance with applicable law and regulations.

The law requires the Board to prepare financial statements for each financial year. Under that law the Board has elected to prepare the Company's financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice) including FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland". The Board must not approve the financial statements unless We are satisfied that We give a true and fair view of the state of affairs of the Company and of the surplus or deficit for that period. In preparing these financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business.

The Board are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Company, and to enable them to ensure that the financial statements comply with the Companies Act 2006, the Housing and Regeneration Act 2008 and the Accounting Direction for Private Registered Providers of Social Housing 2022. We are also responsible for safeguarding the assets of the Company, and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

LONDON CYRENIANS HOUSING LIMITED

REPORT OF THE BOARD OF TRUSTEES AND STRATEGIC REPORT for the year ended 31 March 2023 (continued)

Auditor

A resolution to appoint CLA Evelyn Partners Limited as auditor to the Company will be submitted to the Annual General Meeting in September 2023.

This report was approved by the Board of Trustees on 28 September 2023 and signed on its behalf by:



Stephen Bashorun
Chair

28/09/2023



INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF LONDON CYRENIANS HOUSING LIMITED

Opinion

We have audited the financial statements of London Cyrenians Housing Limited (the 'association') for the year ended 31 March 2023 which comprise the Statement of Comprehensive Income, the Statement of Financial Position, the Statement of Changes in Equity and Reserves, the Statement of Cash Flows and the 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 FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the association's affairs as at 31 March 2023 and of its income and expenditure for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006, the Housing and Regeneration Act 2008 and the Accounting Direction for Private Registered Providers of Social Housing 2022.

Basis for opinion

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

Conclusions relating to going concern

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

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

Our responsibilities and the responsibilities of the directors 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 Report and Financial Statements, other than the financial statements and our auditor's report thereon. The directors are responsible for the other information contained within the Report and Financial Statements. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon. Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements

LONDON CYRENIANS HOUSING LIMITED

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.

Opinions on other matters prescribed by the Companies Act 2006

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

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

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the association and its environment obtained in the course of the audit, we have not identified material misstatements in the Report of the Board of Trustees and Strategic Report.

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

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

Responsibilities of directors

As explained more fully in the Directors' Responsibilities Statement set on page 8, the members of the board are the directors of the association for the purposes of company law. The directors are responsible for the preparation of the financial statements and for being satisfied that We give a true and fair view, and for such internal controls as the directors 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 directors are responsible for assessing the association's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the association or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

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

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud, is detailed below:

LONDON CYRENIANS HOUSING LIMITED

We obtained a general understanding of the association's legal and regulatory framework through enquiry of management concerning: their understanding of relevant laws and regulations and the entity's policies and procedures regarding compliance. We also drew on our existing understanding of the association's industry and regulation.

We understand that the association complies with the framework through:

- Updating operating procedures, manuals and internal controls as legal and regulatory requirements change;
- A risk assessment framework and register that includes regular review and scrutiny by the Board;
- An annual assessment of compliance with regulatory standards as applied to Registered Providers and enforced by the Regulator of Social Housing; and
- The Board's close oversight through regular board meetings and compliance reporting

In the context of the audit, we considered those laws and regulations: which determine the form and content of the financial statements; which are central to the association's ability to conduct its business; and where failure to comply could result in material penalties. We identified the following laws and regulations as being of significance in the context of the association:

- FRS 102, the requirements of the Companies Act 2006, the Charities Act 2011 the Housing and Regeneration Act 2008 and the Accounting Direction for Private Registered Providers of Social Housing 2022, in respect of the preparation and presentation of the financial statements;
- Health and safety regulations; and
- Regulatory standards as applied to Registered Providers and enforced by the Regulator of Social Housing.

We performed the following specific procedures to gain evidence about compliance with the significant laws and regulations above:

- Performed a review of board minutes to identify any indicators of known or suspected non-compliance with significant laws and regulations; and
- Reviewed any correspondence between the Regulator of Social Housing and the association.

The senior statutory auditor led a discussion with senior members of the engagement team regarding the susceptibility of the association's financial statements to material misstatement, including how fraud might occur. The key areas identified as part of the discussion were with regard to the manipulation of the financial statements through manual journal entries.

The procedures carried out to gain evidence in the above areas included:

- Testing of a sample of manual journal entries, selected through applying specific risk assessments applied based on the association's processes and controls surrounding manual journal entries; and
- reviewing and challenging estimates made by management.

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

Use of our report

This report is made solely to the association's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the association's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not

LONDON CYRENIANS HOUSING LIMITED

accept or assume responsibility to anyone other than the association and the association's members as a body, for our audit work, for this report, or for the opinions we have formed.

CLA Evelyn Partners Limited
CLA Evelyn Partners Limited (Sep 29, 2023 19:04 GMT+1)

Julie Mutton
Senior Statutory Auditor, for and on behalf of
CLA Evelyn Partners Limited
Statutory Auditor
Chartered Accountants

45 Gresham Street
London
EC2V 7BG

29/09/2023

LONDON CYRENIANS HOUSING LIMITED

STATEMENT OF COMPREHENSIVE INCOME for the year ended 31 March 2023

	Note	2023	2022
		£	£
Turnover	4	7,390,123	7,749,036
Operating expenditure		(7,464,054)	(7,471,985)
Other Income		<u>202,942</u>	<u>250,779</u>
Operating surplus	3	129,011	527,830
Interest receivable and similar income	7	50,960	7,355
Gain on fair value of investment	17	<u>351</u>	<u>22,582</u>
Surplus before property revaluation		180,322	557,767
Gain on revaluation of investment property	8	<u>76,950</u>	<u>697,000</u>
Surplus for the financial year		<u>257,272</u>	<u>1,254,767</u>

Registered number 01197478 England and Wales

The notes on pages 19 to 28 form part of these financial statements.

LONDON CYRENIANS HOUSING LIMITED

STATEMENT OF FINANCIAL POSITION as at 31 March 2023

	Notes	2023	2022
		£	£
Fixed assets			
Investment property	8	4,126,950	4,050,000
Tangible assets – housing properties	9	10,197,950	10,737,600
		<u>14,324,900</u>	<u>14,787,600</u>
Current assets			
Debtors	10	318,204	302,988
Financial assets-investments	17	303,502	303,151
Cash at bank and in hand	11	6,719,276	6,339,874
		<u>7,340,982</u>	<u>6,946,013</u>
Creditors: amounts falling due in less than one year	12	(1,000,406)	(1,325,409)
Net current assets		<u>6,340,576</u>	<u>5,620,604</u>
Total assets less current liabilities		<u>20,665,476</u>	<u>20,480,204</u>
Provisions for liabilities	13	<u>(351,803)</u>	<u>(351,803)</u>
Net assets		<u>20,313,673</u>	<u>20,056,401</u>
Capital and reserves			
Designated reserves		11,625,372	12,165,021
Revaluation reserves		2,699,529	2,622,579
General reserves		<u>5,988,772</u>	<u>5,268,801</u>
		<u>20,313,673</u>	<u>20,056,401</u>

The financial statements were approved by the Board of Trustees on 28 September 2023 and were signed on its behalf by:

Michael Driver

Michael Driver (Sep 29, 2023 13:33 GMT+1)

Michael Driver, Chair of Finance Committee



Stephen Bashorun, Chair

Registered number 01197478 England and Wales

The notes on pages 19 to 28 form part of these financial statements.

LONDON CYRENIANS HOUSING LIMITED

STATEMENT OF CHANGES IN EQUITY AND RESERVES FOR THE YEAR ENDED 31 March 2023

	Notes	Designated Reserves £	General Reserves £	Revaluation Reserve £	Total Reserves £
At 1 April 2021		1,420,195	15,455,860	1,925,579	18,801,634
Surplus for the year		-	1,254,767	-	1,254,767
Release of designated reserve		(1,420,195)	1,420,195	-	-
Transfer between reserves		12,165,021	(12,165,021)	-	-
Revaluation		-	(697,000)	697,000	-
At 1 April 2022		12,165,021	5,268,801	2,622,579	20,056,401
Surplus for the year		-	257,272	-	257,272
Transfer between reserves		(539,649)	539,649	-	-
Revaluation		-	(76,950)	76,950	-
At 31 March 2023		11,625,372	5,988,772	2,699,529	20,313,673

The notes on pages 19 to 28 form part of these financial statements.

LONDON CYRENIANS HOUSING LIMITED

STATEMENT OF CASH FLOWS for the year ended 31 March 2023

	Notes	2023 £	2022 £
Net cash generated from operating activities	A	424,054	824,247
Investing activities			
Interest received		50,960	7,355
Purchase of tangible fixed assets investments		(95,612)	(1,453,627)
Net cash (used in)/investing activities		(44,652)	(1,446,272)
Financing activities			
Interest paid		-	-
Net cash generated from/(used in) financing activities		-	-
Net increase/(decrease) in cash and cash equivalents		379,402	(622,025)
Cash and cash equivalents at beginning of the year		6,339,874	6,961,899
Cash and cash equivalents at end of year		<u>6,719,276</u>	<u>6,339,874</u>

The notes on pages 19 to 28 form part of these financial statements.

LONDON CYRENIANS HOUSING LIMITED

NOTES TO THE STATEMENT OF CASH FLOWS for the year ended 31 March 2023

A RECONCILIATION OF SURPLUS TO NET CASH GENERATED FROM OPERATING ACTIVITIES

	2023 £	2022 £
Surplus for the financial year	257,272	1,254,767
(Gain) on revaluation of investment property	(76,950)	(697,000)
(Gain) on fair value of investment	(351)	(22,582)
Interest receivable and similar income	(50,960)	(7,355)
Depreciation charge on tangible fixed assets	635,262	565,033
(Increase)/decrease in debtors	(15,216)	(82,807)
(Decrease) in creditors	(325,003)	(14,005)
(Decrease) in provisions	(0)	(171,804)
Net cash generated from operating activities	424,054	824,247

B ANALYSIS OF CHANGES IN NET FUNDS

	At 1 April 2022 £	Cash flows £	Other non- cash changes £	At 31 March 2023 £
Cash	6,339,874	379,402	-	6,719,276
Total	6,339,874	379,402	-	6,719,276

LONDON CYRENIANS HOUSING LIMITED

NOTES TO THE FINANCIAL STATEMENTS for the year ended 31 March 2023

1 Accounting policies

The principal accounting policies are summarised below.

Basis of preparation

London Cyrenians Housing Limited is a company limited by guarantee without share capital and registered as a charity, incorporated in England and Wales and as a Registered Provider of Social Housing. The address of the registered office is Carlyle House, 235-237 Vauxhall Bridge Road, London, SW1V 1EJ. The company meets the definition of a Public Benefit Entity per FRS 102.

The financial statements are prepared in accordance with applicable accounting standards and with the Statement of Recommended Practice, Accounting by registered social housing providers 2018, ("the SORP") issued by the National Housing Federation. The financial statements also comply with the Accounting Direction for private registered providers of social housing 2022 ("the Direction").

These financial statements are prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland". The financial statements have been prepared under the historical cost convention, except where otherwise stated, and are presented in sterling £.

Basis for consolidation

The Company is a parent undertaking as disclosed in note 16. The Company has taken exemption from preparing consolidated financial statements under FRS 102 on the basis that its subsidiary is permitted to be excluded from consolidation by section 405 of the Companies Act 2006 on the basis that its inclusion is not material for the purpose of giving a true and fair view. Given that the subsidiary is dormant, these financial statements disclose the result of the Company only.

Going concern

The Board have prepared these financial statements on a going concern basis. This follows a review of expected future cash flows taking into account the timing of expected income and expenditure. Based on that review, the Board consider that all of the Company's liabilities will be met at or before the point We fall due for a period of at least 12 months from the date of signing the accounts.

Turnover

Charges to residents and income from investments are included in the Income and Expenditure account in the year to which We relate.

Voluntary income is received by way of donation and gifts and is included in full in the Statement of Comprehensive Income when received unless it is provided for a specific purpose in which case it is recognised in the Statement of Comprehensive Income in the period in which the relevant expenditure is incurred.

Revenue grants including contracts from local authorities are credited to the Statement of Comprehensive Income in the period to which We relate.

LONDON CYRENIANS HOUSING LIMITED

NOTES TO THE FINANCIAL STATEMENTS for the year ended 31 March 2023

1 Accounting policies (continued)

Fixed assets and depreciation

The capital cost of housing properties includes the purchase price and alteration works where this enhances the economic benefit of the property. Housing properties are stated at cost less accumulated depreciation and any recognised impairment losses.

Fixed assets are depreciated at varying rates in order to write off the cost less estimated residual value of the assets over their useful lives. The useful lives are estimated as follows:

Property	13 years
Motor vehicles	3 years

The land element of property is not depreciated.

The Company has elected not to adopt component accounting in respect of its old housing properties. This decision was taken due to the fact that the useful life that would be applied to individual components was not deemed to be materially different from the 13 year useful life of property stated above. Component account has been applied in respect of properties acquired in 2020 and will be applied when substantial works are undertaken on existing properties which require capitalisation. The various components and associated estimated useful lives are:

Kitchens	7 years	Roofs	25 and 50 years
Bathrooms	10 years	Windows & doors	12 years
Boiler & Heating	7 years	Bricks and mortar	50 years

Impairment of housing properties

At each statement of financial position date, housing schemes are assessed to determine if there are indicators that the property may be impaired in value; if there are such indicators of impairment, then a comparison of the property's carrying value with its recoverable amount is undertaken. Any excess over the recoverable amount is recognised as an impairment loss and charged as expenditure in the Income and Expenditure account; the carrying value is reduced appropriately.

Investment property

Investment properties, which are properties held to earn rental and/or for capital appreciation, are initially measured at cost and subsequently at fair value. The directors have opted to revalue annually, with the support of independent professional valuers on a periodic basis at the balance sheet date. When the directors revalue the properties We make judgements based on current tenants, remainder of the lease term of tenancy, location, and other market conditions. Gains or losses on revaluation are recognised in the Statement of Comprehensive Income and where these are above depreciated historic cost We are subsequently transferred to the property revaluation reserve through the Statement of Changes in Equity and Reserves.

LONDON CYRENIANS HOUSING LIMITED

NOTES TO THE FINANCIAL STATEMENTS for the year ended 31 March 2023

1 Accounting policies (continued)

Other grants

Grants received from non-government sources are recognised using the performance model. A grant which does not impose a specific future performance condition is recognised as revenue when the grant proceeds are receivable. A grant that imposes a specific future performance related condition on the company is recognised only when those conditions are met. A grant received before the revenue recognition criteria is satisfied is shown as a liability in the Statement of Financial Position.

Value added tax

The Company is not registered for VAT purposes and expenditure is shown gross of any value added tax.

Pension costs

The Company contributes to certain employees' personal pension plans on a defined contribution basis. Contributions are also made to the pension scheme of certain employees in accordance with their rights under TUPE. The pension cost charge represents the contributions payable under the scheme by the Company to the fund. The Company has no liability under the scheme other than for the payment of those contributions.

Contributions to defined contribution pension schemes are charged to the Income and Expenditure account as they become payable in accordance with the rules of the scheme. Differences between contributions payable in the year and those actually paid are shown as either accruals or prepayments in the Statement of Financial Position.

Designations

Designated reserves are unrestricted reserves earmarked by the Board for particular purposes. The designations are as follows:

- Housing and investment properties (net of revaluation) being the reserves which are represented by tangible fixed assets.

General reserve

This reserve relates to the cumulative retained earnings, excluding revaluations and designated reserves.

Revaluation reserve

This reserve relates to the cumulative revaluation of investment property.

LONDON CYRENIANS HOUSING LIMITED

NOTES TO THE FINANCIAL STATEMENTS for the year ended 31 March 2023

1 Accounting policies (continued)

Financial instruments

Financial assets and financial liabilities are recognised in the Statement of Financial Position when the Company becomes a party to the contractual provisions of the instrument.

Trade (including rental) and other debtors and creditors are classified as basic financial instruments and measured at initial recognition at transaction price. Debtors and creditors are subsequently measured at amortised cost using the effective interest rate method. A provision is established when there is objective evidence that the company will not be able to collect all amounts due.

Investments are recognised at their fair value with movements going to the Income and Expenditure account.

Cash and cash equivalents

Cash and cash equivalents are classified as basic financial instruments and comprise cash in hand and at bank, short-term bank deposits with an original maturity of under a year and bank overdrafts which are an integral part of the company's cash management.

Employee benefits

Short term employee benefits such as holiday pay are accrued as services are rendered.

Operating leases

Rentals payable under operating leases are charged to Income and Expenditure on a straight line basis over the lease term. The aggregate benefits of any lease incentive are recognised as a reduction in expenses recognised over the term of the lease.

2 Key sources of estimation uncertainty and judgements

The preparation of Financial Statements requires the use of estimates and assumptions that affect the amounts reported for assets and liabilities as at the balance sheet date and the amounts reported for income and expenses for the year. Although these estimates and associated assumptions are based on historical experience and the management's best knowledge of current events and actions, the actual results may ultimately differ from those estimates. The estimates and underlying assumptions are reviewed on an on-going basis.

Critical judgements

The following are critical judgements apart from those involving estimations (which are dealt with separately below), that the trustees make in the process of applying the Company's accounting policies and that have the most significant effect on the amount recognised in the financial statements:

Categorisation of housing properties as investment properties or tangible fixed assets

Properties which are held to earn market rents, capital appreciation or both are accounted for as investment properties. Properties rented to provide social housing and properties used for administrative purposes are classified as tangible assets – housing properties.

LONDON CYRENIANS HOUSING LIMITED

NOTES TO THE FINANCIAL STATEMENTS for the year ended 31 March 2023

2 Key sources of estimation uncertainty and judgements (continued)

Identification of housing property components

As explained in note 1 above, for additions to housing properties and capitalisation of significant works, depreciation is calculated on a component by component basis. The identification of such components is a matter of judgement and may have a material impact on the depreciation charge. The components selected are those which reflect how the major repairs to the property are managed.

Key sources of estimation uncertainty

The estimates and assumptions which have the most significant effect on amounts recognised in the financial statements are discussed below:

Valuation of Investment property

The company holds two investment properties which were previously held as housing properties. After transfer and initial recognition, the investment property is measured at its fair value. The valuation assessment at year end has been performed by the directors of the Company based on publicly available market data.

Useful lives of Company properties

The depreciation applied by the Company to its owned properties takes into account the age and condition of the properties as well as the intensive utilisation sustained by the assets due to the nature of the services and client group of the Company. The accumulated depreciation at 31 March 2023 was £6,364,379 (2022: £5,729,117).

Dilapidations provision

The Company makes provision for dilapidations to its leased properties. The provision takes account of contractual responsibilities, health and safety obligations and any other relevant regulatory requirements.

Bad debt provision

The debtor balances in respect of charges to service users and statutory bodies of £103,766 (2022: £125,003) and revenue grant receivable £99,291 (2022: £53,672) are recorded in the Company's Statement of Financial Position. A full line by line review of debtors balances is carried out regularly.

3 Operating surplus	2023	2022
	£	£
Is stated after charging:		
Depreciation	635,262	565,033
Auditor's remuneration – audit services including VAT	33,570	25,890
Operating lease payments - buildings	<u>92,000</u>	<u>92,000</u>

LONDON CYRENIANS HOUSING LIMITED

NOTES TO THE FINANCIAL STATEMENTS for the year ended 31 March 2023

4 Social Housing Turnover and Costs	2023 £	2022 £
Rent receivable excluding service charge	2,276,479	2,276,468
Service charges receivable	104,003	87,742
Revenue Grants	5,168,256	5,384,826
Social housing activity expenditure	<u>(7,464,054)</u>	<u>(7,471,985)</u>
Operating (deficit)/surplus and net (deficit)/surplus from social housing activities	<u>(50,518)</u>	<u>277,051</u>
Void Losses	<u>(135,202)</u>	<u>(101,203)</u>

The expenditure and operating surplus from Social House activities are equivalent to the amount in the Statement of Comprehensive Income

5 Staff costs	2023 Number	2022 Number
The average weekly number of persons employed during the year (full time equivalents) was:	166	180
	£	£
Staff costs for the above persons were:		
Wages and salaries	4,192,694	4,426,038
Social security costs	382,008	423,419
Pension costs	<u>105,732</u>	<u>115,926</u>
	<u>4,680,434</u>	<u>4,965,383</u>

6 Emoluments of the Board and senior management team

The directors of the Company do not receive any remuneration and the below amounts relate solely to managerial staff considered to be key management personnel.

	2023 £	2022 £
Remuneration paid to key management personnel comprised:		
Gross salary	228,718	210,052
Social security costs	34,422	28,987
Employer's pension contributions	<u>13,023</u>	<u>12,463</u>
	<u>276,163</u>	<u>251,502</u>

LONDON CYRENIANS HOUSING LIMITED

NOTES TO THE FINANCIAL STATEMENTS for the year ended 31 March 2023

	2023 £	2022 £
Highest paid director's aggregate emoluments (excluding pension)	<u>86,365</u>	<u>86,365</u>
	<u>86,365</u>	<u>86,365</u>

The Chief Executive is an ordinary participant in the company's pension arrangement and no enhancements or special terms apply. There are no other pension arrangements.

The full time equivalent number of staff whose remuneration payable in relation to the period of account fell within the following bands:

	2023 No	2022 No.
£60,001 - £70,000	1	1
£80,001 - £90,000	<u>1</u>	<u>1</u>

7 Interest receivable and similar income	2023 £	2022 £
Bank interest receivable	48,266	6,073
Dividend from investments	<u>2,694</u>	<u>1,282</u>
	<u>50,960</u>	<u>7,355</u>

8 Investment property Valuation

At 1 April 2022	4,050,000
Fair value adjustment	<u>76,950</u>
At 31 March 2023	<u>4,126,950</u>

LONDON CYRENIANS HOUSING LIMITED

NOTES TO THE FINANCIAL STATEMENTS for the year ended 31 March 2023

9	Tangible assets -housing properties	Properties	Land	Total
		£	£	£
	Cost			
	At 1 April 2022	11,520,110	4,946,607	16,466,717
	Addition in the year	95,612	-	95,612
	At 31 March 2023	<u>11,615,722</u>	<u>4,946,607</u>	<u>16,562,329</u>
	Depreciation			
	At 1 April 2022	5,729,117	-	5,729,117
	Charge for the year	635,262	-	635,262
	At 31 March 2023	<u>6,364,379</u>	<u>-</u>	<u>6,364,379</u>
	Net book value			
	At 31 March 2023	<u>5,251,343</u>	<u>4,946,607</u>	<u>10,197,950</u>
	At 31 March 2022	<u>5,790,993</u>	<u>4,946,607</u>	<u>10,737,600</u>

10	Debtors	2023	2022
		£	£
	Gross arrears of charges to customers & other statutory bodies	103,766	125,003
	Revenue grants receivable	99,291	53,672
	Other debtors	<u>115,147</u>	<u>124,313</u>
		<u>318,204</u>	<u>302,988</u>

11	Cash and cash equivalents	2023	2022
		£	£
	Cash at bank and in hand	<u>6,719,276</u>	<u>6,339,874</u>
		<u>6,719,276</u>	<u>6,339,874</u>

LONDON CYRENIANS HOUSING LIMITED

NOTES TO THE FINANCIAL STATEMENTS for the year ended 31 March 2023

12 Creditors	2023 £	2022 £
Amounts falling due within one year:		
Trade creditors	82,157	77,605
Customers' charges in advance	254,912	240,185
Other creditors	-	64,363
Other taxation and social security	130,792	140,060
Accruals and deferred income	532,545	803,196
	<u>1,000,406</u>	<u>1,325,409</u>

13 Provisions	Dilapidations provision
	£
At 1 April 2022	351,803
Additions	-
Released	-
	<u>351,803</u>
At 31 March 2023	<u>351,803</u>

14 Housing units at end of year – supported housing	2023 Units	2022 Units
Owned	86	86
Managed	39	49
	<u>125</u>	<u>135</u>

15 Operating leases

The Company holds properties and office equipment under non-cancellable operating leases. At 31 March 2023, the Company had the following future minimum lease payments under non-cancellable leases:

	2023 £	2022 £
For leases expiring:		
Within one year	92,000	92,000
In two to five years	173,940	265,940
	<u>265,940</u>	<u>357,940</u>

LONDON CYRENIANS HOUSING LIMITED

NOTES TO THE FINANCIAL STATEMENTS for the year ended 31 March 2023

16 Subsidiary undertaking

Name	Country of Incorporation	Class of shares	Holding	Activity
Capital Housing Limited	United Kingdom	Ordinary	100%	Dormant

The registered office of the above subsidiary was Carlyle House, 235-237 Vauxhall Bridge Road, London, SW1V 1EJ. The subsidiary was incorporated on 15 August 2019 and has remained dormant since incorporation.

17 Financial instruments

	2023 £	2022 £
<i>Equity instruments measured at fair value through the income and expenditure account</i>		
Current asset listed investments		
Cash	240	216
Ruffer Total Return Fund	107,407	111,667
Schroder Sustainable UK Equity	84,312	82,229
Liontrust Income /Neptune Income	111,543	109,046
	<u>303,502</u>	<u>303,151</u>
 <i>Fair value gains and losses</i>		
Gain on financial assets measured at fair value through profit or loss		
Current asset listed investments	351	22,582
	<u>351</u>	<u>22,582</u>

18 Ultimate controlling party

There is no ultimate controlling party

19 Capital Commitments

Capital commitments contracted but not provided for in the financial statement were as follows:

On 20 December 2022, London Cyrenians Housing entered a reversed contract of refurbishment of detached house 69 Carleton Road London N1 7EW. The best estimate of the of the total cost of this development is £0.903million.

Amount contracted	£903,376
Amount authorised by the board but not contacted	£Nil

These Commitments will be funded by existing reserves.

JUST CIRCLE LIMITED

England & Wales - Charity number 269158

Accounts

Company Registered Number: 1197478

Charity Registered Number: 269158

London Cyrenians Housing Limited

Report and financial statements

for the year ended

31 March 2022

LONDON CYRENIANS HOUSING LIMITED

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LONDON CYRENIANS HOUSING LIMITED

LEGAL AND ADMINISTRATIVE DETAILS

STATUS	Company limited by guarantee without share capital and registered as a charity
REGISTERED OFFICE	Carlyle House 235-237 Vauxhall Bridge Road London SW1V 1EJ
HONORARY OFFICERS	Stephen Bashorun (Chair) Michael Driver (Chair of Finance C'tte)
BANKERS	Barclays Bank plc Level 27 1 Churchill Place Canary Wharf London E14 5HP
AUDITOR	CLA Evelyn Partners Limited 45 Gresham Street London EC2V 7EH
SOLICITORS	Trowers & Hamlins
COMPANY REGISTERED NUMBER	1197478
CHARITY REGISTERED NUMBER	269158
REGISTERED PROVIDER OF SOCIAL HOUSING NUMBER	LH4377

LONDON CYRENIANS HOUSING LIMITED

REPORT OF THE BOARD OF TRUSTEES AND STRATEGIC REPORT for the year ended 31 March 2022

The Board of Trustees presents its report and strategic report and the accounts for the year ended 31 March 2022. The Statement of Comprehensive Income, Statement of Financial Position, Statement of Changes in Equity and Reserves, and Statement of Cash Flows are included later in this report.

Activities

The principal activity of the Company is the provision of housing and support to single vulnerable people with a range of complex needs.

Public Benefit

In setting objectives and planning our activities we have given careful consideration to the Charity Commission's general guidance on public benefit. All our activities are undertaken in furtherance of our charitable purposes which are for the public benefit.

Review of Affairs 2022

Introduction

Optimism may be in short supply this year given the sector wide staffing vacancies, soaring inflation, cost of living crisis, the war in Ukraine and world food shortages. But despite these challenging times Cyrenians has much to be proud of and to celebrate. As a prudent and responsible charity we continue to develop safely and within our means and are therefore able to face the obstacles above with 50 years' experience, financial stability and an innovative fundraising programme Radical Rent to maintain investment in quality and staffing.

Activity

Our phase 1 Radical Rent at Halford House was completed in Winter 2022 and was a triumph to planning, detail and innovation. The flats are designed with an original eye and modern twist for this Victorian house. The apartments were snapped up within a week by locals keen to see their rent go towards supporting people with mental health needs rather than into the pockets of developers.

We have received planning permission for phase 2 of our Radical Rent programme and will be working in earnest to create 4 beautiful self-contained flats in Carleton Road Islington from the tired and rundown property we inherited.

New Services

Given the staffing crisis in London we have chosen not to tender for new services as we are mindful of the problems caused by the sector-wide inability to recruit suitably skilled and able staff. This is a huge frustration for Cyrenians as we are proud of our innovative and successful model of service delivery and keen to expand this when safe to do so. We are working closely in Hammersmith and Fulham to bring the large day service in SW6 back to its former glory so that it can be of value to local people from BAME Groups. The upgrade works are ongoing and we are optimistic that it can be brought into safe community use before the end of the year.

LONDON CYRENIANS HOUSING LIMITED

REPORT OF THE BOARD OF TRUSTEES AND STRATEGIC REPORT for the year ended 31 March 2022 (continued)

Investment

The five key pillars to our investment plans are:

1. Property

We will continue to upgrade our existing properties to ensure that service users have modern, clean and pleasant environments in which to begin their recovery journeys. This includes being mindful of our Environment and Sustainability plans and replacing old inefficient systems with newer greener ones where possible.

2. People

As the sector continues to face unprecedented shortages, we have looked at creative and responsible ways to recruit and retain staff. We have a well-received discretionary recognition award, comprehensive training programme and have just completed a review of terms and conditions. We are working with several universities to support young talent coming through and to promote adult social care as a vibrant and rewarding career.

3. Services

We have been reviewing our service models and looking at ways we can introduce more clinical support from psychologists and nursing. We have begun our health outcomes review with service users and look forward to completing this and implementing findings before the end of the financial year.

4. Governance

We are thrilled to introduce 2 young trainee trustees to our fold this year. They have helped us to promote work streams that include:

- Recruiting younger people
- Age-appropriate activities programmes
- Service user feedback sessions
- Establishing a young person's panel

5. Corporate Identity

We are mindful from feedback from our young trainee trustees and service users that our corporate image can look a bit staid and dated. We have therefore begun the process of reviewing our identity with the view to beginning the re-branding process in this our 50th Year.

Risk and Uncertainties in the Immediate Future

The risks to the sector in general and to LCH remain:

- Staff and labour shortages
- Reluctance in clinical risk sharing
- Decline in the value of support contracts

We have put together a suite of responses to help improve our recruitment and retention rates, but we are mindful that the pool of people looking for work in the

LONDON CYRENIANS HOUSING LIMITED

REPORT OF THE BOARD OF TRUSTEES AND STRATEGIC REPORT for the year ended 31 March 2022 (continued)

sector are just not there. We will review our improvements over the next three months to gauge the success of our new measures.

We continue to advocate for shared and effective risk planning with clinicians and have included this in procedural security for those overseeing referrals and placements.

Risk Management (Corporate)

In order to ensure effective risk management and sound governance the Trustees continue to:

- Maintain adequate insurance cover
- Comply with policy and procedures
- Review, rate and mitigate as per Risk Register
- Work to our internal control framework

Disabled Persons

As a mental health and learning disability charity we are mindful of the importance of supporting people with disabilities or conditions to access work. We have a positive track record of enabling people to access employment and are supported to do this by our retained Occupational Health Service who support us to make reasonable adjustments to the working environment where safe and appropriate to do so.

Diversity

Cyrenians are pleased to promote diversity at all levels in the organisation and have a positive and inclusive track record from our trustees to our frontline staff. We continue to review options to ensure that people from all walks of life are welcomed to Cyrenians and have recently introduced a trainee trustee programme to facilitate this.

Employee Information

During the Covid restrictions LCH circulated regular bulletins, newsletters and activity update emails. Now that restrictions have been lifted, we have returned to company meetings, staff conference and ad hoc events. In addition, we have also begun to post information online in the form of Podcasts and training.

Key Performance Indicators

We have detailed below our performance against the key indicators of occupancy, staff turnover and arrears.

	2022	2021
Occupancy	96%	92%
Staff turnover	31%	30%
Arrears	5%	4.9%

.

LONDON CYRENIANS HOUSING LIMITED

REPORT OF THE BOARD OF TRUSTEES AND STRATEGIC REPORT for the year ended 31 March 2022 (continued)

Value for Money Metrics

The following VfM metrics have been calculated as recommended by the Regulator of Social Housing:

- **Reinvestment** – 8.83% (2021: 1.15%) The reinvestment metric in 2022 is driven by The development of the Garden House Flats and the re-development of Halford House during the year. All other expenditure was revenue expenditure on maintenance of our housing stock.
- **New supply delivered** – 1.48% (2021: N/A)
- **Gearing** - London Cyrenians has no borrowing.
- **EBITDA MRI-Interest cover** - London Cyrenians has no borrowing and therefore no interest to cover.
- **Headline social housing cost per unit** - £7,367 (2021: £9,178)
The low cost per unit reflects the stringent cost control measures in place.
- **Operating margin (social)** –3.58% (2021: 5.96%)
- **Return on capital employed (ROCE)** –2.78% (2021: 0.96%)

Due to the unique combination of services benchmark data from other similar organisations may not provide meaningful, comparative information. We do however use data obtained through this method gleaned to inform our decisions.

Level of Reserves

In line with best practice Cyrenians seeks to maintain unrestricted reserves and working capital at a level that is prudent and sufficient to ensure that the Company's current and planned future activities can be operated effectively and to enable any unexpected financial interruption to be satisfactorily managed. No more than 10% of income in any one year is used to increase unrestricted reserves which is a funder requirement. To satisfy these policy objectives Cyrenians aims to maintain its designated and general reserves at a level equivalent to the proportion of projected income which equates to the usual notice period in our operational contracts.

Disclosure of Information to the Auditor

The Board of Trustees (directors and trustees of the company) who held office at the date of approval of this Board report confirm that, so far as they are each aware, there is no relevant audit information of which the auditor is unaware; and each director has taken all the steps that he/she ought to have taken as a director to make himself/herself aware of any relevant audit information and to establish that the Company's auditor is aware of that information.

REPORT OF THE BOARD OF TRUSTEES AND STRATEGIC REPORT for the year ended 31 March 2022

LONDON CYRENIANS HOUSING LIMITED

The Board of Trustees are appointed following: an open recruitment process; meetings with senior members of staff; attendance as observers at board meetings; and an interview with the Cyrenians Chair: all these steps are in accordance with Cyrenians' written procedures. The following served during the period and up to the date of this report:

S. Bashorun
A. Diggle
M. Driver
C. Thompson
S. Chamberlain

H. Maxwell
C. Flood(appointed 19.11.2021)
Prof B. Thomas
J. Ward-Smith

All members of the Board are members of the Company and guarantee to contribute to the assets of the Company, in the event of it being wound up, such amounts as may be required not exceeding £1. The number of guarantees at 31 March 2022 was nine (2021-9).

Members of the Board have no beneficial interest in the Company and are not remunerated. They are indemnified by the Company against legal action arising in the course of their duties.

DIRECTORS' RESPONSIBILITIES STATEMENT

The Board is responsible for preparing a Report of the Board of Trustees and Strategic Report and the financial statements in accordance with applicable law and regulations.

The law requires the Board to prepare financial statements for each financial year. Under that law the Board has elected to prepare the Company's financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice) including FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland". The Board must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the Company and of the surplus or deficit for that period. In preparing these financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business.

The Board are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Company, and to enable them to ensure that the financial statements comply with the Companies Act 2006, the Housing and Regeneration Act 2008 and the Accounting Direction for Private Registered Providers of Social Housing 2019. They are also responsible for safeguarding the assets of the Company, and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

LONDON CYRENIANS HOUSING LIMITED

REPORT OF THE BOARD OF TRUSTEES AND STRATEGIC REPORT for the year ended 31 March 2022

Auditor

A resolution to appoint CLA Evelyn Partners Limited as auditor to the Company will be submitted to the Annual General Meeting in September 2022.

This report was approved by the Board of Trustees on 29 September 2022 and signed on its behalf by:



Stephen Bashorun
Chair

24/11/2022



INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF LONDON CYRENIANS HOUSING LIMITED

Opinion

We have audited the financial statements of London Cyrenians Housing Limited (the 'association') for the year ended 31 March 2022 which comprise the Statement of Comprehensive Income, the Statement of Financial Position, the Statement of Changes in Equity and Reserves, the Statement of Cash Flows and the 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 FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the association's affairs as at 31 March 2022 and of its income and expenditure for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006, the Housing and Regeneration Act 2008 and the Accounting Direction for Private Registered Providers of Social Housing 2019.

Basis for opinion

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

Conclusions relating to going concern

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

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

Our responsibilities and the responsibilities of the directors 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 Report and Financial Statements, other than the financial statements and our auditor's report thereon. The directors are responsible for the other information contained within the Report and Financial Statements. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon. Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements

LONDON CYRENIANS HOUSING LIMITED

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.

Opinions on other matters prescribed by the Companies Act 2006

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

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

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the association and its environment obtained in the course of the audit, we have not identified material misstatements in the Report of the Board of Trustees and Strategic Report.

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

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

Responsibilities of directors

As explained more fully in the Directors' Responsibilities Statement set on page 7, the members of the board are the directors of the association for the purposes of company law. The directors 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 controls as the directors 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 directors are responsible for assessing the association's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the association or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

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

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud, is detailed below:

LONDON CYRENIANS HOUSING LIMITED

We obtained a general understanding of the association's legal and regulatory framework through enquiry of management concerning: their understanding of relevant laws and regulations and the entity's policies and procedures regarding compliance. We also drew on our existing understanding of the association's industry and regulation.

We understand that the association complies with the framework through:

- Updating operating procedures, manuals and internal controls as legal and regulatory requirements change;
- A risk assessment framework and register that includes regular review and scrutiny by the Board;
- An annual assessment of compliance with regulatory standards as applied to Registered Providers and enforced by the Regulator of Social Housing; and
- The Board's close oversight through regular board meetings and compliance reporting

In the context of the audit, we considered those laws and regulations: which determine the form and content of the financial statements; which are central to the association's ability to conduct its business; and where failure to comply could result in material penalties. We identified the following laws and regulations as being of significance in the context of the association:

- FRS 102, the requirements of the Companies Act 2006, the Charities Act 2011 the Housing and Regeneration Act 2008 and the Accounting Direction for Private Registered Providers of Social Housing 2019, in respect of the preparation and presentation of the financial statements;
- Health and safety regulations; and
- Regulatory standards as applied to Registered Providers and enforced by the Regulator of Social Housing.

We performed the following specific procedures to gain evidence about compliance with the significant laws and regulations above:

- Performed a review of board minutes to identify any indicators of known or suspected non-compliance with significant laws and regulations; and
- Reviewed any correspondence between the Regulator of Social Housing and the association.

The senior statutory auditor led a discussion with senior members of the engagement team regarding the susceptibility of the association's financial statements to material misstatement, including how fraud might occur. The key areas identified as part of the discussion were with regard to the manipulation of the financial statements through manual journal entries.

The procedures carried out to gain evidence in the above areas included:

- Testing of a sample of manual journal entries, selected through applying specific risk assessments applied based on the association's processes and controls surrounding manual journal entries; and
- reviewing and challenging estimates made by management.

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

Use of our report

This report is made solely to the association's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the association's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not

LONDON CYRENIANS HOUSING LIMITED

accept or assume responsibility to anyone other than the association and the association's members as a body, for our audit work, for this report, or for the opinions we have formed.

CLA Evelyn Partners Limited
CLA Evelyn Partners Limited (No. 28, 2022 1227 0411)

Julie Mutton
Senior Statutory Auditor, for and on behalf of
CLA Evelyn Partners Limited
Statutory Auditor
Chartered Accountants
28/11/2022
45 Gresham Street
London
EC2V 7EH

LONDON CYRENIANS HOUSING LIMITED

STATEMENT OF COMPREHENSIVE INCOME for the year ended 31 March 2022

	Note	2022	2021
		£	£
Turnover	3	7,749,036	8,841,990
Operating expenditure		(7,471,985)	(9,363,351)
Exceptional item	8	-	5,194,378
Other Income		<u>250,779</u>	<u>240,315</u>
Operating surplus	3	527,830	4,913,332
Interest receivable and similar income	7	7,355	36,871
Gain on fair value of investment	18	<u>22,582</u>	<u>57,840</u>
Surplus before property revaluation		557,767	5,008,043
Gain on revaluation of investment property	9	<u>697,000</u>	<u>440,000</u>
Surplus for the financial year		<u><u>1,254,767</u></u>	<u><u>5,448,043</u></u>

Registered number 1197478 England and Wales

The notes on pages 18 to 28 form part of these financial statements.

LONDON CYRENIANS HOUSING LIMITED

STATEMENT OF FINANCIAL POSITION as at 31 March 2022

	Notes	2022	2021
		£	£
Fixed assets			
Investment property	9	4,050,000	3,353,000
Tangible assets – housing properties	10	10,737,600	9,849,006
		<u>14,787,600</u>	<u>13,202,006</u>
Current assets			
Debtors	11	302,988	220,181
Financial assets-investments	19	303,151	280,569
Cash at bank and in hand	12	6,339,874	6,961,899
		<u>6,946,013</u>	<u>7,462,649</u>
Creditors: amounts falling due in less than one year	13	(1,325,409)	(1,339,414)
		<u>5,620,604</u>	<u>6,123,235</u>
Net current assets			
Total assets less current liabilities		<u>20,408,204</u>	<u>19,325,241</u>
Provisions for liabilities	14	<u>(351,803)</u>	<u>(523,607)</u>
Net assets		<u>20,056,401</u>	<u>18,801,634</u>
Capital and reserves			
Designated reserves	15	12,165,021	1,420,195
Revaluation reserves		2,622,579	1,925,579
General reserves		<u>5,268,801</u>	<u>15,455,860</u>
		<u>20,056,401</u>	<u>18,801,634</u>

The financial statements were approved by the Board of Trustees on 23 November 2022 and were signed on its behalf by:

Michael Driver
Michael Driver (Nov 25, 2022 12:03 GMT)

Michael Driver, Chair of Finance Committee



Stephen Bashorun, Chair

Registered number 1197478 England and Wales

The notes on pages 18 to 28 form part of these financial statements.

LONDON CYRENIANS HOUSING LIMITED

STATEMENT OF CHANGES IN EQUITY AND RESERVES FOR THE YEAR ENDED 31 March 2022

	Notes	Designated Reserves £	General Reserves £	Revaluation Reserve £	Total Reserves £
At 1 April 2020		1,420,195	10,447,815	1,485,579	13,353,589
Total Comprehensive Income		-	5,448,045	-	5,448,045
Transfer to reserves		-	(440,000)	440,000	-
At 1 April 2021		<u>1,420,195</u>	<u>15,455,860</u>	<u>1,925,579</u>	<u>18,801,634</u>
Total Comprehensive Income		-	1,254,767	-	1,254,767
Release of designated reserve		(1,420,195)	1,420,195	-	-
Transfers between reserves		12,165,021	(12,165,021)	-	-
Revaluation		-	(697,000)	697,000	-
At 31 March 2022		<u><u>12,165,021</u></u>	<u><u>5,268,801</u></u>	<u><u>2,622,579</u></u>	<u><u>20,056,401</u></u>

The notes on pages 18 to 28 form part of these financial statements.

LONDON CYRENIANS HOUSING LIMITED

STATEMENT OF CASH FLOWS for the year ended 31 March 2022

	Notes	2022 £	2021 £
Net cash generated from operating activities	A	824,247	503, 172
Investing activities			
Interest received		7,355	36,871
Purchase of tangible fixed assets investments		(1,453,627)	(173,268)
Net cash (used in)/generated from investing activities		(1,446,272)	(136,397)
Financing activities			
Interest paid		-	-
Net cash generated from/(used in) financing activities		-	-
Net (decrease)/increase in cash and cash equivalents		(622,025)	366,775
Cash and cash equivalents at beginning of the year		6,961,899	6,595,124
Cash and cash equivalents at end of year		<u>6,339,874</u>	<u>6,961,899</u>

The notes on pages 18 to 28 form part of these financial statements.

LONDON CYRENIANS HOUSING LIMITED

NOTES TO THE STATEMENT OF CASH FLOWS for the year ended 31 March 2022

A RECONCILIATION OF SURPLUS TO NET CASH GENERATED FROM OPERATING ACTIVITIES

	2022 £	2021 £
Surplus for the financial year	1,254,767	5,448,043
(Gain) on revaluation of investment property	(697,000)	(440,000)
(Gain) on fair value of investment	(22,582)	(57,840)
Interest receivable and similar income	(7,355)	(36,871)
Depreciation charge on tangible fixed assets	565,033	565,032
(Increase)/decrease in debtors	(82,807)	152,765
(Decrease) in creditors	(14,005)	(1,609,532)
(Decrease) in provisions	(171,804)	(3,518,427)
Net cash generated from operating activities	824,247	503,172

B ANALYSIS OF CHANGES IN NET FUNDS

	At 1 April 2021 £	Cash flows £	Other non- cash changes £	At 31 March 2022 £
Cash	6,961,899	(622,025)	-	6,339,874
Total	6,961,899	(622,025)	-	6,339,874

LONDON CYRENIANS HOUSING LIMITED

NOTES TO THE FINANCIAL STATEMENTS for the year ended 31 March 2022

1 Accounting policies

The principal accounting policies are summarised below.

Basis of preparation

London Cyrenians Housing Limited is a company limited by guarantee without share capital and registered as a charity, incorporated in England and Wales and as a Registered Provider of Social Housing. The address of the registered office is Carlyle House, 235-237 Vauxhall Bridge Road, London, SW1V 1EJ. The company meets the definition of a Public Benefit Entity per FRS 102.

The financial statements are prepared in accordance with applicable accounting standards and with the Statement of Recommended Practice, Accounting by registered social housing providers 2018, ("the SORP") issued by the National Housing Federation. The financial statements also comply with the Accounting Direction for private registered providers of social housing 2019 ("the Direction").

These financial statements are prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland". The financial statements have been prepared under the historical cost convention, except where otherwise stated, and are presented in sterling £.

Basis for consolidation

The Company is a parent undertaking as disclosed in note 17. The Company has taken exemption from preparing consolidated financial statements under FRS 102 on the basis that its subsidiary is permitted to be excluded from consolidation by section 405 of the Companies Act 2006 on the basis that its inclusion is not material for the purpose of giving a true and fair view. Given that the subsidiary is dormant, these financial statements disclose the result of the Company only.

Going concern

The Board have prepared these financial statements on a going concern basis. This follows a review of expected future cash flows taking into account the timing of expected income and expenditure. Based on that review, the Board consider that all of the Company's liabilities will be met at or before the point they fall due for a period of at least 12 months from the date of signing the accounts.

Turnover

Charges to residents and income from investments are included in the Income and Expenditure account in the year to which they relate.

Voluntary income is received by way of donation and gifts and is included in full in the Income and Expenditure account when received unless it is provided for a specific purpose in which case it is recognised in the Statement of Comprehensive Income in the period in which the relevant expenditure is incurred.

Revenue grants including Supporting People are credited to the Income and Expenditure account in the period to which they relate.

LONDON CYRENIANS HOUSING LIMITED

NOTES TO THE FINANCIAL STATEMENTS for the year ended 31 March 2022

1 Accounting policies (continued)

Fixed assets and depreciation

The capital cost of housing properties includes the purchase price and alteration works where this enhances the economic benefit of the property. Housing properties are stated at cost less accumulated depreciation and any recognised impairment losses.

Fixed assets are depreciated at varying rates in order to write off the cost less estimated residual value of the assets over their useful lives. The useful lives are estimated as follows:

Property	13 years
Motor vehicles	3 years

The land element of property is not depreciated.

The Company has elected not to adopt component accounting in respect of its old housing properties. This decision was taken due to the fact that the useful life that would be applied to individual components was not deemed to be materially different from the 13 year useful life of property stated above. Component account has been applied in respect of properties acquired in 2020 and will be applied when substantial works are undertaken on existing properties which require capitalisation. The various components and associated estimated useful lives are:

Kitchens	7 years	Roofs	25 and 50 years
Bathrooms	10 years	Windows & doors	12 years
Boiler & Heating	7 years	Bricks and mortar	50 years

Impairment of housing properties

At each statement of financial position date, housing schemes are assessed to determine if there are indicators that the property may be impaired in value; if there are such indicators of impairment, then a comparison of the property's carrying value with its recoverable amount is undertaken. Any excess over the recoverable amount is recognised as an impairment loss and charged as expenditure in the Income and Expenditure account; the carrying value is reduced appropriately.

Investment property

Investment properties, which are properties held to earn rental and / or for capital appreciation, are initially measured at cost and subsequently at fair value. The directors have opted to revalue annually, with the support of independent professional valuers on a periodic basis at the balance sheet date. When the directors revalue the properties they make judgements based on current tenants, remainder of the lease term of tenancy, location, and other market conditions. Gains or losses on revaluation are recognised in the Statement of Comprehensive Income and where these are above depreciated historic cost they are subsequently transferred to the property revaluation reserve through the Statement of Changes in Equity and Reserves.

LONDON CYRENIANS HOUSING LIMITED

NOTES TO THE FINANCIAL STATEMENTS for the year ended 31 March 2022

1 Accounting policies (continued)

Other grants

Grants received from non-government sources are recognised using the performance model. A grant which does not impose a specific future performance condition is recognised as revenue when the grant proceeds are receivable. A grant that imposes a specific future performance related conditions on the company, is recognised only when those conditions are met. A grant received before the revenue recognition criteria are satisfied is shown as a liability in the Statement of Financial Position.

Value added tax

The Company is not registered for VAT purposes and expenditure is shown gross of any value added tax.

Pension costs

The Company contributes to certain employees' personal pension plans on a defined contribution basis. Contributions are also made to the pension scheme of certain employees in accordance with their rights under TUPE. The pension cost charge represents the contributions payable under the scheme by the Company to the fund. The Company has no liability under the scheme other than for the payment of those contributions.

Contributions to defined contribution pension schemes are charged to the Income and Expenditure account as they become payable in accordance with the rules of the scheme. Differences between contributions payable in the year and those actually paid are shown as either accruals or prepayments in the Statement of Financial Position.

Designations

Designated reserves are unrestricted reserves earmarked by the Board for particular purposes. The designations are as follows:

- Housing and investment properties (net of revaluation) being the reserves which are represented by tangible fixed assets.

General reserve

This reserve relates to the cumulative retained earnings, excluding revaluations and designated reserves.

Revaluation reserve

This reserve relates to the cumulative revaluation of investment property.

LONDON CYRENIANS HOUSING LIMITED

NOTES TO THE FINANCIAL STATEMENTS for the year ended 31 March 2022

1 Accounting policies (continued)

Financial instruments

Financial assets and financial liabilities are recognised in the Statement of Financial Position when the Company becomes a party to the contractual provisions of the instrument.

Trade (including rental) and other debtors and creditors are classified as basic financial instruments and measured at initial recognition at transaction price. Debtors and creditors are subsequently measured at amortised cost using the effective interest rate method. A provision is established when there is objective evidence that the company will not be able to collect all amounts due.

Investments are recognised at their fair value with movements going to the Income and Expenditure account.

Cash and cash equivalents

Cash and cash equivalents are classified as basic financial instruments and comprise cash in hand and at bank, short-term bank deposits with an original maturity of under a year and bank overdrafts which are an integral part of the company's cash management.

Employee benefits

Short term employee benefits such as holiday pay are accrued as services are rendered.

Operating leases

Rentals payable under operating leases are charged to Income and Expenditure on a straight line basis over the lease term. The aggregate benefits of any lease incentive are recognised as a reduction in expenses recognised over the term of the lease.

2 Key sources of estimation uncertainty and judgements

The preparation of Financial Statements requires the use of estimates and assumptions that affect the amounts reported for assets and liabilities as at the balance sheet date and the amounts reported for income and expenses for the year. Although these estimates and associated assumptions are based on historical experience and the management's best knowledge of current events and actions, the actual results may ultimately differ from those estimates. The estimates and underlying assumptions are reviewed on an on-going basis.

Critical judgements

The following are critical judgements apart from those involving estimations (which are dealt with separately below), that the trustees make in the process of applying the Company's accounting policies and that have the most significant effect on the amount recognised in the financial statements:

Categorisation of housing properties as investment properties or tangible fixed assets

Properties which are held to earn market rents, capital appreciation or both are accounted for as investment properties. Properties rented to provide social housing and properties used for administrative purposes are classified as tangible assets – housing properties.

Identification of housing property components

LONDON CYRENIANS HOUSING LIMITED

NOTES TO THE FINANCIAL STATEMENTS for the year ended 31 March 2022

2 Key sources of estimation uncertainty and judgements (continued)

As explained in note 1 above, for additions to housing properties and capitalisation of significant works, depreciation is calculated on a component by component basis. The identification of such components is a matter of judgement and may have a material impact on the depreciation charge. The components selected are those which reflect how the major repairs to the property are managed.

Key sources of estimation uncertainty

The estimates and assumptions which have the most significant effect on amounts recognised in the financial statements are discussed below:

Valuation of Investment property

The company holds two investment properties which were previously held as housing properties. After transfer and initial recognition, the investment property is measured at its fair value. The valuation assessment at year end has been performed by the directors of the Company based on publicly available market data.

Useful lives of Company properties

The depreciation applied by the Company to its owned properties takes into account the age and condition of the properties as well as the intensive utilisation sustained by the assets due to the nature of the services and client group of the Company. The accumulated depreciation at 31 March 2022 was £5,729,117 (2021: £5,164,084).

Dilapidations provision

The Company makes provision for dilapidations to its leased properties. The provision takes account of contractual responsibilities, health and safety obligations and any other relevant regulatory requirements.

Bad debt provision

The debtor balances in respect of charges to service users and statutory bodies of £125,003 (2021: £142,381) and revenue grant receivable £53,672 (2021: £66,223) are recorded in the Company's Statement of Financial Position. A full line by line review of debtors balances is carried out regularly. The bad debt provision against these balances at 31 March 2022 was £0 (2021:£108,693) and £0 (2021:£30,112) respectively.

3 Operating surplus	2022	2021
	£	£
Is stated after charging:		
Depreciation	565,033	565,032
Auditor's remuneration – audit services including VAT	25,890	24,000
Operating lease payments - buildings	<u>59,597</u>	<u>144,720</u>

LONDON CYRENIANS HOUSING LIMITED

NOTES TO THE FINANCIAL STATEMENTS for the year ended 31 March 2022

4 Social Housing Turnover and Costs	2022 £	2021 £
Rent receivable excluding service charge	2,276,468	2,595,195
Service charges receivable	87,742	106,805
Revenue Grants	5,384,826	6,349,953
Social housing activity expenditure	<u>(7,471,985)</u>	<u>(9,363,351)</u>
Operating surplus/deficit and net surplus/deficit from social housing activities	<u>277,051</u>	<u>(311,398)</u>
Void Losses	<u>(101,203)</u>	<u>(158,096)</u>

The expenditure and operating surplus from Social Housing activities are equivalent to the amounts in the Statement of Comprehensive Income.

5 Staff costs	2022 Number	2021 Number
The average weekly number of persons employed during the year (full time equivalents) was:	180	214
	<u>£</u>	<u>£</u>
Staff costs for the above persons were:		
Wages and salaries	4,426,038	5,101,250
Social security costs	423,419	458,003
Pension costs	<u>115,926</u>	<u>128,940</u>
	<u>4,965,383</u>	<u>5,688,193</u>

6 Emoluments of the Board and senior management team

The directors of the Company do not receive any remuneration and the below amounts relate solely to managerial staff considered to be key management personnel.

	2022 £	2021 £
Remuneration paid to key management personnel comprised:		
Gross salary	210,052	234,385
Social security costs	28,987	32,345
Employer's pension contributions	<u>12,463</u>	<u>13,193</u>
	<u>251,502</u>	<u>279,923</u>

LONDON CYRENIANS HOUSING LIMITED

NOTES TO THE FINANCIAL STATEMENTS for the year ended 31 March 2022

	2022 £	2021 £
Highest paid director's aggregate emoluments (excluding pension)	<u>86,365</u>	<u>86,365</u>
	<u>86,365</u>	<u>86,365</u>

The Chief Executive is an ordinary member of the pension scheme and no enhancements or special terms apply. There are no other pension arrangements.

The full time equivalent number of staff whose remuneration payable in relation to the period of account fell within the following bands:

	2022 No	2021 No.
£60,001 - £70,000	1	1
£80,001 - £90,000	<u>1</u>	<u>1</u>

7 Interest receivable and similar income	2022 £	2021 £
Bank interest receivable	6,073	36,022
Dividend from investments	<u>1,282</u>	<u>849</u>
	<u>7,355</u>	<u>36,871</u>

8 Exceptional item	2022 £	2021 £
Write back provisions that are no longer appropriate due to a change in legal circumstances.	<u>-</u>	<u>5,194,378</u>

9 Investment property Valuation	
At 1 April 2021	3,353,000
Fair value adjustment	<u>697,000</u>
At 31 March 2022	<u>4,050,000</u>

LONDON CYRENIANS HOUSING LIMITED

NOTES TO THE FINANCIAL STATEMENTS for the year ended 31 March 2022

10	Tangible assets -housing properties	Properties	Land	Total
		£	£	£
	Cost			
	At 1 April 2021	10,066,483	4,946,607	15,013,090
	Addition in the year	1,453,627	-	1,453,627
	At 31 March 2022	<u>11,520,110</u>	<u>4,946,607</u>	<u>16,466,717</u>
	Depreciation			
	At 1 April 2021	5,164,084	-	5,164,084
	Charge for the year	565,033	-	565,033
	At 31 March 2022	<u>5,729,117</u>	<u>-</u>	<u>5,729,117</u>
	Net book value			
	At 31 March 2022	<u>5,790,993</u>	<u>4,946,607</u>	<u>10,737,600</u>
	At 31 March 2021	<u>4,902,399</u>	<u>4,946,607</u>	<u>9,849,006</u>
11	Debtors		2022	2021
		£	£	£
	Gross arrears of charges to customers & other statutory bodies	125,003		142,281
	Less: provision for bad debts	-		(108,693)
		<u>125,003</u>		<u>33,588</u>
	Revenue grants receivable	53,672		66,233
	Less: provision for fees bad debts	-		(30,112)
		<u>53,672</u>		<u>36,121</u>
	Other debtors	<u>124,313</u>		<u>150,472</u>
		<u>302,988</u>		<u>220,181</u>
12	Cash and cash equivalents		2022	2021
			£	£
	Cash at bank and in hand		<u>6,339,874</u>	<u>6,961,899</u>
			<u>6,339,874</u>	<u>6,961,899</u>

LONDON CYRENIANS HOUSING LIMITED

NOTES TO THE FINANCIAL STATEMENTS for the year ended 31 March 2022

13	Creditors	2022 £	2021 £
	Amounts falling due within one year:		
	Trade creditors	77,605	74,970
	Customers' charges in advance	240,185	261,447
	Other creditors	64,363	64,363
	Other taxation and social security	140,060	140,533
	Accruals and deferred income	803,196	798,101
		1,325,409	1,339,414
14	Provisions	Dilapidations provision	
		£	
	At 1 April 2021	523,607	
	Additions	46,853	
	Released	(218,657)	
	At 31 March 2022	351,803	
15	Unrestricted reserves	2022	2021
	Designated reserves		
		£	£
	Housing and investment properties(net of revaluation reserve)	12,165,021	-
	Hidden home Initiative	(975,000)	975,000
	Innovations and service improvements	(150,195)	150,195
	Partnerships and alliances	(70,000)	70,000
	Furniture and equipment replacements	(225,000)	225,000
		12,165,021	1,420,195
16	Housing units at end of year – supported housing	2022 Units	2021 Units
	Owned	49	97
	Managed	86	92
		135	189

LONDON CYRENIANS HOUSING LIMITED

NOTES TO THE FINANCIAL STATEMENTS for the year ended 31 March 2022

17 Operating leases

The Company holds properties and office equipment under non-cancellable operating leases. At 31 March 2022, the Company had the following future minimum lease payments under non-cancellable leases:

	2022 £	2021 £
For leases expiring:		
Within one year	92,000	105,180
In two to five years	265,940	311,000
Later than five years	-	8,750
	<u>357,940</u>	<u>424,930</u>

18 Subsidiary undertaking

Name	Country of Incorporation	Class of shares	Holding	Activity
Capital Housing Limited	United Kingdom	Ordinary	100%	Dormant

The registered office of the above subsidiary was Carlyle House, 235-237 Vauxhall Bridge Road, London, SW1V 1EJ. The subsidiary was incorporated on 15 August 2019 and has remained dormant since incorporation.

19 Financial instruments

	2022 £	2021 £
<i>Equity instruments measured at fair value through the income and expenditure account</i>		
Current asset listed investments		
Cash	216	37
Ruffer Total Return Fund	111,667	107,457
Schroder Core UK Equity	82,229	77,140
Liontrust Income /Neptune Income	<u>109,046</u>	<u>95,935</u>
	<u>303,151</u>	<u>280,569</u>

Fair value gains and losses

Gain on financial assets measured at fair value through profit or loss

Current asset listed investments	<u>22,582</u>	<u>57,840</u>
	<u>22,582</u>	<u>57,840</u>

LONDON CYRENIANS HOUSING LIMITED

NOTES TO THE FINANCIAL STATEMENTS for the year ended 31 March 2022

20 Ultimate controlling party

There is no ultimate controlling party

21 Capital Commitments

Capital commitments contracted but not provided for in the financial statement were as follows:

On 1 April 2022, London Cyrenians Housing entered a contract of refurbishment of detached house 69 Carleton Road London N1 7EW.

The best estimate of the of the total cost of this development is £0.5million.

JUST CIRCLE LIMITED

England & Wales - Charity number 269158

Accounts

Company Registered Number 1197478

Charity Registered Number 269158

London Cyrenians Housing Limited

Report and financial statements

for the year ended

31 March 2021

LONDON CYRENIANS HOUSING LIMITED

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LONDON CYRENIANS HOUSING LIMITED

LEGAL AND ADMINISTRATIVE DETAILS

STATUS	Company limited by guarantee without share capital and registered as a charity
REGISTERED OFFICE	Carlyle House 235-237 Vauxhall Bridge Road London SW1V 1EJ
HONORARY OFFICERS	Stephen Bashorun (Chair) Michael Driver (Chair of Finance C'tte)
BANKERS	Barclays Bank plc Level 27 1 Churchill Place Canary Wharf London E14 5HP
AUDITOR	Moore Kingston Smith LLP Devonshire House 60 Goswell Road London EC1M 7AD
SOLICITORS	Trowers & Hamblins
COMPANY REGISTERED NUMBER	1197478
CHARITY REGISTERED NUMBER	269158
REGISTERED PROVIDER OF SOCIAL HOUSING NUMBER	LH4377

LONDON CYRENIANS HOUSING LIMITED

REPORT OF THE BOARD OF TRUSTEES AND STRATEGIC REPORT for the year ended 31 March 2021

The Board of Trustees presents its report and strategic report and the accounts for the year ended 31 March 2021. The Income and Expenditure Account, Statement of Financial Position, Statement of Changes in Equity and Reserves, and Statement of Cash Flows are included later in this report.

Activities

The principal activity of the Company is the provision of housing and support to single vulnerable people with a range of complex needs.

Public Benefit

In setting objectives and planning our activities we have given careful consideration to the Charity Commission's general guidance on public benefit. All our activities are undertaken in furtherance of our charitable purposes which are for the public benefit.

Review of Affairs 2021

Introduction

As the green shoots of pandemic recovery tentatively emerge in 2021, we take stock of the financial year just passed. 2020/21 has been an untypical year in that we have chosen not to proactively tender for new services but rather focus on providing staff and service users with continuity and safety in these uncertain times. This was a difficult decision having successfully partaken in market tenders for many years. However, the business of viewing properties, establishing new staff in services, unsettling teams and service users did not sit well with us during such an unparalleled health crisis.

As recovery begins to progress, we will be cautiously reviewing opportunities to develop and grow once more in line with our Strategic Plan. Already we have been shortlisted for a new and innovative mental health service and look forward to working on our response in the year ahead.

Activity

Day Service

We were pleased to add a large day service in Fulham to our services last summer and are undertaking the necessary building improvement works alongside an upgrade for gas, water and electricity to comply with our Green and Sustainability agenda. As a community led organization based in Hammersmith and Fulham for over 50 years, we are pleased that we will be able to create a safe space for our local heroes in health and social care to take part in Yoga, massage, book groups, mindfulness and bridge club.

We also have several interested sponsors who want to work with us to ensure that our "thank you" to those local people who have navigated us so valiantly through the pandemic is ongoing and sustainable. In addition to this we are also planning:

- activities with local BAME groups
- a mentorship program for young people seeking employment.
- music and dance group for people with learning disabilities

In these challenging times we are thrilled to be putting energies into such a positive service for the local people of Hammersmith and Fulham.

LONDON CYRENIANS HOUSING LIMITED

REPORT OF THE BOARD OF TRUSTEES AND STRATEGIC REPORT for the year ended 31 March 2021 (continued)

Hidden Homes

Our strategy to generate revenue from non-statutory sources continues apace under the Hidden Homes Program. We have made good use of surplus back land to one of our Ealing properties and the development in total will enable us to create 6 well-appointed flats for market lets. 100% of the rental income will be used to further improve quality standards for service users, staff and services. These local homes are scheduled to be ready by October 2021.

Operational Investment

Despite the restrictions of the Pandemic, we have continued with our core and essential learning and development plans for staff. We have made significant investment in the Relational Security/Trauma informed service model and used the services of a retained expert to embed and cascade best practice.

All services have been comprehensively risk assessed by our retained health and safety expert with more detailed Covid 19 risk assessments also being undertaken. These are regularly reviewed to include advice circulated from local authorities and central government.

We have also used the year to upgrade and improve our IT and telecommunications systems and have an in-house specialist who, having successfully led on the IT migration, is now focusing on telecommunications. In addition, service users now have greater access to digital communication and our activity in this area continues to grow and develop.

Investing in our properties when it was Covid safe to do so has meant that we can begin to open our services for visits from friends and families with improved outdoor and indoor facilities. Throughout the Pandemic we have continued to invest in regular deep and light cleans to keep our services hygienic, and this has been noted by service user as something to keep for the future. We will continue to invest in developing safe homes where people can relax, recover and enjoy.

Risk and uncertainties in the immediate future

With little change from last years review the risks for the sector in general and for London Cyrenians Housing remain:

- Decline in the value of support contracts
- Impact of Covid 19 in terms of ongoing health and mental health issues for staff and service users
- Reduction of clinical risk sharing

It is our belief that the impact of the virus will create more need for mental health services like ours in the months and years ahead. In order that we are best placed to deliver cost effective services we have made savings, improved systems and enhanced service delivery.

Risk Management

As part of good governance and effective risk management the trustees:

- Comply with the policy and procedures set out in the finance manual.
- Review, rate and mitigate risk as set out in the risk register.
- Maintain adequate insurance cover.
- Work within an internal control framework

LONDON CYRENIANS HOUSING LIMITED

REPORT OF THE BOARD OF TRUSTEES AND STRATEGIC REPORT for the year ended 31 March 2021(continued)

Disabled Persons

Cyrenians has a positive track record of accommodating various disabilities or conditions in the workplace at all levels within the organization. We have a retained occupational health service who support us to make reasonable adjustments to the working environment where safe and appropriate to do so.

Diversity

Cyrenians has a skilled and diverse workforce at all levels within the organization including our trustees, leadership team, management and frontline staff. We continue to review options and opportunities to support people from all walks of life to take part in the running and management of Cyrenians.

Disabled persons

Fair consideration is given to disabled applicants who seek employment with the Company. The Company will also where appropriate provide training and other support to members of staff who become disabled during their employment.

Employee information

Employees are provided with regular bulletins about the organisation's activities and development plans. Employees also receive briefings through formal and informal Company meetings, staff conference, supervisions, appraisals, and ad hoc meetings and events. The Company values the feedback from its employees which it collects and reviews on a regular basis.

Key performance indicators

The Company's key performance indicators are occupancy, staff turnover and arrears. Performance against these for 2020/21 was as follows:

	2021	2020
Occupancy	92%	88%
Staff turnover	30%	31%
Arrears	4.9%	5.7%

Occupancy levels in 2020/21 were impacted by major works in two properties which involved units being vacant while the work was carried out and replacement service users to be obtained in July 2020. Staff turnover percentage was up compared with last year but this is similar across the sector. Effort is continuously being made to improve the staff turnover. The arrears decrease is due to the fewer units in use during the year.

LONDON CYRENIANS HOUSING LIMITED

REPORT OF THE BOARD OF TRUSTEES AND STRATEGIC REPORT for the year ended 31 March 2021 (continued)

Value for Money Metrics

The following VfM metrics have been calculated as recommended by the Regulator of Social Housing:

- **Reinvestment** – 1.15% (2020: 17.35%) The reinvestment metric in 2021 is driven by The development of the Garden House Flats and the re-development of Halford House during the year. All other expenditure was revenue expenditure on maintenance of our housing stock.
- **New supply delivered** – N/A (2020: 7.21%) There was no addition to the company owned properties during the financial year.
- **Gearing** - London Cyrenians has no borrowing.
- **EBITDA MRI-Interest cover** - London Cyrenians has no borrowing and therefore no interest to cover.
- **Headline social housing cost per unit** - £9,178 (2020: £7,791)
The low cost per unit reflects the stringent cost control measures in place.
- **Operating margin** – (5.96%) (2020: 24.05%)
- **Return on capital employed (ROCE)** – (.096%) (2020: 17.78%)

Due to the unique combination of services benchmark data from other similar organisations may not provide meaningful, comparative information. We do however use data obtained through this method gleaned to inform our decisions.

Level of Reserves

In line with best practice Cyrenians seeks to maintain unrestricted reserves and working capital at a level that is prudent and sufficient to ensure that the Company's current and planned future activities can be operated effectively and to enable any unexpected financial interruption to be satisfactorily managed. No more than 10% of income in any one year is used to increase unrestricted reserves which is a funder requirement. To satisfy these policy objectives Cyrenians aims to maintain its designated and general reserves at a level equivalent to the proportion of projected income which equates to the usual notice period in our operational contracts.

Disclosure of Information to the Auditor

The Board of Trustees (directors and trustees of the company) who held office at the date of approval of this Board report confirm that, so far as they are each aware, there is no relevant audit information of which the auditor is unaware; and each director has taken all the steps that he/she ought to have taken as a director to make himself/herself aware of any relevant audit information and to establish that the Company's auditor is aware of that information.

LONDON CYRENIANS HOUSING LIMITED

REPORT OF THE BOARD OF TRUSTEES AND STRATEGIC REPORT for the year ended 31 March 2021 (continued)

The Board of Trustees are appointed following: an open recruitment process; meetings with senior members of staff; attendance as observers at board meetings; and an interview with the Cyrenians Chair: all these steps are in accordance with Cyrenians' written procedures. The following served during the period:

S. Bashorun
A. Diggle
M. Driver
C. Thompson
S. Chamberlain

H. Maxwell
L. Graley(resigned 25.02.2021)
Prof B. Thomas
J. Ward-Smith

All members of the Board are members of the Company and guarantee to contribute to the assets of the Company, in the event of it being wound up, such amounts as may be required not exceeding £1. The number of guarantees at 31 March 2021 was nine (2020-9).

Members of the Board have no beneficial interest in the Company and are not remunerated. They are indemnified by the Company against legal action arising in the course of their duties.

DIRECTORS' RESPONSIBILITIES STATEMENT

The Board is responsible for preparing a Report of the Board of Trustees and Strategic Report and the financial statements in accordance with applicable law and regulations.

The law requires the Board to prepare financial statements for each financial year. Under that law the Board has elected to prepare the Company's financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice) including FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland". The Board must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the Company and of the surplus or deficit for that period. In preparing these financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business.

The Board are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Company, and to enable them to ensure that the financial statements comply with the Companies Act 2006, the Housing and Regeneration Act 2008 and the Accounting Direction for Private Registered Providers of Social Housing 2019. They are also responsible for safeguarding the assets of the Company, and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

LONDON CYRENIANS HOUSING LIMITED

REPORT OF THE BOARD OF TRUSTEES AND STRATEGIC REPORT for the year ended 31 March 2021 (continued)

Auditor

A resolution to re-appoint Moore Kingston Smith as auditor to the Company will be submitted to the Annual General Meeting in September 2021.

This report was approved by the Board of Trustees on 23 September 2021 and signed on its behalf by:



Stephen Bashorun
Chair

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF LONDON CYRENIANS HOUSING LIMITED

Opinion

We have audited the financial statements of London Cyrenians Housing Limited ('the company') for the year ended 31 March 2021 which comprise the Income and Expenditure Account, the Statement of Financial Position, the Statement of Changes in Equity and Reserves, the Statement of Cash Flows and the notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 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 charitable company's affairs as at 31 March 2021 and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006; and
- Have been prepared in accordance with the Housing and Regeneration Act 2008 and the Accounting Direction for Private Registered Providers of Social Housing 2019

Basis for opinion

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

Conclusions relating to going concern

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

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

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

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. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the

other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2006

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

- the information given in the strategic report and the trustees' annual report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the strategic report and the trustees' annual report have been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

[Insert where no material misstatements have been identified in the strategic report, if separately prepared, or trustees' annual report] In the light of the knowledge and understanding of the company and its environment obtained in the course of the audit, we have not identified material misstatements in the trustees' annual report.

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

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

Responsibilities of trustees

As explained more fully in the trustees' responsibilities statement set out on page 7, the trustees (who are also the directors of the charitable company for the purposes of company law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

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

Auditor's responsibilities for the audit of the financial statements

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

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below.

Explanation as to what extent the audit was considered capable of detecting irregularities, including fraud

The objectives of our audit in respect of fraud, are; to identify and assess the risks of material misstatement of the financial statements due to fraud; to obtain sufficient appropriate audit evidence regarding the assessed risks of material misstatement due to fraud, through designing and implementing appropriate responses to those assessed risks; and to respond appropriately to instances of fraud or suspected fraud identified during the audit. However, the primary responsibility for the prevention and detection of fraud rests with both management and those charged with governance of the charitable company.

Our approach was as follows:

- We obtained an understanding of the legal and regulatory requirements applicable to the charitable company and considered that the most significant are the Companies Act 2006, the Charities Act 2011, the SORP Accounting by Registered Social Housing Providers 2018, the Accounting Direction for Private Registered Providers of Social Housing 2019 and UK financial reporting standards as issued by the Financial Reporting Council.
- We obtained an understanding of how the charitable company complies with these requirements by discussions with management and those charged with governance.
- We assessed the risk of material misstatement of the financial statements, including the risk of material misstatement due to fraud and how it might occur, by holding discussions with management and those charged with governance.
- We inquired of management and those charged with governance as to any known instances of non-compliance or suspected non-compliance with laws and regulations.
- Based on this understanding, we designed specific appropriate audit procedures to identify instances of non-compliance with laws and regulations. This included making enquiries of management and those charged with governance and obtaining additional corroborative evidence as required.

As part of an audit in accordance with ISAs (UK) we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purposes of expressing an opinion on the effectiveness of the charitable company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the trustees.
- Conclude on the appropriateness of the trustees' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the charitable company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the charitable company to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Use of our report

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

Moore Kingston Smith LLP

Date: 30 Sept 2021

Luke Holt (Senior Statutory Auditor)
for and on behalf of Moore Kingston Smith LLP, Statutory Auditor

Devonshire House
60 Goswell Road
London
EC1M 7AD

LONDON CYRENIANS HOUSING LIMITED

INCOME AND EXPENDITURE ACCOUNT for the year ended 31 March 2021

	Note	2021 £	2020 (restated) £
Turnover	3	8,841,990	12,115,878
Operating expenditure		(9,363,351)	(9,202,588)
Exceptional item	8	<u>5,194,378</u>	<u>-</u>
Operating (loss)/surplus	3	4,673,017	2,913,290
Other income		240,315	125,604
Interest receivable and similar income	7	36,871	84,541
Gain/(loss) on fair value of investment	18	<u>57,840</u>	<u>(31,270)</u>
Surplus before property revaluation		5,008,043	3,092,165
Gain/(loss) on revaluation of investment property	9	<u>440,000</u>	<u>(30,070)</u>
Surplus for the financial year		<u>5,448,043</u>	<u>3,062,095</u>

Registered number 1197478 England and Wales

The notes on pages 15 to 25 form part of these financial statements.

LONDON CYRENIANS HOUSING LIMITED

STATEMENT OF FINANCIAL POSITION as at 31 March 2021

	Notes	2021 £	2020 (restated) £
Fixed assets			
Investment property	9	3,353,000	2,913,000
Tangible assets – housing properties	10	9,849,006	10,240,769
		<u>13,202,006</u>	<u>13,153,769</u>
Current assets			
Debtors	11	220,181	372,947
Financial assets-investments	19	280,569	222,729
Cash at bank and in hand	12	6,961,899	6,595,124
		<u>7,462,649</u>	<u>7,190,800</u>
Creditors: amounts falling due in less than one year	13	<u>(1,339,414)</u>	<u>(2,948,946)</u>
Net current assets		<u>6,123,235</u>	<u>4,241,854</u>
Total assets less current liabilities		<u>19,325,241</u>	<u>17,395,623</u>
Provisions for liabilities	14	<u>(523,607)</u>	<u>(4,024,034)</u>
Net assets		<u>18,801,634</u>	<u>13,353,589</u>
Capital and reserves			
Designated reserves	15	1,420,195	1,420,195
Revaluation reserves		1,925,579	1,485,579
General reserves		<u>15,455,860</u>	<u>10,447,815</u>
		<u>18,801,634</u>	<u>13,353,589</u>

The financial statements were approved by the Board of Trustees on 23 September 2021 and were signed on its behalf by:

Michael Driver, Chair of Finance Committee

Registered number 1197478 England and Wales

Stephen Bashorun, Chair

The notes on pages 15 to 25 form part of these financial statements.

LONDON CYRENIANS HOUSING LIMITED

STATEMENT OF CHANGES IN EQUITY AND RESERVES FOR THE YEAR ENDED 31 March 2021

	Notes	Designated Reserves £	General Reserves £	Revaluation Reserve £	Total Reserves £
At 1 April 2019(restated)		1,420,195	9,630,653	1,515,649	12,566,497
Total Comprehensive Income		-	787,092	-	787,092
Transfer to reserves		-	30,070	(30,070)	-
At 1 April 2020(restated)		1,420,195	10,447,815	1,485,579	13,353,589
Total Comprehensive Income		-	253,665	-	253,667
Exceptional Item			5,194,378		5,194,378
Transfers between reserves		-	(440,000)	440,000	-
At 31 March 2021		1,420,195	15,455,860	1,925,579	18,801,634

The notes on pages 15 to 25 form part of these financial statements.

LONDON CYRENIANS HOUSING LIMITED

STATEMENT OF CASH FLOWS for the year ended 31 March 2021

	Notes	2021 £	2020 £
Net cash generated from operating activities	A	503,172	191,290
Investing activities			
Interest received		36,871	84,541
Purchase of tangible fixed assets investments		(173,268)	(2,575,000)
Net cash (used in)/generated from investing activities		366,775	(2,299,169)
Financing activities			
Interest paid		-	-
Net cash generated from/(used in) financing activities		-	-
Net (decrease)/increase in cash and cash equivalents		366,775	(2,299,169)
Cash and cash equivalents at beginning of the year		6,595,124	8,894,293
Cash and cash equivalents at end of year		<u>6,961,899</u>	<u>6,595,124</u>

The notes on pages 15 to 25 form part of these financial statements.

LONDON CYRENIANS HOUSING LIMITED

NOTES TO THE STATEMENT OF CASH FLOWS for the year ended 31 March 2021

A RECONCILIATION OF SURPLUS TO NET CASH GENERATED FROM OPERATING ACTIVITIES

	2021 £	2020 £
Surplus for the financial year	5,448,043	2,768,493
(Gain)/loss on revaluation of investment property	(440,000)	30,070
(Gain)/loss on fair value of investment	(57,840)	31,270
Interest receivable and similar income	(36,871)	(84,541)
Depreciation charge on tangible fixed assets	565,031	543,413
(Increase)/decrease in debtors	152,766	(12,757)
Decrease in creditors	(1,609,532)	(495,916)
Decrease in provisions	(3,518,427)	(313,739)
Net cash generated from operating activities	503,172	191,290

B ANALYSIS OF CHANGES IN NET FUNDS

	At 1 April 2020 £	Cash flows £	Other non- cash changes £	At 31 March 2021 £
Cash	6,595,124	366,775	-	6,961,899
Total	6,595,124	366,775	-	6,961,899

LONDON CYRENIANS HOUSING LIMITED

NOTES TO THE FINANCIAL STATEMENTS for the year ended 31 March 2021

1 Accounting policies

The principal accounting policies are summarised below.

Basis of preparation

London Cyrenians Housing Limited is a company limited by guarantee without share capital and registered as a charity, incorporated in England and Wales. The address of the registered office is Carlyle House, 235-237 Vauxhall Bridge Road, London, SW1V 1EJ. The company meets the definition of a Public Benefit Entity per FRS 102.

The financial statements are prepared in accordance with applicable accounting standards and with the Statement of Recommended Practice, Accounting by registered social housing providers 2018, ("the SORP") issued by the National Housing Federation. The financial statements also comply with the Accounting Direction for private registered providers of social housing 2019 ("the Direction").

These financial statements are prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland". The financial statements have been prepared under the historical cost convention, except where otherwise stated, and are presented in sterling £.

Basis for consolidation

The Company is a parent undertaking as disclosed in note 17. The Company has taken exemption from preparing consolidated financial statements under FRS 102 on the basis that its subsidiary is permitted to be excluded from consolidation by section 405 of the Companies Act 2006 on the basis that its inclusion is not material for the purpose of giving a true and fair view. Given that the subsidiary is dormant, these financial statements disclose the result of the Company only.

Going concern

The Board have prepared these financial statements on a going concern basis. This follows a review of expected future cash flows taking into account the timing of expected income and expenditure. Based on that review, the Board consider that all of the Company's liabilities will be met at or before the point they fall due for a period of at least 12 months from the date of signing the accounts.

In taking this view, the financial challenges resulting from Covid-19 were taken into consideration. We do not envisage that the need for our services will diminish and anticipate that the effect of the virus may increase the need. Many of our commissioners have increased the life of contracts to give organisations, staff and service user's continuity and certainty. We are however aware that there will be a likely and deep recession and that the expense of supporting organisation through the pandemic will have to be met in part by saving from the public purse. We have therefore begun review of our central services to identify efficiencies, increase output and futureproof the organisation.

Turnover

Charges to residents and income from investments are included in the Income and Expenditure account in the year to which they relate.

Voluntary income is received by way of donation and gifts and is included in full in the Income and Expenditure account when received unless it is provided for a specific purpose in which case it is recognised in the Income and Expenditure account in the period in which the relevant expenditure is incurred.

LONDON CYRENIANS HOUSING LIMITED

NOTES TO THE FINANCIAL STATEMENTS for the year ended 31 March 2021

1 Accounting policies (continued)

Turnover (continued)

Revenue grants including Supporting People are credited to the Income and Expenditure account in the period to which they relate.

Legacies are recognised at the date on which the solicitors acting for the estate confirm that an amount will be payable.

Fixed assets and depreciation

The capital cost of housing properties includes the purchase price and alteration works where this enhances the economic benefit of the property. Housing properties are stated at cost less accumulated depreciation and any recognised impairment losses.

Fixed assets are depreciated at varying rates in order to write off the cost less estimated residual value of the assets over their useful lives. The useful lives are estimated as follows:

Property	13 years
Motor vehicles	3 years

The land element of property is not depreciated.

The Company has elected not to adopt component accounting in respect of its old housing properties. This decision was taken due to the fact that the useful life that would be applied to individual components was not deemed to be materially different from the 13 year useful life of property stated above. Component account has been applied in respect of the new addition made during the year and will be applied when substantial works are undertaken on existing properties which require capitalisation. The various components and associated estimated useful lives are:

Kitchens	7 years	Roofs	25 and 50 years
Bathrooms	10 years	Windows & doors	12 years
Boiler & Heating	7 years	Bricks and mortar	50 years

Impairment of housing properties

At each statement of financial position date, housing schemes are assessed to determine if there are indicators that the property may be impaired in value; if there are such indicators of impairment, then a comparison of the property's carrying value with its recoverable amount is undertaken. Any excess over the recoverable amount is recognised as an impairment loss and charged as expenditure in the Income and Expenditure account; the carrying value is reduced appropriately.

Investment property

Investment properties, which are properties held to earn rental and / or for capital appreciation, are initially measured at cost and subsequently at fair value. The directors have opted to revalue annually, with the support of independent professional valuers on a periodic basis at the balance sheet date. When the directors revalue the properties they make judgements based on current tenants, remainder of the lease term of tenancy, location, and other market conditions. Gains or losses on revaluation are recognised in the Income and Expenditure account and where these are above depreciated historic cost they are subsequently transferred to the property revaluation reserve.

LONDON CYRENIANS HOUSING LIMITED

NOTES TO THE FINANCIAL STATEMENTS for the year ended 31 March 2021

1 Accounting policies (continued)

Other grants

Grants received from non-government sources are recognised using the performance model. A grant which does not impose a specific future performance condition is recognised as revenue when the grant proceeds are receivable. A grant that imposes a specific future performance related conditions on the company, is recognised only when those conditions are met. A grant received before the revenue recognition criteria are satisfied is shown as a liability in the Statement of Financial Position.

Value added tax

The Company is not registered for VAT purposes and expenditure is shown gross of any value added tax.

Pension costs

The Company contributes to certain employees' personal pension plans on a defined contribution basis. Contributions are also made to the pension scheme of certain employees in accordance with their rights under TUPE. The pension cost charge represents the contributions payable under the scheme by the Company to the fund. The Company has no liability under the scheme other than for the payment of those contributions.

Contributions to defined contribution pension schemes are charged to the Income and Expenditure account as they become payable in accordance with the rules of the scheme. Differences between contributions payable in the year and those actually paid are shown as either accruals or prepayments in the Statement of Financial Position.

Designations

Designated reserves are unrestricted reserves earmarked by the Board for particular purposes. The designations are as follows:

- Hidden Homes Initiative: to ensure that Cyrenians is able to reward staff against set objectives, invest in owned properties, meet services users aims and aspirations.
- Innovation and service improvements: resources to develop and implement pioneering new services and approaches to service delivery.
- Partnerships and alliances: funds for developing collaborations with relevant organisations.
- Furniture and equipment replacements: fund for renewing contents of customers' accommodation.

General reserve

This reserve relates to the cumulative retained earnings, excluding revaluations and transfers to designated reserves.

Revaluation reserve

This reserve relates to the cumulative revaluation of investment property.

LONDON CYRENIANS HOUSING LIMITED

NOTES TO THE FINANCIAL STATEMENTS for the year ended 31 March 2021

1 Accounting policies (continued)

Financial instruments

Financial assets and financial liabilities are recognised in the Statement of Financial Position when the Company becomes a party to the contractual provisions of the instrument.

Trade (including rental) and other debtors and creditors are classified as basic financial instruments and measured at initial recognition at transaction price. Debtors and creditors are subsequently measured at amortised cost using the effective interest rate method. A provision is established when there is objective evidence that the company will not be able to collect all amounts due.

Investments are recognised at their fair value with movements going to the Income and Expenditure account.

Cash and cash equivalents

Cash and cash equivalents are classified as basic financial instruments and comprise cash in hand and at bank, short-term bank deposits with an original maturity of under a year and bank overdrafts which are an integral part of the company's cash management.

Employee benefits

Short term employee benefits such as holiday pay are accrued as services are rendered.

Operating leases

Rentals payable under operating leases are charged to Income and Expenditure on a straight line basis over the lease term. The aggregate benefits of any lease incentive are recognised as a reduction in expenses recognised over the term of the lease.

2 Key sources of estimation uncertainty and judgements

The preparation of Financial Statements requires the use of estimates and assumptions that affect the amounts reported for assets and liabilities as at the balance sheet date and the amounts reported for income and expenses for the year. Although these estimates and associated assumptions are based on historical experience and the management's best knowledge of current events and actions, the actual results may ultimately differ from those estimates. The estimates and underlying assumptions are reviewed on an on-going basis.

Critical judgements

The following are critical judgements apart from those involving estimations (which are dealt with separately below), that the trustees make in the process of applying the Company's accounting policies and that have the most significant effect on the amount recognised in the financial statements:

Liabilities and provisions

Management's decisions as to whether a balance is recognised as accrual, creditor or provision is based upon whether the balance is deemed to meet the criteria as set in FRS 102, specifically considering, that the Company has an obligation at the reporting date as a result of past event, it is probable that the entity will be required to transfer economic benefits in settlement of this obligation, and that the obligation can be measured reliably. Management have exercised judgement when considering the probability of economic outflow.

LONDON CYRENIANS HOUSING LIMITED

NOTES TO THE FINANCIAL STATEMENTS for the year ended 31 March 2021

2 Key sources of estimation uncertainty and judgements (continued)

Categorisation of housing properties as investment properties or tangible fixed assets

Properties which are held to earn market rents, capital appreciation or both are accounted for as investment properties. Properties rented to provide social housing and properties used for administrative purposes are classified as tangible assets – housing properties.

Identification of housing property components

As explained in note 1 above, for additions to housing properties and capitalisation of significant works, depreciation is calculated on a component by component basis. The identification of such components is a matter of judgement and may have a material impact on the depreciation charge. The components selected are those which reflect how the major repairs to the property are managed.

Key sources of estimation uncertainty

The estimates and assumptions which have the most significant effect on amounts recognised in the financial statements are discussed below:

Valuation of Investment property

The company holds two investment properties which were previously held as housing properties. After transfer and initial recognition, the investment property is measured at its fair value. The valuation assessment at year end has been performed by the directors of the Company based on publicly available market data.

Useful lives of Company properties

The depreciation applied by the Company to its owned properties takes into account the age and condition of the properties as well as the intensive utilisation sustained by the assets due to the nature of the services and client group of the Company. The accumulated depreciation at 31 March 2021 was £5,164,084 (2020: £4,599,053).

Dilapidations provision

The Company makes provision for dilapidations to its leased properties. The provision takes account of contractual responsibilities, health and safety obligations and any other relevant regulatory requirements.

Bad debt provision

The debtor balances in respect of charges to service users and statutory bodies of £142,381 (2020: £138,054) and revenue grant receivable £66,223 (2020: £165,162) are recorded in the Company's Statement of Financial Position. A full line by line review of debtors balances is carried out regularly. The bad debt provision against these balances at 31 March 2021 was £108,693 (2020:£101,871) and £30,112 (2020:£31,820) respectively.

Accruals and provisions

The accruals and deferred income balance of £798,101 (2020: £2,200,708) and provision balance (excluding dilapidations) of £0 (2020: £3,992,029) comprise a number of balances which exist for range of different reasons. In arriving at the value of accrual or provision, management have applied estimation to determine the quantum of obligation fall on the Company as at year end. Classification as a short term or long term depends on management's best estimate of the timing of the obligation falling due.

LONDON CYRENIANS HOUSING LIMITED

NOTES TO THE FINANCIAL STATEMENTS for the year ended 31 March 2021

3 Prior Year Adjustment

Year ended 31 March 2020

	As previously stated	Effect of prior year adjustment	As restated
Reconciliation of Income and Expenditure Account			
Turnover	9,547,273	2,568,605	12,115,878
Operating Expenditure	(9,202,588)	-	(9,202,588)
Operating Surplus	344,685	2,568,605	2,913,290
Other Income	125,604	-	125,604
Interest receivable and similar income	84,541	-	84,541
Gain/(loss) on fair value investment	(31,270)	-	(31,270)
Surplus before property revaluation	523,560	-	3,092,165
Gain/(loss) on fair value investment	(30,070)	-	(30,070)
Net income	493,490	2,568,605	3,062,095

Reconciliation of Statement of Financial Position

Year ended 31 March 2020

	As previously stated	Effect of prior year adjustment	As restated
Fixed Assets			
Investment property	2,913,000	-	2,913,000
Tangible assets – housing properties	10,240,769	-	10,240,769
	13,153,769	-	13,153,769
Current assets			
Debtors	372,947	-	372,947
Financial assets – investments	222,729	-	222,729
Cash at bank and in hand	6,595,124	-	7,190,800
	7,190,800	-	7,190,800
Creditors: amounts falling due in less than one year	(2,948,946)	-	(2,948,946)
Net current assets	4,241,854	-	17,395,623
Total assets less current liabilities	17,395,623	-	17,395,623
Provisions for liabilities	(6,610,639)	2,568,605	(4,042,034)
Net assets	10,784,984	2,568,605	13,353,589
Capital and reserves			
Designated funds	1,420,195	-	1,420,195
Revaluation reserves	1,485,579	-	1,485,579
General reserves	7,879,210	2,568,605	10,447,815
Total	10,784,984	2,568,605	13,353,589

LONDON CYRENIANS HOUSING LIMITED

NOTES TO THE FINANCIAL STATEMENTS for the year ended 31 March 2021

3 Prior Year Adjustment (cont)

The company previously provided for the cost of obligations under historic contracts that they had no longer have any responsibility to fulfil. These have been released to general reserves.

3 Operating surplus	2021 £	2020 £
Is stated after charging:		
Depreciation	565,031	543,413
Auditor's remuneration – audit services	20,000	18,000
Operating lease payments - buildings	144,720	144,720
Social housing income and expenditure	2021 £	2020 (restated) £
Rental receivable	2,595,195	2,444,086
Service charges	106,805	118,730
Revenue grants	6,349,953	9,544,821
Void Losses-Operational	(158,096)	(130,748)
Void Losses-Developmental	(51,866)	(154,613)
	8,841,990	11,822,276

The expenditure and operating surplus from Social Housing activities are equivalent to the amounts in the Income & Expenditure account.

4 Auditor's remuneration	2021 £	2020 £
Fees payable to the Company's auditor:		
The audit of financial statements of the Company	20,000	18,000
5 Staff costs	2021 Number	2020 Number
The average weekly number of persons employed during the year (full time equivalents) was:	214	236
	£	£
Staff costs for the above persons were:		
Wages and salaries	5,101,250	5,578,940
Social security costs	458,003	488,146
Pension costs	128,940	120,134
	5,688,193	6,187,220

LONDON CYRENIANS HOUSING LIMITED

NOTES TO THE FINANCIAL STATEMENTS for the year ended 31 March 2021

6 Emoluments of the Board and senior management team

The directors of the Company do not receive any remuneration and the below amounts relate solely to managerial staff considered to be key management personnel.

	2021 £	2020 £
Remuneration paid to key management personnel comprised:		
Gross salary	234,385	307,212
Social security costs	32,345	42,395
Employer's pension contributions	13,193	14,965
	<u>279,923</u>	<u>364,572</u>
	2021 £	2020 £
Highest paid director's aggregate emoluments (excluding pension)	86,365	86,365
	<u>86,365</u>	<u>86,365</u>

The Chief Executive is an ordinary member of the pension scheme and no enhancements or special terms apply. There are no other pension arrangements.

The full time equivalent number of staff whose remuneration payable in relation to the period of account fell within the following bands:

	2021 No.	2020 No.
£60,001 - £70,000	1	1
£80,001 - £90,000	<u>1</u>	<u>1</u>

7 Interest receivable and similar income

	2021 £	2020 £
Bank interest receivable	36,022	82,720
Dividend from investments	849	1,821
	<u>36,871</u>	<u>84,541</u>
	2021 £	2020 £

8 Exceptional item

	<u>5,194,378</u>	<u>-</u>
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The exceptional item includes the write back of £3.9m of provisions in place to cover the cost of employees being paid the hourly minimum wage for the time spent sleeping in. During the year under review, the High Court ruled that this would not be payable to staff therefore the provision is no longer required. The remainder represents provisions which have been released on the grounds that the Statute of Limitation has expired.

LONDON CYRENIANS HOUSING LIMITED

NOTES TO THE FINANCIAL STATEMENTS for the year ended 31 March 2021

9

Investment property		£
Valuation		
At 1 April 2020		2,913,000
Fair value adjustment		440,000
At 31 March 2021		<u>3,353,000</u>

10

Tangible assets - housing properties	Properties	Land	Total
	£	£	£
Cost			
At 1 April 2020	9,893,215	4,946,607	14,839,822
Addition in the year	<u>173,268</u>	<u>-</u>	<u>173,268</u>
At 31 March 2021	<u>10,066,483</u>	<u>4,946,607</u>	<u>15,013,090</u>
Depreciation			
At 1 April 2020	4,599,053	-	4,599,053
Charge for the year	<u>565,031</u>	<u>-</u>	<u>565,031</u>
At 31 March 2021	<u>5,164,084</u>	<u>-</u>	<u>5,164,084</u>
Net book value			
At 31 March 2021	<u>4,902,399</u>	<u>4,946,607</u>	<u>9,849,006</u>
At 31 March 2020	<u>5,294,162</u>	<u>4,946,607</u>	<u>10,240,769</u>

11

Debtors	2021	2020
	£	£
Gross arrears of charges to customers & other statutory bodies	142,281	138,054
Less: provision for bad debts	<u>(108,693)</u>	<u>(101,871)</u>
	33,588	36,183
Revenue grants receivable	66,233	165,162
Less: provision for fees bad debts	<u>(30,112)</u>	<u>(31,820)</u>
	36,121	133,342
Other debtors	<u>150,472</u>	<u>203,422</u>
	220,181	372,947

LONDON CYRENIANS HOUSING LIMITED

NOTES TO THE FINANCIAL STATEMENTS for the year ended 31 March 2021

12 Cash and cash equivalents

	2021 £	2020 £
Cash at bank and in hand	6,961,899	6,595,124
	6,961,899	6,595,124

13 Creditors

	2021 £	2020 £
Amounts falling due within one year:		
Trade creditors	74,970	81,333
Customers' charges in advance	261,447	413,532
Other creditors	64,363	125,309
Other taxation and social security	140,533	128,064
Accruals and deferred income	798,101	2,200,708
	1,339,414	2,948,946

14 Provisions

	Dilapidations provision	Other provisions	Total
	£	£	£
At 1 April	343,607	3,698,427	4,042,034
2020(restated)			
Additions	180,000	-	180,000
Released	-	(3,698,427)	(3,698,427)
At 31 March 2021	523,607	-	523,607

15 Unrestricted reserves

Designated reserves

	2020 £	Transfers between reserves £	2021 £
Hidden home Initiative	975,000	-	975,000
Innovations and service improvements	150,195	-	150,195
Partnerships and alliances	70,000	-	70,000
Furniture and equipment replacements	225,000	-	225,000
	1,420,195		1,420,195

LONDON CYRENIANS HOUSING LIMITED

NOTES TO THE FINANCIAL STATEMENTS for the year ended 31 March 2021

16 Housing units at end of year – supported housing

	2021 Units	2020 Units
Owned	97	97
Managed	92	92
	<u>189</u>	<u>189</u>

17 Operating leases

The Company holds properties and office equipment under non-cancellable operating leases. At 31 March 2021, the Company had the following future minimum lease payments under non-cancellable leases:

	2021 £	2020 £
For leases expiring:		
Within one year	105,180	144,720
In two to five years	311,000	314,074
Later than five years	8,750	-
	<u>424,930</u>	<u>458,794</u>

18 Subsidiary undertaking

Name	Country of Incorporation	Class of shares	Holding	Activity
Capital Housing Limited	United Kingdom	Ordinary	100%	Dormant

The registered office of the above subsidiary was Carlyle House, 235-237 Vauxhall Bridge Road, London, SW1V 1EJ. The subsidiary was incorporated on 15 August 2019 and has remained dormant since incorporation.

19 Financial instruments

	2021 £	2020 £
<i>Equity instruments measured at fair value through the income and expenditure account</i>		
Current asset unlisted investments		
Cash	37	37
Ruffer Total Return Fund	107,457	90,188
Schroder Core UK Equity	77,140	56,719
Liontrust Income /Neptune Income	95,935	75,785
	<u>280,569</u>	<u>222,729</u>

LONDON CYRENIANS HOUSING LIMITED

NOTES TO THE FINANCIAL STATEMENTS for the year ended 31 March 2021

Fair value gains and losses

Gain/(loss) on financial assets (including unlisted investments) measured at fair value through profit or loss	57,840	(31,270)
Current asset unlisted investments		
	57,840	(31,270)

20 Ultimate controlling party

There is no ultimate controlling party.

21 Capital Commitments

Capital commitments contracted but not provided for in the financial statement were as follows:

On 1 April 2021, London Cyrenians Housing entered a contract of extension and refurbishment of 3 store semi-detached house and a new semi-detached apartment at 152-154 East Acton lane, London W3 7EW.

The best estimate of the of the total cost of this development is £1.2million.