

**REGISTERED COMPANY NUMBER: 01041946 (England and Wales)**  
**REGISTERED CHARITY NUMBER: 501556**  
**REGULATOR OF SOCIAL HOUSING REGISTERED NUMBER: 5087**

**Report of the Trustees and**  
**Audited Financial Statements**  
**for the Year Ended 31 March 2023**  
**for**  
**DURHAM ACTION ON SINGLE HOUSING LIMITED**

**DURHAM ACTION ON SINGLE HOUSING LIMITED**

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**for the Year Ended 31 March 2023**

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## **DURHAM ACTION ON SINGLE HOUSING LIMITED**

### **Report of the Trustees** **for the Year Ended 31 March 2023**

The trustees who are also directors of the charity for the purposes of the Companies Act 2006, present their report with the financial statements of the charity for the year ended 31 March 2023. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

#### **Objectives and activities**

##### **Objectives and aims**

We are a charity that provides accommodation, with support, to people who are either homeless, or are about to become homeless. We also provide some shared housing, without support, as part of the Empty Homes Community Grants Program.

We currently accommodate up to 50 people in a variety of properties on a short, medium or longer term basis, and our aim is to provide a supportive and stable environment in order to give people the best chance of addressing the problems that caused their homelessness, and an opportunity to move forward into independence.

Our charitable objectives are:

- 1) The relief of poverty, in particular by the provision of charitable social housing to people in necessitous circumstances.
- 2) To promote the care, education and training of people with a mental or physical disability.

We achieve this through the following activities:

- The provision of supported housing;
- A project specifically for vulnerable women facing multiple complex needs;
- Enhanced housing management services; and
- The provision of affordable shared housing for homeless people and people in housing need.

Our mission:

**Everyone**, regardless of circumstances, should have a fundamental right to a place of **shelter**, and help to **rebuild** their life.

#### **Public benefit**

In shaping our objectives for the year and planning our activities, the trustees have considered the Charity Commission's guidance on public benefit, including the guidance 'public benefit: running a charity (PB2)'.

## **DURHAM ACTION ON SINGLE HOUSING LIMITED**

### **Report of the Trustees** **for the Year Ended 31 March 2023**

#### **Strategic report**

#### **Achievement and performance**

#### **Charitable activities**

#### **Performance**

During the 2022/23 financial year DASH received and accepted a total of 799 referrals with 603 originating from local authorities and support agencies. There were 163 self-referrals and the remainder were from prisons and health services.

Following the removal of COVID restrictions, our support staff performed face to face interviews with potential residents. Of those interviewed DASH was able to offer accommodation to 59 people during the year and housed 98 people in total. 31 women with complex needs moved into the Vulnerable Women's Project. 12 other residents were accommodated in the Private Landlord Partnership properties, 14 moved into Harry Mears House and 2 moved into unsupported properties.

The disparity between those seeking accommodation and those whom we can make an offer to is a key driver towards our expansion of DASH accommodation.

61 residents moved on from DASH accommodation. 5 of those moved into properties owned by private landlords, housing associations or local authority. 8 women were moved internally either because of risk assessments or to be more independent. 2 residents moved back into the family home, whilst 5 moved in with friends and 6 moved in with a family member. 30 residents abandoned their property without leaving a forwarding address. The remaining residents went on to other supported accommodation, hospital or prison.

#### **Resources**

Funding was secured for a part-time volunteer co-ordinator, who commenced employment in June 2022. The programme has been incredibly successful and funding has been secured for the next financial year (23/24) with plans to extend this further. Whilst corporate group volunteering has yet to recover completely post COVID, we have been able to involve our residents in a number of projects in the local community.

In the autumn of 2022, DASH embarked on an extensive recruitment drive that has gone well. A new Director, Mark Prinn, and a Housing and Support Manager, Louise Ridsdale, both commenced their posts in March 2023 and it is likely that the remaining posts will be filled during spring and summer 2023.

The new management team have commenced a review of all our services; policies and procedures; funding streams and the business development plan. Staff wellbeing will continue to be a focus and the 6-weekly healthy lunches continue as well as the health & wellbeing action plans.

#### **Funding & Donations**

Funding was secured from the Durham Area Action Partnership, County Durham Community Foundation, Henry Smith Charity, Shakespeare Temperance Trust, and Neighbourly Sainsburys Grant. We continued to spend funds from Barbour Foundation, and Durham Area Action Partnership.

In total we received £12,554 in donations. Donations were received from Durham University specifically the Collinwood Colleges, Rotary Club of Durham, St Brandon's Church, St John's Church Neville's Cross and Beverley Seaman along with other individuals.

## **DURHAM ACTION ON SINGLE HOUSING LIMITED**

### **Report of the Trustees** **for the Year Ended 31 March 2023**

#### **Strategic report**

##### **Achievement and performance**

##### **Organisational Improvements**

A programme of organisational improvements was introduced in January including a new appraisal procedure and form, bringing procedures together at the two offices (security, continuity, support plans, risk assessments etc.), staff wellbeing (see below), improved staff induction, modified recruitment processes, regular, structured staff meetings, a schedule of property improvements & repairs, the introduction of new policies and closer absence monitoring.

##### **Staff Wellbeing**

As a part of the staff wellbeing initiative, we have introduced a once-a-month healthy lunch. Staff get together in the meetings room and enjoy a good meal and some company away from their desks. We have introduced a staff wellbeing action plan for recording and managing both physical and mental health issues. We have introduced a menopause policy and wellbeing principles & practices to encourage staff to monitor and manage their own wellbeing at work. We are also offering a £20 contribution to eye tests.

##### **Marketing & Communications**

Website usage has increased, and online donations are increasing, and the number of repeat donations is also on the increase. Social media use has increased and the circulation for the DASHtalk e-newsletter has increased to over 1,000 people.

##### **Financial review**

##### **Principal funding sources**

The charity has two primary sources of revenue income.

Firstly, the rents and service charges which we charge to the residents of both our supported accommodation, and our unsupported accommodation. Due to the circumstances of most of our residents, the majority of our rental income is paid via Housing Benefit.

Secondly, we receive funding from Durham County Council, via their ongoing Supporting People programme, which helps us to provide tailored support to our vulnerable residents.

We also receive a modest amount of funding through donations.

##### **Financial Risk**

Our two primary sources of funding, as detailed above, are not guaranteed long term and both face some financial risks.

Our Durham County Council Supporting People funding is contracted until 31 March 2024. Beyond this it is not yet known what contracts may be on offer, which potentially has a significant impact on the level of support that we would be able to provide.

Support is offered to our residents to make regular payments towards their rent and service charges, however there will inevitably be occasions whereby a resident leaves whilst in arrears. A proportion of bad debts are written into our business plan in recognition that money management is a frequent support need for people who are unable to manage an unsupported tenancy; this will continue to be carefully monitored to ensure figures remain at a manageable level.

##### **Investment policy and objectives**

The Charity retains its surplus funds on deposit with a number of banks and organisations. The aim is to spread funds across institutions to minimise the risks from any individual organisation.

Although some money is held within fixed term investments, we ensure that enough reserves are available at relatively short notice so that the charity can take advantage of any suitable opportunities should they arise, including the purchase of further rental accommodation to expand our existing portfolio.

## **DURHAM ACTION ON SINGLE HOUSING LIMITED**

### **Report of the Trustees** **for the Year Ended 31 March 2023**

#### **Strategic report**

#### **Financial review**

#### **Reserves policy**

The management committee has examined the charity's funding requirements for working capital and in the event that it could not continue its activities, it considers that unrestricted free reserves, relating to six months running costs, of £350,000 need be set aside to cover existing obligations on a forced closure basis. Due to the sale of several properties over the last few years, £200,000 is being designated for future developments or replacement properties, whilst £100,000 is being designated towards renewal of existing stock.

The funds currently stand at £2,158,359 (2022: £2,129,173), most of this is backed by cash and the remainder relates to freehold property. The net book value of social housing and freehold property at 31 March 2023 is £932,251 (2022: £1,131,317) along with other fixed assets which would not be easily convertible into cash to pay the operating costs for the charity in the short term. Free reserves at 31 March 2023 are £1,199,381 (2022: £951,887).

#### **Value for Money**

We recognise that if we want to deliver our strategic aims we need to create a balance of cost, quality and benefit to our residents and business across all our services. By ensuring that everything we do is as effective and efficient as possible, any capacity within our resources can be reinvested into services to further our charitable objectives helping additional people in need.

Benchmarking is important to any business. It provides key comparisons with similar organisations, enabling understanding of strengths and weaknesses and underpinning an evidence-based approach to resource allocation, cost reduction and target setting. The organisation's operating costs and key financial indicators will be benchmarked annually using a variety of sources, including data from the Regulator of Social Housing (RSH) Global Accounts.

We have also carried out a review of the Housing Sector Scorecard and where we stand in relation to the results for 2022/23. This scorecard is split up into five themes:

- **Business Health:** This demonstrates how we are meeting the challenge of running successful businesses while fulfilling our social mission.
- **Development (Capacity & Supply):** This demonstrates the capacity of the organisation to develop new homes.
- **Outcomes Delivered:** This measures the services delivered to existing tenants.
- **Effective Asset Management:** This is how the organisation looks after the assets we manage.
- **Operating Efficiencies:** This demonstrates how we deliver value for money through our strategic and operational choices.

In April 2018 a new Value for Money Standard was introduced by the Regulator, along with a sector wide set of metrics which aids direct comparison between housing providers. These metrics are included within our key performance indicators below and are denoted with a \*.

#### **Business Health**

	2021/22	2022/23	Quartile 1	Median	Quartile 3	Quartile Performance
Operating margin (overall)*	41.62%	7.35%	12.70%	20.20%	25.90%	Bottom
Operating margin (social housing lettings)*	41.62%	4.02%	15.00%	22.20%	28.10%	Bottom
EBITDA MRI (as % interest)*	N/A	N/A	121.50%	181.90%	248.50%	N/A

\*EBITDA MRI: Earnings before Interest Tax, Depreciation and Amortisation - Major Repairs Included

## **DURHAM ACTION ON SINGLE HOUSING LIMITED**

### **Report of the Trustees** **for the Year Ended 31 March 2023**

#### **Strategic report**

##### **Financial review**

As a small specialist supported housing provider, we expect to incur higher costs than other providers and therefore attain a lower operating margin; the receipt of funding for the development last year had a significant impact on that year's figures. As we do not have any loans currently the EBITDA metric is non-operable. We currently have a high level of liquidity and this is in preparation for engaging in developments over the next few years. The wish for expansion is mitigated by the wish to engage in appropriate, relevant housing to fulfill local need that offers value for money and is a size and scale appropriate to our organisation.

##### **Development (Capacity & Supply)**

	2021/22	2022/23	Quartile 1	Median	Quartile 3	Quartile Performance
Units developed (absolute)	4	0				
New Supply Delivered %*	15.38%	0.00%	0.00%	1.20%	2.10%	Bottom
Gearing %*	N/A	N/A	19.00%	35.80%	48.60%	N/A

We completed a development last year, which although small in absolute terms is proportionally significant for us. We do not currently have any loans and as an organisation prefer to finance developments through other sources of funding where possible and appropriate. As a small specialist supported housing provider, we have a smaller asset base to set against any loans and a lower operating margin than others within the industry meaning any loan would be of a higher risk to us.

##### **Outcomes Delivered**

	2021/22	2022/23	Quartile 1	Median	Quartile 3	Quartile Performance
Customer satisfaction	-	-	78.20%	84.70%	90.00%	-
Reinvestment %*	6.84%	0.75%	2.70%	5.70%	7.90%	Bottom
Investment in Communities	-	-	£58 per property			-

As a very small provider the reinvestment metric will be subjected to massive peaks and troughs depending on the stage any developments have reached. We will be undertaking more formal customer surveys over the next financial year but have always encouraged residents input into the delivery of services

##### **Effective Asset Management**

	2021/22	2022/23	Quartile 1	Median	Quartile 3	Quartile Performance
Return on capital employed (ROCE) % *	19.59%	1.35%	2.00%	2.80%	3.70%	Bottom
Occupancy	76.73%	86.00%	98.90%	99.50%	99.90%	Bottom
Ratio of responsive repairs to planned maintenance	N/A	N/A	0.51	0.71	0.98	N/A

As a small provider a void property has a large impact on the percentage of occupancy. Over the last three years we have started to streamline some of our underperforming projects, selling four properties with an aim to reinvest these funds into properties of developments which are more able to meet the housing need in our area. The impact of this is starting to show with the increase in occupancy this year compared to last year.

## **DURHAM ACTION ON SINGLE HOUSING LIMITED**

### **Report of the Trustees** **for the Year Ended 31 March 2023**

#### **Strategic report** **Financial review** **Operating Efficiencies**

	2021/22	2022/23	Quartile 1	Median	Quartile 3	Quartile Performance
Headline social housing cost per unit £	£10,451	£15,145	£3,658	£4,230	£5,519	Top
Overheads as % adjusted turnover	N/A	N/A	12.0%	14.9%	18.9%	N/A

We have been streamlining some projects meaning that currently 86% of our housing provision is supported; the average headline social housing cost per unit of supported housing providers is approximately double the Headline social housing cost per unit. As a small provider the reduction in units during the year has had a significant impact on the cost per unit without any significant change in our operating costs.

#### **Key to Quartile Performance**

Top:	the top 25% of associations
Third quartile:	above median but not top
Second quartile:	below median but not bottom
Bottom:	the bottom 25% of associations

#### **Future plans**

A survey of all our current housing stock will be carried out over the next year; this will be used to develop a programme of refreshment to ensure all properties are maintained at a high standard.

We will continue to look at and explore development and expansion opportunities in a variety of formats which may be purchasing or leasing existing housing, Section 106 properties within new build estates, or re-purposing existing buildings such as pubs or church buildings and including a potential development on land at Gort Place.

Following on from recent successes, we are looking to secure the new volunteer co-ordinator post long term that will allow DASH to expand its volunteering programme.

## **DURHAM ACTION ON SINGLE HOUSING LIMITED**

### **Report of the Trustees** **for the Year Ended 31 March 2023**

#### **Structure, governance and management**

##### **Governing document**

Durham Action on Single Housing Limited is a Charitable Company limited by guarantee, incorporated on 10 February 1972 (under the name of Durham Cyrenians Limited) and registered as a charity on 14 April 1972. The company was established under a Memorandum of Association which set out the objects and powers of a charitable company and is governed under its Articles of Association. In the event of the company being wound up, members are required to contribute an amount not exceeding £10.

The Association registered with the Homes England as a Registered Provider of affordable and social housing under the Housing Act 1996 on the 9 March 2020.

Trustees are automatically retired by rotation every three years at the annual general meeting but are eligible for re-election where appropriate. Annually a skills audit is conducted by the existing Trustees, which identifies gaps in knowledge within the Board. Anyone thinking of joining the Board of Trustees will be invited to attend meetings as an observer before formally joining the board. Training is provided to all Board members (existing or new) where the annual skills has identified a gap in knowledge or new legislation has occurred.

New Trustees receive an induction to DASH which consists review of the governing document, policies and procedures and an existing Trustees provides an overview of the work provided by DASH and Trustees responsibilities.

The charity has a Trustee Board with our standing orders allowing for up to 12 members, currently operating with 9 members, who meet on a bi-monthly basis. A minimum quorum of 4 members must be in attendance at meetings. The Board of Trustees have delegated day to day management of the Charity to senior management team (SMT) including the Director, the Supported Housing Manager and Finance and Admin Manager, the SMT attend the board meetings to report on the operational and financial data.

The Governance documents continue to be reviewed on a rolling programme with the Board. In January 2021 the Board adopted the 2020 NHF Code of Governance and NHF Code of Conduct (2012). The Governance and Financial Viability Standard and the other economic standards were self-assessed as compliant in June 2021 and May 2022.

The Board of Trustees is also committed to maintaining regular dialogue with Homes England and the Regulator of Social Housing (RSH) to enable the charity to meet the regulatory standards laid down for Registered Providers.

A business development plan is maintained on an ongoing basis, given a full strengths, weaknesses, opportunities and threats (SWOT) analysis. The Business Continuity Plan has been updated as necessary, as has the Risk Register, in accordance with any changes relating to Covid.

#### **Key management remuneration**

During 2022 a benchmarking review was conducted identifying pay scales for job roles. Remuneration is reviewed annually by the Board of Trustees by reviewing rates of inflation, industry factors, real living wage. Any pay awards for all staff including SMT are approved by the Board of Trustees.

#### **Reference and administrative details**

##### **Registered Company number**

01041946 (England and Wales)

##### **Registered Charity number**

501556

##### **Registered Social Housing Provider number**

5087

##### **Registered office**

Hudson House  
Gort Place  
Durham  
County Durham  
DH1 1EY

## **DURHAM ACTION ON SINGLE HOUSING LIMITED**

### **Report of the Trustees** **for the Year Ended 31 March 2023**

#### **Trustees**

C Curry (Chair)  
G Eaborn (resigned 6/6/23)  
V Halliday  
R Craige (resigned 26/11/22)  
M Reid  
M Roe (resigned 27/9/22)  
W Manners  
B Craven (appointed 22/4/22)  
C Rook  
M Costello  
P Samuel  
C Tighe (appointed 1/8/23)

#### **Senior Statutory Auditor**

Mr N Vassilounis FCCA

#### **Auditors**

Mitchell Gordon LLP  
Accountants and Statutory Auditor  
43 Coniscliffe Road  
Darlington  
Co. Durham  
DL3 7EH

#### **Management Team**

Mark Prinn - Director  
Louise Ridsdale - Supported Housing Manager  
Heather Witham - Finance & Admin Manager

#### **Statement of trustees' responsibilities**

The trustees (who are also the directors of Durham Action On Single Housing Limited for the purposes of company law) are responsible for preparing the Report of the Trustees and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

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

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

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

## **DURHAM ACTION ON SINGLE HOUSING LIMITED**

### **Report of the Trustees** **for the Year Ended 31 March 2023**

#### **Statement of trustees' responsibilities - continued**

In so far as the trustees are aware:

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

#### **Auditors**

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

Report of the trustees, incorporating a strategic report, approved by order of the board of trustees, as the company directors, on 26 September 2023 and signed on the board's behalf by:



C Curry - Trustee

**Report of the Independent Auditors to the Members of**  
**Durham Action On Single Housing Limited**

**Opinion**

We have audited the financial statements of Durham Action On Single Housing Limited (the 'charitable company') for the year ended 31 March 2023 which comprise the Statement of Financial Activities, the Balance Sheet, the Cash Flow Statement and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 March 2023 and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

**Basis for opinion**

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

**Conclusions relating to going concern**

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

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

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

We draw your attention to the trustees' assessment of going concern in note 2.

**Other information**

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

Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

**Opinions on other matters prescribed by the Companies Act 2006**

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

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

**Report of the Independent Auditors to the Members of**  
**Durham Action On Single Housing Limited**

**Matters on which we are required to report by exception**

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

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

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

**Responsibilities of trustees**

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

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

**Report of the Independent Auditors to the Members of**  
**Durham Action On Single Housing Limited**

**Our responsibilities for the audit of the financial statements**

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

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

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

- the engagement partner ensured that the engagement team collectively had the appropriate competence, capabilities and skills to identify or recognise non-compliance with applicable laws and regulations;
- we identified the laws and regulations applicable to the company through discussions with directors and other management, and from our commercial knowledge and experience of the sectors in which the company operates;
- we focused on specific laws and regulations which we considered may have a direct material effect on the financial statements or the operations of the charitable company, including the Companies Act 2006, Charities Act 2011, Homes England, Regulator of Social housing, taxation legislation, data protection compliance, anti-bribery, employment, environmental and health and safety legislation;
- we assessed the extent of compliance with the laws and regulations identified above through making enquiries of management and inspecting legal correspondence; and
- identified laws and regulations were communicated within the audit team regularly and the team remained alert to instances of non-compliance throughout the audit.

These procedures did not identify any potentially material actual or suspected non-compliance.

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

- making enquiries of management as to where they considered there was susceptibility to fraud, their knowledge of actual, suspected and alleged fraud;
- considering the internal controls in place to mitigate risks of fraud and non-compliance with laws and regulations.

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

- performed analytical procedures to identify any unusual or unexpected relationships;
- reviewed material journal entries to identify unusual transactions or posting by unusual users;
- assessed whether judgements and assumptions made in determining the accounting estimates were indicative of potential bias;
- investigated the rationale behind significant or unusual transactions.

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

- agreeing financial statement disclosures to underlying supporting documentation;
- reading the minutes of meetings of those charged with governance;
- enquiring of management as to actual and potential litigation and claims;
- reviewing correspondence with HMRC and the company's legal advisors.

Owing to the inherent limitations of an audit, there is an unavoidable risk that we may not have detected some material misstatements in the financial statements, even though we have properly planned and performed our audit in accordance with auditing standards. For example, the further removed non-compliance with laws and regulations is from the events and transactions reflected in the financial statements, the less likely the inherently limited procedures required by auditing standards would identify it.

In addition, as with any audit, there remains a higher risk of non-detection of fraud, as these may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal controls. Our audit procedures are designed to detect material misstatement. We are not responsible for preventing non-compliance of fraud and cannot be expected to detect non-compliance with all laws & regulations.

**Report of the Independent Auditors to the Members of**  
**Durham Action On Single Housing Limited**

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

**Use of our report**

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



Mr N Vassilounis FCCA (Senior Statutory Auditor)  
for and on behalf of Mitchell Gordon LLP  
Accountants and Statutory Auditor  
43 Coniscliffe Road  
Darlington  
Co. Durham  
DL3 7EH

26 September 2023

**DURHAM ACTION ON SINGLE HOUSING LIMITED**

**Statement of Financial Activities**  
**for the Year Ended 31 March 2023**

	Notes	Unrestricted funds £	Restricted funds £	31/3/23 Total funds £	31/3/22 Total funds £
<b>Income and endowments from</b>					
Donations and legacies	3	12,554	-	12,554	44,670
<b>Charitable activities</b>	5				
Charitable activities		39,712	666,546	706,258	951,256
Investment income	4	<u>7,064</u>	<u>-</u>	<u>7,064</u>	<u>6,523</u>
<b>Total</b>		<u>59,330</u>	<u>666,546</u>	<u>725,876</u>	<u>1,002,449</u>
<b>Expenditure on</b>					
<b>Charitable activities</b>	6				
Charitable activities		<u>51,908</u>	<u>644,782</u>	<u>696,690</u>	<u>585,254</u>
<b>NET INCOME</b>		7,422	21,764	29,186	417,195
Transfers between funds	19	<u>43,559</u>	<u>(43,559)</u>	<u>-</u>	<u>-</u>
<b>Net movement in funds</b>		50,981	(21,795)	29,186	417,195
<b>Reconciliation of funds</b>					
Total funds brought forward		<u>2,084,405</u>	<u>44,768</u>	<u>2,129,173</u>	<u>1,711,978</u>
<b>Total funds carried forward</b>		<u><u>2,135,386</u></u>	<u><u>22,973</u></u>	<u><u>2,158,359</u></u>	<u><u>2,129,173</u></u>

The notes form part of these financial statements

**DURHAM ACTION ON SINGLE HOUSING LIMITED**

**Balance Sheet**  
**31 March 2023**

	Notes	Unrestricted funds £	Restricted funds £	31/3/23 Total funds £	31/3/22 Total funds £
<b>Fixed assets</b>					
Tangible assets	13	936,005	-	936,005	1,132,518
<b>Current assets</b>					
Stocks	14	124	-	124	87
Debtors	15	62,631	-	62,631	66,681
Cash at bank and in hand		<u>1,190,665</u>	<u>22,973</u>	<u>1,213,638</u>	<u>1,004,276</u>
		1,253,420	22,973	1,276,393	1,071,044
<b>Creditors</b>					
Amounts falling due within one year	16	(48,354)	-	(48,354)	(49,017)
<b>Net current assets</b>		<u>1,205,066</u>	<u>22,973</u>	<u>1,228,039</u>	<u>1,022,027</u>
<b>Total assets less current liabilities</b>		2,141,071	22,973	2,164,044	2,154,545
<b>Deferred income</b>	18	(5,685)	-	(5,685)	(25,372)
<b>NET ASSETS</b>		<u>2,135,386</u>	<u>22,973</u>	<u>2,158,359</u>	<u>2,129,173</u>
<b>Funds</b>	19				
Unrestricted funds				2,135,386	2,084,405
Restricted funds				<u>22,973</u>	<u>44,768</u>
<b>Total funds</b>				<u>2,158,359</u>	<u>2,129,173</u>

The financial statements were approved by the Board of Trustees and authorised for issue on 26 September 2023 and were signed on its behalf by:



C Curry - Trustee

The notes form part of these financial statements

**DURHAM ACTION ON SINGLE HOUSING LIMITED**

**Cash Flow Statement**  
**for the Year Ended 31 March 2023**

	Notes	31/3/23 £	31/3/22 £
<b>Cash flows from operating activities</b>			
Cash generated from operations	1	<u>31,264</u>	<u>144,651</u>
Net cash provided by operating activities		<u>31,264</u>	<u>144,651</u>
 <b>Cash flows from investing activities</b>			
Purchase of tangible fixed assets		(10,966)	(78,015)
Sale of tangible fixed assets		182,000	-
Interest received		<u>7,064</u>	<u>6,523</u>
Net cash provided by/(used in) investing activities		<u>178,098</u>	<u>(71,492)</u>
 <b>Change in cash and cash equivalents in the reporting period</b>		 209,362	 73,159
<b>Cash and cash equivalents at the beginning of the reporting period</b>		<u>1,004,276</u>	<u>931,117</u>
 <b>Cash and cash equivalents at the end of the reporting period</b>		<u><u>1,213,638</u></u>	<u><u>1,004,276</u></u>

The notes form part of these financial statements

**DURHAM ACTION ON SINGLE HOUSING LIMITED**

**Notes to the Cash Flow Statement**  
**for the Year Ended 31 March 2023**

**1. RECONCILIATION OF NET INCOME TO NET CASH FLOW FROM OPERATING ACTIVITIES**

	31/3/23 £	31/3/22 £
<b>Net income for the reporting period (as per the Statement of Financial Activities)</b>	29,186	417,195
<b>Adjustments for:</b>		
Depreciation charges	1,348	847
Interest received	(7,064)	(6,523)
Deficit on disposal of fixed assets	24,131	-
(Increase)/decrease in stocks	(37)	135
Decrease/(increase) in debtors	4,050	(28,690)
Decrease in creditors	(20,350)	(238,313)
<b>Net cash provided by operations</b>	<u>31,264</u>	<u>144,651</u>

**2. ANALYSIS OF CHANGES IN NET FUNDS**

	At 1/4/22 £	Cash flow £	At 31/3/23 £
<b>Net cash</b>			
Cash at bank and in hand	<u>1,004,276</u>	<u>209,362</u>	<u>1,213,638</u>
	<u>1,004,276</u>	<u>209,362</u>	<u>1,213,638</u>
<b>Total</b>	<u>1,004,276</u>	<u>209,362</u>	<u>1,213,638</u>

The notes form part of these financial statements

## **DURHAM ACTION ON SINGLE HOUSING LIMITED**

### **Notes to the Financial Statements** **for the Year Ended 31 March 2023**

#### **1. STATUTORY INFORMATION**

The charitable company, a public benefit entity, is limited by guarantee and is registered in England and Wales. The members of the charitable company are the Trustees named on page 8. In the event of the charitable company being wound up, the liability of the guarantee is limited to £10 per member. The registered office of the charitable company is Hudson House, Gort Place, Durham, DH1 1EY.

The presentation currency of the financial statements is the Pound Sterling (£).

#### **2. ACCOUNTING POLICIES**

##### **Basis of preparing the financial statements**

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

The Durham County Council Supporting People funding is contracted until 31 March 2024. Beyond this it is not yet known what contracts may be on offer, which potentially has a significant impact on the level of support that we would be able to provide. Given the level of funds held by the charity, it remains appropriate that the financial statements have been prepared under the going concern basis of accounting.

##### **Critical accounting judgements and key sources of estimation uncertainty**

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

The estimates and underlying assumptions are reviewed on an ongoing basis.

Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

##### **Income**

Income is recognised when the charity has entitlement to the funds, any performance conditions attached to the item(s) of income have been met, it is probable that the income will be received and the amount can be measured reliably.

Income from Government and other grants, whether 'capital' grants or 'revenue' grants, is recognised when the charity has entitlement to the funds, any performance conditions attached to the grants have been met, it is probable that the income will be received and the amount can be measured reliably and is not deferred.

Income received in advance of the rental period due or provision of other specified service it is deferred until the criteria for income recognition are met.

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the charity; this is normally upon notification of the interest paid or payable by the Bank.

##### **Expenditure**

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

## **DURHAM ACTION ON SINGLE HOUSING LIMITED**

### **Notes to the Financial Statements - continued** **for the Year Ended 31 March 2023**

#### **2. ACCOUNTING POLICIES - continued**

##### **Allocation and apportionment of costs**

Cost allocation includes an element of judgement and the charity has had to consider the cost benefit of detailed calculations and record keeping. To ensure full cost recovery on projects the charity adopts a policy of allocating costs to the respective cost headings through the year.

The trustees have allocated the support costs on a headcount and percentage of income basis which they deem to be the most accurate.

##### **Tangible fixed assets**

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Social housing properties	- not provided
Freehold property	- not provided
Assets in course of construction	- 20% on cost
Motor vehicles	- 25% on cost
Fixtures, fittings and equipment	- at varying rates on cost

Tangible fixed assets are stated at cost or valuation less accumulated depreciation and accumulated impairment losses. Cost includes costs directly attributable to making the asset capable of operating as intended.

No depreciation is charged on freehold property or social housing properties as the residual values are so far in excess of carrying values as to make any depreciation amount immaterial.

##### **Stocks**

Stocks are valued at the lower of cost and net realisable value, after making due allowance for obsolete and slow moving items.

##### **Taxation**

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

##### **Fund accounting**

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

Designated funds are unrestricted funds that have been earmarked by the Trustees for a particular purpose.

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

##### **Pension costs and other post-retirement benefits**

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

##### **Financial instruments**

The charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measure at their settlement value.

# **DURHAM ACTION ON SINGLE HOUSING LIMITED**

## **Notes to the Financial Statements - continued** **for the Year Ended 31 March 2023**

### **3. DONATIONS AND LEGACIES**

	31/3/23	31/3/22
	£	£
Donations	<u>12,554</u>	<u>44,670</u>

Income from donation was £12,554 (2022: £44,670) of which £12,554 (2022: £44,546) was attributable to unrestricted funds, £Nil (2022: £124) was attributable to restricted funds.

### **4. INVESTMENT INCOME**

	31/3/23	31/3/22
	£	£
Deposit account interest	<u>7,064</u>	<u>6,523</u>

Investment income in both the current and prior year relate to unrestricted funds.

### **5. INCOME FROM CHARITABLE ACTIVITIES**

	31/3/23 Charitable activities	31/3/22 Total activities
	£	£
Rents receivable	305,221	302,145
Service charges	23,778	25,130
Supporting people funding	339,643	327,441
Grant	37,361	295,203
Sundry income	<u>255</u>	<u>1,337</u>
	<u>706,258</u>	<u>951,256</u>

Income from charitable activities was £706,258 (2022: £951,256) of which £105,631 (2022: £154,404) was attributable to unrestricted funds, £600,627 (2022: £796,852) was attributable to restricted funds.

### **6. CHARITABLE ACTIVITIES COSTS**

	Direct Costs (see note 7)	Support costs (see note 8)	Totals
	£	£	£
Charitable activities	<u>691,534</u>	<u>5,156</u>	<u>696,690</u>

Costs from charitable activities was £696,690 (2022: £585,254) of which £51,908 (2022: £39,408) was attributable to unrestricted funds, £644,782 (2022: £545,846) was attributable to restricted funds.

**DURHAM ACTION ON SINGLE HOUSING LIMITED**

**Notes to the Financial Statements - continued**  
**for the Year Ended 31 March 2023**

**7. DIRECT COSTS OF CHARITABLE ACTIVITIES**

	31/3/23	31/3/22
	£	£
Staff costs	426,082	372,843
Housing management	103,897	100,220
Housing services	31,915	28,599
Personal services	20,852	33,305
Administrative costs	76,589	38,540
Other costs	8,068	5,763
Deficit on sale of assets	<u>24,131</u>	<u>-</u>
	<u>691,534</u>	<u>579,270</u>

**8. SUPPORT COSTS**

	Governance costs
	£
Charitable activities	<u>5,156</u>

Support costs, included in the above, are as follows:

	31/3/23 Charitable activities	31/3/22 Total activities
	£	£
Auditors' remuneration	<u>5,156</u>	<u>5,984</u>

**9. NET INCOME/(EXPENDITURE)**

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

	31/3/23	31/3/22
	£	£
Auditors' remuneration	5,156	5,984
Depreciation - owned assets	1,348	847
Deficit on disposal of fixed assets	<u>24,131</u>	<u>-</u>

**10. TRUSTEES' REMUNERATION AND BENEFITS**

There were no trustees' remuneration or other benefits for the year ended 31 March 2023 nor for the year ended 31 March 2022.

**Trustees' expenses**

There were no expenses reimbursed to the trustees for the year ended 31 March 2023 nor for the year ended 31 March 2022.

**DURHAM ACTION ON SINGLE HOUSING LIMITED**

**Notes to the Financial Statements - continued**  
**for the Year Ended 31 March 2023**

**11. STAFF COSTS**

	31/3/23	31/3/22
	£	£
Wages and salaries	393,150	340,447
Social security costs	25,743	24,308
Other pension costs	<u>7,189</u>	<u>8,088</u>
	<u>426,082</u>	<u>372,843</u>

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

	31/3/23	31/3/22
Charitable activities	15	13
Management and administration	<u>3</u>	<u>5</u>
	<u>18</u>	<u>18</u>

There were no employees whose emoluments as defined for taxation purposes amounted to over £60,000 in the year.

**12. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES**

	Unrestricted funds £	Restricted funds £	Total funds £
<b>Income and endowments from</b>			
Donations and legacies	44,546	124	44,670
<b>Charitable activities</b>			
Charitable activities	154,404	796,852	951,256
Investment income	<u>6,523</u>	<u>-</u>	<u>6,523</u>
<b>Total</b>	<u>205,473</u>	<u>796,976</u>	<u>1,002,449</u>
<b>Expenditure on</b>			
<b>Charitable activities</b>			
Charitable activities	<u>39,408</u>	<u>545,846</u>	<u>585,254</u>
<b>NET INCOME</b>	166,065	251,130	417,195
Transfers between funds	<u>220,978</u>	<u>(220,978)</u>	<u>-</u>
<b>Net movement in funds</b>	387,043	30,152	417,195
<b>Reconciliation of funds</b>			
Total funds brought forward	<u>1,697,362</u>	<u>14,616</u>	<u>1,711,978</u>
<b>Total funds carried forward</b>	<u>2,084,405</u>	<u>44,768</u>	<u>2,129,173</u>

**DURHAM ACTION ON SINGLE HOUSING LIMITED**

**Notes to the Financial Statements - continued**  
**for the Year Ended 31 March 2023**

**12. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES - continued**

The note shows the split between restricted and unrestricted for each element of the Statement of Financial Activities in the previous year.

**13. TANGIBLE FIXED ASSETS**

	Social housing properties £	Freehold property £	Assets in course of construction £
<b>COST</b>			
At 1 April 2022	613,975	200,000	325,858
Additions	-	-	7,065
Disposals	(206,131)	-	(8,516)
Reclassification	324,407	-	(324,407)
At 31 March 2023	<u>732,251</u>	<u>200,000</u>	<u>-</u>
<b>DEPRECIATION</b>			
At 1 April 2022	-	-	8,516
Charge for year	-	-	-
Eliminated on disposal	-	-	(8,516)
At 31 March 2023	<u>-</u>	<u>-</u>	<u>-</u>
<b>NET BOOK VALUE</b>			
At 31 March 2023	<u>732,251</u>	<u>200,000</u>	<u>-</u>
At 31 March 2022	<u>613,975</u>	<u>200,000</u>	<u>317,342</u>

**DURHAM ACTION ON SINGLE HOUSING LIMITED**

**Notes to the Financial Statements - continued**  
**for the Year Ended 31 March 2023**

**13. TANGIBLE FIXED ASSETS - continued**

	Motor vehicles £	Fixtures, fittings and equipment £	Totals £
<b>COST</b>			
At 1 April 2022	14,020	22,422	1,176,275
Additions	-	3,901	10,966
Disposals	-	(8,930)	(223,577)
Reclassification	-	-	-
	<u>14,020</u>	<u>17,393</u>	<u>963,664</u>
At 31 March 2023	<u>14,020</u>	<u>17,393</u>	<u>963,664</u>
<b>DEPRECIATION</b>			
At 1 April 2022	14,020	21,221	43,757
Charge for year	-	1,348	1,348
Eliminated on disposal	-	(8,930)	(17,446)
	<u>14,020</u>	<u>13,639</u>	<u>27,659</u>
At 31 March 2023	<u>14,020</u>	<u>13,639</u>	<u>27,659</u>
<b>NET BOOK VALUE</b>			
At 31 March 2023	<u>-</u>	<u>3,754</u>	<u>936,005</u>
At 31 March 2022	<u>-</u>	<u>1,201</u>	<u>1,132,518</u>

Included in freehold property is a property that was revalued for the first time in year-end 31 March 2018 to the value of £200,000. The property was valued by independent valuers, Ashley Smith Chartered Surveyors, the value was based on the expected market value for the property. The cost of the property before revaluation was £301,586.

**14. STOCKS**

	31/3/23 £	31/3/22 £
Stocks	<u>124</u>	<u>87</u>

**15. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	31/3/23 £	31/3/22 £
Trade debtors	1,381	3,222
Prepayments and accrued income	<u>61,250</u>	<u>63,459</u>
	<u>62,631</u>	<u>66,681</u>

**DURHAM ACTION ON SINGLE HOUSING LIMITED**

**Notes to the Financial Statements - continued**  
**for the Year Ended 31 March 2023**

**16. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	31/3/23	31/3/22
	£	£
Trade creditors	27,505	31,181
Social security and other taxes	7,662	6,908
Other creditors	1,190	1,086
Accruals and deferred income	<u>11,997</u>	<u>9,842</u>
	<u>48,354</u>	<u>49,017</u>

**17. LEASING AGREEMENTS**

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

	31/3/23	31/3/22
	£	£
Within one year	15,013	17,045
Between one and five years	<u>-</u>	<u>2,050</u>
	<u>15,013</u>	<u>19,095</u>

**18. DEFERRED INCOME**

	31/3/23	31/3/22
	£	£
Deferred income	<u>5,685</u>	<u>25,372</u>
	31/3/23	31/3/22
	£	£
As at 1 April	25,372	213,896
Additions during the year	5,685	12,324
Amounts released during the year	<u>(25,372)</u>	<u>(200,853)</u>
As at 31 March	<u>5,685</u>	<u>25,372</u>

Income has been deferred for income received in advance relating to future periods.

**DURHAM ACTION ON SINGLE HOUSING LIMITED**

**Notes to the Financial Statements - continued**  
**for the Year Ended 31 March 2023**

**19. MOVEMENT IN FUNDS**

	At 1/4/22 £	Net movement in funds £	Transfers between funds £	At 31/3/23 £
<b>Unrestricted funds</b>				
General fund	1,789,202	7,422	38,762	1,835,386
Fixed Asset Designated Fund	<u>295,203</u>	<u>-</u>	<u>4,797</u>	<u>300,000</u>
	2,084,405	7,422	43,559	2,135,386
<b>Restricted funds</b>				
Harry Mears House	2,077	24,810	(26,887)	-
Vulnerable Women's Project	-	(30,957)	30,957	-
Private Landlord Partnership	7,757	13,573	(21,330)	-
Long Term Support and Other Properties	26,313	(14)	(26,299)	-
Volunteer Co-ordinator	-	18,234	-	18,234
Durham Police Fund	4,217	(267)	-	3,950
Welcome Packs	1,176	(602)	-	574
Health and Wellbeing	<u>3,228</u>	<u>(3,013)</u>	<u>-</u>	<u>215</u>
	<u>44,768</u>	<u>21,764</u>	<u>(43,559)</u>	<u>22,973</u>
<b>TOTAL FUNDS</b>	<u>2,129,173</u>	<u>29,186</u>	<u>-</u>	<u>2,158,359</u>

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

	Incoming resources £	Resources expended £	Movement in funds £
<b>Unrestricted funds</b>			
General fund	59,330	(51,908)	7,422
<b>Restricted funds</b>			
Harry Mears House	141,693	(116,883)	24,810
Vulnerable Women's Project	270,185	(301,142)	(30,957)
Private Landlord Partnership	90,704	(77,131)	13,573
Long Term Support and Other Properties	133,103	(133,117)	(14)
Volunteer Co-ordinator	30,861	(12,627)	18,234
Durham Police Fund	-	(267)	(267)
Welcome Packs	-	(602)	(602)
Health and Wellbeing	<u>-</u>	<u>(3,013)</u>	<u>(3,013)</u>
	<u>666,546</u>	<u>(644,782)</u>	<u>21,764</u>
<b>TOTAL FUNDS</b>	<u>725,876</u>	<u>(696,690)</u>	<u>29,186</u>

# **DURHAM ACTION ON SINGLE HOUSING LIMITED**

## **Notes to the Financial Statements - continued** **for the Year Ended 31 March 2023**

### **19. MOVEMENT IN FUNDS - continued**

#### **Comparatives for movement in funds**

	At 1/4/21 £	Net movement in funds £	Transfers between funds £	At 31/3/22 £
<b>Unrestricted funds</b>				
General fund	1,697,362	166,065	(74,225)	1,789,202
Fixed Asset Designated Fund	-	-	295,203	295,203
	<u>1,697,362</u>	<u>166,065</u>	<u>220,978</u>	<u>2,084,405</u>
<b>Restricted funds</b>				
Harry Mears House	-	2,077	-	2,077
Vulnerable Women's Project	-	(124,722)	124,722	-
Private Landlord Partnership	-	7,757	-	7,757
Long Term Support and Other Properties	6,021	70,815	(50,523)	26,313
Hudson House	-	295,203	(295,203)	-
Durham Police Fund	4,217	-	-	4,217
Welcome Packs	1,176	-	-	1,176
Health and Wellbeing	<u>3,202</u>	<u>-</u>	<u>26</u>	<u>3,228</u>
	<u>14,616</u>	<u>251,130</u>	<u>(220,978)</u>	<u>44,768</u>
<b>TOTAL FUNDS</b>	<u><u>1,711,978</u></u>	<u><u>417,195</u></u>	<u><u>-</u></u>	<u><u>2,129,173</u></u>

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

	Incoming resources £	Resources expended £	Movement in funds £
<b>Unrestricted funds</b>			
General fund	205,473	(39,408)	166,065
<b>Restricted funds</b>			
Harry Mears House	124,352	(122,275)	2,077
Vulnerable Women's Project	147,965	(272,687)	(124,722)
Private Landlord Partnership	94,275	(86,518)	7,757
Long Term Support and Other Properties	135,181	(64,366)	70,815
Hudson House	<u>295,203</u>	<u>-</u>	<u>295,203</u>
	<u>796,976</u>	<u>(545,846)</u>	<u>251,130</u>
<b>TOTAL FUNDS</b>	<u><u>1,002,449</u></u>	<u><u>(585,254)</u></u>	<u><u>417,195</u></u>

**DURHAM ACTION ON SINGLE HOUSING LIMITED**

**Notes to the Financial Statements - continued**  
**for the Year Ended 31 March 2023**

**19. MOVEMENT IN FUNDS - continued**

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

	At 1/4/21 £	Net movement in funds £	Transfers between funds £	At 31/3/23 £
<b>Unrestricted funds</b>				
General fund	1,697,362	173,487	(35,463)	1,835,386
Fixed Asset Designated Fund	-	-	300,000	300,000
	<u>1,697,362</u>	<u>173,487</u>	<u>264,537</u>	<u>2,135,386</u>
<b>Restricted funds</b>				
Harry Mears House	-	26,887	(26,887)	-
Vulnerable Women's Project	-	(155,679)	155,679	-
Private Landlord Partnership	-	21,330	(21,330)	-
Long Term Support and Other Properties	6,021	70,801	(76,822)	-
Hudson House	-	295,203	(295,203)	-
Volunteer Co-ordinator	-	18,234	-	18,234
Durham Police Fund	4,217	(267)	-	3,950
Welcome Packs	1,176	(602)	-	574
Health and Wellbeing	<u>3,202</u>	<u>(3,013)</u>	<u>26</u>	<u>215</u>
	<u>14,616</u>	<u>272,894</u>	<u>(264,537)</u>	<u>22,973</u>
<b>TOTAL FUNDS</b>	<u>1,711,978</u>	<u>446,381</u>	<u>-</u>	<u>2,158,359</u>

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

	Incoming resources £	Resources expended £	Movement in funds £
<b>Unrestricted funds</b>			
General fund	264,803	(91,316)	173,487
<b>Restricted funds</b>			
Harry Mears House	266,045	(239,158)	26,887
Vulnerable Women's Project	418,150	(573,829)	(155,679)
Private Landlord Partnership	184,979	(163,649)	21,330
Long Term Support and Other Properties	268,284	(197,483)	70,801
Hudson House	295,203	-	295,203
Volunteer Co-ordinator	30,861	(12,627)	18,234
Durham Police Fund	-	(267)	(267)
Welcome Packs	-	(602)	(602)
Health and Wellbeing	<u>-</u>	<u>(3,013)</u>	<u>(3,013)</u>
	<u>1,463,522</u>	<u>(1,190,628)</u>	<u>272,894</u>
<b>TOTAL FUNDS</b>	<u>1,728,325</u>	<u>(1,281,944)</u>	<u>446,381</u>

## **DURHAM ACTION ON SINGLE HOUSING LIMITED**

### **Notes to the Financial Statements - continued** **for the Year Ended 31 March 2023**

#### **19. MOVEMENT IN FUNDS - continued**

##### **Unrestricted funds**

###### General fund

The "Free reserves" after allowing for all designated funds.

###### Fixed Asset Designated fund

Designated development fund for future developments.

##### **Restricted funds**

The charitable company is currently funded by Supporting People (Durham County Council) to provide different levels of support in our accommodation to single homeless aged 16-65, to enable them to gain stability and independent living. It supports the following projects:

- Harry Mears House  
Provides affordable shared housing for homeless people and people in housing need.
- Vulnerable Women's Project  
Provides accommodation and a supportive environment to vulnerable women who have multiple and complex needs.
- Private Landlord Partnership  
Provides affordable housing for homeless people and people in housing need in partnership with private landlords.
- Long Term Support and Other Properties  
Provides affordable shared housing for homeless people and people in housing need.

Other restricted funds include:

- Volunteer Co-ordinator  
Provides funds to support the cost of employing a volunteer co-ordinator.
- Durham Police Fund  
Provides assistance with the prevention of sexual exploitation of women.
- Welcome Packs  
Provides a starter pack of basic food and cleaning items to all new residents.
- Health and Wellbeing  
To encourage residents to engage in activities that have a positive impact on mental or physical health.

##### **Transfers between funds**

During the year a total of £43,559 (2022: £220,978) was transferred from unrestricted funds to restricted funds in order to maintain the level of restricted funds held within the charitable company.

#### **20. CONTINGENT LIABILITIES**

Freehold property includes two properties with the net book value of £113,098 (2022: £113,098). There is no intention to sell these properties in the foreseeable future however if they are sold, a proportion of the proceeds may be repayable to a third party.

**DURHAM ACTION ON SINGLE HOUSING LIMITED**

**Notes to the Financial Statements - continued**  
**for the Year Ended 31 March 2023**

**21. RELATED PARTY DISCLOSURES**

During the year the charitable company purchased goods and services totalling £Nil (2022: £4,066) from key management personnel or family members of key management personnel.

Key management personnel are deemed to be the Trustees and the management team. Key management personnel remuneration amounted to £97,347 (2022: £62,893).

**22. ULTIMATE CONTROLLING PARTY**

The charitable company is controlled by the board of trustees.

**DURHAM ACTION ON SINGLE HOUSING LIMITED****Detailed Statement of Financial Activities**  
**for the Year Ended 31 March 2023**

	31/3/23 £	31/3/22 £
<b>Income and endowments</b>		
<b>Donations and legacies</b>		
Donations	12,554	44,670
<b>Investment income</b>		
Deposit account interest	7,064	6,523
<b>Charitable activities</b>		
Rents receivable	305,221	302,145
Service charges	23,778	25,130
Supporting people funding	339,643	327,441
Grant	37,361	295,203
Sundry income	255	1,337
	<u>706,258</u>	<u>951,256</u>
<b>Total incoming resources</b>	<b>725,876</b>	<b>1,002,449</b>
<b>Expenditure</b>		
<b>Charitable activities</b>		
Wages	393,150	340,447
Social security	25,743	24,308
Pensions	7,189	8,088
Housing management	103,897	100,220
Housing services	31,915	28,599
Personal services	20,852	33,305
Administrative costs	76,589	38,540
Other costs	8,068	5,763
Loss on sale of tangible fixed assets	24,131	-
	<u>691,534</u>	<u>579,270</u>
<b>Support costs</b>		
<b>Governance costs</b>		
Auditors' remuneration	<u>5,156</u>	<u>5,984</u>
<b>Total resources expended</b>	<b><u>696,690</u></b>	<b><u>585,254</u></b>
<b>Net income</b>	<b><u>29,186</u></b>	<b><u>417,195</u></b>

This page does not form part of the statutory financial statements

