



Report of the Trustees and
Audited Financial Statements
for the Year Ended 31 March 2024
for
DURHAM ACTION ON SINGLE HOUSING LIMITED

Mitchell Gordon LLP
Accountants and
Statutory Auditors

Tel: 01325 368000

43 Coniscliffe Road, Darlington, Co. Durham DL3 7EH

DURHAM ACTION ON SINGLE HOUSING LIMITED

**Contents of the Financial Statements
for the Year Ended 31 March 2024**

	Page
Report of the Trustees	1 to 9
Report of the Independent Auditors	10 to 13
Statement of Financial Activities	14
Balance Sheet	15
Cash Flow Statement	16
Notes to the Cash Flow Statement	17
Notes to the Financial Statements	18 to 28
Detailed Statement of Financial Activities	29

DURHAM ACTION ON SINGLE HOUSING LIMITED

Report of the Trustees **for the Year Ended 31 March 2024**

The trustees who are also directors of the charity for the purposes of the Companies Act 2006, present their report with the financial statements of the charity for the year ended 31 March 2024. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

Objectives and activities

Objectives and aims

Durham Action on Single Housing Limited (DASH) are a charity that provides accommodation with support to people who are either homeless or are about to become homeless. We also provide a small amount of unsupported housing at affordable rents through our Kepier Homes brand.

We can accommodate up to 45 people in our supported properties for up to eighteen months. 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 thereby 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 women facing multiple complex needs; and
- Enhanced housing management services.

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 2024**

Strategic report

Achievement and performance

Charitable activities

Performance

During the 2023/24 financial year DASH received and accepted a total of 1,132 referrals, a significant increase over the 799 referrals received last year. The majority of these referrals were for our Private Landlord Partnership project, receiving 652, the Vulnerable Women's Project received 277 with Harry Mears House receiving 154. The new pilot scheme, LUCA, starting in January received 41 referrals.

69% of referrals were received from Durham County Council, primarily through Housing Solutions, with around 10% of self-referrals.

Unsurprisingly, the new Hospital Discharge Scheme, LUCA, received 70% of referrals from GP's or Health Providers.

DASH was able to offer accommodation to 48 people during the year. 23 women were moved into the Vulnerable Women's Project; 13 were accommodated in the Private Landlord Partnership properties; 7 moved into Harry Mears House; 1 moved into our affordable unsupported properties and by the end of March were able to move 4 people into LUCA properties.

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

44 residents moved on from DASH accommodation; 75% in a positive manner. 13 moved into properties owned by private landlords, housing associations or local authority; 10 residents moved back in with a family member, while 8 moved in with friends; 3 residents abandoned their property without leaving a forwarding address, whilst 6 were asked to leave. The remaining residents went on to other supported accommodation, or into a care setting.

Resources

With the new management team bedding in, a review of all our services; policies and procedures; funding streams and the Business Development Plan has commenced. This has led to a number of changes including moving HR onto an online platform BrightHR and preparations for the digital switch.

A pilot Hospital Discharge Scheme, LUCA is now underway after consultations with Durham County Council and will run until January 2026. Feedback from Durham County Council on the scheme so far has been good and we hope to be able to establish a track record of positive outcomes during the pilot. This has required bringing 10 new properties on-line and extra staff. The ability to mobilise the pilot scheme has been good preparation in advance of tendering for new opportunities.

With the potential to take on some new contracts as part of plans to expand our current housing provision, the staffing structure has also been under review. Some initial changes have been made, for example the introduction of a Service Manager, other role amendments will come in effect next summer.

Staff Wellbeing continues to be a focus and a package of benefits has been introduced including an additional holiday for Birthday and Wellbeing Days.

Funding & Donations

Funding was received from the Durham Area Action Partnership, Hedley Foundation, Shakespeare Temperance Trust and Moto. We continued to spend funds from Barbour Foundation, and Durham Area Action Partnership.

Through the generous support of the local community we have £10,117 in donations. Donations were received from Durham University specifically the Collinwood Colleges, Rotary Club of Durham, Brancepeth Golf Club, Northumbrian Water Drop Swap, St Brandons Church, and St John's Church Neville's Cross along with a number of generous individuals.

DURHAM ACTION ON SINGLE HOUSING LIMITED

Report of the Trustees **for the Year Ended 31 March 2024**

Strategic report

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. As most of our accommodation provision is supported, the majority of our rental income is paid via Housing Benefit. The remainder is paid direct by residents or via Universal Credit.

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 ad-hoc grants, bank interest and 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 has been renewed until 31 March 2026. 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 2024**

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 £480,000 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, £300,000 is designated towards future developments or replacement properties.

Although the reserves currently stand at £1,685,519, a proportion of this relates to freehold property. The net book value of freehold property as at 31 March 2024 is £782,844 which would not be easily convertible into cash to pay the operating costs for the charity in the short term.

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 2023/24. 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 measure 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

	2022/23	2023/24	Quartile 1	Median	Quartile 3	Quartile Performance
Operating margin (overall)*	7.35%	-64.16%	12.00%	18.20%	23.00%	Bottom
Operating margin (social housing lettings)*	4.02%	-64.16%	14.50%	19.80%	25.50%	Bottom
EBITDA MRI (as % interest)*	N/A	N/A	88.7%	128.4%	169.3%	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 2024

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. We ramped up our program of maintenance this year, following some covid related delays to planned maintenance further reducing our operational margins this year. As we do not have any loans currently the EBITDA metric is non-operable.

Development (Capacity & Supply)

	2022/23	2023/24	Quartile 1	Median	Quartile 3	Quartile Performance
Units developed (absolute)	0	3				
New Supply Delivered %*	0.00%	16.00%	1.00%	1.30%	2.20%	Top
Gearing %*	N/A	N/A	33.4%	45.30%	53.7%	N/A

We purchased a property during the 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

	2022/23	2023/24	Quartile 1	Median	Quartile 3	Quartile Performance
Reinvestment %*	0.75%	18.08%	4.30%	6.70%	9.40%	Top

As a very small provider the reinvestment metric will be subjected to massive peaks and troughs depending on the stage any developments have reached. The refurbishment of three of our properties has had a significant impact on our metrics, despite being small in 'real' terms.

Effective Asset Management

	2022/23	2023/24	Quartile 1	Median	Quartile 3	Quartile Performance
Return on capital employed (ROCE) % *	1.03%	-28.05%	4.30%	6.70%	9.40%	Bottom
Occupancy	86.00%	87.00%	98.90%	99.50%	99.90%	Bottom

As a small provider a void property has a large impact on the percentage of occupancy. With some properties unavailable at times due to maintenance works, and a new pilot scheme getting off the ground, occupancy was lower than anticipated, but should improve next year.

Operating Efficiencies

	2022/23	2023/24	Quartile 1	Median	Quartile 3	Quartile Performance
Headline social housing cost per unit £	£15,145	£24,885	£4,082	£4,586	£5,847	Top
Overheads as % adjusted turnover	N/A	N/A	10.47%	13.35%	16.84%	N/A

We have been streamlining some projects meaning that currently 86% of our housing provision is supported, significantly more than the majority of other supported housing providers. As a small provider the increase in costs due to inflation has had a significant impact on the cost per unit without any significant change in how we operate. We have also completed some planned maintenance that had been disrupted due to knock-on effects of covid disruption, increasing our expenditure this year.

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

DURHAM ACTION ON SINGLE HOUSING LIMITED

Report of the Trustees **for the Year Ended 31 March 2024**

Strategic report

Tenancy Satisfaction Measures

Tenant satisfaction measures were introduced from April 2023 as part of The Regulator of Social Housing new consumer standards to provide customers with greater transparency about how their landlord is performing, supporting tenant led scrutiny. Ten focus on our own performance information, these are known as Technical Measures. Twelve come from survey responses where customers rate things including repairs, home and neighbourhood quality. These are known as Perception Measures.

We will benchmark our results with other housing associations next year once RSH have started publishing the data, expected Autumn 2024, from all providers giving a large bank of information to benchmark against.

As a small provider, we have taken a census approach, and all perception measures are calculated directly from those returned. Our aim is to conduct two a year, approximately six months apart, to gain a wide consensus of our residents across the year as a provider of primarily short-term accommodation. We aim to report the results annually, though as a small provider, we are only required to report every two years.

This is the first year that we have assessed ourselves on these measures and as such will use this year as a baseline, with an aim to improve in future years. We will prioritise those measures that scored lower initially, though that does not mean we do not believe we can improve on all measures.

Tenant Satisfaction Measures - Perception		
TP01	Overall satisfaction	89%
TP02	Satisfaction with repairs	94%
TP03	Satisfaction with time taken to complete most recent repair	81%
TP04	Satisfaction that the home is well maintained	95%
TP05	Satisfaction that the home is safe	95%
TP06	Satisfaction that the landlord listens to tenant views and acts upon them	89%
TP07	Satisfaction that the landlord keeps tenants informed about things that matter to them	95%
TP08	Agreement that the landlord treats tenants fairly and with respect	95%
TP09	Satisfaction with the landlord's approach to handling complaints	63%
TP10	Satisfaction that the landlord keeps communal areas clean and well maintained	82%
TP11	Satisfaction that the landlord makes a positive contribution to neighbourhoods	63%
TP12	Satisfaction with the landlord's approach to handling anti-social behaviour	79%
Tenant Satisfaction Measures - Technical		
CH01	Complaints relative to the size of the landlord; Stage 1 (per 1,000 homes)	67
CH01	Complaints relative to the size of the landlord; Stage 2 (per 1,000 homes)	22
CH02	Complaints responded to with Complaint Handling Code timescales; Stage 1	100%
CH02	Complaints responded to with Complaint Handling Code timescales; Stage 2	100%
NM01	Anti-social behaviour cases relative to the size of the landlord (per 1,000 homes)	22
NM01	Anti-social behaviour cases that involve a hate incident relative to the size of the landlord (per 1,000 homes)	0
RP01	Homes that do not meet the Decent Homes Standard	0%
RP02	Repairs completed with target timescales (non-emergency)	82%
RP02	Repairs completed with target timescales (emergency)	100%
BS01	Gas Safety Checks	100%
BS02	Fire Safety Checks	65%
BS03	Asbestos Safety Checks	N/A
BS04	Water Safety Checks	100%
BS05	Lift Safety Checks	N/A

DURHAM ACTION ON SINGLE HOUSING LIMITED

Report of the Trustees **for the Year Ended 31 March 2024**

Strategic report

Future plans

The programme of property refreshment continues. All the work initially identified has been completed, leaving a rolling programme of planned maintenance. Minor refurbishments will continue to each property in-between residents to maintain all properties to 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.

With a two year pilot Hospital Discharge Scheme successfully up and running, we will explore other contract or pilot opportunities as they arise.

Structure, governance and management

Governing document

Durham Action on Single Housing Limited is a Charitable Company limited by guarantee, incorporated on 10th February 1972 (under the name of Durham Cyrenians Limited) and registered as a charity on the same day. 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 20th 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.

The charity has a Trustee Board with our standing orders allowing for up to 12 members, currently operating with 10 members, who meet on a bi-monthly basis. In addition, staff, including the Director, the Operations Manager, and a member of the Finance team attend the board meetings.

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 May 2024.

The Board of Trustees is also committed to maintaining regular dialogue with Homes England and the Regulator for 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 and the Risk Register will be reviewed by the new management team as part of the review of all service provision.

Key management remuneration

Remuneration is reviewed annually by the Board of Trustees by reviewing rates of inflation, industry factors and the Real Living Wage. Any pay awards for all staff including SMT are approved by the Board of Trustees. A benchmarking review was started in early 2024 to co-incide with the review of the staffing structure, concluding in summer 2024. The Board remains committed to offering, as a minimum, the Real Living Wage.

Reference and administrative details

Registered Company number
01041946 (England and Wales)

Registered Charity number
501556

DURHAM ACTION ON SINGLE HOUSING LIMITED

Report of the Trustees **for the Year Ended 31 March 2024**

Registered office

Hudson House
Gort Place
Durham
County Durham
DH1 1EY

Trustees

C J Curry (Chair)
G Eaborn (resigned 6/6/23)
V Halliday
M Reid (resigned 6/10/23)
W Manners
B Craven
C Rook
M Costello
P Samuel (Treasurer)
C Tighe (appointed 1/8/23)
A Toes (appointed 9/10/23)
M McGuigan (appointed 6/3/24) (resigned 5/6/24)
S Henderson (appointed 20/5/24)

Senior Statutory Auditor

S Davies, MMath, FCA

Auditors

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

Management Team

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

Registered Social Housing Provider number

5087

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.

DURHAM ACTION ON SINGLE HOUSING LIMITED

Report of the Trustees
for the Year Ended 31 March 2024

Statement of trustees' responsibilities - continued

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.

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 24 September 2024 and signed on the board's behalf by:


.....
C J 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 2024 which comprise the Statement of Financial Activities, the Balance Sheet, the Cash Flow Statement and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 March 2024 and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

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

Conclusions relating to going concern

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

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

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

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. 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.



S Davies, MMath, FCA (Senior Statutory Auditor)
for and on behalf of Mitchell Gordon LLP
Accountants and Statutory Auditor
43 Coniscliffe Road
Darlington
Co. Durham
DL3 7EH

Date: 26/9/2024

DURHAM ACTION ON SINGLE HOUSING LIMITED

Statement of Financial Activities
for the Year Ended 31 March 2024

	Notes	Unrestricted funds £	Restricted funds £	31/3/24 Total funds £	31/3/23 Total funds £
Income and endowments from					
Donations and legacies	3	10,117	-	10,117	12,554
Charitable activities	5				
Charitable activities		51,045	656,751	707,796	706,258
Investment income	4	<u>19,075</u>	<u>-</u>	<u>19,075</u>	<u>7,064</u>
Total		<u>80,237</u>	<u>656,751</u>	<u>736,988</u>	<u>725,876</u>
Expenditure on					
Charitable activities	6				
Charitable activities		<u>205,001</u>	<u>914,827</u>	<u>1,119,828</u>	<u>696,690</u>
NET INCOME/(EXPENDITURE)					
Transfers between funds	19	(124,764)	(258,076)	(382,840)	29,186
Other recognised gains/(losses)		(239,455)	239,455	-	-
Gains/(losses) on revaluation of fixed assets		<u>(90,000)</u>	<u>-</u>	<u>(90,000)</u>	<u>-</u>
Net movement in funds		<u>(454,219)</u>	<u>(18,621)</u>	<u>(472,840)</u>	<u>29,186</u>
Reconciliation of funds					
Total funds brought forward		<u>2,135,386</u>	<u>22,973</u>	<u>2,158,359</u>	<u>2,129,173</u>
Total funds carried forward		<u>1,681,167</u>	<u>4,352</u>	<u>1,685,519</u>	<u>2,158,359</u>

The notes form part of these financial statements

DURHAM ACTION ON SINGLE HOUSING LIMITED

Balance Sheet
31 March 2024

	Notes	Unrestricted funds £	Restricted funds £	31/3/24 Total funds £	31/3 '23 Total funds £
Fixed assets					
Tangible assets	13	787,186	-	787,186	936,005
Current assets					
Stocks	14	236	-	236	124
Debtors	15	61,079	-	61,079	62,631
Cash at bank and in hand		<u>879,656</u>	<u>65,130</u>	<u>944,786</u>	<u>1,213,638</u>
		940,971	65,130	1,006,101	1,276,393
Creditors					
Amounts falling due within one year	16	(46,990)	-	(46,990)	(48,354)
Net current assets		<u>893,981</u>	<u>65,130</u>	<u>959,111</u>	<u>1,228,039</u>
Total assets less current liabilities		1,681,167	65,130	1,746,297	2,164,044
Deferred income	18		(60,778)	(60,778)	(5,685)
NET ASSETS		<u>1,681,167</u>	<u>4,352</u>	<u>1,685,519</u>	<u>2,158,359</u>
Funds	19				
Unrestricted funds				1,681,167	2,135,386
Restricted funds				<u>4,352</u>	<u>22,973</u>
Total funds				<u>1,685,519</u>	<u>2,158,359</u>

The financial statements were approved by the Board of Trustees and authorised for issue on 24 September 2024 and were signed on its behalf by:


C J 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 2024

	Notes	31/3/24 £	31/3/23 £
Cash flows from operating activities			
Cash generated from operations	1	<u>(185,846)</u>	<u>31,264</u>
Net cash (used in)/provided by operating activities		<u>(185,846)</u>	<u>31,264</u>
 Cash flows from investing activities			
Purchase of tangible fixed assets		(102,081)	(10,966)
Sale of tangible fixed assets		-	182,000
Interest received		<u>19,075</u>	<u>7,064</u>
Net cash (used in)/provided by investing activities		<u>(83,006)</u>	<u>178,098</u>
 Change in cash and cash equivalents in the reporting period		 (268,852)	 209,362
Cash and cash equivalents at the beginning of the reporting period	2	<u>1,213,638</u>	<u>1,004,276</u>
 Cash and cash equivalents at the end of the reporting period	2	 <u>944,786</u>	 <u>1,213,638</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 2024

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

	31/3/24 £	31/3/23 £
Net (expenditure)/income for the reporting period (as per the Statement of Financial Activities)	(382,840)	29,186
Adjustments for:		
Depreciation charges	1,493	1,348
Interest received	(19,075)	(7,064)
Deficit on disposal of fixed assets	-	24,131
Impairment of fixed assets	159,407	-
Increase in stocks	(112)	(37)
Decrease in debtors	1,552	4,050
Increase/(decrease) in creditors	<u>53,729</u>	<u>(20,350)</u>
Net cash (used in)/provided by operations	<u>(185,846)</u>	<u>31,264</u>

2. ANALYSIS OF CASH AND CASH EQUIVALENTS

	31/3/24 £	31/3/23 £
Cash in hand	615	399
Cash at bank (less than 3 months)	<u>944,171</u>	<u>1,213,239</u>
Total cash and cash equivalents	<u>944,786</u>	<u>1,213,638</u>

3. ANALYSIS OF CHANGES IN NET FUNDS

	At 1/4/23 £	Cash flow £	At 31/3/24 £
Net cash			
Cash at bank and in hand	<u>1,213,638</u>	<u>(268,852)</u>	<u>944,786</u>
Total	<u>1,213,638</u>	<u>(268,852)</u>	<u>944,786</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 2024**

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 financial statements are 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.

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.

DURHAM ACTION ON SINGLE HOUSING LIMITED

Notes to the Financial Statements - continued **for the Year Ended 31 March 2024**

2. ACCOUNTING POLICIES - continued

Allocation and apportionment of costs

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
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 2024

3. DONATIONS AND LEGACIES

	31/3/24	31/3/23
	£	£
Donations	<u>10,117</u>	<u>12,554</u>

Income from donations in both the current and prior year relate to unrestricted funds.

4. INVESTMENT INCOME

	31/3/24	31/3/23
	£	£
Deposit account interest	<u>19,075</u>	<u>7,064</u>

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

5. INCOME FROM CHARITABLE ACTIVITIES

	31/3/24 Charitable activities	31/3/23 Total activities
	£	£
Rents receivable	319,469	305,221
Service charges	22,854	23,778
Supporting people funding	358,181	339,643
Grants	7,040	37,361
Sundry income	<u>252</u>	<u>255</u>
	<u>707,796</u>	<u>706,258</u>

Income from charitable activities was £707,796 (2023: £706,258) of which £51,045 (2023: £105,631) was attributable to unrestricted funds, £656,751 (2023: £600,627) was attributable to restricted funds.

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

	31/3/24	31/3/23
	£	£
Durham City Council	-	27,861
Hedley Foundation	3,840	-
Shakespeare Temperance Trust	2,200	2,000
Moto Foundation	1,000	-
County Durham Community Foundation	-	3,000
Sainsbury's	-	500
The Henry Smith Charity	<u>-</u>	<u>4,000</u>
	<u>7,040</u>	<u>37,361</u>

DURHAM ACTION ON SINGLE HOUSING LIMITED

Notes to the Financial Statements - continued
for the Year Ended 31 March 2024

6. CHARITABLE ACTIVITIES COSTS

	Direct Costs (see note 7) £	Support costs (see note 8) £	Totals £
Charitable activities	<u>1,112,268</u>	<u>7,560</u>	<u>1,119,828</u>

Costs from charitable activities was £1,119,828 (2023: £696,690) of which £205,001 (2023: £51,908) was attributable to unrestricted funds, £914,827 (2023: £644,782) was attributable to restricted funds.

7. DIRECT COSTS OF CHARITABLE ACTIVITIES

	31/3/24 £	31/3/23 £
Staff costs	496,030	426,082
Housing management	269,004	103,897
Housing services	64,545	31,915
Personal services	27,064	20,852
Administrative costs	89,696	76,589
Other costs	6,522	8,068
Deficit on sale of assets	-	24,131
Impairment losses	<u>159,407</u>	<u>-</u>
	<u>1,112,268</u>	<u>691,534</u>

8. SUPPORT COSTS

	Governance costs £
Charitable activities	<u>7,560</u>

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

	31/3/24 Charitable activities £	31/3/23 Total activities £
Auditors' remuneration	<u>7,560</u>	<u>5,156</u>

9. NET INCOME/(EXPENDITURE)

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

	31/3/24 £	31/3/23 £
Auditors' remuneration	7,560	5,156
Depreciation - owned assets	1,493	1,348
Impairment on fixed assets	159,407	-
Deficit on disposal of fixed assets	<u>-</u>	<u>24,131</u>

DURHAM ACTION ON SINGLE HOUSING LIMITED

Notes to the Financial Statements - continued
for the Year Ended 31 March 2024

10. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 March 2024 nor for the year ended 31 March 2023.

Trustees' expenses

There were no expenses reimbursed to the trustees in both the current and prior year.

11. STAFF COSTS

	31/3/24	31/3/23
	£	£
Wages and salaries	455,944	393,150
Social security costs	30,923	25,743
Other pension costs	<u>9,163</u>	<u>7,189</u>
	<u>496,030</u>	<u>426,082</u>

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

	31/3/24	31/3/23
Charitable activities	15	15
Management and administration	<u>3</u>	<u>3</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 £
Income and endowments from			
Donations and legacies	12,554	-	12,554
Charitable activities			
Charitable activities	39,713	666,545	706,258
Investment income	<u>7,064</u>	<u>-</u>	<u>7,064</u>
Total	<u>59,331</u>	<u>666,545</u>	<u>725,876</u>
Expenditure on			
Charitable activities			
Charitable activities	<u>51,908</u>	<u>644,782</u>	<u>696,690</u>
NET INCOME	7,423	21,763	29,186
Transfers between funds	<u>43,559</u>	<u>(43,559)</u>	<u>-</u>
Net movement in funds	50,982	(21,796)	29,186
Reconciliation of funds			
Total funds brought forward	2,084,405	44,768	2,129,173

DURHAM ACTION ON SINGLE HOUSING LIMITED

Notes to the Financial Statements - continued
for the Year Ended 31 March 2024

12. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES - continued

	Unrestricted funds £	Restricted funds £	Total funds £
Total funds carried forward	<u>2,135,387</u>	<u>22,972</u>	<u>2,158,359</u>

The note show 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 £	Motor vehicles £	Fixtures, fittings and equipment £	Totals £
COST OR VALUATION					
At 1 April 2023	732,251	200,000	14,020	17,393	963,664
Additions	100,000	-	-	2,081	102,081
Revaluations	-	(90,000)	-	-	(90,000)
Impairments	<u>(159,407)</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(159,407)</u>
At 31 March 2024	<u>672,844</u>	<u>110,000</u>	<u>14,020</u>	<u>19,474</u>	<u>816,338</u>
DEPRECIATION					
At 1 April 2023	-	-	14,020	13,639	27,659
Charge for year	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,493</u>	<u>1,493</u>
At 31 March 2024	<u>-</u>	<u>-</u>	<u>14,020</u>	<u>15,132</u>	<u>29,152</u>
NET BOOK VALUE					
At 31 March 2024	<u>672,844</u>	<u>110,000</u>	<u>-</u>	<u>4,342</u>	<u>787,186</u>
At 31 March 2023	<u>732,251</u>	<u>200,000</u>	<u>-</u>	<u>3,754</u>	<u>936,005</u>

Included in freehold property is a property that was revalued in September 2024 to the value of £110,000. The property was valued by valuers, R.A Jackson & Son, 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

	31/3/24 £	31/3/23 £
Stocks	<u>236</u>	<u>124</u>

DURHAM ACTION ON SINGLE HOUSING LIMITED

Notes to the Financial Statements - continued
for the Year Ended 31 March 2024

15. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31/3/24	31/3/23
	£	£
Trade debtors	1,581	1,381
Prepayments and accrued income	<u>59,498</u>	<u>61,250</u>
	<u>61,079</u>	<u>62,631</u>

16. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31/3/24	31/3/23
	£	£
Trade creditors	22,678	27,505
Social security and other taxes	9,015	7,662
Other creditors	1,652	1,190
Accruals and deferred income	<u>13,645</u>	<u>11,997</u>
	<u>46,990</u>	<u>48,354</u>

17. LEASING AGREEMENTS

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

	31/3/24	31/3/23
	£	£
Within one year	52,111	15,013
Between one and five years	<u>27,500</u>	-
	<u>79,611</u>	<u>15,013</u>

18. DEFERRED INCOME

	31/3/24	31/3/23
	£	£
Deferred income	<u>60,778</u>	<u>5,685</u>

DURHAM ACTION ON SINGLE HOUSING LIMITED

Notes to the Financial Statements - continued
for the Year Ended 31 March 2024

18. DEFERRED INCOME - continued

	31/3/24 £	31/3/23 £
As at 1 April	5,685	25,372
Additions during the year	60,778	5,685
Amounts released during the year	<u>(5,685)</u>	<u>(25,372)</u>
As at 31 March	<u>60,778</u>	<u>5,685</u>

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

19. MOVEMENT IN FUNDS

	At 1/4/23 £	Net movement in funds £	Transfers between funds £	At 31/3/24 £
Unrestricted funds				
General fund	1,835,386	(214,764)	(239,455)	1,381,167
Fixed Asset Designated Fund	<u>300,000</u>	<u>-</u>	<u>-</u>	<u>300,000</u>
	2,135,386	(214,764)	(239,455)	1,681,167
Restricted funds				
Harry Mears House	-	10,136	(10,136)	-
Vulnerable Womens Project	-	(94,952)	94,952	-
Private Landlord Partnership	-	6,488	(6,488)	-
Long Term Support and Other Properties	-	(144,186)	144,186	-
Volunteer Co-ordinator	18,234	(18,094)	-	140
Durham Police Fund	3,950	(269)	-	3,680
Welcome Packs	574	(42)	-	532
Health and Wellbeing	215	(2,405)	2,190	-
Hospital Discharge Scheme	<u>-</u>	<u>(14,751)</u>	<u>14,751</u>	<u>-</u>
	<u>22,973</u>	<u>(258,076)</u>	<u>239,455</u>	<u>4,352</u>
TOTAL FUNDS	<u>2,158,359</u>	<u>(472,840)</u>	<u>-</u>	<u>1,685,519</u>

DURHAM ACTION ON SINGLE HOUSING LIMITED

Notes to the Financial Statements - continued
for the Year Ended 31 March 2024

19. MOVEMENT IN FUNDS - continued

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

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	80,237	(205,001)	(90,000)	(214,764)
Restricted funds				
Harry Mears House	142,214	(132,078)	-	10,136
Vulnerable Womens Project	265,976	(360,928)	-	(94,952)
Private Landlord Partnership	76,441	(69,953)	-	6,488
Long Term Support and Other Properties	144,655	(288,841)	-	(144,186)
Volunteer Co-ordinator	-	(18,094)	-	(18,094)
Durham Police Fund	-	(270)	-	(270)
Welcome Packs	-	(42)	-	(42)
Health and Wellbeing	-	(2,405)	-	(2,405)
Hospital Discharge Scheme	27,465	(42,216)	-	(14,751)
	<u>656,751</u>	<u>(914,827)</u>	<u>-</u>	<u>(258,076)</u>
TOTAL FUNDS	<u>736,988</u>	<u>(1,119,828)</u>	<u>(90,000)</u>	<u>(472,840)</u>

Comparatives for movement in funds

	At 1/4/22 £	Net movement in funds £	Transfers between funds £	At 31/3/23 £
Unrestricted funds				
General fund	1,789,202	7,422	38,762	1,835,386
Fixed Asset Designated Fund	295,203	-	4,797	300,000
	<u>2,084,405</u>	<u>7,422</u>	<u>43,559</u>	<u>2,135,386</u>
Restricted funds				
Harry Mears House	2,077	24,810	(26,887)	-
Vulnerable Womens 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	3,228	(3,013)	-	215
	<u>44,768</u>	<u>21,764</u>	<u>(43,559)</u>	<u>22,973</u>
TOTAL FUNDS	<u>2,129,173</u>	<u>29,186</u>	<u>-</u>	<u>2,158,359</u>

DURHAM ACTION ON SINGLE HOUSING LIMITED

Notes to the Financial Statements - continued **for the Year Ended 31 March 2024**

19. MOVEMENT IN FUNDS - continued

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

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	59,330	(51,908)	7,422
Restricted funds			
Harry Mears House	141,693	(116,883)	24,810
Vulnerable Womens 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	-	(3,013)	(3,013)
	<u>666,546</u>	<u>(644,782)</u>	<u>21,764</u>
TOTAL FUNDS	<u>725,876</u>	<u>(696,690)</u>	<u>29,186</u>

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.
- **Hospital Discharge Service (LUCA)**
Provides accommodation and a supportive environment for vulnerable people leaving hospital.

DURHAM ACTION ON SINGLE HOUSING LIMITED

Notes to the Financial Statements - continued **for the Year Ended 31 March 2024**

19. MOVEMENT IN FUNDS - continued

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 £239,455 (2023: £19,361) 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 (2023: £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.

21. RELATED PARTY DISCLOSURES

Key management personnel are deemed to be the Trustees and the management team. Key management personnel remuneration amounted to £136,631 (2023: £97,347).

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 2024

	31/3/24 £	31/3/23 £
Income and endowments		
Donations and legacies		
Donations	10,117	12,554
Investment income		
Deposit account interest	19,075	7,064
Charitable activities		
Rents receivable	319,469	305,221
Service charges	22,854	23,778
Supporting people funding	358,181	339,643
Grants	7,040	37,361
Sundry income	252	255
	<u>707,796</u>	<u>706,258</u>
Total incoming resources	736,988	725,876
Expenditure		
Charitable activities		
Wages	455,944	393,150
Social security	30,923	25,743
Pensions	9,163	7,189
Housing management	269,004	103,897
Housing services	64,545	31,915
Personal services	27,064	20,852
Administrative costs	89,696	76,589
Other costs	6,522	8,068
Loss on sale of tangible fixed assets	-	24,131
Impairment losses for tangible fixed assets	159,407	-
	<u>1,112,268</u>	<u>691,534</u>
Support costs		
Governance costs		
Auditors' remuneration	7,560	5,156
Total resources expended	<u>1,119,828</u>	<u>696,690</u>
Net (expenditure)/income	<u>(382,840)</u>	<u>29,186</u>

This page does not form part of the statutory financial statements

