

**REGISTERED COMPANY NUMBER: 01041946 (England and Wales)**  
**REGISTERED CHARITY NUMBER: 501556**

**Report of the Trustees and**  
**Audited Financial Statements**  
**for the Year Ended 31 March 2025**  
**for**  
**DURHAM ACTION ON SINGLE HOUSING LIMITED**

**DURHAM ACTION ON SINGLE HOUSING LIMITED**

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**for the Year Ended 31 March 2025**

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

### **Report of the Trustees** **for the Year Ended 31 March 2025**

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 2025. 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 provide a small amount of unsupported housing at affordable rents through our Kepier Homes brand and also provide a preventative support service offering County-wide drop-ins, virtual support and outreach support.

We can accommodate up to 55 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;
- Enhanced housing management services; and
- A preventative support service providing drop-ins, virtual support and outreach support.

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 2025**

#### **Strategic report**

#### **Achievement and performance**

#### **Charitable activities**

#### **Performance**

During the 2024/25 financial year DASH received and accepted a total of 483 referrals, a significant decrease over the 1,132 referrals received last year. The majority of these were for our Harry Mears House, receiving 156, Aurora received 80 with Orion receiving 140. All referrals for these services are now referred through the Gateway operated by the Durham Mental Wellbeing Alliance, which may account for the decrease in referral numbers. The pilot scheme, LUCA, receiving referrals directly had 107 referrals.

33% of referrals were received from the Hospital Discharge Team, with a further 20% from Housing Solutions the Durham County Council Homelessness Team, and 10% as self-referrals. The remaining 37% were from a mix of agencies, Mental Health Teams and Social Prescribers.

The new Health, Housing and Wellbeing Floating Support Service, active from 15 January 2025, received 579 referrals, of which 505 were accepted. The majority of these, 63%, were self-referrals via telephone or drop-in, with 35% from advice agencies and 14% from Health-related agencies.

#### **Resources**

The Hospital Discharge Scheme has been extended to include an additional 5 properties and will now run until January 2027. Feedback from Durham County Council on the scheme so far has been good and we hope the scheme will be extended from a pilot into a fully funded commissioned service.

With the staffing review completed, we were successful in a tender bid for a Housing, Health & Wellbeing Floating Support Service, named the WellNest Service. The contract went live in January 2025, involving a TUPE of staff, and was very quickly fully operational. This involves operating a number of drop-in sessions across County Durham and providing options for virtual and outreach support. Assistance can be provided around form filling, advocacy, help claiming appropriate welfare benefits and helping to achieve goals and ambitions in training, employment or volunteering.

During the year we continued to review our systems and this led to the decision to upgrade the Client Record Management system. The migration onto the new system was completed before the end of the year and all staff have received training on this system. As well as assisting to maintain up-to-date systems, utilising current security features, we hope to be able to more accurately capture outcomes residents have achieved, and the support time that each resident has received.

#### **Fundraising and donations**

Funding was received from the Shakespeare Temperance Trust, Neighbourly Sainsburys and TKMaxx Homesense. We continued to spend funds from Barbour Foundation, and Hedley Foundation.

In total we received £6,464 in donations. Donations were received from Durham University, including a number of events and colleges plus Full Score, St Brandons Church, and St John's Church Neville's Cross along with a number of individuals.

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

### **Report of the Trustees** **for the Year Ended 31 March 2025**

#### **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, through Commissioning Services relating to Adult Services, 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 funding for our supported housing contracts 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. We also have a three-year contract to provide a Housing, Health & Wellbeing Floating Support Service with options to extend for a further two years, providing a level of guaranteed income for the next few years.

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.

#### **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 £1,052,136 need be set aside to cover existing obligations on a forced closure basis.

Although the reserves currently stand at £2,048,093 a proportion of this relates to freehold property. The net book value of freehold property as at 31 March 2025 is £1,091,594 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.

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

### **Report of the Trustees** **for the Year Ended 31 March 2025**

#### **Strategic report**

##### **Financial review**

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 for 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 2024/25. 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 and 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**

	2023/24	2024/25	Quartile 1	Median	Quartile 3	Quartile Performance
Operating margin (overall)*	-64.16%	4.11%	12.00%	18.20%	23.00%	Bottom
Operating margin (social housing lettings)*	-64.16%	4.11%	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

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 last year, following some covid related delays to planned maintenance reducing our operational margins for that year. This year sees a return to more usual levels. As we do not have any loans currently the EBITDA metric is non-operable.

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

	2023/24	2024/25	Quartile 1	Median	Quartile 3	Quartile Performance
Units developed (absolute)	3	0				
New supply delivered %*	16.00%	0.00%	1.00%	1.40%	2.20%	Bottom
Gearing %*	N/A	N/A	34.10%	45.60%	54.30%	N/A

We purchased a property 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.

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

### **Report of the Trustees** **for the Year Ended 31 March 2025**

#### **Strategic report** **Financial review** **Outcomes Delivered**

	2023/24	2024/25	Quartile 1	Median	Quartile 3	Quartile Performance
Reinvestment %*	18.08%	4.83%	5.20%	7.70%	11.00%	Bottom

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 last year, despite being small in 'real' terms.

#### **Effective Asset Management**

	2023/24	2024/25	Quartile 1	Median	Quartile 3	Quartile Performance
Return on capital employed (ROCE) % *	-28.05%	2.48%	2.20%	2.80%	3.40%	Second
Occupancy	87.00%	82.00%	98.90%	99.50%	99.90%	

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 being set up and expanded after 6 months, occupancy was lower than anticipated, but should improve next year.

#### **Operating Efficiencies**

	2023/24	2024/25	Quartile 1	Median	Quartile 3	Quartile Performance
Headline social housing cost per unit £	£24,885	£23,117	£4,495	£5,136	£6,350	Top
Overheads as % adjusted turnover	N/A	N/A	10.47%	13.35%	16.84%	N/A

With the addition of a pilot scheme, currently, 90% 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 also completed some planned maintenance that had been disrupted due to knock-on effects of covid disruption, increasing our expenditure last year, and continued to improve the condition of all of our stock 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

#### **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.

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.

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

### **Report of the Trustees** **for the Year Ended 31 March 2025**

#### **Strategic report**

##### **Financial review**

As the second year of collating and reporting these measures it is encouraging that satisfaction with the landlord's approach to handling complaints has improved significantly. Many of the measures are similar across the two years, although it is difficult to ascertain trends as yet. Satisfaction with repairs has dropped, although time taken to complete the repair has improved. It is worth noting that as a supported housing provider, offering accommodation for up to 18 months, most of the surveys will be completed by individuals who have not completed one previously. This makes it more challenging to compare across surveys as different individuals will have different expectations and responses may be directly related to incidents, though the data should still provide general trends.

This is the first time we are able to benchmark our results with other housing associations. The RSH have published the median data from providers with over 1000 units. Primarily DASH is scoring consistently higher than the median. With a couple of exceptions; notably complaints. It is worth remembering that DASH is comparatively small, and whilst the calculation factors it to a proportion of 1000 units, 1 complaint will always look significant because of our size. It would be unrealistic to expect not to receive any complaints; we view complaints as valuable opportunities for learning and growth, providing insight into areas where reviews may enhance our policies, procedures, or standard practices.

	<b>Tenant Satisfaction Measures - Perception</b>	<b>2023/24</b>	<b>2024/25</b>	<b>Median</b>
TP01	Overall satisfaction	89%	89%	71.30%
TP02	Satisfaction with repairs	94%	86%	72.30%
TP03	Satisfaction with time taken to complete most recent repair	81%	85%	67.40%
TP04	Satisfaction that the home is well maintained	95%	93%	70.80%
TP05	Satisfaction that the home is safe	95%	85%	76.70%
TP06	Satisfaction that the landlord listens to tenant views and acts upon them	89%	89%	60.40%
TP07	Satisfaction that the landlord keeps tenants informed about things that matter to them	95%	93%	70.30%
TP08	Agreement that the landlord treats tenants fairly and with respect	95%	93%	76.80%
TP09	Satisfaction with the landlord's approach to handling complaints	63%	100%	34.50%
TP10	Satisfaction that the landlord keeps communal areas clean and well maintained	82%	71%	65.10%
TP11	Satisfaction that the landlord makes a positive contribution to neighbourhoods	63%	85%	63.10%
TP12	Satisfaction with the landlord's approach to handling anti-social behaviour	79%	81%	57.80%
	<b>Tenant Satisfaction Measures - Technical</b>			
CH01	Complaints relative to the size of the landlord; Stage 1 (per 1,000 homes)	67	91	42.5
CH01	Complaints relative to the size of the landlord; Stage 2 (per 1,000 homes)	22	0	5.7
CH02	Complaints responded to with Complaint Handling Code timescales; Stage 1	100%	100%	82.3
CH02	Complaints responded to with Complaint Handling Code timescales; Stage 2	100%	100%	83.6
NM01	Anti-social behaviour cases relative to the size of the landlord (per 1,000 homes)	22	36	35.5
NM01	Anti-social behaviour cases that involve a hate incident relative to the size of the landlord (per 1,000 homes)	0	0	0.6

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

### **Report of the Trustees** **for the Year Ended 31 March 2025**

#### **Strategic report**

##### **Financial review**

RP01	Homes that do not meet the Decent Homes Standard	0%	0%	0.50%
RP02	Repairs completed with target timescales (non-emergency)	82%	90%	81.30%
RP02	Repairs completed with target timescales (emergency)	100%	100%	95.30%
BS01	Gas Safety Checks	100%	100%	99.90%
BS02	Fire Safety Checks	65%	100%	100%
BS03	Asbestos Safety Checks	N/A	N/A	100%
BS04	Water Safety Checks	100%	100%	100%
BS05	Lift Safety Checks	N/A	N/A	100%

#### **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 also review our existing provision to determine its suitability moving forward in a changing market and whether we need to seek additional or alternative properties to provide a broader profile of options for residents.

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.

The two-year pilot Hospital Discharge Scheme has been very successful and has already been expanded and extended. The next step is to extend the scheme beyond a pilot into a fully funded service. We will also continue to 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 8 members, who meet on a bi-monthly basis. In addition, staff, including the Director, the Operations Manager, and the Finance and Admin Manager 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 2025.

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

### **Report of the Trustees** **for the Year Ended 31 March 2025**

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. 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

##### **Registered office**

Hudson House  
Gort Place  
Durham  
County Durham  
DH1 1EY

##### **Trustees**

C J Curry (Chair) (resigned 20/12/24)  
V Halliday  
W Manners  
B Craven (Chair) (appointed 27/11/24)  
C Rook (resigned 9/7/25)  
M Costello (resigned 30/7/25)  
P Samuel (Treasurer)  
C Tighe  
A Toes  
M McGuigan (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  
Hcather Witham - Finance & Admin Manager

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

5087

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

### **Report of the Trustees** **for the Year Ended 31 March 2025**

#### **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.

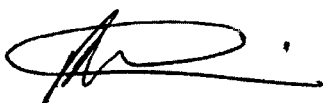
In so far as the trustees are aware:

- 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 25 September 2025 and signed on the board's behalf by:



B Craven - 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 2025 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 2025 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.

**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.

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

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.

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.



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: 30/9/2025.....

**DURHAM ACTION ON SINGLE HOUSING LIMITED**

**Statement of Financial Activities**  
**(Incorporating an Income and Expenditure Account)**  
**for the Year Ended 31 March 2025**

	Notes	Unrestricted funds £	Restricted funds £	31/3/25 Total funds £	31/3/24 Total funds £
<b>Income and endowments from</b>					
Donations and legacies	4	6,464	-	6,464	10,117
<b>Charitable activities</b>	6				
Charitable activities		168,485	1,102,970	1,271,455	707,796
Investment income	5	32,502	-	32,502	19,075
<b>Total</b>		<u>207,451</u>	<u>1,102,970</u>	<u>1,310,421</u>	<u>736,988</u>
<b>Expenditure on</b>					
<b>Charitable activities</b>	7				
Charitable activities		<u>214,002</u>	<u>1,042,595</u>	<u>1,256,597</u>	<u>1,119,828</u>
<b>NET INCOME/(EXPENDITURE)</b>		(6,551)	60,375	53,824	(382,840)
<b>Transfers between funds</b>	20	(43,200)	43,200	-	-
<b>Other recognised gains/(losses)</b>					
Gains/(losses) on revaluation of fixed assets		<u>308,750</u>	<u>-</u>	<u>308,750</u>	<u>(90,000)</u>
<b>Net movement in funds</b>		<u>258,999</u>	<u>103,575</u>	<u>362,574</u>	<u>(472,840)</u>
<b>Reconciliation of funds</b>					
Total funds brought forward		<u>1,681,167</u>	<u>4,352</u>	<u>1,685,519</u>	<u>2,158,359</u>
<b>Total funds carried forward</b>		<u><u>1,940,166</u></u>	<u><u>107,927</u></u>	<u><u>2,048,093</u></u>	<u><u>1,685,519</u></u>

The notes form part of these financial statements

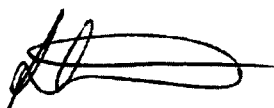
**DURHAM ACTION ON SINGLE HOUSING LIMITED**

**Balance Sheet**

**31 March 2025**

	Notes	Unrestricted funds £	Restricted funds £	31/3/25 Total funds £	31/3/24 Total funds £
<b>Fixed assets</b>					
Tangible assets	14	1,111,125	-	1,111,125	787,186
<b>Current assets</b>					
Stocks	15	476	-	476	236
Debtors	16	155,221	-	155,221	61,079
Cash at bank and in hand		868,520	107,927	976,447	944,786
		<u>1,024,217</u>	<u>107,927</u>	<u>1,132,144</u>	<u>1,006,101</u>
<b>Creditors</b>					
Amounts falling due within one year	17	(72,726)	-	(72,726)	(46,990)
<b>Net current assets</b>		<u>951,491</u>	<u>107,927</u>	<u>1,059,418</u>	<u>959,111</u>
<b>Total assets less current liabilities</b>		<u>2,062,616</u>	<u>107,927</u>	<u>2,170,543</u>	<u>1,746,297</u>
<b>Deferred income</b>	19	(122,450)	-	(122,450)	(60,778)
<b>NET ASSETS</b>		<u><u>1,940,166</u></u>	<u><u>107,927</u></u>	<u><u>2,048,093</u></u>	<u><u>1,685,519</u></u>
<b>Funds</b>	20				
Unrestricted funds				1,940,166	1,681,167
Restricted funds				<u>107,927</u>	<u>4,352</u>
<b>Total funds</b>				<u><u>2,048,093</u></u>	<u><u>1,685,519</u></u>

The financial statements were approved by the Board of Trustees and authorised for issue on 25 September 2025 and were signed on its behalf by:



B Craven - Trustee

The notes form part of these financial statements

**DURHAM ACTION ON SINGLE HOUSING LIMITED**

**Cash Flow Statement**  
**for the Year Ended 31 March 2025**

	Notes	31/3/25 £	31/3/24 £
<b>Cash flows from operating activities</b>			
Cash generated from operations	1	17,269	(185,846)
Net cash provided by/(used in) operating activities		17,269	(185,846)
<b>Cash flows from investing activities</b>			
Purchase of tangible fixed assets		(18,110)	(102,081)
Interest received		32,502	19,075
Net cash provided by/(used in) investing activities		14,392	(83,006)
<b>Change in cash and cash equivalents in the reporting period</b>		31,661	(268,852)
<b>Cash and cash equivalents at the beginning of the reporting period</b>		944,786	1,213,638
<b>Cash and cash equivalents at the end of the reporting period</b>		976,447	944,786

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 2025**

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

	31/3/25 £	31/3/24 £
Net income/(expenditure) for the reporting period (as per the Statement of Financial Activities)	53,824	(382,840)
Adjustments for:		
Depreciation charges	2,921	1,493
Interest received	(32,502)	(19,075)
Impairment of fixed assets	-	159,407
Increase in stocks	(240)	(112)
(Increase)/decrease in debtors	(94,142)	1,552
Increase in creditors	87,408	53,729
	<hr/>	<hr/>
Net cash provided by/(used in) operations	17,269	(185,846)
	<hr/>	<hr/>

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

	At 1/4/24 £	Cash flow £	At 31/3/25 £
Net cash			
Cash at bank and in hand	944,786	31,661	976,447
	<hr/>	<hr/>	<hr/>
	944,786	31,661	976,447
	<hr/>	<hr/>	<hr/>
Total	944,786	31,661	976,447
	<hr/>	<hr/>	<hr/>

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 2025**

#### **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.

##### **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.

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

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

### **Notes to the Financial Statements - continued** **for the Year Ended 31 March 2025**

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

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

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.

#### **3. 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.

As described in note 14 to the financial statements, Freehold and Social Housing properties are stated at fair value based on the valuation performed by independent professional valuers with recent experience in the location and category of properties valued. The valuers used observable market prices adjusted as necessary for any difference in the future, location or condition of the specific asset. However, the rise in interest rates and inflation has caused significant disruption and uncertainty in the UK property market which has inevitably increased the degree of judgement involved in the property valuation at 31 March 2025.

**DURHAM ACTION ON SINGLE HOUSING LIMITED**

**Notes to the Financial Statements - continued**  
**for the Year Ended 31 March 2025**

**4. DONATIONS AND LEGACIES**

	31/3/25	31/3/24
	£	£
Donations	6,464	10,117
	<u>6,464</u>	<u>10,117</u>

**5. INVESTMENT INCOME**

	31/3/25	31/3/24
	£	£
Deposit account interest	32,502	19,075
	<u>32,502</u>	<u>19,075</u>

**6. INCOME FROM CHARITABLE ACTIVITIES**

	31/3/25 Charitable activities £	31/3/24 Total activities £
Rents receivable	549,195	319,469
Service charges	23,551	22,854
Supporting people funding	698,445	358,181
Grants	-	7,040
Sundry income	264	252
	<u>1,271,455</u>	<u>707,796</u>

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

	31/3/25 £	31/3/24 £
Hedley Foundation	-	3,840
Shakespeare Temperance Trust	-	2,200
Moto Foundation	-	1,000
	<u>-</u>	<u>7,040</u>

**7. CHARITABLE ACTIVITIES COSTS**

	Direct Costs (see note 8) £	Support costs (see note 9) £	Totals £
Charitable activities	1,248,387	8,210	1,256,597
	<u>1,248,387</u>	<u>8,210</u>	<u>1,256,597</u>

**DURHAM ACTION ON SINGLE HOUSING LIMITED**

**Notes to the Financial Statements - continued**  
**for the Year Ended 31 March 2025**

**8. DIRECT COSTS OF CHARITABLE ACTIVITIES**

	31/3/25	31/3/24
	£	£
Staff costs	666,268	496,030
Housing management	279,968	269,004
Housing services	98,993	64,545
Personal services	27,614	27,064
Administrative costs	173,893	89,696
Other costs	1,651	6,522
Impairment losses	-	159,407
	<u>1,248,387</u>	<u>1,112,268</u>

**9. SUPPORT COSTS**

	Governance costs
	£
Charitable activities	<u>8,210</u>

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

	31/3/25 Charitable activities	31/3/24 Total activities
	£	£
Auditors' remuneration	<u>8,210</u>	<u>7,560</u>

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

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

	31/3/25	31/3/24
	£	£
Auditors' remuneration	8,210	7,560
Depreciation - owned assets	<u>2,921</u>	<u>1,493</u>

**11. TRUSTEES' REMUNERATION AND BENEFITS**

There were no trustees' remuneration or other benefits for the year ended 31 March 2025 nor for the year ended 31 March 2024.

**Trustees' expenses**

During the year, £95 was reimbursed to two trustees relating to a leaving gift and maintenance tools for volunteer work to properties. No expenses were paid during the prior year.

**DURHAM ACTION ON SINGLE HOUSING LIMITED**

**Notes to the Financial Statements - continued  
for the Year Ended 31 March 2025**

**12. STAFF COSTS**

	31/3/25	31/3/24
	£	£
Wages and salaries	611,657	455,944
Social security costs	47,203	30,923
Other pension costs	7,408	9,163
	<u>666,268</u>	<u>496,030</u>

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

	31/3/25	31/3/24
Charitable activities	21	15
Management and administration	3	3
	<u>24</u>	<u>18</u>

The number of employees whose employee benefits (excluding employer pension costs) exceeded £60,000 was:

	31/3/25	31/3/24
£60,001 - £70,000	<u>1</u>	<u>-</u>

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

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

**DURHAM ACTION ON SINGLE HOUSING LIMITED**

**Notes to the Financial Statements - continued**  
**for the Year Ended 31 March 2025**

**14. TANGIBLE FIXED ASSETS**

	Social housing properties £	Freehold property £	Motor vehicles £	Fixtures, fittings and equipment £	Totals £
<b>COST OR VALUATION</b>					
At 1 April 2024	672,844	110,000	14,020	19,474	816,338
Additions	-	-	-	18,110	18,110
Disposals	-	-	-	(350)	(350)
Revaluations	324,950	-	-	-	324,950
Impairments	(16,200)	-	-	-	(16,200)
At 31 March 2025	981,594	110,000	14,020	37,234	1,142,848
<b>DEPRECIATION</b>					
At 1 April 2024	-	-	14,020	15,132	29,152
Charge for year	-	-	-	2,921	2,921
Eliminated on disposal	-	-	-	(350)	(350)
At 31 March 2025	-	-	14,020	17,703	31,723
<b>NET BOOK VALUE</b>					
At 31 March 2025	981,594	110,000	-	19,531	1,111,125
At 31 March 2024	672,844	110,000	-	4,342	787,186

Cost or valuation at 31 March 2025 is represented by:

	Social housing properties £	Freehold property £	Motor vehicles £	Fixtures, fittings and equipment £	Totals £
Valuation in 2024	(159,407)	(90,000)	-	-	(249,407)
Valuation in 2025	308,750	-	-	-	308,750
Cost	832,251	200,000	14,020	37,234	1,083,505
	981,594	110,000	14,020	37,234	1,142,848

If freehold and social property had not been revalued they would have been included at the following historical cost:

	31/3/25 £	31/3/24 £
Cost	1,032,251	1,032,251

Freehold property was valued on an open market basis on 19 September 2024 by R.A. Jackson & Son LLP, Chartered Surveyors.

The social housing property portfolio was valued on an open market basis on 21 January 2025 by J.W. Wood Limited, Chartered Surveyors.

**DURHAM ACTION ON SINGLE HOUSING LIMITED**

**Notes to the Financial Statements - continued**  
**for the Year Ended 31 March 2025**

**15. STOCKS**

	31/3/25	31/3/24
	£	£
Stocks	476	236
	<u>476</u>	<u>236</u>

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

	31/3/25	31/3/24
	£	£
Trade debtors	12,023	1,581
Prepayments and accrued income	143,198	59,498
	<u>155,221</u>	<u>61,079</u>

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

	31/3/25	31/3/24
	£	£
Trade creditors	35,035	22,678
Social security and other taxes	17,556	9,015
Other creditors	3,048	1,652
Accruals and deferred income	17,087	13,645
	<u>72,726</u>	<u>46,990</u>

**18. LEASING AGREEMENTS**

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

	31/3/25	31/3/24
	£	£
Within one year	123,603	52,111
Between one and five years	21,024	27,500
	<u>144,627</u>	<u>79,611</u>

**19. DEFERRED INCOME**

	31/3/25	31/3/24
	£	£
Deferred income	122,450	60,778
	<u>122,450</u>	<u>60,778</u>
	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	(5,685)	(25,372)
	<u>60,778</u>	<u>5,685</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 2025**

**20. MOVEMENT IN FUNDS**

	At 1/4/24 £	Net movement in funds £	Transfers between funds £	At 31/3/25 £
<b>Unrestricted funds</b>				
General fund	1,381,167	(6,551)	(43,200)	1,331,416
Fixed Asset Designated Fund	300,000	-	-	300,000
Property Revaluation Reserve	-	308,750	-	308,750
	<u>1,681,167</u>	<u>302,199</u>	<u>(43,200)</u>	<u>1,940,166</u>
<b>Restricted funds</b>				
Harry Mears House	-	(6,538)	6,538	-
Vulnerable Womens Project	-	(9,624)	9,624	-
Private Landlord Partnership	-	(24,420)	24,420	-
Volunteer Co-ordinator	140	-	-	140
Durham Police Fund	3,680	775	-	4,455
Welcome Packs	532	15	-	547
Hospital Discharge Scheme	-	28,284	-	28,284
Floating Support	-	74,501	-	74,501
Orion	-	(2,618)	2,618	-
	<u>4,352</u>	<u>60,375</u>	<u>43,200</u>	<u>107,927</u>
<b>TOTAL FUNDS</b>	<u>1,685,519</u>	<u>362,574</u>	<u>-</u>	<u>2,048,093</u>

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

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
<b>Unrestricted funds</b>				
General fund	207,451	(214,002)	-	(6,551)
Property Revaluation Reserve	-	-	308,750	308,750
	<u>207,451</u>	<u>(214,002)</u>	<u>308,750</u>	<u>302,199</u>
<b>Restricted funds</b>				
Harry Mears House	160,912	(167,450)	-	(6,538)
Vulnerable Womens Project	349,216	(358,840)	-	(9,624)
Private Landlord Partnership	20,197	(44,617)	-	(24,420)
Durham Police Fund	-	775	-	775
Welcome Packs	29	(14)	-	15
Hospital Discharge Scheme	255,057	(226,773)	-	28,284
Floating Support	212,026	(137,525)	-	74,501
Orion	105,533	(108,151)	-	(2,618)
	<u>1,102,970</u>	<u>(1,042,595)</u>	<u>-</u>	<u>60,375</u>
<b>TOTAL FUNDS</b>	<u>1,310,421</u>	<u>(1,256,597)</u>	<u>308,750</u>	<u>362,574</u>

# **DURHAM ACTION ON SINGLE HOUSING LIMITED**

## **Notes to the Financial Statements - continued** **for the Year Ended 31 March 2025**

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

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

	At 1/4/23 £	Net movement in funds £	Transfers between funds £	At 31/3/24 £
<b>Unrestricted funds</b>				
General fund	1,835,386	(214,764)	(239,455)	1,381,167
Fixed Asset Designated Fund	300,000	-	-	300,000
	<u>2,135,386</u>	<u>(214,764)</u>	<u>(239,455)</u>	<u>1,681,167</u>
<b>Restricted funds</b>				
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	(270)	-	3,680
Welcome Packs	574	(42)	-	532
Health and Wellbeing	215	(2,405)	2,190	-
Hospital Discharge Scheme	-	(14,751)	14,751	-
	<u>22,973</u>	<u>(258,076)</u>	<u>239,455</u>	<u>4,352</u>
<b>TOTAL FUNDS</b>	<u>2,158,359</u>	<u>(472,840)</u>	<u>-</u>	<u>1,685,519</u>

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

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
<b>Unrestricted funds</b>				
General fund	80,237	(205,001)	(90,000)	(214,764)
<b>Restricted funds</b>				
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>
<b>TOTAL FUNDS</b>	<u>736,988</u>	<u>(1,119,828)</u>	<u>(90,000)</u>	<u>(472,840)</u>

#### **Unrestricted funds**

##### **General fund**

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

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

### **Notes to the Financial Statements - continued** **for the Year Ended 31 March 2025**

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

##### **Fixed Asset Designated fund**

Designated development fund for future developments.

##### **Property Revaluation Reserve**

Designated fund which holds the unrealised gains from the property value increases as disclosed in note 14. This fund is not restricted however it is held separately within a designated fund until the point in which the property is sold.

##### **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 (Aurora)**  
Provides accommodation and a supportive environment to vulnerable women who have multiple and complex needs.
- **Private Landlord Partnership (Orion)**  
Provides affordable housing for homeless people and people with medium to high-level support needs 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.
- **Floating support (WellNest)**  
To provide housing, health and wellbeing support to those aged over 26 in the local area with the aim to enable users of the service to live independently.

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 £43,200 (2024: £239,455) was transferred from unrestricted funds to restricted funds in order to maintain the level of restricted funds held within the charitable company.

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

### **Notes to the Financial Statements - continued** **for the Year Ended 31 March 2025**

#### **21. CONTINGENT LIABILITIES**

Social housing property includes two properties with valuation of £281,048 (2024 : £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.

#### **22. RELATED PARTY DISCLOSURES**

Key management personnel are deemed to be the Trustees and the management team. Key management personnel remuneration amounted to £152,500 (2024 : £136,631).

#### **23. 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 2025**

	31/3/25 £	31/3/24 £
<b>Income and endowments</b>		
<b>Donations and legacies</b>		
Donations	6,464	10,117
<b>Investment income</b>		
Deposit account interest	32,502	19,075
<b>Charitable activities</b>		
Rents receivable	549,195	319,469
Service charges	23,551	22,854
Supporting people funding	698,445	358,181
Grants	-	7,040
Sundry income	264	252
	<hr/> 1,271,455	<hr/> 707,796
<b>Total incoming resources</b>	1,310,421	736,988
<b>Expenditure</b>		
<b>Charitable activities</b>		
Wages	611,657	455,944
Social security	47,203	30,923
Pensions	7,408	9,163
Housing management	279,968	269,004
Housing services	98,993	64,545
Personal services	27,614	27,064
Administrative costs	173,893	89,696
Other costs	1,651	6,522
Impairment losses for tangible fixed assets	-	159,407
	<hr/> 1,248,387	<hr/> 1,112,268
<b>Support costs</b>		
<b>Governance costs</b>		
Auditors' remuneration	8,210	7,560
<b>Total resources expended</b>	<hr/> 1,256,597	<hr/> 1,119,828
<b>Net income/(expenditure)</b>	<hr/> <hr/> 53,824	<hr/> <hr/> (382,840)

This page does not form part of the statutory financial statements