Housing Rights

Northern Ireland · Charity number 105735

Details

Status	Received
Company number	21018
Registered	2016-11-28
Register	View on the Charity Commission for Northern Ireland register

Contact

Address	Housing Rights The Skainos Centre 239 Newtownards Road Belfast Bt4 1af BT4 1AF
Phone	028 9024 5640
Email	info@housingrights.org.uk
Website	https://www.housingrights.org.uk/

Activities

Purposes: The Charity's objects are to promote the following purposes for the public benefit: 1. The relief of poverty and the relief of those in need by reason of youth, age, ill health, disability, financial hardship or other disadvantage; and in particular to assist those persons with necessitous circumstances in relation to housing matters; and 2. such other exclusively charitable purpose according to the Law of Northern Ireland as the Directors may from time to time decide.

What the charity does: The prevention or relief of poverty,The relief of those in need by reason of youth, age, ill-health, disability, financial hardship or other disadvantage

How the charity works: Advice/advocacy/information,Relief of poverty,Welfare/benevolent

Who the charity helps: Ex-offenders and prisoners,General public,Voluntary and community sector

Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£2,482,318	£2,306,786	£-297,347	57

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Trustees

Name	Role	Appointed
Miss Grainne Walsh		
Mr Charles O'neill		
Mr Matthew Jackson		
Mr Patrick Brannigan		
Mr Patrick Morgan		
Mr Peter O'callaghan		
Mrs Lesley Baird		
Ms Denise Mcanena		
Ms Elizabeth Millen		
Ms Jacqueline Wilson		
Ms Karly Greene		
Ms Paula Quigley		
Rose Crozier		

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Housing Rights

Northern Ireland - Charity number 105735

Accounts

COMPANY REGISTRATION NUMBER: NI021018
CHARITY REGISTRATION NUMBER: NIC105735

Housing Rights

Company Limited by Guarantee

Financial Statements

31 March 2025

Finegan Gibson Ltd
Chartered accountants & statutory auditor
Causeway Tower
9 James Street South
Belfast
BT2 8DN

Housing Rights

Company Limited by Guarantee

Financial Statements

Year ended 31 March 2025

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Housing Rights

Company Limited by Guarantee

Trustees' Annual Report (Incorporating the Director's Report)

Year ended 31 March 2025

The trustees, who are also the directors for the purposes of company law, present their report and the financial statements of the charity for the year ended 31 March 2025.

Reference and administrative details

Registered charity name	Housing Rights
Charity registration number	NIC105735
Company registration number	NI021018
Principal office and registered office	1st Floor Skainos Centre 239-241 Newtownards Road Belfast BT4 1AF

The trustees

G Walsh	
E Millen	
U A O'Hare	(Resigned 6 February 2025)
C O'Neill	
F Kelly	(Resigned 5 December 2024)
D McAnena	
J Wilson	
K Greene	
L Baird	
P Brannigan	
P Morgan	
P O'Callaghan	
P Quigley	
R Crozier	

Company secretary	Catherine McCauley
Auditor	Finegan Gibson Ltd Chartered accountants & statutory auditor Causeway Tower 9 James Street South Belfast BT2 8DN
Bankers	Bank of Ireland 1 Donegall Square South Belfast BT1 5LR

Solicitors	Cleaver Fulton Rankin 50 Bedford Street Belfast BT2 7FW

Structure, governance and management

Governing Document

Housing right is a company limited by guarantee governed by it's Memorandum and Articles of Association dated 1st July 2014. Housing Rights is a registered charity with HMRC and the Charity Commission for Northern Ireland. Housing Rights is a membership organisation with currently 125 members, each of whom agrees to contribute £1 in the event of the charity winding up.

Appointment of trustees

The Chair and the Trustees recruit and select new Trustees as needed. New Trustees are recruited in line with the Memorandum and Articles of Association having regard to their professional skills, and their potential to be able to make a helpful contribution to the governance of the charity. As part of the recruitment process they are made aware of a Trustees' legal obligations under charity and company law, the content of the Memorandum and Articles of Association, the committee and decision making processes, the business plan and recent financial performance of the charity.

Trustee induction and training

All newly appointed trustees undergo a half-day induction session which includes meeting with key management personnel to cover:- general organisational background information; Trustees and Board responsibilities; organisational projects; operations and policy; and business support.

Arrangements for setting pay and remuneration of key management personnel

The directors consider the board of directors, who are the charity's trustees, and the senior management team comprise the key management personnel of the charity in charge of directing and controlling, running and operating the charity on a day to day basis. All directors give of their time freely and no director received remuneration in the year.

The pay of the senior staff is reviewed annually and normally increased in accordance with Northern Ireland Civil Service Pay Awards. In view of the nature of the charity, the directors benchmark against pay levels in other similar size charities run on a voluntary basis. The remuneration bench-mark is the mid-point of the range paid for similar roles adjusted for a weighting of up to 30% for any additional

responsibilities.

Organisation structure and how charity makes decisions

The Board, as the governing body, can have up to 15 members. The Board normally meets bi-monthly and the Office Bearers, known as the Executive Committee meet the months between Board meetings to ensure that the Board has everything it needs to do its job effectively. The Executive Committee will generally review the major issues facing the organisation and make preliminary recommendations to the full Board at the next meeting on matters, for example, such as business planning; operational policies and practices; membership applications; human resources and remuneration of staff.

A Director/CEO is appointed by the trustees to manage the day-to-day operations of the charity. To facilitate effective operations, the Director/CEO has delegated authority, within terms of delegation approved by the Board, for operational matters including finance, employment and direct charitable activities.

The Board of Housing Rights has also established an Audit & Risk Committee (ARC), operational from May 2017, to support them in their responsibilities regarding issues of risk, control, governance, finance, audit and associated assurance. The ARC has delegated responsibility on behalf of the Board for ensuring that there is a framework for accountability; for examining and reviewing all systems and methods of control both financial and otherwise including risk analysis and risk management; and for ensuring the charity is complying with all aspects of the law, relevant regulations and good practice.

Relationships with related parties

None of our trustees receive remuneration or other benefit from their work with the charity.

Risk management

The trustees have a risk management strategy which comprises:

- an annual review of the principal risks and uncertainties that the charity faces;
- the establishment of policies, systems and procedures to mitigate those risks identified in the annual review; and
- the implementation of procedures designed to minimise or manage any potential impact on the charity should those risks materialise.

Oversight of risk and audit are devolved to an Audit and Risk Committee who meet at least quarterly.

Key Risk

There is an external risk with the Northern Ireland Charities Pension Scheme (now closed) impacting on the financial liability of Housing Rights to its pension commitments for that Scheme. The Board continue to proactively review and explore all options to assess and manage this risk effectively.

Objectives and activities

The charity's objectives are to promote the following purposes for the public benefit:

- The relief of poverty and the relief of those in need by reason of youth, age, ill health, disability, financial hardship or other disadvantage; and in particular to assist those persons with necessitous circumstances in relation to housing matters; and

- Such other exclusively charitable purpose according to the Law of Northern Ireland as the Directors may from time to time decide.

Housing Rights believes that prevention of homelessness is the best cure. In Northern Ireland we work tirelessly to help more people to live in secure and affordable homes which will improve lives and promote well-being. The main strategic priorities of our work are listed below under the 3 key strategic outcomes in the Improving Lives section of our Strategic Plan 2024-29. These include:

1. People live in good quality, affordable and sustainable homes that meet their needs.
    a. Prevent homelessness
    b. Improve housing circumstances for those in need
2. Peoples experience of homelessness when it does occur, is that it is rare, brief and non-recurring.
    a. Alleviate homelessness
    b. Support people most at risk of repeat homelessness
3. People have the help they need at the right time, in a way that best meets their needs
    a. Ensure people know where to go to get help with their housing problems
    b. Ensure people have access to timely, quality advice in a way that best meets their needs
    c. Ensure People have the information they need to make decisions about their housing circumstances

Further strategic priorities relating to influencing policy and practice and strengthening our capacity, are also included in our Plan. In shaping our priorities and objectives for the year and planning our activities, the trustees have considered the Charity Commission's guidance on public benefit. The strategies employed to achieve the charity's aims and objectives are through the provision of services. The following describes the main services operational during the reporting year:

- A Housing Advice line for members of the public and staff/volunteers working in frontline agencies
- A public information website (www.housingrights.org.uk/housing-advice)
- Advocacy and legal representation work
- A Housing Possession Court Duty Scheme (Emergency help at court)
- Training on housing, homelessness and related issues
- Providing information resources on housing law and practice in Northern Ireland
- Client based policy comment
- A Community Housing Advice Partnership with generalist advice agencies throughout NI
- A specialist housing advice service within the prisons in NI

- A service (Beyond the Gate) for the most vulnerable prisoners immediately after release in Northern Ireland to help prevent them from becoming homeless and to help them to sustain accommodation and access key support services

- Provision of a helpline on behalf of Lisburn and Castlereagh City Council to help landlords comply with their legal requirements and promote good practice in the Private Rented Sector.

- A Housing mediation service on behalf of the Lisburn and Castlereagh City Council to help resolve housing disputes in the private rented sector as an alternative to Court.

- A new and unique specialist housing advocacy and mediation service developed for and delivered to young people in NI to help prevent homelessness and sustain accommodation;

- A Renters' Voice project to support private tenants to build a collective voice and influence change

- A participation project to ensure that decisions made about housing and homelessness are informed by the experiences of people affected.

Achievements and performance

Significant achievements in the year included:

1. Dealing with 13,364 contacts for advice on housing and homelessness issues across N.I. including an increase in digital advice to 33% of the provision with 4,406 contacts;

2. Preventing 1,120 households from becoming homeless;

3. Over 306,406 individual users viewed pages on our public information website (www.housingrights.org.uk/housing-advice)

4. Providing advice to 1,516 landlords /letting agent contacts operating in the private sector to help promote statutory compliance and good practice;

5. Secured a redesign of the Landlord Registration funded PRS Mediation service, which following a public tendering competition, Housing Rights was successful in winning the contract for the service's delivery. In year, 235 landlords and tenants used the mediation service to help resolve their dispute.

6. Development and delivery of a unique specialist housing advocacy and mediation service to 303 young people during the year to help prevent homelessness;

7. Supported over 1350 practitioners through our training service with 96% of those attending reporting that they had up to date skills and knowledge on housing and homelessness as a consequence of their attendance.

8. Supported increased demand from sectoral partners for our advice with 2452 other practitioners supported through our helpline (a 22% increase on last year). 94% of practitioners within partner agencies told us they were now better informed to give appropriate housing advice.

9. Influencing 35 recommendations and changes to housing policy/legislation, including the inclusion of housing as a priority in the NI Executive Programme for Government, and specific recommendations on homelessness prevention in the NI Audit Office report on homelessness. Furthermore, sections 7, 8 and 10 of the Private Tenancies Act became live, following extensive engagement with Housing Rights and the Department for Justice took on board Housing Rights concerns about new Antisocial Behaviour legislation, inviting Housing Rights to a working group on the issue.

10. Housing Rights launched a new 5 year strategy 'People, Prevention and Partnership' to guide the organisation's strategic direction over the next 5 years. The strate4gy was launched at an event to mark the organisation's 60th anniversary at a Stormont event at which the UN SPECIAL Rapporteur on Adequate Housing delivered the keynote address.

The Annual Review document, known as our Impact Report, for the period 2024-25 will be available at our Annual General Meeting which will be held prior to 31st March 2026.

Financial review

Housing Rights is grant aided by the Department for Communities. The organisation also receives money from other government departments and statutory organisations. Additional income is generated from sale of services, charitable fundraising and other donations.

Housing Rights continues to meet the objects set by the funders. The organisation reports to funders directly on its work in tailored annual reports and also through a published Annual Review (Impact Report).

The movement in reserves and transfers between reserves for the year are shown in the Statement of Financial Activities on page 16. The balance of unrestricted reserves was £1,200,112 and the balance of restricted reserves was £453,542 at 31st March 2025.

Investment powers and policy

The trustees agreed to the development and adoption of an investment policy in preparation of the strategic review of Housing Rights' reserves policy (completed August 2024). Housing Rights' aim in investing its funds is to protect and develop the Charity's resources to enable it to carry out its charitable activities.

The Board of Directors of Housing Rights has the power to make investments on behalf of the Charity, as set out in the Articles of Association which also empowers the Board to delegate the management of the investements to a Financial Expert or investment manager.

The Trustees have carefully considered the needs of present and future beneficiaries, and how the organisation can best satisfy its stakeholders. The Trustees have framed the investment objectives with these factors in mind. The core objectives for the portfolio are to grow the value of the capital to a greater amount than that would be achieved with the high street banks.

The charity will adopt the basic principle that it will apply a prudent approach to investing funds across its portfolio. The charity seeks to strike the right balance between providing income for short term purposes and enhancing the value of invested funds to enable it to effectively carry out its charitable activities in the long term. In managing the investments and making or varying the investments, the

Manager must have regard to the following:

- the suitability of that particular investment as an investment in its own right
- the suitability to Housing Rights of a particular investment being made or being retained
- the need for portfolio diversification, so far as is appropriate to the circumstances of the charity
- the adoption of a Risk Profile described as very low meaning the investor tends to be very conservative taking financial risks and prefers security over the possibility of growth.
- any need to retain a strategic liquidity reserve within the fund
- any anticipated capital withdrawals

The Manager will have the flexibility to invest in a spread of cash and cautious bond instruments. If in any doubt as to the suitability of an investment, the Manager should seek guidance from the Trustees.

In accordance with Charity Commission guidance, the trustees choose not to invest directly in companies or other organisations involved in tobacco production, E-cigarettes, fossil fuels and armaments. The trustees do not routinely require the fund manager or custodian to take an active role on behalf of the trustees by exercising company members' voting rights in a particular way. However, the trustees reserve the right to request and review voting records and information on any other engagement with companies in the portfolio and to seek explanations thereof.

Given Housing Rights charitable status and the current UK tax regime, capital gains tax and income tax will not be applicable

Housing Rights is short term in its approach, with a time horizon of less than 3 years. The Trustees will monitor the performance of the portfolio over the long term, and on a quarterly and annual basis. Performance reviews will analyse the total return generated by the portfolio. The Manager will produce detailed investment reports with reports on every transaction, including a portfolio valuation, as at the end of March, June, September, and December, and at other times if required. In managing the investment the manager will at all times act in accordance with the requirements outlined in section 2. The Manager will meet formally with the Trustees at least annually.

The formal benchmark will be agreed with the investment manager and will be measured over one year, three year, and five year rolling periods. The Manager should aim to outperform this measure, while ensuring that the agreed risk profile is adopted in managing the portfolio.

The Audit and Risk Committee of the Board of Directors will review the Investment Policy Statement annually, in accordance with the annual review of the reserves policy. They will discuss and agree on any amendments with the Financial expert/investment manager.

Reserves policy and going concern

Reserves are needed to bridge the timing gap between spending and receiving of income and to cover unplanned events or temporary shortfalls in income should they arise. Holding adequate reserves safeguards the provision of our services in the event of unexpected significant financial pressures. Pending a strategic review of the current reserves policy to update the policy in light of best practice (expected to be completed by December 2025) the trustees consider that the ideal level of reserves would be at least three months operating costs which for the year ended 31 March 2025 for core funding would be £211,332. In addition, an amount of £439,725 would be required to meet statutory redundancy payments in the event they would be required and provision of £60,000 for unforeseen liabilities. Therefore, overall the target for unrestricted free reserves is £711,057. This policy is reviewed by the Audit and Risk Committee annually.

Unrestricted reserves freely available to spend, therefore excluding fixed assets, restricted reserves and designated reserves amounted to £861,859 which is above the target level.

Plans for future periods

Our new Strategic Plan was launched to covers the period April 2024 - March 2029. Housing Rights aims, subject to satisfactory funding arrangements, to sustain current services. The organisation also plans to develop new initiatives to meet the growing demand for assistance from people who are homeless or in housing need in Northern Ireland.

The organisation continues to recognise that the voluntary/community sector is in a period of financial uncertainty with significant public expenditure savings being made within the NI Executive budget.

Housing Rights intends to build on its effective relationship with funding bodies and to continue to demonstrate that it provides an efficient and effective value for money service. We will continue to evidence the high level of need for our work and to promote the positive outcome and impact of our services for people in housing need in Northern Ireland. In addition, the organisation is committed to strengthening its capacity and taking further steps towards its financial resilience.

Trustees' responsibilities statement

The trustees, who are also directors for the purposes of company law, are responsible for preparing the trustees' report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

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

In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the applicable Charities SORP;
- make judgments and accounting estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

The trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the charity's transactions and disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Auditor

Each of the persons who is a trustee at the date of approval of this report confirms that:

- so far as they are aware, there is no relevant audit information of which the charity's auditor is unaware; and
- they have taken all steps that they ought to have taken as a trustee to make themselves aware of any relevant audit information and to establish that the charity's auditor is aware of that information.

Small company provisions

This report has been prepared in accordance with the provisions applicable to companies entitled to the small companies exemption.

The trustees' annual report was approved on 20 November 2025 and signed on behalf of the board of trustees by:



R Crozier
Trustee

Housing Rights

Company Limited by Guarantee

Independent Auditor's Report to the Members of Housing Rights

Year ended 31 March 2025

Opinion

We have audited the financial statements of Housing Rights (the 'charity') for the year ended 31 March 2025 which comprise the statement of financial activities (including income and expenditure account), statement of financial position, statement of cash flows and the related notes, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charity'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;
- 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 auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the charity 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 the provisions available for small entities, in the circumstances set out below, 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.

In common with many other businesses of our size and nature we use our size and nature, we use our auditors to prepare and submit returns to the tax authorities and assist with the preparation of the financial statements.

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 charity's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

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

Other information

The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2006

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

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

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the charity and its environment obtained in the course of the audit, we have not identified material misstatements in the trustees' report.

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

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of trustees' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the trustees were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemptions in preparing the directors' report and from the requirement to prepare a strategic report.

Responsibilities of trustees

As explained more fully in the trustees' responsibilities statement, the trustees (who are also the directors 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.
Our responsibility is to audit and express an opinion on the financial statements in accordance with applicable law and International Standards on Auditing (UK). Those standards require us to comply with the Financial Reporting Council's (FRC's) Ethical Standard for Auditors', in the circumstances set out in note X to the financial statements.

In preparing the financial statements, the trustees are responsible for assessing the charity'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 charity or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

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

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

In identifying and assessing risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, we considered the following:

- the nature of the industry and sector, control environment and business performance including the design of the remuneration policies, key drivers for directors' remuneration, bonus levels and performance targets;
- results of our enquiries of management about their own identification and assessment of the risks of irregularities;
- any matters we identified having obtained and reviewed documentation of their policies and procedures relating to:
    - identifying, evaluating and complying with laws and regulations and whether management were aware of any instances of non-compliance;
    - detecting and responding to the risks of fraud and whether management have knowledge of any actual, suspected or alleged fraud;
    - the internal controls established to mitigate risks of fraud or non-compliance with laws and regulations.
- the matters discussed among the audit engagement team including significant component audit teams and relevant internal specialists, including tax and valuations specialists regarding how and where fraud might occur in the financial statements and any potential indicators of fraud.

As a result of these procedures, we considered the opportunities and incentives that may exist within the organisation for fraud and identified the greatest potential for fraud. In common with all audits under ISAs (UK), we are also required to perform specific procedures to respond to the risk of management override.

We also obtained an understanding of the legal and regulatory frameworks in operation, focusing on provisions of those laws and regulations that had a direct effect on the determination of material amounts and disclosures in the financial statements. The key laws and regulations we considered in this context included ongoing compliance with the UK Companies Act and tax legislation.

In addition, we considered provisions of other laws and regulations that do not have a direct effect on the financial statements but compliance with which may be fundamental for their ability to operate or to avoid a material penalty.

As part of an audit in accordance with ISAs (UK), we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the internal control.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the trustees.

- Conclude on the appropriateness of the trustees' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the charity's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the charity to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

As explained more fully in the Trustees' Responsibilities Statement (set out on page 8), the trustees are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view. Our responsibility is to audit and express an opinion on the financial statements in accordance with applicable law and International Standards on Auditing (UK). Those standards require us to comply with the Financial Reporting Council's (FRC's) Ethical Standard for Auditors', in the circumstances set out in note 32 to the financial statements.

Use of our report

This report is made solely to the charity'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 charity's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity and the charity's members as a body, for our audit work, for this report, or for the opinions we have formed.



Paul Dolan (Senior Statutory Auditor)

For and on behalf of
Finegan Gibson Ltd
Chartered accountants & statutory auditor
Causeway Tower
9 James Street South
Belfast
BT2 8DN

20 November 2025

Housing Rights

Company Limited by Guarantee

Statement of Financial Activities (including income and expenditure account)

Year ended 31 March 2025

	Note	2025 Unrestricted funds £	2025 Restricted funds £	2025 Total funds £	2024 Total funds £
Income and endowments					
Donations and legacies	5	184,465	–	184,465	99,695
Charitable activities	6	35,156	2,158,478	2,193,634	2,052,168
Other trading activities	7	69,688	–	69,688	56,894
Investment income	8	34,531	–	34,531	18,762
Total income		323,840	2,158,478	2,482,318	2,227,519
Expenditure					
Expenditure on raising funds:					
Costs of other trading activities	9	(32,636)	–	(32,636)	(13,369)
Expenditure on charitable activities	10	(87,752)	(2,186,398)	(2,274,150)	(2,241,842)
Total expenditure		(120,388)	(2,186,398)	(2,306,786)	(2,255,211)
Net income/(expenditure)		203,452	(27,920)	175,532	(27,692)
Transfers between funds		(5,535)	5,535	–	–
Net movement in funds		197,917	(22,385)	175,532	(27,692)
Reconciliation of funds					
Total funds brought forward		1,002,195	475,927	1,478,122	1,505,814
Total funds carried forward		1,200,112	453,542	1,653,654	1,478,122

The statement of financial activities includes all gains and losses recognised in the year.
All income and expenditure derive from continuing activities.

The notes on pages 20 to 34 form part of these financial statements.

Housing Rights

Company Limited by Guarantee

Statement of Financial Position

31 March 2025

	Note	2025 £	2024 £
Fixed assets			
Tangible fixed assets	**16**	38,140	23,561
Investments	**17**	113	113
		38,253	23,674
Current assets			
Debtors	**18**	219,631	257,756
Investments	**19**	1,012,859	–
Cash at bank and in hand		680,258	1,646,698
		1,912,748	1,904,454
Creditors: amounts falling due within one year	**20**	(271,006)	(423,665)
Net current assets		1,641,742	1,480,789
Total assets less current liabilities		1,679,995	1,504,463
Creditors: amounts falling due after more than one year	**21**	(26,341)	(26,341)
Net assets		1,653,654	1,478,122
Funds of the charity			
Restricted funds		453,542	475,927
Unrestricted funds		1,200,112	1,002,195
Total charity funds	**24**	1,653,654	1,478,122

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime.

These financial statements were approved by the board of trustees and authorised for issue on 20 November 2025, and are signed on behalf of the board by:



R Crozier
Trustee

The notes on pages 20 to 34 form part of these financial statements.

Housing Rights

Company Limited by Guarantee

Statement of Cash Flows

Year ended 31 March 2025

	2025 £	2024 £
Cash flows from operating activities		
Net income/(expenditure)	175,532	(27,692)
Adjustments for:		
Depreciation of tangible fixed assets	12,193	13,533
Dividends, interest and rents from investments	(13,103)	–
Other interest receivable and similar income	(21,428)	(18,762)
Accrued (income)/expenses	(87,512)	104,381
Changes in:		
Trade and other debtors	38,125	(31,267)
Trade and other creditors	(65,147)	169,682
Cash generated from operations	38,660	209,875
Interest received	21,428	18,762
Net cash from operating activities	60,088	228,637
Cash flows from investing activities		
Dividends, interest and rents from investments	13,103	–
Purchase of tangible assets	(26,772)	(12,240)
Purchases of other investments	(1,012,859)	–
Net cash used in investing activities	(1,026,528)	(12,240)
Net (decrease)/increase in cash and cash equivalents	(966,440)	216,397
Cash and cash equivalents at beginning of year	1,646,698	1,430,301
Cash and cash equivalents at end of year	680,258	1,646,698

The notes on pages 20 to 34 form part of these financial statements.

1. General information

The charity is a public benefit entity and a private company limited by guarantee, registered in Northern Ireland and a registered charity in Northern Ireland. The address of the registered office is 1st Floor, Skainos Centre, 239-241 Newtownards Road, Belfast, BT4 1AF.

2. Statement of compliance

These financial statements have been prepared in compliance with FRS 102, 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland', the 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) (Charities SORP (FRS 102)) and the Companies Act 2006.

3. Accounting policies

Basis of preparation

The financial statements have been prepared on the historical cost basis, as modified by the revaluation of certain financial assets and liabilities and investment properties measured at fair value through income or expenditure.

The financial statements are prepared in sterling, which is the functional currency of the entity.

Going concern

There are no material uncertainties about the charity's ability to continue.

Disclosure exemptions

The entity satisfies the criteria of being a qualifying entity as defined in FRS 102. As such, advantage has been taken of the following disclosure exemptions available under paragraph 1.12 of FRS 102:

(a) No cash flow statement has been presented for the company.
(b) Disclosures in respect of financial instruments have not been presented.

Judgements and key sources of estimation uncertainty

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported. These estimates and judgements are continually reviewed and are based on experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

3. **Accounting policies** *(continued)*

Fund accounting

Unrestricted funds are available for use at the discretion of the trustees to further any of the charity's purposes.

Designated funds are unrestricted funds earmarked by the trustees for particular future project or commitment.

Restricted funds are subjected to restrictions on their expenditure declared by the donor or through the terms of an appeal, and fall into one of two sub-classes: restricted income funds or endowment funds.

Incoming resources

All incoming resources are included in the statement of financial activities when entitlement has passed to the charity; it is probable that the economic benefits associated with the transaction will flow to the charity and the amount can be reliably measured. The following specific policies are applied to particular categories of income:

- income from donations or grants is recognised when there is evidence of entitlement to the gift, receipt is probable and its amount can be measured reliably.
- legacy income is recognised when receipt is probable and entitlement is established.
- income from donated goods is measured at the fair value of the goods unless this is impractical to measure reliably, in which case the value is derived from the cost to the donor or the estimated resale value. Donated facilities and services are recognised in the accounts when received if the value can be reliably measured. No amounts are included for the contribution of general volunteers.
- income from contracts for the supply of services is recognised with the delivery of the contracted service. This is classified as unrestricted funds unless there is a contractual requirement for it to be spent on a particular purpose and returned if unspent, in which case it may be regarded as restricted.

3. **Accounting policies** *(continued)*

Resources expended

Expenditure is recognised on an accruals basis as a liability is incurred. Expenditure includes any VAT which cannot be fully recovered, and is classified under headings of the statement of financial activities to which it relates:

- expenditure on raising funds includes the costs of all fundraising activities, events, non-charitable trading activities, and the sale of donated goods.
- expenditure on charitable activities includes all costs incurred by a charity in undertaking activities that further its charitable aims for the benefit of its beneficiaries, including those support costs and costs relating to the governance of the charity apportioned to charitable activities.
- other expenditure includes all expenditure that is neither related to raising funds for the charity nor part of its expenditure on charitable activities.

All costs are allocated to expenditure categories reflecting the use of the resource. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs are apportioned between the activities they contribute to on a reasonable, justifiable and consistent basis.

Operating leases

Lease payments are recognised as an expense over the lease term on a straight-line basis. The aggregate benefit of lease incentives is recognised as a reduction to expense over the lease term, on a straight-line basis.

Tangible assets

Tangible assets are initially recorded at cost, and subsequently stated at cost less any accumulated depreciation and impairment losses. Any tangible assets carried at revalued amounts are recorded at the fair value at the date of revaluation less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

An increase in the carrying amount of an asset as a result of a revaluation, is recognised in other recognised gains and losses, unless it reverses a charge for impairment that has previously been recognised as expenditure within the statement of financial activities. A decrease in the carrying amount of an asset as a result of revaluation, is recognised in other recognised gains and losses, except to which it offsets any previous revaluation gain, in which case the loss is shown within other recognised gains and losses on the statement of financial activities.

Depreciation

Depreciation is calculated so as to write off the cost or valuation of an asset, less its residual value, over the useful economic life of that asset as follows:

Fixtures and fittings	-	20% straight line
Equipment	-	33% straight line

3. **Accounting policies** *(continued)*

Investments

Unlisted equity investments are initially recorded at cost, and subsequently measured at fair value. If fair value cannot be reliably measured, assets are measured at cost less impairment.

Listed investments are measured at fair value with changes in fair value being recognised in income or expenditure.

Investments in associates

Investments in associates accounted for in accordance with the cost model are recorded at cost less any accumulated impairment losses.

Investments in associates accounted for in accordance with the fair value model are initially recorded at the transaction price. At each reporting date, the investments are measured at fair value, with changes in fair value taken through income or expenditure. Where it is impracticable to measure fair value reliably without undue cost or effort, the cost model will be adopted.

Dividends and other distributions received from the investment are recognised as income without regard to whether the distributions are from accumulated profits of the associate arising before or after the date of acquisition.

Investments in joint ventures

Investments in jointly controlled entities accounted for in accordance with the cost model are recorded at cost less any accumulated impairment losses.

Investments in jointly controlled entities accounted for in accordance with the fair value model are initially recorded at the transaction price. At each reporting date, the investments are measured at fair value, with changes in fair value taken through income or expenditure. Where it is impracticable to measure fair value reliably without undue cost or effort, the cost model will be adopted.

Dividends and other distributions received from the investment are recognised as income without regard to whether the distributions are from accumulated profits of the joint venture arising before or after the date of acquisition.

Impairment of fixed assets

A review for indicators of impairment is carried out at each reporting date, with the recoverable amount being estimated where such indicators exist. Where the carrying value exceeds the recoverable amount, the asset is impaired accordingly. Prior impairments are also reviewed for possible reversal at each reporting date.

For the purposes of impairment testing, when it is not possible to estimate the recoverable amount of an individual asset, an estimate is made of the recoverable amount of the cash-generating unit to which the asset belongs. The cash-generating unit is the smallest identifiable group of assets that includes the asset and generates cash inflows that largely independent of the cash inflows from other assets or groups of assets.

3. **Accounting policies** *(continued)*

Impairment of fixed assets *(continued)*

For impairment testing of goodwill, the goodwill acquired in a business combination is, from the acquisition date, allocated to each of the cash-generating units that are expected to benefit from the synergies of the combination, irrespective of whether other assets or liabilities of the charity are assigned to those units.

Financial instruments

A financial asset or a financial liability is recognised only when the charity becomes a party to the contractual provisions of the instrument.

Basic financial instruments are initially recognised at the amount receivable or payable including any related transaction costs.

Current assets and current liabilities are subsequently measured at the cash or other consideration expected to be paid or received and not discounted.

Debt instruments are subsequently measured at amortised cost.

Where investments in shares are publicly traded or their fair value can otherwise be measured reliably, the investment is subsequently measured at fair value with changes in fair value recognised in income and expenditure. All other such investments are subsequently measured at cost less impairment.

Other financial instruments, including derivatives, are initially recognised at fair value, unless payment for an asset is deferred beyond normal business terms or financed at a rate of interest that is not a market rate, in which case the asset is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Other financial instruments are subsequently measured at fair value, with any changes recognised in the statement of financial activities, with the exception of hedging instruments in a designated hedging relationship.

Financial assets that are measured at cost or amortised cost are reviewed for objective evidence of impairment at the end of each reporting date. If there is objective evidence of impairment, an impairment loss is recognised under the appropriate heading in the statement of financial activities in which the initial gain was recognised.

For all equity instruments regardless of significance, and other financial assets that are individually significant, these are assessed individually for impairment. Other financial assets are either assessed individually or grouped on the basis of similar credit risk characteristics.

Any reversals of impairment are recognised immediately, to the extent that the reversal does not result in a carrying amount of the financial asset that exceeds what the carrying amount would have been had the impairment not previously been recognised.

3. Accounting policies *(continued)*

Defined contribution plans

Contributions to defined contribution plans are recognised as an expense in the period in which the related service is provided. Prepaid contributions are recognised as an asset to the extent that the prepayment will lead to a reduction in future payments or a cash refund.

When contributions are not expected to be settled wholly within 12 months of the end of the reporting date in which the employees render the related service, the liability is measured on a discounted present value basis. The unwinding of the discount is recognised as an expense in the period in which it arises.

4. Limited by guarantee

Each of the members of the company has guaranteed to contribute to the assets of the company in the event of the same being wound up to the extent of £1.

5. Donations and legacies

	Unrestricted Funds £	**Total Funds 2025 £**	Unrestricted Funds £	Total Funds 2024 £
Donations				
Donations	184,465	184,465	99,695	99,695

6. Charitable activities

	Unrestricted Funds £	Restricted Funds £	**Total Funds 2025 £**
Department for Communities	–	1,012,461	1,012,461
Oak Foundation	–	324,995	324,995
Northern Ireland Housing Executive	–	381,807	381,807
Northern Ireland Prison Service	–	161,925	161,925
HPCDS (LSANI)	–	13,783	13,783
Legal Services	6,487	–	6,487
Other Income	3,961	–	3,961
Nationwide Foundation	–	52,700	52,700
Dormant Accounts Fund NI	–	–	–
Henry Smith Charity	–	60,000	60,000
OCN Grant	1,375	–	1,375
LEF	23,333	41,155	64,488
Community Foundation	–	33,231	33,231
TDS	–	10,000	10,000
National Lottery	–	55,446	55,446
Co-Ownership Grant	–	10,975	10,975
	35,156	2,158,478	2,193,634

6. Charitable activities *(continued)*

	Unrestricted Funds £	Restricted Funds £	Total Funds 2024 £
Department for Communities	–	1,056,204	1,056,204
Oak Foundation	–	300,000	300,000
Northern Ireland Housing Executive	3,172	352,795	355,967
Northern Ireland Prison Service	–	132,632	132,632
HPCDS (LSANI)	–	10,462	10,462
Legal Services	14,608	–	14,608
Other Income	1,357	–	1,357
Nationwide Foundation	–	43,538	43,538
Dormant Accounts Fund NI	–	30,000	30,000
Henry Smith Charity	–	39,200	39,200
OCN Grant	2,045	–	2,045
LEF	–	41,155	41,155
Community Foundation	–	25,000	25,000
TDS	–	–	–
National Lottery	–	–	–
Co-Ownership Grant	–	–	–
	21,182	2,030,986	2,052,168

7. Other trading activities

	Unrestricted Funds £	**Total Funds 2025 £**	Unrestricted Funds £	Total Funds 2024 £
Fundraising and events	–	–	560	560
Membership Fees	14,543	14,543	6,896	6,896
Training and Events	45,727	45,727	37,083	37,083
Conference & Events income	9,418	9,418	12,355	12,355
	69,688	69,688	56,894	56,894

8. Investment income

	Unrestricted Funds £	**Total Funds 2025 £**	Unrestricted Funds £	Total Funds 2024 £
Income from listed investments	13,103	13,103	–	–
Deposit Account	21,428	21,428	18,762	18,762
	34,531	34,531	18,762	18,762

9. Costs of other trading activities

	Unrestricted Funds £	**Total Funds 2025 £**	Unrestricted Funds £	Total Funds 2024 £
Costs of other trading activities	32,636	32,636	13,369	13,369

10. Expenditure on charitable activities by activity type

	Activities undertaken directly £	Support costs £	**Total funds 2025 £**	Total fund 2024 £
Relieving Poverty, Homelessness & Housing Issues	2,085,448	182,582	2,268,030	2,236,622
Governance costs	–	6,120	6,120	5,220
	2,085,448	188,702	2,274,150	2,241,842

11. Analysis of support costs

	Analysis of support costs £	**Total 2025 £**	Total 2024 £
Staff costs	166,171	166,171	158,498
Premises	7,005	7,005	6,294
Communications and IT	7,834	7,834	1,269
General office	1,572	1,572	7,987
Governance costs	6,120	6,120	5,220
	188,702	188,702	179,268

12. Net income/(expenditure)

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

	2025 £	2024 £
Depreciation of tangible fixed assets	12,193	13,533

13. Auditors remuneration

	2025 £	2024 £
Fees payable for the audit of the financial statements	6,120	5,220

14. Staff costs

The total staff costs and employee benefits for the reporting period are analysed as follows:

	2025	2024
	£	£
Wages and salaries	1,547,576	1,488,939
Social security costs	148,792	141,440
Employer contributions to pension plans	75,465	68,694
	1,771,833	1,699,073

The average head count of employees during the year was 57 (2024: 51).

The number of employees whose remuneration for the year fell within the following bands, were:

	2025	2024
	No.	No.
£60,000 to £69,999	–	1
£70,000 to £79,999	1	–
	1	1

Key Management Personnel

Key management personnel include all persons that have authority and responsibility for planning, directing and controlling the activities of the charity. The total compensation paid to key management personnel for services provided to the charity was £361,696 (2024:£204,692).

15. Trustee remuneration and expenses

The Charity Trustees were not paid or received any other benefits from employment with the Charity in the year (2024: £Nil).

During the year, two Trustees were reimbursed a total of £418 for travel and accommodation expenses incurred. (2024: One trustee reimbursed £470)

16. Tangible fixed assets

	Fixtures and fittings £	Equipment £	**Total £**
Cost			
At 1 April 2024	30,635	151,513	182,148
Additions	6,156	20,616	26,772
At 31 March 2025	36,791	172,129	208,920
Depreciation			
At 1 April 2024	30,395	128,192	158,587
Charge for the year	1,118	11,075	12,193
At 31 March 2025	31,513	139,267	170,780
Carrying amount			
At 31 March 2025	5,278	32,862	38,140
At 31 March 2024	240	23,321	23,561

17. Investments

	Listed investments £
Cost or valuation	
At 1 April 2024 and 31 March 2025	113
Impairment	
At 1 April 2024 and 31 March 2025	
Carrying amount	
At 31 March 2025	113
At 31 March 2024	113

All investments shown above are held at valuation.

Financial assets held at fair value

Listed investments are held at market value.

18. Debtors

	2025 £	2024 £
Trade debtors	45,016	36,836
Prepayments and accrued income	25,300	26,441
Other debtors	149,315	194,479
	219,631	257,756

19. Investments

	2025	2024
	£	£
Other investments	1,012,859	–

20. Creditors: amounts falling due within one year

	2025	2024
	£	£
Trade creditors	120,700	93,672
Accruals and deferred income	99,542	159,841
Social security and other taxes	47,984	31,550
Other creditors	2,780	138,602
	271,006	423,665

21. Creditors: amounts falling due after more than one year

	2025	2024
	£	£
Other creditors	26,341	26,341

22. Deferred income

	2025	2024
	£	£
At 1 April 2024	7,013	8,200
Amount released to income	(7,013)	(8,200)
Amount deferred in year	34,226	7,013
At 31 March 2025	34,226	7,013

23. Pensions and other post retirement benefits

Defined contribution plans

The amount recognised in income or expenditure as an expense in relation to defined contribution plans was £75,465 (2024: £68,694).

24. Analysis of charitable funds

Unrestricted funds

	At 1 April 2024 £	Income £	Expenditure £	Transfers £	**At 31 March 2025** £
General Funds	717,676	245,692	(62,278)	(978)	900,112
Pension withdrawal designated Fund	220,000	–	–	–	220,000
Training	14,519	78,148	(58,110)	(4,557)	30,000
Future accommodation designated fund	50,000	–	–	–	50,000
	1,002,195	323,840	(120,388)	(5,535)	1,200,112

	At 1 April 2023 £	Income £	Expenditure £	Transfers £	At 31 March 2024 £
General Funds	687,847	120,606	(169,255)	78,478	717,676
Pension withdrawal designated Fund	220,000	–	–	–	220,000
Training	–	75,927	(61,408)	–	14,519
Future accommodation designated fund	59,181	–	–	(9,181)	50,000
	967,028	196,533	(230,663)	69,297	1,002,195

£220,000 has been designated to help enable the Charity fund a complete cessation from the NI Charities Pension Scheme, and cover any additional liabilities and professional costs associated with complete withdrawal. The income, less associated expenditure, generated from training courses delivered has been designated for future investment in training delivery. £50,000 has been designated to cover the costs of relocating Housing Rights offices in the future.

Restricted funds

	At 1 April 2024 £	Income £	Expenditure £	Transfers £	**At 31 March 2025** £
CHAP	141,123	119,350	(106,070)	(6,175)	148,228
Hani	40,766	52,405	(24,275)	–	68,896
Prisons	66,317	274,184	(272,839)	(1,701)	65,961
Beyond the Gate	13,204	97,793	(98,103)	(128)	12,766
HPCDS	11,579	13,783	(23,178)	10,000	12,184
Client Hardship Fund	5,867	–	(835)	–	5,032
DfC Mediation	–	22,800	(15,842)	(253)	6,705
Landlord Helpline	40,005	51,515	(40,642)	–	50,878
BME	12,246	–	–	–	12,246
Nationwide Foundation	25,637	52,700	(70,664)	(715)	6,958
YPHAMS	6,729	115,446	(110,170)	(5,620)	6,385

24. Analysis of charitable funds *(continued)*

Community Justice Fund	900	–	–	–	900
Dormant Accounts Fund					
NI / Digital	62,388	–	(136,616)	94,597	20,369
New Oak Foundation	23,754	324,995	(229,046)	(119,703)	–
DfC Core	–	938,146	(957,143)	18,997	–
Legal Education Fund	14,917	41,155	(55,452)	23,333	23,953
Community Foundation					
NI	10,495	33,231	(32,440)	(2,511)	8,775
TDS	–	10,000	(2,108)	(4,586)	3,306
Co Ownership	–	10,975	(10,975)	–	–
	475,927	2,158,478	(2,186,398)	5,535	453,542

	At 1 April 2023 £	Income £	Expenditure £	Transfers £	At 31 March 2024 £
CHAP	147,717	107,973	(92,542)	(22,025)	141,123
Hani	40,859	47,997	(44,412)	(3,678)	40,766
Prisons	66,317	237,012	(211,656)	(25,356)	66,317
Beyond the Gate	13,092	92,445	(85,119)	(7,214)	13,204
HPCDS	18,454	10,462	(15,714)	(1,623)	11,579
Client Hardship Fund	2,371	–	(1,504)	5,000	5,867
DfC Mediation	89,435	82,177	(157,694)	(13,918)	–
Landlord Helpline	40,821	50,631	(47,830)	(3,617)	40,005
BME	12,246	–	–	–	12,246
Nationwide Foundation	33,642	43,538	(44,657)	(6,886)	25,637
YPHAMS	2,959	39,200	(71,403)	35,973	6,729
Community Justice Fund	900	–	–	–	900
Dormant Accounts Fund					
NI / Digital	34,508	30,000	(96,201)	94,081	62,388
New Oak Foundation	23,524	300,000	(195,015)	(104,755)	23,754
DfC Core	–	923,396	(916,574)	(6,822)	–
Legal Education Fund	11,941	41,155	(29,722)	(8,457)	14,917
Community Foundation					
NI	–	25,000	(14,505)	–	10,495
TDS	–	–	–	–	–
Co Ownership	–	–	–	–	–
	538,786	2,030,986	(2,024,548)	(69,297)	475,927

Transfers out of restricted funds related to project management costs and other internal expenditure transactions.

25. Analysis of net assets between funds

	Unrestricted Funds £	Restricted Funds £	**Total Funds 2025 £**
Tangible fixed assets	38,140	–	38,140
Investments	113	–	113
Current assets	1,305,189	607,559	1,912,748
Creditors less than 1 year	(116,989)	(154,017)	(271,006)
Creditors greater than 1 year	(26,341)	–	(26,341)
Net assets	1,200,112	453,542	1,653,654

	Unrestricted Funds £	Restricted Funds £	Total Funds 2024 £
Tangible fixed assets	23,561	–	23,561
Investments	113	–	113
Current assets	1,263,112	641,342	1,904,454
Creditors less than 1 year	(258,250)	(165,415)	(423,665)
Creditors greater than 1 year	(26,341)	–	(26,341)
Net assets	1,002,195	475,927	1,478,122

26. 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 measured at their settlement value.

27. Corporation tax

The Charity's activities fall within the exemptions afforded by the provisions of the Income and Corporation Taxes Act 1988. Accordingly, there is no taxation charge in these accounts.

28. Contingent liabilities

The charity has received correspondence from their pension fund administrators to advise that changes had been made in the past to the benefits provided to members of the Scheme which may not have been executed as required by the Scheme's documentation. The pension fund trustees are seeking court direction, with the case heard in March 2025, on how to interpret the rules. If the court directs that some changes were made in a way not permitted by the Rules then consequently members' benefits would need to be increased, which would give rise to additional liabilities, of an estimated £140,000 and associated costs, including legal costs, of an estimated £12,000.

29. Analysis of changes in net debt

	At 1 Apr 2024	Cash flows	At 31 Mar 2025
	£	£	£
Cash at bank and in hand	1,646,698	(966,440)	680,258
Current asset investments	–	1,012,859	1,012,859
	1,646,698	46,419	1,693,117

30. Operating lease commitments

The total future minimum lease payments under non-cancellable operating leases are as follows:

	2025	2024
	£	£
Not later than 1 year	56,870	67,680
Later than 1 year and not later than 5 years	284,350	22,560
	341,220	90,240

31. Related parties

There were no related party transactions in the financial year ended 31 March 2025 (2024: None).

32. Ethical standards

In common with many other businesses of our size and nature we use our auditors to prepare and submit returns to the tax authorities and assist with the preparation of the financial statements.

Housing Rights

Northern Ireland - Charity number 105735

Accounts

COMPANY REGISTRATION NUMBER: NI021018
CHARITY REGISTRATION NUMBER: NIC105735

Housing Rights

Company Limited by Guarantee

Financial Statements

31 March 2024

Finegan Gibson Ltd
Chartered accountants & statutory auditor
Causeway Tower
9 James Street South
Belfast
BT2 8DN

Housing Rights

Company Limited by Guarantee

Financial Statements

Year ended 31 March 2024

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Housing Rights

Company Limited by Guarantee

Trustees' Annual Report (Incorporating the Director's Report)

Year ended 31 March 2024

The trustees, who are also the directors for the purposes of company law, present their report and the financial statements of the charity for the year ended 31 March 2024.

Reference and administrative details

Registered charity name	Housing Rights
Charity registration number	NIC105735
Company registration number	NI021018
Principal office and registered office	1st Floor Skainos Centre 239-241 Newtownards Road Belfast BT4 1AF

The trustees

G Walsh	
N J Fullerton	(Resigned 27 September 2023)
C McDaid	(Resigned 15 February 2024)
E Millen	
U A O'Hare	
C O'Neill	
F Kelly	
D McAnena	
J Wilson	(Appointed 4 April 2023)
K Greene	
L Baird	(Appointed 15 February 2024)
P Brannigan	
P Morgan	(Appointed 4 April 2023)
P O'Callaghan	
P Quigley	
R Crozier	

Company secretary	Catherine McCauley
Auditor	Finegan Gibson Ltd Chartered accountants & statutory auditor Causeway Tower 9 James Street South Belfast BT2 8DN
Bankers	Bank of Ireland 1 Donegall Square South Belfast BT1 5LR

Solicitors	Cleaver Fulton Rankin 50 Bedford Street Belfast BT2 7FW

Structure, governance and management

Governing Document

Housing right is a company limited by guarantee governed by it's Memorandum and Articles of Association dated 1st July 2014. Housing Rights is a registered charity with HMRC and the Charity Commission for Northern Ireland. Housing Rights is a membership organisation with currently 125 members, each of whom agrees to contribute £1 in the event of the charity winding up.

Appointment of trustees

The Chair and the Trustees recruit and select new Trustees as needed. New Trustees are recruited in line with the Memorandum and Articles of Association having regard to their professional skills, and their potential to be able to make a helpful contribution to the governance of the charity. As part of the recruitment process they are made aware of a Trustees' legal obligations under charity and company law, the content of the Memorandum and Articles of Association, the committee and decision making processes, the business plan and recent financial performance of the charity.

Trustee induction and training

All newly appointed trustees undergo a half-day induction session which includes meeting with key management personnel to cover:- general organisational background information; Trustees and Board responsibilities; organisational projects; operations and policy; and business support.

Arrangements for setting pay and remuneration of key management personnel

The directors consider the board of directors, who are the charity's trustees, and the senior management team comprise the key management personnel of the charity in charge of directing and controlling, running and operating the charity on a day to day basis. All directors give of their time freely and no director received remuneration in the year.

The pay of the senior staff is reviewed annually and normally increased in accordance with Northern Ireland Civil Service Pay Awards. In view of the nature of the charity, the directors benchmark against pay levels in other similar size charities run on a voluntary basis. The remuneration bench-mark is the mid-point of the range paid for similar roles adjusted for a weighting of up to 30% for any additional

responsibilities.

Organisation structure and how charity makes decisions

The Board, as the governing body, can have up to 15 members. The Board normally meets bi-monthly and the Office Bearers, known as the Executive Committee meet the months between Board meetings to ensure that the Board has everything it needs to do its job effectively. The Executive Committee will generally review the major issues facing the organisation and make preliminary recommendations to the full Board at the next meeting on matters, for example, such as business planning; operational policies and practices; membership applications; human resources and remuneration of staff.

A Director/CEO is appointed by the trustees to manage the day-to-day operations of the charity. To facilitate effective operations, the Director/CEO has delegated authority, within terms of delegation approved by the Board, for operational matters including finance, employment and direct charitable activities.

The Board of Housing Rights has also established an Audit & Risk Committee (ARC), operational from May 2017, to support them in their responsibilities regarding issues of risk, control, governance, finance, audit and associated assurance. The ARC has delegated responsibility on behalf of the Board for ensuring that there is a framework for accountability; for examining and reviewing all systems and methods of control both financial and otherwise including risk analysis and risk management; and for ensuring the charity is complying with all aspects of the law, relevant regulations and good practice.

Relationships with related parties

None of our trustees receive remuneration or other benefit from their work with the charity.

Risk management

The trustees have a risk management strategy which comprises:

- an annual review of the principal risks and uncertainties that the charity faces;
- the establishment of policies, systems and procedures to mitigate those risks identified in the annual review; and
- the implementation of procedures designed to minimise or manage any potential impact on the charity should those risks materialise.

Oversight of risk and audit are devolved to an Audit and Risk Committee who meet at least quarterly.

Key Risk

There is an external risk with the Northern Ireland Charities Pension Scheme (now closed) impacting on the financial liability of Housing Rights to its pension commitments for that Scheme. The Board continue to proactively review and explore all options to assess and manage this risk effectively.

Objectives and activities

The charity's objectives are to promote the following purposes for the public benefit:

- The relief of poverty and the relief of those in need by reason of youth, age, ill health, disability, financial hardship or other disadvantage; and in particular to assist those persons with necessitous circumstances in relation to housing matters; and

- Such other exclusively charitable purpose according to the Law of Northern Ireland as the Directors may from time to time decide.

Housing Rights believes that prevention of homelessness is the best cure. In Northern Ireland we work tirelessly to help more people to live in secure and affordable homes which will improve lives and promote well-being. The main strategic priorities of our work are listed below under the 3 key strategic outcomes in the Improving Lives section of our Strategic Plan 2024-29. These include:

1. People live in good quality, affordable and sustainable homes that meet their needs.
    a. Prevent homelessness
    b. Improve housing circumstances for those in need
2. Peoples experience of homelessness when it does occur, is that it is rare, brief and non-recurring.
    a. Alleviate homelessness
    b. Support people most at risk of repeat homelessness
3. People have the help they need at the right time, in a way that best meets their needs
    a. Ensure people know where to go to get help with their housing problems
    b. Ensure people have access to timely, quality advice in a way that best meets their needs
    c. Ensure People have the information they need to make decisions about their housing circumstances

Further strategic priorities relating to influencing policy and practice and strengthening our capacity, are also included in our Plan. In shaping our priorities and objectives for the year and planning our activities, the trustees have considered the Charity Commission's guidance on public benefit. The strategies employed to achieve the charity's aims and objectives are through the provision of services. The following describes the main services operational during the reporting year:

- A Housing Advice line for members of the public and staff/volunteers working in frontline agencies
- A public information website (www.housingrights.org.uk/housing-advice)
- Advocacy and legal representation work
- A Housing Possession Court Duty Scheme (Emergency help at court)
- Training on housing, homelessness and related issues
- Providing information resources on housing law and practice in Northern Ireland
- Client based policy comment
- A Community Housing Advice Partnership with generalist advice agencies throughout NI
- A specialist housing advice service within the prisons in NI

- A service (Beyond the Gate) for the most vulnerable prisoners immediately after release in Northern Ireland to help prevent them from becoming homeless and to help them to sustain accommodation and access key support services

- Provision of a helpline on behalf of the Department for Communities to help landlords comply with their legal requirements and promote good practice in the Private Rented Sector.

- A Housing mediation service on behalf of the Department for Communities to help resolve housing disputes in the private rented sector as an alternative to Court.

- A new and unique specialist housing advocacy and mediation service developed for and delivered to young people in NI to help prevent homelessness and sustain accommodation;

- A Renters' Voice project to support private tenants to build a collective voice and influence change

- A participation project to ensure that decisions made about housing and homelessness are informed by the experiences of people affected.

Achievements and performance

Significant achievements in the year included:

1. Dealing with 12,572 contacts for advice on housing and homelessness issues across N.I. including an increase in digital advice to 31% of the provision with 3,973 contacts;

2. Preventing 1,307 households from becoming homeless;

3. Over 247,000 individual users viewed pages on our public information website (www.housingrights.org.uk/housing-advice)

4. Providing advice to 1,684 landlords /letting agent contacts operating in the private sector to help promote statutory compliance and good practice;

5. Delivery of the first housing mediation service in NI to help resolve disputes in the private rented sector and dealing with 303 referrals during the year;

6. Development and delivery of a unique specialist housing advocacy and mediation service to 319 young people during the year to help prevent homelessness;

7. Our training service has continued to meet customer need by delivering relevant and new courses in line with policy and legislative changes. We delivered training in person and re-motely resulting in increased uptake with 1,105 participants attending during the year.

8. Influencing 23 recommendations and changes to housing policy/legislation, including a reduction in waiting time for Support for Mortgage Interest from 39 weeks to 13 weeks. Changes to the DfC Budget Allocation 2023/25 included additional funding for SHDP and the announcement in the Autumn Statement that the Local Housing Allowance rate would be uprated. Further changes influenced include the adoption of Housing Advice Quality Standards into the NIHE Homelessness Action Plan, the addition of of participation into the HSSG Terms of Reference, influencing 4 recommendations the NI Audit Office Publication 'Reducing Adult Reoffending' and shaped the priorities of Phase 2 of Private Rented Sector Reform through extensive, evidence based engagement with DfC.

9. Renters' Voice, supported by Housing Rights continued to be an influential consultee of politicians /officials when considering policy/legislative change in the private rented sector. This included influencing Regulations introduced under the Private Tenancies Act (Northern Ireland) 2022, continuing to advocate for policy change to support private renters in the face of the cost-of-living crisis, and carrying out research into the charging of unlawful letting fees (which they were commissioned by NIHE to carry out).

The Annual Review document, known as our Impact Report, for the period 2023-2024 will be available at our Annual General Meeting which will be held prior to 31st March 2025.

Financial review

Housing Rights is grant aided by the Department for Communities. The organisation also receives money from other government departments and statutory organisations. Additional income is generated from sale of services, charitable fundraising and other donations.

Housing Rights continues to meet the objects set by the funders. The organisation reports to funders directly on its work in tailored annual reports and also through a published Annual Review (Impact Report).

The movement in reserves and transfers between reserves for the year are shown in the Statement of Financial Activities on page 16. The balance of unrestricted reserves was £1,002,195 and the balance of restricted reserves was £475,927 at 31st March 2024.

Investment powers and policy

The trustees, having regard to the liquidity requirements of the charity, have kept available funds in an interest bearing deposit account and seek to achieve a rate on deposit which matches or exceeds inflation measured by the retail prices index. The trustees agreed to the development and adoption of an investment policy in preparation of the strategic review of Housing Rights' reserves policy (completed August 2024).

Reserves policy and going concern

Reserves are needed to bridge the timing gap between spending and receiving of income and to cover unplanned events or temporary shortfalls in income should they arise. Holding adequate reserves safeguards the provision of our services in the event of unexpected significant financial pressures. Pending a strategic review of the current reserves policy to update the policy in light of best practice (expected to be completed by June 2025) the trustees consider that the ideal level of reserves would be at at least three months expenditure which for the year ended 31 March 2024 for core funding would be £201,264. In addition, an amount of £353,578 would be required to meet statutory redundancy payments in the event they would be required and provision of £60,000 for unforeseen liabilities. Therefore, overall the target for unrestricted free reserves is £614,842 of unrestricted reserves. This policy is reviewed by the Audit and Risk Committee annually.

Unrestricted reserves freely available to spend, therefore excluding fixed assets, restricted reserves and designated reserves amounted to £684,934 which is above the target level.

Plans for future periods

Our new Strategic Plan was launched to covers the period April 2024 - March 2029. Housing Rights aims, subject to satisfactory funding arrangements, to sustain current services. The organisation also plans to develop new initiatives to meet the growing demand for assistance from people who are homeless or in housing need in Northern Ireland.

The organisation continues to recognise that the voluntary/community sector is in a period of financial uncertainty with significant public expenditure savings being made within the NI Executive budget.

Housing Rights intends to build on its effective relationship with funding bodies and to continue to demonstrate that it provides an efficient and effective value for money service. We will continue to evidence the high level of need for our work and to promote the positive outcome and impact of our services for people in housing need in Northern Ireland. In addition, the organisation is committed to strengthening its capacity and taking further steps towards its financial resilience.

Trustees' responsibilities statement

The trustees, who are also directors for the purposes of company law, are responsible for preparing the trustees' report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

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

In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the applicable Charities SORP;
- make judgments and accounting estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

The trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the charity's transactions and disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Auditor

Each of the persons who is a trustee at the date of approval of this report confirms that:

- so far as they are aware, there is no relevant audit information of which the charity's auditor is unaware; and
- they have taken all steps that they ought to have taken as a trustee to make themselves aware of any relevant audit information and to establish that the charity's auditor is aware of that information.

Small company provisions

This report has been prepared in accordance with the provisions applicable to companies entitled to the small companies exemption.

The trustees' annual report was approved on 5 December 2024 and signed on behalf of the board of trustees by:



R Crozier
Trustee

Housing Rights

Company Limited by Guarantee

Independent Auditor's Report to the Members of Housing Rights

Year ended 31 March 2024

Opinion

We have audited the financial statements of Housing Rights (the 'charity') for the year ended 31 March 2024 which comprise the statement of financial activities (including income and expenditure account), statement of financial position, statement of cash flows and the related notes, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charity'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;
- 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 auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the charity 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 the provisions available for small entities, in the circumstances set out below, 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.

In common with many other businesses of our size and nature we use our size and nature, we use our auditors to prepare and submit returns to the tax authorities and assist with the preparation of the financial statements.

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 charity's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

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

Other information

The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2006

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

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

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the charity and its environment obtained in the course of the audit, we have not identified material misstatements in the trustees' report.

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

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of trustees' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the trustees were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemptions in preparing the directors' report and from the requirement to prepare a strategic report.

Responsibilities of trustees

As explained more fully in the trustees' responsibilities statement, the trustees (who are also the directors 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 charity'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 charity or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

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

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

In identifying and assessing risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, we considered the following:

- the nature of the industry and sector, control environment and business performance including the design of the remuneration policies, key drivers for directors' remuneration, bonus levels and performance targets;
- results of our enquiries of management about their own identification and assessment of the risks of irregularities;
- any matters we identified having obtained and reviewed documentation of their policies and procedures relating to:
    - identifying, evaluating and complying with laws and regulations and whether management were aware of any instances of non-compliance;
    - detecting and responding to the risks of fraud and whether management have knowledge of any actual, suspected or alleged fraud;
    - the internal controls established to mitigate risks of fraud or non-compliance with laws and regulations.
- the matters discussed among the audit engagement team including significant component audit teams and relevant internal specialists, including tax and valuations specialists regarding how and where fraud might occur in the financial statements and any potential indicators of fraud.

As a result of these procedures, we considered the opportunities and incentives that may exist within the organisation for fraud and identified the greatest potential for fraud. In common with all audits under ISAs (UK), we are also required to perform specific procedures to respond to the risk of management override.

We also obtained an understanding of the legal and regulatory frameworks in operation, focusing on provisions of those laws and regulations that had a direct effect on the determination of material amounts and disclosures in the financial statements. The key laws and regulations we considered in this context included ongoing compliance with the UK Companies Act and tax legislation.

In addition, we considered provisions of other laws and regulations that do not have a direct effect on the financial statements but compliance with which may be fundamental for their ability to operate or to avoid a material penalty.

As part of an audit in accordance with ISAs (UK), we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the internal control.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the trustees.

- Conclude on the appropriateness of the trustees' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the charity's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the charity to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

As explained more fully in the Trustees' Responsibilities Statement (set out on page 8), the trustees are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view. Our responsibility is to audit and express an opinion on the financial statements in accordance with applicable law and International Standards on Auditing (UK). Those standards require us to comply with the Financial Reporting Council's (FRC's) Ethical Standard for Auditors', in the circumstances set out in note 31 to the financial statements.

Use of our report

This report is made solely to the charity'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 charity's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity and the charity's members as a body, for our audit work, for this report, or for the opinions we have formed.



Paul Dolan (Senior Statutory Auditor)

For and on behalf of
Finegan Gibson Ltd
Chartered accountants & statutory auditor
Causeway Tower
9 James Street South
Belfast
BT2 8DN

5 December 2024

Housing Rights

Company Limited by Guarantee

Statement of Financial Activities (including income and expenditure account)

Year ended 31 March 2024

	Note	2024 Unrestricted funds £	2024 Restricted funds £	2024 Total funds £	2023 Total funds £
Income and endowments					
Donations and legacies	5	99,695	–	99,695	204,800
Charitable activities	6	21,182	2,030,986	2,052,168	1,961,459
Other trading activities	7	56,894	–	56,894	67,205
Investment income	8	18,762	–	18,762	2,528
Total income		196,533	2,030,986	2,227,519	2,235,992
Expenditure					
Expenditure on raising funds:					
Costs of other trading activities	9	(13,369)	–	(13,369)	(11,214)
Expenditure on charitable activities	10	(217,294)	(2,024,548)	(2,241,842)	(2,236,345)
Total expenditure		(230,663)	(2,024,548)	(2,255,211)	(2,247,559)
Net gains/losses on pension scheme	12	–	–	–	(11,640)
Net expenditure		(34,130)	6,438	(27,692)	(23,207)
Transfers between funds		69,297	(69,297)	–	–
Net movement in funds		35,167	(62,859)	(27,692)	(23,207)
Reconciliation of funds					
Total funds brought forward		967,028	538,786	1,505,814	1,529,021
Total funds carried forward		1,002,195	475,927	1,478,122	1,505,814

The statement of financial activities includes all gains and losses recognised in the year.
All income and expenditure derive from continuing activities.

The notes on pages 19 to 33 form part of these financial statements.

Housing Rights

Company Limited by Guarantee

Statement of Financial Position

31 March 2024

	Note	2024 £	2023 £
Fixed assets			
Tangible fixed assets	17	23,561	24,854
Investments	18	113	113
		23,674	24,967
Current assets			
Debtors	19	257,756	226,489
Cash at bank and in hand		1,646,698	1,430,301
		1,904,454	1,656,790
Creditors: amounts falling due within one year	20	(423,665)	(149,602)
Net current assets		1,480,789	1,507,188
Total assets less current liabilities		1,504,463	1,532,155
Creditors: amounts falling due after more than one year	21	(26,341)	(26,341)
Net assets		1,478,122	1,505,814
Funds of the charity			
Restricted funds		475,927	538,786
Unrestricted funds		1,002,195	967,028
Total charity funds	24	1,478,122	1,505,814

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime.

These financial statements were approved by the board of trustees and authorised for issue on 5 December 2024, and are signed on behalf of the board by:

R Crozier
Trustee

The notes on pages 19 to 33 form part of these financial statements.

Housing Rights

Company Limited by Guarantee

Statement of Cash Flows

Year ended 31 March 2024

	2024 £	2023 £
Cash flows from operating activities		
Net expenditure	(27,692)	(23,207)
Adjustments for:		
Depreciation of tangible fixed assets	13,533	17,281
Net gains/losses on pension scheme	–	11,640
Other interest receivable and similar income	(18,762)	(2,528)
Accrued expenses	104,381	24,013
Changes in:		
Trade and other debtors	(31,267)	(34,760)
Trade and other creditors	169,682	64,000
Cash generated from operations	209,875	56,439
Interest received	18,762	2,528
Net cash from operating activities	228,637	58,967
Cash flows from investing activities		
Purchase of tangible assets	(12,240)	(13,973)
Proceeds from sale of other investments	–	(11,640)
Net cash used in investing activities	(12,240)	(25,613)
Net increase in cash and cash equivalents	216,397	33,354
Cash and cash equivalents at beginning of year	1,430,301	1,396,947
Cash and cash equivalents at end of year	1,646,698	1,430,301

The notes on pages 19 to 33 form part of these financial statements.

1. General information

The charity is a public benefit entity and a private company limited by guarantee, registered in Northern Ireland and a registered charity in Northern Ireland. The address of the registered office is 1st Floor, Skainos Centre, 239-241 Newtownards Road, Belfast, BT4 1AF.

2. Statement of compliance

These financial statements have been prepared in compliance with FRS 102, 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland', the 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) (Charities SORP (FRS 102)) and the Companies Act 2006.

3. Accounting policies

Basis of preparation

The financial statements have been prepared on the historical cost basis, as modified by the revaluation of certain financial assets and liabilities and investment properties measured at fair value through income or expenditure.

The financial statements are prepared in sterling, which is the functional currency of the entity.

Going concern

There are no material uncertainties about the charity's ability to continue.

Disclosure exemptions

The entity satisfies the criteria of being a qualifying entity as defined in FRS 102. As such, advantage has been taken of the following disclosure exemptions available under paragraph 1.12 of FRS 102:

(a) No cash flow statement has been presented for the company.
(b) Disclosures in respect of financial instruments have not been presented.

Judgements and key sources of estimation uncertainty

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported. These estimates and judgements are continually reviewed and are based on experience and other factors, including expectations of future events that are believed to be reasonnable under the circumstances.

3. **Accounting policies** *(continued)*

Fund accounting

Unrestricted funds are available for use at the discretion of the trustees to further any of the charity's purposes.

Designated funds are unrestricted funds earmarked by the trustees for particular future project or commitment.

Restricted funds are subjected to restrictions on their expenditure declared by the donor or through the terms of an appeal, and fall into one of two sub-classes: restricted income funds or endowment funds.

Incoming resources

All incoming resources are included in the statement of financial activities when entitlement has passed to the charity; it is probable that the economic benefits associated with the transaction will flow to the charity and the amount can be reliably measured. The following specific policies are applied to particular categories of income:

- income from donations or grants is recognised when there is evidence of entitlement to the gift, receipt is probable and its amount can be measured reliably.
- legacy income is recognised when receipt is probable and entitlement is established.
- income from donated goods is measured at the fair value of the goods unless this is impractical to measure reliably, in which case the value is derived from the cost to the donor or the estimated resale value. Donated facilities and services are recognised in the accounts when received if the value can be reliably measured. No amounts are included for the contribution of general volunteers.
- income from contracts for the supply of services is recognised with the delivery of the contracted service. This is classified as unrestricted funds unless there is a contractual requirement for it to be spent on a particular purpose and returned if unspent, in which case it may be regarded as restricted.

3. **Accounting policies** *(continued)*

Resources expended

Expenditure is recognised on an accruals basis as a liability is incurred. Expenditure includes any VAT which cannot be fully recovered, and is classified under headings of the statement of financial activities to which it relates:

- expenditure on raising funds includes the costs of all fundraising activities, events, non-charitable trading activities, and the sale of donated goods.
- expenditure on charitable activities includes all costs incurred by a charity in undertaking activities that further its charitable aims for the benefit of its beneficiaries, including those support costs and costs relating to the governance of the charity apportioned to charitable activities.
- other expenditure includes all expenditure that is neither related to raising funds for the charity nor part of its expenditure on charitable activities.

All costs are allocated to expenditure categories reflecting the use of the resource. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs are apportioned between the activities they contribute to on a reasonable, justifiable and consistent basis.

Operating leases

Lease payments are recognised as an expense over the lease term on a straight-line basis. The aggregate benefit of lease incentives is recognised as a reduction to expense over the lease term, on a straight-line basis.

Tangible assets

Tangible assets are initially recorded at cost, and subsequently stated at cost less any accumulated depreciation and impairment losses. Any tangible assets carried at revalued amounts are recorded at the fair value at the date of revaluation less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

An increase in the carrying amount of an asset as a result of a revaluation, is recognised in other recognised gains and losses, unless it reverses a charge for impairment that has previously been recognised as expenditure within the statement of financial activities. A decrease in the carrying amount of an asset as a result of revaluation, is recognised in other recognised gains and losses, except to which it offsets any previous revaluation gain, in which case the loss is shown within other recognised gains and losses on the statement of financial activities.

Depreciation

Depreciation is calculated so as to write off the cost or valuation of an asset, less its residual value, over the useful economic life of that asset as follows:

Fixtures and fittings	-	20% straight line
Equipment	-	33% straight line

3. **Accounting policies** *(continued)*

Investments

Unlisted equity investments are initially recorded at cost, and subsequently measured at fair value. If fair value cannot be reliably measured, assets are measured at cost less impairment.

Listed investments are measured at fair value with changes in fair value being recognised in income or expenditure.

Investments in associates

Investments in associates accounted for in accordance with the cost model are recorded at cost less any accumulated impairment losses.

Investments in associates accounted for in accordance with the fair value model are initially recorded at the transaction price. At each reporting date, the investments are measured at fair value, with changes in fair value taken through income or expenditure. Where it is impracticable to measure fair value reliably without undue cost or effort, the cost model will be adopted.

Dividends and other distributions received from the investment are recognised as income without regard to whether the distributions are from accumulated profits of the associate arising before or after the date of acquisition.

Investments in joint ventures

Investments in jointly controlled entities accounted for in accordance with the cost model are recorded at cost less any accumulated impairment losses.

Investments in jointly controlled entities accounted for in accordance with the fair value model are initially recorded at the transaction price. At each reporting date, the investments are measured at fair value, with changes in fair value taken through income or expenditure. Where it is impracticable to measure fair value reliably without undue cost or effort, the cost model will be adopted.

Dividends and other distributions received from the investment are recognised as income without regard to whether the distributions are from accumulated profits of the joint venture arising before or after the date of acquisition.

Impairment of fixed assets

A review for indicators of impairment is carried out at each reporting date, with the recoverable amount being estimated where such indicators exist. Where the carrying value exceeds the recoverable amount, the asset is impaired accordingly. Prior impairments are also reviewed for possible reversal at each reporting date.

For the purposes of impairment testing, when it is not possible to estimate the recoverable amount of an individual asset, an estimate is made of the recoverable amount of the cash-generating unit to which the asset belongs. The cash-generating unit is the smallest identifiable group of assets that includes the asset and generates cash inflows that largely independent of the cash inflows from other assets or groups of assets.

3. **Accounting policies** *(continued)*

Impairment of fixed assets *(continued)*

For impairment testing of goodwill, the goodwill acquired in a business combination is, from the acquisition date, allocated to each of the cash-generating units that are expected to benefit from the synergies of the combination, irrespective of whether other assets or liabilities of the charity are assigned to those units.

Financial instruments

A financial asset or a financial liability is recognised only when the charity becomes a party to the contractual provisions of the instrument.

Basic financial instruments are initially recognised at the amount receivable or payable including any related transaction costs.

Current assets and current liabilities are subsequently measured at the cash or other consideration expected to be paid or received and not discounted.

Debt instruments are subsequently measured at amortised cost.

Where investments in shares are publicly traded or their fair value can otherwise be measured reliably, the investment is subsequently measured at fair value with changes in fair value recognised in income and expenditure. All other such investments are subsequently measured at cost less impairment.

Other financial instruments, including derivatives, are initially recognised at fair value, unless payment for an asset is deferred beyond normal business terms or financed at a rate of interest that is not a market rate, in which case the asset is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Other financial instruments are subsequently measured at fair value, with any changes recognised in the statement of financial activities, with the exception of hedging instruments in a designated hedging relationship.

Financial assets that are measured at cost or amortised cost are reviewed for objective evidence of impairment at the end of each reporting date. If there is objective evidence of impairment, an impairment loss is recognised under the appropriate heading in the statement of financial activities in which the initial gain was recognised.

For all equity instruments regardless of significance, and other financial assets that are individually significant, these are assessed individually for impairment. Other financial assets are either assessed individually or grouped on the basis of similar credit risk characteristics.

Any reversals of impairment are recognised immediately, to the extent that the reversal does not result in a carrying amount of the financial asset that exceeds what the carrying amount would have been had the impairment not previously been recognised.

3. Accounting policies *(continued)*

Defined contribution plans

Contributions to defined contribution plans are recognised as an expense in the period in which the related service is provided. Prepaid contributions are recognised as an asset to the extent that the prepayment will lead to a reduction in future payments or a cash refund.

When contributions are not expected to be settled wholly within 12 months of the end of the reporting date in which the employees render the related service, the liability is measured on a discounted present value basis. The unwinding of the discount is recognised as an expense in the period in which it arises.

4. Limited by guarantee

Each of the members of the company has guaranteed to contribute to the assets of the company in the event of the same being wound up to the extent of £1.

5. Donations and legacies

	Unrestricted Funds £	**Total Funds 2024 £**	Unrestricted Funds £	Total Funds 2023 £
Donations				
Donations	99,695	99,695	204,800	204,800

6. Charitable activities

	Unrestricted Funds £	Restricted Funds £	**Total Funds 2024 £**
Department for Communities	–	1,056,204	1,056,204
Oak Foundation	–	300,000	300,000
Northern Ireland Housing Executive	3,172	352,795	355,967
Northern Ireland Prison Service	–	132,632	132,632
HPCDS (LSANI)	–	10,462	10,462
Legal Services	14,608	–	14,608
Other Income	1,357	–	1,357
Nationwide Foundation	–	43,538	43,538
Community Justice Fund	–	–	–
Dormant Accounts Fund NI	–	30,000	30,000
Henry Smith Charity	–	39,200	39,200
OCN Grant	2,045	–	2,045
LEF	–	41,155	41,155
Community Foundation	–	25,000	25,000
	21,182	2,030,986	2,052,168

6. Charitable activities *(continued)*

	Unrestricted Funds £	Restricted Funds £	Total Funds 2023 £
Department for Communities	–	1,028,383	1,028,383
Oak Foundation	–	300,000	300,000
Northern Ireland Housing Executive	3,984	329,591	333,575
Northern Ireland Prison Service	–	109,361	109,361
HPCDS (LSANI)	–	10,463	10,463
Legal Services	13,343	–	13,343
Other Income	360	–	360
Nationwide Foundation	–	64,339	64,339
Community Justice Fund	12,196	–	12,196
Dormant Accounts Fund NI	–	35,000	35,000
Henry Smith Charity	–	38,700	38,700
OCN Grant	1,725	–	1,725
LEF	–	14,014	14,014
Community Foundation	–	–	–
	31,608	1,929,851	1,961,459

7. Other trading activities

	Unrestricted Funds £	**Total Funds 2024 £**	Unrestricted Funds £	Total Funds 2023 £
Fundraising and events	560	560	4,327	4,327
Sale of Publications	–	–	180	180
Membership Fees	6,896	6,896	7,400	7,400
Training and Events	37,083	37,083	38,345	38,345
Conference & Events income	12,355	12,355	16,953	16,953
	56,894	56,894	67,205	67,205

8. Investment income

	Unrestricted Funds £	**Total Funds 2024 £**	Unrestricted Funds £	Total Funds 2023 £
Deposit Account	18,762	18,762	2,528	2,528

9. Costs of other trading activities

	Unrestricted Funds £	Restricted Funds £	**Total Funds 2024 £**
Costs of other trading activities	13,369	–	13,369

9. Costs of other trading activities *(continued)*

	Unrestricted Funds £	Restricted Funds £	Total Funds 2023 £
Costs of other trading activities	10,250	964	11,214

10. Expenditure on charitable activities by activity type

	Activities undertaken directly £	Support costs £	**Total funds 2024 £**	Total fund 2023 £
Relieving Poverty, Homelessness & Housing Issues	2,062,574	174,048	2,236,622	2,231,335
Governance costs	–	5,220	5,220	5,010
	2,062,574	179,268	2,241,842	2,236,345

11. Analysis of support costs

	Analysis of support costs £	**Total 2024 £**	Total 2023 £
Staff costs	158,498	158,498	159,545
Premises	6,294	6,294	6,586
Communications and IT	1,269	1,269	2,932
General office	7,987	7,987	1,740
Governance costs	5,220	5,220	5,010
	179,268	179,268	175,813

12. Net gains/losses on pension scheme

	Unrestricted Funds £	**Total Funds 2024 £**	Unrestricted Funds £	Total Funds 2023 £
Gains/(losses) on other investment assets	–	–	(11,640)	(11,640)

13. Net expenditure

Net expenditure is stated after charging/(crediting):

	2024 £	2023 £
Depreciation of tangible fixed assets	13,533	17,281

14. Auditors remuneration

	2024	2023
	£	£
Fees payable for the audit of the financial statements	5,220	5,010

15. Staff costs

The total staff costs and employee benefits for the reporting period are analysed as follows:

	2024	2023
	£	£
Wages and salaries	1,488,939	1,408,240
Social security costs	141,440	137,920
Employer contributions to pension plans	68,694	67,834
Other employee benefits	–	1,713
	1,699,073	1,615,707

The average head count of employees during the year was 51 (2023: 54).

The number of employees whose remuneration for the year fell within the following bands, were:

	2024	2023
	No.	No.
£60,000 to £69,999	1	1

Key Management Personnel

Key management personnel include all persons that have authority and responsibility for planning, directing and controlling the activities of the charity. The total compensation paid to key management personnel for services provided to the charity was £204,692 (2023:£199,066).

16. Trustee remuneration and expenses

The Charity Trustees were not paid or received any other benefits from employment with the Charity in the year (2023: £Nil).

During the year, one Trustee was reimbursed £470 for travel expenses incurred. (2023: £383)

17. Tangible fixed assets

	Fixtures and fittings £	Equipment £	**Total £**
Cost			
At 1 April 2023	30,635	139,273	169,908
Additions	–	12,240	12,240
At 31 March 2024	30,635	151,513	182,148
Depreciation			
At 1 April 2023	29,277	115,777	145,054
Charge for the year	1,118	12,415	13,533
At 31 March 2024	30,395	128,192	158,587
Carrying amount			
At 31 March 2024	240	23,321	23,561
At 31 March 2023	1,358	23,496	24,854

18. Investments

	Listed investments £
Cost or valuation	
At 1 April 2023 and 31 March 2024	113
Impairment	
At 1 April 2023 and 31 March 2024	
Carrying amount	
At 31 March 2024	113
At 31 March 2023	113

All investments shown above are held at valuation.

Financial assets held at fair value

Listed investments are held at market value.

19. Debtors

	2024 £	2023 £
Trade debtors	36,836	72,290
Prepayments and accrued income	26,441	17,572
Other debtors	194,479	136,627
	257,756	226,489

20. Creditors: amounts falling due within one year

	2024	2023
	£	£
Trade creditors	93,672	45,989
Accruals and deferred income	159,841	56,647
Social security and other taxes	31,550	45,339
Other creditors	138,602	1,627
	423,665	149,602

21. Creditors: amounts falling due after more than one year

	2024	2023
	£	£
Other creditors	26,341	26,341

22. Deferred income

	2024	2023
	£	£
At 1 April 2023	8,200	–
Amount released to income	(8,200)	–
Amount deferred in year	7,013	8,200
At 31 March 2024	7,013	8,200

23. Pensions and other post retirement benefits

Defined contribution plans

The amount recognised in income or expenditure as an expense in relation to defined contribution plans was £68,694 (2023: £67,834).

24. Analysis of charitable funds

Unrestricted funds

	At 1 Apr 2023 £	Income £	Expenditure £	Transfers £	Gains and losses £	**At 31 Mar 2024** £
General Funds	687,847	120,606	(169,255)	78,478	–	717,676
Pension withdrawal designated Fund	220,000	–	–	–	–	220,000
Training	–	75,927	(61,408)	–	–	14,519
Future accommodation designated fund	59,181	–	–	(9,181)	–	50,000
	967,028	196,533	(230,663)	69,297	–	1,002,195

	At 1 Apr 2022 £	Income £	Expenditure £	Transfers £	Gains and losses £	At 31 Mar 2023 £
General Funds	620,771	306,141	(215,155)	(12,270)	(11,640)	687,847
Pension withdrawal designated Fund	415,000	–	(236,432)	41,432	–	220,000
Training	–	–	–	–	–	–
Future accommodation designated fund	–	–	–	59,181	–	59,181
	1,035,771	306,141	(451,587)	88,343	(11,640)	967,028

£220,000 has been designated to help enable the Charity fund a complete cessation from the NI Charities Pension Scheme, and cover any additional liabilities and professional costs associated with complete withdrawal. The income, less associated expenditure, generated from training courses delivered has been designated for future investment in training delivery. £50,000 has been designated to cover the costs of relocating Housing Rights offices in the future.

24. Analysis of charitable funds *(continued)*

Restricted funds

	At 1 Apr 2023 £	Income £	Expenditure £	Transfers £	Gains and losses £	**At 31 Mar 2024** £
CHAP	147,717	107,973	(92,542)	(22,025)	–	141,123
Hani	40,859	47,997	(44,412)	(3,678)	–	40,766
Prisons	66,317	237,012	(211,656)	(25,356)	–	66,317
Beyond the Gate	13,092	92,445	(85,119)	(7,214)	–	13,204
HPCDS	18,454	10,462	(15,714)	(1,623)	–	11,579
Client Hardship Fund	2,371	–	(1,504)	5,000	–	5,867
DfC Mediation	89,435	82,177	(157,694)	(13,918)	–	–
Landlord Helpline	40,821	50,631	(47,830)	(3,617)	–	40,005
BME	12,246	–	–	–	–	12,246
Nationwide Foundation	33,642	43,538	(44,657)	(6,886)	–	25,637
YPHAMS	2,959	39,200	(71,403)	35,973	–	6,729
Community Justice Fund	900	–	–	–	–	900
National Lottery Awards for All	–	–	–	–	–	–
Dormant Accounts Fund NI / Digital	34,508	30,000	(96,201)	94,081	–	62,388
New Oak Foundation	23,524	300,000	(195,015)	(104,755)	–	23,754
DfC Core	–	923,396	(916,574)	(6,822)	–	–
Legal Education Fund	11,941	41,155	(29,722)	(8,457)	–	14,917
Community Foundation NI	–	25,000	(14,505)	–	–	10,495
	538,786	2,030,986	(2,024,548)	(69,297)	–	475,927

	At 1 Apr 2022 £	Income £	Expenditure £	Transfers £	Gains and losses £	At 31 Mar 2023 £
CHAP	147,280	104,286	(92,838)	(11,011)	–	147,717
Hani	37,468	45,758	(40,957)	(1,410)	–	40,859
Prisons	65,671	205,070	(191,665)	(12,759)	–	66,317
Beyond the Gate	14,461	83,838	(80,625)	(4,582)	–	13,092
HPCDS	27,511	10,463	(18,600)	(920)	–	18,454
Client Hardship Fund	823	–	(452)	2,000	–	2,371

24. Analysis of charitable funds *(continued)*

DfC Mediation	61,641	98,613	(60,798)	(10,021)	–	89,435
Landlord Helpline	35,125	50,253	(38,183)	(6,374)	–	40,821
BME	12,246	–	–	–	–	12,246
Nationwide Foundation	11,756	64,339	(35,984)	(6,469)	–	33,642
YPHAMS	3,827	38,700	(19,937)	(19,631)	–	2,959
Community Justice Fund	900	–	–	–	–	900
National Lottery Awards for All	1,848	–	(1,848)	–	–	–
Dormant Accounts Fund NI / Digital	35,000	35,000	(125,492)	90,000	–	34,508
New Oak Foundation	37,693	300,000	(214,052)	(100,117)	–	23,524
DfC Core	–	879,517	(873,960)	(5,557)	–	–
Legal Education Fund	–	14,014	(581)	(1,492)	–	11,941
Community Foundation NI	–	–	–	–	–	–
	493,250	1,929,851	(1,795,972)	(88,343)	–	538,786

Transfers out of restricted funds related to project management costs and other internal expenditure transactions.

25. Analysis of net assets between funds

	Unrestricted Funds £	Restricted Funds £	**Total Funds 2024 £**
Tangible fixed assets	23,561	–	23,561
Investments	113	–	113
Current assets	1,263,112	641,342	1,904,454
Creditors less than 1 year	(258,250)	(165,415)	(423,665)
Creditors greater than 1 year	(26,341)	–	(26,341)
Net assets	1,002,195	475,927	1,478,122

	Unrestricted Funds £	Restricted Funds £	Total Funds 2023 £
Tangible fixed assets	24,854	–	24,854
Investments	113	–	113
Current assets	1,049,079	607,711	1,656,790
Creditors less than 1 year	(80,677)	(68,925)	(149,602)
Creditors greater than 1 year	(26,341)	–	(26,341)
Net assets	967,028	538,786	1,505,814

26. 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 measured at their settlement value.

27. Corporation tax

The Charity's activities fall within the exemptions afforded by the provisions of the Income and Corporation Taxes Act 1988. Accordingly, there is no taxation charge in these accounts.

28. Contingent liabilities

During the year, the charity received correspondence from their pension fund administrators to advise that changes had been made in the past to the benefits provided to members of the Scheme which may not have been executed as required by the Scheme's documentation. The pension fund trustees are seeking court direction, likely to be no earlier than 2023, on how to interpret the rules. If the court directs that some changes were made in a way not permitted by the Rules then consequently members' benefits would need to be increased, which would give rise to additional liabilities, of an estimated £140,000 and associated costs, including legal costs, of an estimated £12,000.

29. Analysis of changes in net debt

	At 1 Apr 2023	Cash flows	**At 31 Mar 2024**
	£	£	£
Cash at bank and in hand	1,430,301	216,397	1,646,698

30. Operating lease commitments

The total future minimum lease payments under non-cancellable operating leases are as follows:

	2024	2023
	£	£
Not later than 1 year	67,680	67,680
Later than 1 year and not later than 5 years	22,560	90,240
	90,240	157,920

31. Related parties

There were no related party transactions in the financial year ended 31 March 2024 (2023: None).

32. Ethical standards

In common with many other businesses of our size and nature we use our auditors to prepare and submit returns to the tax authorities and assist with the preparation of the financial statements.

Housing Rights

Northern Ireland - Charity number 105735

Annual report

COMPANY REGISTRATION NUMBER: NI021018
CHARITY REGISTRATION NUMBER: NIC105735

Housing Rights

Company Limited by Guarantee

Financial Statements

31 March 2024

Finegan Gibson Ltd
Chartered accountants & statutory auditor
Causeway Tower
9 James Street South
Belfast
BT2 8DN

Housing Rights

Company Limited by Guarantee

Financial Statements

Year ended 31 March 2024

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Housing Rights

Company Limited by Guarantee

Trustees' Annual Report (Incorporating the Director's Report)

Year ended 31 March 2024

The trustees, who are also the directors for the purposes of company law, present their report and the financial statements of the charity for the year ended 31 March 2024.

Reference and administrative details

Registered charity name	Housing Rights
Charity registration number	NIC105735
Company registration number	NI021018
Principal office and registered office	1st Floor Skainos Centre 239-241 Newtownards Road Belfast BT4 1AF

The trustees

G Walsh	
N J Fullerton	(Resigned 27 September 2023)
C McDaid	(Resigned 15 February 2024)
E Millen	
U A O'Hare	
C O'Neill	
F Kelly	
D McAnena	
J Wilson	(Appointed 4 April 2023)
K Greene	
L Baird	(Appointed 15 February 2024)
P Brannigan	
P Morgan	(Appointed 4 April 2023)
P O'Callaghan	
P Quigley	
R Crozier	

Company secretary	Catherine McCauley
Auditor	Finegan Gibson Ltd Chartered accountants & statutory auditor Causeway Tower 9 James Street South Belfast BT2 8DN
Bankers	Bank of Ireland 1 Donegall Square South Belfast BT1 5LR

Solicitors	Cleaver Fulton Rankin 50 Bedford Street Belfast BT2 7FW

Structure, governance and management

Governing Document

Housing right is a company limited by guarantee governed by it's Memorandum and Articles of Association dated 1st July 2014. Housing Rights is a registered charity with HMRC and the Charity Commission for Northern Ireland. Housing Rights is a membership organisation with currently 125 members, each of whom agrees to contribute £1 in the event of the charity winding up.

Appointment of trustees

The Chair and the Trustees recruit and select new Trustees as needed. New Trustees are recruited in line with the Memorandum and Articles of Association having regard to their professional skills, and their potential to be able to make a helpful contribution to the governance of the charity. As part of the recruitment process they are made aware of a Trustees' legal obligations under charity and company law, the content of the Memorandum and Articles of Association, the committee and decision making processes, the business plan and recent financial performance of the charity.

Trustee induction and training

All newly appointed trustees undergo a half-day induction session which includes meeting with key management personnel to cover:- general organisational background information; Trustees and Board responsibilities; organisational projects; operations and policy; and business support.

Arrangements for setting pay and remuneration of key management personnel

The directors consider the board of directors, who are the charity's trustees, and the senior management team comprise the key management personnel of the charity in charge of directing and controlling, running and operating the charity on a day to day basis. All directors give of their time freely and no director received remuneration in the year.

The pay of the senior staff is reviewed annually and normally increased in accordance with Northern Ireland Civil Service Pay Awards. In view of the nature of the charity, the directors benchmark against pay levels in other similar size charities run on a voluntary basis. The remuneration bench-mark is the mid-point of the range paid for similar roles adjusted for a weighting of up to 30% for any additional

responsibilities.

Organisation structure and how charity makes decisions

The Board, as the governing body, can have up to 15 members. The Board normally meets bi-monthly and the Office Bearers, known as the Executive Committee meet the months between Board meetings to ensure that the Board has everything it needs to do its job effectively. The Executive Committee will generally review the major issues facing the organisation and make preliminary recommendations to the full Board at the next meeting on matters, for example, such as business planning; operational policies and practices; membership applications; human resources and remuneration of staff.

A Director/CEO is appointed by the trustees to manage the day-to-day operations of the charity. To facilitate effective operations, the Director/CEO has delegated authority, within terms of delegation approved by the Board, for operational matters including finance, employment and direct charitable activities.

The Board of Housing Rights has also established an Audit & Risk Committee (ARC), operational from May 2017, to support them in their responsibilities regarding issues of risk, control, governance, finance, audit and associated assurance. The ARC has delegated responsibility on behalf of the Board for ensuring that there is a framework for accountability; for examining and reviewing all systems and methods of control both financial and otherwise including risk analysis and risk management; and for ensuring the charity is complying with all aspects of the law, relevant regulations and good practice.

Relationships with related parties

None of our trustees receive remuneration or other benefit from their work with the charity.

Risk management

The trustees have a risk management strategy which comprises:

- an annual review of the principal risks and uncertainties that the charity faces;
- the establishment of policies, systems and procedures to mitigate those risks identified in the annual review; and
- the implementation of procedures designed to minimise or manage any potential impact on the charity should those risks materialise.

Oversight of risk and audit are devolved to an Audit and Risk Committee who meet at least quarterly.

Key Risk

There is an external risk with the Northern Ireland Charities Pension Scheme (now closed) impacting on the financial liability of Housing Rights to its pension commitments for that Scheme. The Board continue to proactively review and explore all options to assess and manage this risk effectively.

Objectives and activities

The charity's objectives are to promote the following purposes for the public benefit:

- The relief of poverty and the relief of those in need by reason of youth, age, ill health, disability, financial hardship or other disadvantage; and in particular to assist those persons with necessitous circumstances in relation to housing matters; and

- Such other exclusively charitable purpose according to the Law of Northern Ireland as the Directors may from time to time decide.

Housing Rights believes that prevention of homelessness is the best cure. In Northern Ireland we work tirelessly to help more people to live in secure and affordable homes which will improve lives and promote well-being. The main strategic priorities of our work are listed below under the 3 key strategic outcomes in the Improving Lives section of our Strategic Plan 2024-29. These include:

1. People live in good quality, affordable and sustainable homes that meet their needs.
    a. Prevent homelessness
    b. Improve housing circumstances for those in need
2. Peoples experience of homelessness when it does occur, is that it is rare, brief and non-recurring.
    a. Alleviate homelessness
    b. Support people most at risk of repeat homelessness
3. People have the help they need at the right time, in a way that best meets their needs
    a. Ensure people know where to go to get help with their housing problems
    b. Ensure people have access to timely, quality advice in a way that best meets their needs
    c. Ensure People have the information they need to make decisions about their housing circumstances

Further strategic priorities relating to influencing policy and practice and strengthening our capacity, are also included in our Plan. In shaping our priorities and objectives for the year and planning our activities, the trustees have considered the Charity Commission's guidance on public benefit. The strategies employed to achieve the charity's aims and objectives are through the provision of services. The following describes the main services operational during the reporting year:

- A Housing Advice line for members of the public and staff/volunteers working in frontline agencies
- A public information website (www.housingrights.org.uk/housing-advice)
- Advocacy and legal representation work
- A Housing Possession Court Duty Scheme (Emergency help at court)
- Training on housing, homelessness and related issues
- Providing information resources on housing law and practice in Northern Ireland
- Client based policy comment
- A Community Housing Advice Partnership with generalist advice agencies throughout NI
- A specialist housing advice service within the prisons in NI

- A service (Beyond the Gate) for the most vulnerable prisoners immediately after release in Northern Ireland to help prevent them from becoming homeless and to help them to sustain accommodation and access key support services

- Provision of a helpline on behalf of the Department for Communities to help landlords comply with their legal requirements and promote good practice in the Private Rented Sector.

- A Housing mediation service on behalf of the Department for Communities to help resolve housing disputes in the private rented sector as an alternative to Court.

- A new and unique specialist housing advocacy and mediation service developed for and delivered to young people in NI to help prevent homelessness and sustain accommodation;

- A Renters' Voice project to support private tenants to build a collective voice and influence change

- A participation project to ensure that decisions made about housing and homelessness are informed by the experiences of people affected.

Achievements and performance

Significant achievements in the year included:

1. Dealing with 12,572 contacts for advice on housing and homelessness issues across N.I. including an increase in digital advice to 31% of the provision with 3,973 contacts;

2. Preventing 1,307 households from becoming homeless;

3. Over 247,000 individual users viewed pages on our public information website (www.housingrights.org.uk/housing-advice)

4. Providing advice to 1,684 landlords /letting agent contacts operating in the private sector to help promote statutory compliance and good practice;

5. Delivery of the first housing mediation service in NI to help resolve disputes in the private rented sector and dealing with 303 referrals during the year;

6. Development and delivery of a unique specialist housing advocacy and mediation service to 319 young people during the year to help prevent homelessness;

7. Our training service has continued to meet customer need by delivering relevant and new courses in line with policy and legislative changes. We delivered training in person and re-motely resulting in increased uptake with 1,105 participants attending during the year.

8. Influencing 23 recommendations and changes to housing policy/legislation, including a reduction in waiting time for Support for Mortgage Interest from 39 weeks to 13 weeks. Changes to the DfC Budget Allocation 2023/25 included additional funding for SHDP and the announcement in the Autumn Statement that the Local Housing Allowance rate would be uprated. Further changes influenced include the adoption of Housing Advice Quality Standards into the NIHE Homelessness Action Plan, the addition of of participation into the HSSG Terms of Reference, influencing 4 recommendations the NI Audit Office Publication 'Reducing Adult Reoffending' and shaped the priorities of Phase 2 of Private Rented Sector Reform through extensive, evidence based engagement with DfC.

9. Renters' Voice, supported by Housing Rights continued to be an influential consultee of politicians /officials when considering policy/legislative change in the private rented sector. This included influencing Regulations introduced under the Private Tenancies Act (Northern Ireland) 2022, continuing to advocate for policy change to support private renters in the face of the cost-of-living crisis, and carrying out research into the charging of unlawful letting fees (which they were commissioned by NIHE to carry out).

The Annual Review document, known as our Impact Report, for the period 2023-2024 will be available at our Annual General Meeting which will be held prior to 31st March 2025.

Financial review

Housing Rights is grant aided by the Department for Communities. The organisation also receives money from other government departments and statutory organisations. Additional income is generated from sale of services, charitable fundraising and other donations.

Housing Rights continues to meet the objects set by the funders. The organisation reports to funders directly on its work in tailored annual reports and also through a published Annual Review (Impact Report).

The movement in reserves and transfers between reserves for the year are shown in the Statement of Financial Activities on page 16. The balance of unrestricted reserves was £1,002,195 and the balance of restricted reserves was £475,927 at 31st March 2024.

Investment powers and policy

The trustees, having regard to the liquidity requirements of the charity, have kept available funds in an interest bearing deposit account and seek to achieve a rate on deposit which matches or exceeds inflation measured by the retail prices index. The trustees agreed to the development and adoption of an investment policy in preparation of the strategic review of Housing Rights' reserves policy (completed August 2024).

Reserves policy and going concern

Reserves are needed to bridge the timing gap between spending and receiving of income and to cover unplanned events or temporary shortfalls in income should they arise. Holding adequate reserves safeguards the provision of our services in the event of unexpected significant financial pressures. Pending a strategic review of the current reserves policy to update the policy in light of best practice (expected to be completed by June 2025) the trustees consider that the ideal level of reserves would be at at least three months expenditure which for the year ended 31 March 2024 for core funding would be £201,264. In addition, an amount of £353,578 would be required to meet statutory redundancy payments in the event they would be required and provision of £60,000 for unforeseen liabilities. Therefore, overall the target for unrestricted free reserves is £614,842 of unrestricted reserves. This policy is reviewed by the Audit and Risk Committee annually.

Unrestricted reserves freely available to spend, therefore excluding fixed assets, restricted reserves and designated reserves amounted to £684,934 which is above the target level.

Plans for future periods

Our new Strategic Plan was launched to covers the period April 2024 - March 2029. Housing Rights aims, subject to satisfactory funding arrangements, to sustain current services. The organisation also plans to develop new initiatives to meet the growing demand for assistance from people who are homeless or in housing need in Northern Ireland.

The organisation continues to recognise that the voluntary/community sector is in a period of financial uncertainty with significant public expenditure savings being made within the NI Executive budget.

Housing Rights intends to build on its effective relationship with funding bodies and to continue to demonstrate that it provides an efficient and effective value for money service. We will continue to evidence the high level of need for our work and to promote the positive outcome and impact of our services for people in housing need in Northern Ireland. In addition, the organisation is committed to strengthening its capacity and taking further steps towards its financial resilience.

Trustees' responsibilities statement

The trustees, who are also directors for the purposes of company law, are responsible for preparing the trustees' report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

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

In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the applicable Charities SORP;
- make judgments and accounting estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

The trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the charity's transactions and disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Auditor

Each of the persons who is a trustee at the date of approval of this report confirms that:

- so far as they are aware, there is no relevant audit information of which the charity's auditor is unaware; and
- they have taken all steps that they ought to have taken as a trustee to make themselves aware of any relevant audit information and to establish that the charity's auditor is aware of that information.

Small company provisions

This report has been prepared in accordance with the provisions applicable to companies entitled to the small companies exemption.

The trustees' annual report was approved on 5 December 2024 and signed on behalf of the board of trustees by:



R Crozier
Trustee

Housing Rights

Company Limited by Guarantee

Independent Auditor's Report to the Members of Housing Rights

Year ended 31 March 2024

Opinion

We have audited the financial statements of Housing Rights (the 'charity') for the year ended 31 March 2024 which comprise the statement of financial activities (including income and expenditure account), statement of financial position, statement of cash flows and the related notes, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charity'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;
- 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 auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the charity 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 the provisions available for small entities, in the circumstances set out below, 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.

In common with many other businesses of our size and nature we use our size and nature, we use our auditors to prepare and submit returns to the tax authorities and assist with the preparation of the financial statements.

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 charity's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

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

Other information

The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2006

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

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

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the charity and its environment obtained in the course of the audit, we have not identified material misstatements in the trustees' report.

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

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of trustees' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the trustees were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemptions in preparing the directors' report and from the requirement to prepare a strategic report.

Responsibilities of trustees

As explained more fully in the trustees' responsibilities statement, the trustees (who are also the directors 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 charity'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 charity or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

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

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

In identifying and assessing risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, we considered the following:

- the nature of the industry and sector, control environment and business performance including the design of the remuneration policies, key drivers for directors' remuneration, bonus levels and performance targets;
- results of our enquiries of management about their own identification and assessment of the risks of irregularities;
- any matters we identified having obtained and reviewed documentation of their policies and procedures relating to:
    - identifying, evaluating and complying with laws and regulations and whether management were aware of any instances of non-compliance;
    - detecting and responding to the risks of fraud and whether management have knowledge of any actual, suspected or alleged fraud;
    - the internal controls established to mitigate risks of fraud or non-compliance with laws and regulations.
- the matters discussed among the audit engagement team including significant component audit teams and relevant internal specialists, including tax and valuations specialists regarding how and where fraud might occur in the financial statements and any potential indicators of fraud.

As a result of these procedures, we considered the opportunities and incentives that may exist within the organisation for fraud and identified the greatest potential for fraud. In common with all audits under ISAs (UK), we are also required to perform specific procedures to respond to the risk of management override.

We also obtained an understanding of the legal and regulatory frameworks in operation, focusing on provisions of those laws and regulations that had a direct effect on the determination of material amounts and disclosures in the financial statements. The key laws and regulations we considered in this context included ongoing compliance with the UK Companies Act and tax legislation.

In addition, we considered provisions of other laws and regulations that do not have a direct effect on the financial statements but compliance with which may be fundamental for their ability to operate or to avoid a material penalty.

As part of an audit in accordance with ISAs (UK), we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the internal control.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the trustees.

- Conclude on the appropriateness of the trustees' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the charity's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the charity to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

As explained more fully in the Trustees' Responsibilities Statement (set out on page 8), the trustees are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view. Our responsibility is to audit and express an opinion on the financial statements in accordance with applicable law and International Standards on Auditing (UK). Those standards require us to comply with the Financial Reporting Council's (FRC's) Ethical Standard for Auditors', in the circumstances set out in note 31 to the financial statements.

Use of our report

This report is made solely to the charity'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 charity's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity and the charity's members as a body, for our audit work, for this report, or for the opinions we have formed.



Paul Dolan (Senior Statutory Auditor)

For and on behalf of
Finegan Gibson Ltd
Chartered accountants & statutory auditor
Causeway Tower
9 James Street South
Belfast
BT2 8DN

5 December 2024

Housing Rights

Company Limited by Guarantee

Statement of Financial Activities (including income and expenditure account)

Year ended 31 March 2024

	Note	2024 Unrestricted funds £	2024 Restricted funds £	2024 Total funds £	2023 Total funds £
Income and endowments					
Donations and legacies	5	99,695	–	99,695	204,800
Charitable activities	6	21,182	2,030,986	2,052,168	1,961,459
Other trading activities	7	56,894	–	56,894	67,205
Investment income	8	18,762	–	18,762	2,528
Total income		196,533	2,030,986	2,227,519	2,235,992
Expenditure					
Expenditure on raising funds:					
Costs of other trading activities	9	(13,369)	–	(13,369)	(11,214)
Expenditure on charitable activities	10	(217,294)	(2,024,548)	(2,241,842)	(2,236,345)
Total expenditure		(230,663)	(2,024,548)	(2,255,211)	(2,247,559)
Net gains/losses on pension scheme	12	–	–	–	(11,640)
Net expenditure		(34,130)	6,438	(27,692)	(23,207)
Transfers between funds		69,297	(69,297)	–	–
Net movement in funds		35,167	(62,859)	(27,692)	(23,207)
Reconciliation of funds					
Total funds brought forward		967,028	538,786	1,505,814	1,529,021
Total funds carried forward		1,002,195	475,927	1,478,122	1,505,814

The statement of financial activities includes all gains and losses recognised in the year.
All income and expenditure derive from continuing activities.

The notes on pages 19 to 33 form part of these financial statements.

Housing Rights

Company Limited by Guarantee

Statement of Financial Position

31 March 2024

	Note	2024 £	2023 £
Fixed assets			
Tangible fixed assets	17	23,561	24,854
Investments	18	113	113
		23,674	24,967
Current assets			
Debtors	19	257,756	226,489
Cash at bank and in hand		1,646,698	1,430,301
		1,904,454	1,656,790
Creditors: amounts falling due within one year	20	(423,665)	(149,602)
Net current assets		1,480,789	1,507,188
Total assets less current liabilities		1,504,463	1,532,155
Creditors: amounts falling due after more than one year	21	(26,341)	(26,341)
Net assets		1,478,122	1,505,814
Funds of the charity			
Restricted funds		475,927	538,786
Unrestricted funds		1,002,195	967,028
Total charity funds	24	1,478,122	1,505,814

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime.

These financial statements were approved by the board of trustees and authorised for issue on 5 December 2024, and are signed on behalf of the board by:

R Crozier
Trustee

The notes on pages 19 to 33 form part of these financial statements.

Housing Rights

Company Limited by Guarantee

Statement of Cash Flows

Year ended 31 March 2024

	2024 £	2023 £
Cash flows from operating activities		
Net expenditure	(27,692)	(23,207)
Adjustments for:		
Depreciation of tangible fixed assets	13,533	17,281
Net gains/losses on pension scheme	–	11,640
Other interest receivable and similar income	(18,762)	(2,528)
Accrued expenses	104,381	24,013
Changes in:		
Trade and other debtors	(31,267)	(34,760)
Trade and other creditors	169,682	64,000
Cash generated from operations	209,875	56,439
Interest received	18,762	2,528
Net cash from operating activities	228,637	58,967
Cash flows from investing activities		
Purchase of tangible assets	(12,240)	(13,973)
Proceeds from sale of other investments	–	(11,640)
Net cash used in investing activities	(12,240)	(25,613)
Net increase in cash and cash equivalents	216,397	33,354
Cash and cash equivalents at beginning of year	1,430,301	1,396,947
Cash and cash equivalents at end of year	1,646,698	1,430,301

The notes on pages 19 to 33 form part of these financial statements.

1. General information

The charity is a public benefit entity and a private company limited by guarantee, registered in Northern Ireland and a registered charity in Northern Ireland. The address of the registered office is 1st Floor, Skainos Centre, 239-241 Newtownards Road, Belfast, BT4 1AF.

2. Statement of compliance

These financial statements have been prepared in compliance with FRS 102, 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland', the 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) (Charities SORP (FRS 102)) and the Companies Act 2006.

3. Accounting policies

Basis of preparation

The financial statements have been prepared on the historical cost basis, as modified by the revaluation of certain financial assets and liabilities and investment properties measured at fair value through income or expenditure.

The financial statements are prepared in sterling, which is the functional currency of the entity.

Going concern

There are no material uncertainties about the charity's ability to continue.

Disclosure exemptions

The entity satisfies the criteria of being a qualifying entity as defined in FRS 102. As such, advantage has been taken of the following disclosure exemptions available under paragraph 1.12 of FRS 102:

(a) No cash flow statement has been presented for the company.
(b) Disclosures in respect of financial instruments have not been presented.

Judgements and key sources of estimation uncertainty

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported. These estimates and judgements are continually reviewed and are based on experience and other factors, including expectations of future events that are believed to be reasonnable under the circumstances.

3. **Accounting policies** *(continued)*

Fund accounting

Unrestricted funds are available for use at the discretion of the trustees to further any of the charity's purposes.

Designated funds are unrestricted funds earmarked by the trustees for particular future project or commitment.

Restricted funds are subjected to restrictions on their expenditure declared by the donor or through the terms of an appeal, and fall into one of two sub-classes: restricted income funds or endowment funds.

Incoming resources

All incoming resources are included in the statement of financial activities when entitlement has passed to the charity; it is probable that the economic benefits associated with the transaction will flow to the charity and the amount can be reliably measured. The following specific policies are applied to particular categories of income:

- income from donations or grants is recognised when there is evidence of entitlement to the gift, receipt is probable and its amount can be measured reliably.
- legacy income is recognised when receipt is probable and entitlement is established.
- income from donated goods is measured at the fair value of the goods unless this is impractical to measure reliably, in which case the value is derived from the cost to the donor or the estimated resale value. Donated facilities and services are recognised in the accounts when received if the value can be reliably measured. No amounts are included for the contribution of general volunteers.
- income from contracts for the supply of services is recognised with the delivery of the contracted service. This is classified as unrestricted funds unless there is a contractual requirement for it to be spent on a particular purpose and returned if unspent, in which case it may be regarded as restricted.

3. **Accounting policies** *(continued)*

Resources expended

Expenditure is recognised on an accruals basis as a liability is incurred. Expenditure includes any VAT which cannot be fully recovered, and is classified under headings of the statement of financial activities to which it relates:

- expenditure on raising funds includes the costs of all fundraising activities, events, non-charitable trading activities, and the sale of donated goods.
- expenditure on charitable activities includes all costs incurred by a charity in undertaking activities that further its charitable aims for the benefit of its beneficiaries, including those support costs and costs relating to the governance of the charity apportioned to charitable activities.
- other expenditure includes all expenditure that is neither related to raising funds for the charity nor part of its expenditure on charitable activities.

All costs are allocated to expenditure categories reflecting the use of the resource. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs are apportioned between the activities they contribute to on a reasonable, justifiable and consistent basis.

Operating leases

Lease payments are recognised as an expense over the lease term on a straight-line basis. The aggregate benefit of lease incentives is recognised as a reduction to expense over the lease term, on a straight-line basis.

Tangible assets

Tangible assets are initially recorded at cost, and subsequently stated at cost less any accumulated depreciation and impairment losses. Any tangible assets carried at revalued amounts are recorded at the fair value at the date of revaluation less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

An increase in the carrying amount of an asset as a result of a revaluation, is recognised in other recognised gains and losses, unless it reverses a charge for impairment that has previously been recognised as expenditure within the statement of financial activities. A decrease in the carrying amount of an asset as a result of revaluation, is recognised in other recognised gains and losses, except to which it offsets any previous revaluation gain, in which case the loss is shown within other recognised gains and losses on the statement of financial activities.

Depreciation

Depreciation is calculated so as to write off the cost or valuation of an asset, less its residual value, over the useful economic life of that asset as follows:

Fixtures and fittings	-	20% straight line
Equipment	-	33% straight line

3. **Accounting policies** *(continued)*

Investments

Unlisted equity investments are initially recorded at cost, and subsequently measured at fair value. If fair value cannot be reliably measured, assets are measured at cost less impairment.

Listed investments are measured at fair value with changes in fair value being recognised in income or expenditure.

Investments in associates

Investments in associates accounted for in accordance with the cost model are recorded at cost less any accumulated impairment losses.

Investments in associates accounted for in accordance with the fair value model are initially recorded at the transaction price. At each reporting date, the investments are measured at fair value, with changes in fair value taken through income or expenditure. Where it is impracticable to measure fair value reliably without undue cost or effort, the cost model will be adopted.

Dividends and other distributions received from the investment are recognised as income without regard to whether the distributions are from accumulated profits of the associate arising before or after the date of acquisition.

Investments in joint ventures

Investments in jointly controlled entities accounted for in accordance with the cost model are recorded at cost less any accumulated impairment losses.

Investments in jointly controlled entities accounted for in accordance with the fair value model are initially recorded at the transaction price. At each reporting date, the investments are measured at fair value, with changes in fair value taken through income or expenditure. Where it is impracticable to measure fair value reliably without undue cost or effort, the cost model will be adopted.

Dividends and other distributions received from the investment are recognised as income without regard to whether the distributions are from accumulated profits of the joint venture arising before or after the date of acquisition.

Impairment of fixed assets

A review for indicators of impairment is carried out at each reporting date, with the recoverable amount being estimated where such indicators exist. Where the carrying value exceeds the recoverable amount, the asset is impaired accordingly. Prior impairments are also reviewed for possible reversal at each reporting date.

For the purposes of impairment testing, when it is not possible to estimate the recoverable amount of an individual asset, an estimate is made of the recoverable amount of the cash-generating unit to which the asset belongs. The cash-generating unit is the smallest identifiable group of assets that includes the asset and generates cash inflows that largely independent of the cash inflows from other assets or groups of assets.

3. **Accounting policies** *(continued)*

Impairment of fixed assets *(continued)*

For impairment testing of goodwill, the goodwill acquired in a business combination is, from the acquisition date, allocated to each of the cash-generating units that are expected to benefit from the synergies of the combination, irrespective of whether other assets or liabilities of the charity are assigned to those units.

Financial instruments

A financial asset or a financial liability is recognised only when the charity becomes a party to the contractual provisions of the instrument.

Basic financial instruments are initially recognised at the amount receivable or payable including any related transaction costs.

Current assets and current liabilities are subsequently measured at the cash or other consideration expected to be paid or received and not discounted.

Debt instruments are subsequently measured at amortised cost.

Where investments in shares are publicly traded or their fair value can otherwise be measured reliably, the investment is subsequently measured at fair value with changes in fair value recognised in income and expenditure. All other such investments are subsequently measured at cost less impairment.

Other financial instruments, including derivatives, are initially recognised at fair value, unless payment for an asset is deferred beyond normal business terms or financed at a rate of interest that is not a market rate, in which case the asset is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Other financial instruments are subsequently measured at fair value, with any changes recognised in the statement of financial activities, with the exception of hedging instruments in a designated hedging relationship.

Financial assets that are measured at cost or amortised cost are reviewed for objective evidence of impairment at the end of each reporting date. If there is objective evidence of impairment, an impairment loss is recognised under the appropriate heading in the statement of financial activities in which the initial gain was recognised.

For all equity instruments regardless of significance, and other financial assets that are individually significant, these are assessed individually for impairment. Other financial assets are either assessed individually or grouped on the basis of similar credit risk characteristics.

Any reversals of impairment are recognised immediately, to the extent that the reversal does not result in a carrying amount of the financial asset that exceeds what the carrying amount would have been had the impairment not previously been recognised.

3. Accounting policies *(continued)*

Defined contribution plans

Contributions to defined contribution plans are recognised as an expense in the period in which the related service is provided. Prepaid contributions are recognised as an asset to the extent that the prepayment will lead to a reduction in future payments or a cash refund.

When contributions are not expected to be settled wholly within 12 months of the end of the reporting date in which the employees render the related service, the liability is measured on a discounted present value basis. The unwinding of the discount is recognised as an expense in the period in which it arises.

4. Limited by guarantee

Each of the members of the company has guaranteed to contribute to the assets of the company in the event of the same being wound up to the extent of £1.

5. Donations and legacies

	Unrestricted Funds £	**Total Funds 2024 £**	Unrestricted Funds £	Total Funds 2023 £
Donations				
Donations	99,695	99,695	204,800	204,800

6. Charitable activities

	Unrestricted Funds £	Restricted Funds £	**Total Funds 2024 £**
Department for Communities	–	1,056,204	1,056,204
Oak Foundation	–	300,000	300,000
Northern Ireland Housing Executive	3,172	352,795	355,967
Northern Ireland Prison Service	–	132,632	132,632
HPCDS (LSANI)	–	10,462	10,462
Legal Services	14,608	–	14,608
Other Income	1,357	–	1,357
Nationwide Foundation	–	43,538	43,538
Community Justice Fund	–	–	–
Dormant Accounts Fund NI	–	30,000	30,000
Henry Smith Charity	–	39,200	39,200
OCN Grant	2,045	–	2,045
LEF	–	41,155	41,155
Community Foundation	–	25,000	25,000
	21,182	2,030,986	2,052,168

6. Charitable activities *(continued)*

	Unrestricted Funds £	Restricted Funds £	Total Funds 2023 £
Department for Communities	–	1,028,383	1,028,383
Oak Foundation	–	300,000	300,000
Northern Ireland Housing Executive	3,984	329,591	333,575
Northern Ireland Prison Service	–	109,361	109,361
HPCDS (LSANI)	–	10,463	10,463
Legal Services	13,343	–	13,343
Other Income	360	–	360
Nationwide Foundation	–	64,339	64,339
Community Justice Fund	12,196	–	12,196
Dormant Accounts Fund NI	–	35,000	35,000
Henry Smith Charity	–	38,700	38,700
OCN Grant	1,725	–	1,725
LEF	–	14,014	14,014
Community Foundation	–	–	–
	31,608	1,929,851	1,961,459

7. Other trading activities

	Unrestricted Funds £	**Total Funds 2024 £**	Unrestricted Funds £	Total Funds 2023 £
Fundraising and events	560	560	4,327	4,327
Sale of Publications	–	–	180	180
Membership Fees	6,896	6,896	7,400	7,400
Training and Events	37,083	37,083	38,345	38,345
Conference & Events income	12,355	12,355	16,953	16,953
	56,894	56,894	67,205	67,205

8. Investment income

	Unrestricted Funds £	**Total Funds 2024 £**	Unrestricted Funds £	Total Funds 2023 £
Deposit Account	18,762	18,762	2,528	2,528

9. Costs of other trading activities

	Unrestricted Funds £	Restricted Funds £	**Total Funds 2024 £**
Costs of other trading activities	13,369	–	13,369

9. Costs of other trading activities *(continued)*

	Unrestricted Funds £	Restricted Funds £	Total Funds 2023 £
Costs of other trading activities	10,250	964	11,214

10. Expenditure on charitable activities by activity type

	Activities undertaken directly £	Support costs £	**Total funds 2024 £**	Total fund 2023 £
Relieving Poverty, Homelessness & Housing Issues	2,062,574	174,048	2,236,622	2,231,335
Governance costs	–	5,220	5,220	5,010
	2,062,574	179,268	2,241,842	2,236,345

11. Analysis of support costs

	Analysis of support costs £	**Total 2024 £**	Total 2023 £
Staff costs	158,498	158,498	159,545
Premises	6,294	6,294	6,586
Communications and IT	1,269	1,269	2,932
General office	7,987	7,987	1,740
Governance costs	5,220	5,220	5,010
	179,268	179,268	175,813

12. Net gains/losses on pension scheme

	Unrestricted Funds £	**Total Funds 2024 £**	Unrestricted Funds £	Total Funds 2023 £
Gains/(losses) on other investment assets	–	–	(11,640)	(11,640)

13. Net expenditure

Net expenditure is stated after charging/(crediting):

	2024 £	2023 £
Depreciation of tangible fixed assets	13,533	17,281

14. Auditors remuneration

	2024	2023
	£	£
Fees payable for the audit of the financial statements	5,220	5,010

15. Staff costs

The total staff costs and employee benefits for the reporting period are analysed as follows:

	2024	2023
	£	£
Wages and salaries	1,488,939	1,408,240
Social security costs	141,440	137,920
Employer contributions to pension plans	68,694	67,834
Other employee benefits	–	1,713
	1,699,073	1,615,707

The average head count of employees during the year was 51 (2023: 54).

The number of employees whose remuneration for the year fell within the following bands, were:

	2024	2023
	No.	No.
£60,000 to £69,999	1	1

Key Management Personnel

Key management personnel include all persons that have authority and responsibility for planning, directing and controlling the activities of the charity. The total compensation paid to key management personnel for services provided to the charity was £204,692 (2023:£199,066).

16. Trustee remuneration and expenses

The Charity Trustees were not paid or received any other benefits from employment with the Charity in the year (2023: £Nil).

During the year, one Trustee was reimbursed £470 for travel expenses incurred. (2023: £383)

17. Tangible fixed assets

	Fixtures and fittings £	Equipment £	**Total £**
Cost			
At 1 April 2023	30,635	139,273	169,908
Additions	–	12,240	12,240
At 31 March 2024	30,635	151,513	182,148
Depreciation			
At 1 April 2023	29,277	115,777	145,054
Charge for the year	1,118	12,415	13,533
At 31 March 2024	30,395	128,192	158,587
Carrying amount			
At 31 March 2024	240	23,321	23,561
At 31 March 2023	1,358	23,496	24,854

18. Investments

	Listed investments £
Cost or valuation	
At 1 April 2023 and 31 March 2024	113
Impairment	
At 1 April 2023 and 31 March 2024	
Carrying amount	
At 31 March 2024	113
At 31 March 2023	113

All investments shown above are held at valuation.

Financial assets held at fair value

Listed investments are held at market value.

19. Debtors

	2024 £	2023 £
Trade debtors	36,836	72,290
Prepayments and accrued income	26,441	17,572
Other debtors	194,479	136,627
	257,756	226,489

20. Creditors: amounts falling due within one year

	2024	2023
	£	£
Trade creditors	93,672	45,989
Accruals and deferred income	159,841	56,647
Social security and other taxes	31,550	45,339
Other creditors	138,602	1,627
	423,665	149,602

21. Creditors: amounts falling due after more than one year

	2024	2023
	£	£
Other creditors	26,341	26,341

22. Deferred income

	2024	2023
	£	£
At 1 April 2023	8,200	–
Amount released to income	(8,200)	–
Amount deferred in year	7,013	8,200
At 31 March 2024	7,013	8,200

23. Pensions and other post retirement benefits

Defined contribution plans

The amount recognised in income or expenditure as an expense in relation to defined contribution plans was £68,694 (2023: £67,834).

24. Analysis of charitable funds

Unrestricted funds

	At 1 Apr 2023 £	Income £	Expenditure £	Transfers £	Gains and losses £	**At 31 Mar 2024** £
General Funds	687,847	120,606	(169,255)	78,478	–	717,676
Pension withdrawal designated Fund	220,000	–	–	–	–	220,000
Training	–	75,927	(61,408)	–	–	14,519
Future accommodation designated fund	59,181	–	–	(9,181)	–	50,000
	967,028	196,533	(230,663)	69,297	–	1,002,195

	At 1 Apr 2022 £	Income £	Expenditure £	Transfers £	Gains and losses £	At 31 Mar 2023 £
General Funds	620,771	306,141	(215,155)	(12,270)	(11,640)	687,847
Pension withdrawal designated Fund	415,000	–	(236,432)	41,432	–	220,000
Training	–	–	–	–	–	–
Future accommodation designated fund	–	–	–	59,181	–	59,181
	1,035,771	306,141	(451,587)	88,343	(11,640)	967,028

£220,000 has been designated to help enable the Charity fund a complete cessation from the NI Charities Pension Scheme, and cover any additional liabilities and professional costs associated with complete withdrawal. The income, less associated expenditure, generated from training courses delivered has been designated for future investment in training delivery. £50,000 has been designated to cover the costs of relocating Housing Rights offices in the future.

24. Analysis of charitable funds *(continued)*

Restricted funds

	At 1 Apr 2023 £	Income £	Expenditure £	Transfers £	Gains and losses £	**At 31 Mar 2024** £
CHAP	147,717	107,973	(92,542)	(22,025)	–	141,123
Hani	40,859	47,997	(44,412)	(3,678)	–	40,766
Prisons	66,317	237,012	(211,656)	(25,356)	–	66,317
Beyond the Gate	13,092	92,445	(85,119)	(7,214)	–	13,204
HPCDS	18,454	10,462	(15,714)	(1,623)	–	11,579
Client Hardship Fund	2,371	–	(1,504)	5,000	–	5,867
DfC Mediation	89,435	82,177	(157,694)	(13,918)	–	–
Landlord Helpline	40,821	50,631	(47,830)	(3,617)	–	40,005
BME	12,246	–	–	–	–	12,246
Nationwide Foundation	33,642	43,538	(44,657)	(6,886)	–	25,637
YPHAMS	2,959	39,200	(71,403)	35,973	–	6,729
Community Justice Fund	900	–	–	–	–	900
National Lottery Awards for All	–	–	–	–	–	–
Dormant Accounts Fund NI / Digital	34,508	30,000	(96,201)	94,081	–	62,388
New Oak Foundation	23,524	300,000	(195,015)	(104,755)	–	23,754
DfC Core	–	923,396	(916,574)	(6,822)	–	–
Legal Education Fund	11,941	41,155	(29,722)	(8,457)	–	14,917
Community Foundation NI	–	25,000	(14,505)	–	–	10,495
	538,786	2,030,986	(2,024,548)	(69,297)	–	475,927

	At 1 Apr 2022 £	Income £	Expenditure £	Transfers £	Gains and losses £	At 31 Mar 2023 £
CHAP	147,280	104,286	(92,838)	(11,011)	–	147,717
Hani	37,468	45,758	(40,957)	(1,410)	–	40,859
Prisons	65,671	205,070	(191,665)	(12,759)	–	66,317
Beyond the Gate	14,461	83,838	(80,625)	(4,582)	–	13,092
HPCDS	27,511	10,463	(18,600)	(920)	–	18,454
Client Hardship Fund	823	–	(452)	2,000	–	2,371

24. Analysis of charitable funds *(continued)*

DfC Mediation	61,641	98,613	(60,798)	(10,021)	–	89,435
Landlord Helpline	35,125	50,253	(38,183)	(6,374)	–	40,821
BME	12,246	–	–	–	–	12,246
Nationwide Foundation	11,756	64,339	(35,984)	(6,469)	–	33,642
YPHAMS	3,827	38,700	(19,937)	(19,631)	–	2,959
Community Justice Fund	900	–	–	–	–	900
National Lottery Awards for All	1,848	–	(1,848)	–	–	–
Dormant Accounts Fund NI / Digital	35,000	35,000	(125,492)	90,000	–	34,508
New Oak Foundation	37,693	300,000	(214,052)	(100,117)	–	23,524
DfC Core	–	879,517	(873,960)	(5,557)	–	–
Legal Education Fund	–	14,014	(581)	(1,492)	–	11,941
Community Foundation NI	–	–	–	–	–	–
	493,250	1,929,851	(1,795,972)	(88,343)	–	538,786

Transfers out of restricted funds related to project management costs and other internal expenditure transactions.

25. Analysis of net assets between funds

	Unrestricted Funds £	Restricted Funds £	**Total Funds 2024 £**
Tangible fixed assets	23,561	–	23,561
Investments	113	–	113
Current assets	1,263,112	641,342	1,904,454
Creditors less than 1 year	(258,250)	(165,415)	(423,665)
Creditors greater than 1 year	(26,341)	–	(26,341)
Net assets	1,002,195	475,927	1,478,122

	Unrestricted Funds £	Restricted Funds £	Total Funds 2023 £
Tangible fixed assets	24,854	–	24,854
Investments	113	–	113
Current assets	1,049,079	607,711	1,656,790
Creditors less than 1 year	(80,677)	(68,925)	(149,602)
Creditors greater than 1 year	(26,341)	–	(26,341)
Net assets	967,028	538,786	1,505,814

26. 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 measured at their settlement value.

27. Corporation tax

The Charity's activities fall within the exemptions afforded by the provisions of the Income and Corporation Taxes Act 1988. Accordingly, there is no taxation charge in these accounts.

28. Contingent liabilities

During the year, the charity received correspondence from their pension fund administrators to advise that changes had been made in the past to the benefits provided to members of the Scheme which may not have been executed as required by the Scheme's documentation. The pension fund trustees are seeking court direction, likely to be no earlier than 2023, on how to interpret the rules. If the court directs that some changes were made in a way not permitted by the Rules then consequently members' benefits would need to be increased, which would give rise to additional liabilities, of an estimated £140,000 and associated costs, including legal costs, of an estimated £12,000.

29. Analysis of changes in net debt

	At 1 Apr 2023	Cash flows	**At 31 Mar 2024**
	£	£	£
Cash at bank and in hand	1,430,301	216,397	1,646,698

30. Operating lease commitments

The total future minimum lease payments under non-cancellable operating leases are as follows:

	2024	2023
	£	£
Not later than 1 year	67,680	67,680
Later than 1 year and not later than 5 years	22,560	90,240
	90,240	157,920

31. Related parties

There were no related party transactions in the financial year ended 31 March 2024 (2023: None).

32. Ethical standards

In common with many other businesses of our size and nature we use our auditors to prepare and submit returns to the tax authorities and assist with the preparation of the financial statements.

Housing Rights

Northern Ireland - Charity number 105735

Annual return

COMPANY REGISTRATION NUMBER: NI021018
CHARITY REGISTRATION NUMBER: NIC105735

Housing Rights

Company Limited by Guarantee

Financial Statements

31 March 2024

Finegan Gibson Ltd
Chartered accountants & statutory auditor
Causeway Tower
9 James Street South
Belfast
BT2 8DN

Housing Rights

Company Limited by Guarantee

Financial Statements

Year ended 31 March 2024

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Housing Rights

Company Limited by Guarantee

Trustees' Annual Report (Incorporating the Director's Report)

Year ended 31 March 2024

The trustees, who are also the directors for the purposes of company law, present their report and the financial statements of the charity for the year ended 31 March 2024.

Reference and administrative details

Registered charity name	Housing Rights
Charity registration number	NIC105735
Company registration number	NI021018
Principal office and registered office	1st Floor Skainos Centre 239-241 Newtownards Road Belfast BT4 1AF

The trustees

G Walsh	
N J Fullerton	(Resigned 27 September 2023)
C McDaid	(Resigned 15 February 2024)
E Millen	
U A O'Hare	
C O'Neill	
F Kelly	
D McAnena	
J Wilson	(Appointed 4 April 2023)
K Greene	
L Baird	(Appointed 15 February 2024)
P Brannigan	
P Morgan	(Appointed 4 April 2023)
P O'Callaghan	
P Quigley	
R Crozier	

Company secretary	Catherine McCauley
Auditor	Finegan Gibson Ltd Chartered accountants & statutory auditor Causeway Tower 9 James Street South Belfast BT2 8DN
Bankers	Bank of Ireland 1 Donegall Square South Belfast BT1 5LR

Solicitors	Cleaver Fulton Rankin 50 Bedford Street Belfast BT2 7FW

Structure, governance and management

Governing Document

Housing right is a company limited by guarantee governed by it's Memorandum and Articles of Association dated 1st July 2014. Housing Rights is a registered charity with HMRC and the Charity Commission for Northern Ireland. Housing Rights is a membership organisation with currently 125 members, each of whom agrees to contribute £1 in the event of the charity winding up.

Appointment of trustees

The Chair and the Trustees recruit and select new Trustees as needed. New Trustees are recruited in line with the Memorandum and Articles of Association having regard to their professional skills, and their potential to be able to make a helpful contribution to the governance of the charity. As part of the recruitment process they are made aware of a Trustees' legal obligations under charity and company law, the content of the Memorandum and Articles of Association, the committee and decision making processes, the business plan and recent financial performance of the charity.

Trustee induction and training

All newly appointed trustees undergo a half-day induction session which includes meeting with key management personnel to cover:- general organisational background information; Trustees and Board responsibilities; organisational projects; operations and policy; and business support.

Arrangements for setting pay and remuneration of key management personnel

The directors consider the board of directors, who are the charity's trustees, and the senior management team comprise the key management personnel of the charity in charge of directing and controlling, running and operating the charity on a day to day basis. All directors give of their time freely and no director received remuneration in the year.

The pay of the senior staff is reviewed annually and normally increased in accordance with Northern Ireland Civil Service Pay Awards. In view of the nature of the charity, the directors benchmark against pay levels in other similar size charities run on a voluntary basis. The remuneration bench-mark is the mid-point of the range paid for similar roles adjusted for a weighting of up to 30% for any additional

responsibilities.

Organisation structure and how charity makes decisions

The Board, as the governing body, can have up to 15 members. The Board normally meets bi-monthly and the Office Bearers, known as the Executive Committee meet the months between Board meetings to ensure that the Board has everything it needs to do its job effectively. The Executive Committee will generally review the major issues facing the organisation and make preliminary recommendations to the full Board at the next meeting on matters, for example, such as business planning; operational policies and practices; membership applications; human resources and remuneration of staff.

A Director/CEO is appointed by the trustees to manage the day-to-day operations of the charity. To facilitate effective operations, the Director/CEO has delegated authority, within terms of delegation approved by the Board, for operational matters including finance, employment and direct charitable activities.

The Board of Housing Rights has also established an Audit & Risk Committee (ARC), operational from May 2017, to support them in their responsibilities regarding issues of risk, control, governance, finance, audit and associated assurance. The ARC has delegated responsibility on behalf of the Board for ensuring that there is a framework for accountability; for examining and reviewing all systems and methods of control both financial and otherwise including risk analysis and risk management; and for ensuring the charity is complying with all aspects of the law, relevant regulations and good practice.

Relationships with related parties

None of our trustees receive remuneration or other benefit from their work with the charity.

Risk management

The trustees have a risk management strategy which comprises:

- an annual review of the principal risks and uncertainties that the charity faces;
- the establishment of policies, systems and procedures to mitigate those risks identified in the annual review; and
- the implementation of procedures designed to minimise or manage any potential impact on the charity should those risks materialise.

Oversight of risk and audit are devolved to an Audit and Risk Committee who meet at least quarterly.

Key Risk

There is an external risk with the Northern Ireland Charities Pension Scheme (now closed) impacting on the financial liability of Housing Rights to its pension commitments for that Scheme. The Board continue to proactively review and explore all options to assess and manage this risk effectively.

Objectives and activities

The charity's objectives are to promote the following purposes for the public benefit:

- The relief of poverty and the relief of those in need by reason of youth, age, ill health, disability, financial hardship or other disadvantage; and in particular to assist those persons with necessitous circumstances in relation to housing matters; and

- Such other exclusively charitable purpose according to the Law of Northern Ireland as the Directors may from time to time decide.

Housing Rights believes that prevention of homelessness is the best cure. In Northern Ireland we work tirelessly to help more people to live in secure and affordable homes which will improve lives and promote well-being. The main strategic priorities of our work are listed below under the 3 key strategic outcomes in the Improving Lives section of our Strategic Plan 2024-29. These include:

1. People live in good quality, affordable and sustainable homes that meet their needs.
    a. Prevent homelessness
    b. Improve housing circumstances for those in need
2. Peoples experience of homelessness when it does occur, is that it is rare, brief and non-recurring.
    a. Alleviate homelessness
    b. Support people most at risk of repeat homelessness
3. People have the help they need at the right time, in a way that best meets their needs
    a. Ensure people know where to go to get help with their housing problems
    b. Ensure people have access to timely, quality advice in a way that best meets their needs
    c. Ensure People have the information they need to make decisions about their housing circumstances

Further strategic priorities relating to influencing policy and practice and strengthening our capacity, are also included in our Plan. In shaping our priorities and objectives for the year and planning our activities, the trustees have considered the Charity Commission's guidance on public benefit. The strategies employed to achieve the charity's aims and objectives are through the provision of services. The following describes the main services operational during the reporting year:

- A Housing Advice line for members of the public and staff/volunteers working in frontline agencies
- A public information website (www.housingrights.org.uk/housing-advice)
- Advocacy and legal representation work
- A Housing Possession Court Duty Scheme (Emergency help at court)
- Training on housing, homelessness and related issues
- Providing information resources on housing law and practice in Northern Ireland
- Client based policy comment
- A Community Housing Advice Partnership with generalist advice agencies throughout NI
- A specialist housing advice service within the prisons in NI

- A service (Beyond the Gate) for the most vulnerable prisoners immediately after release in Northern Ireland to help prevent them from becoming homeless and to help them to sustain accommodation and access key support services

- Provision of a helpline on behalf of the Department for Communities to help landlords comply with their legal requirements and promote good practice in the Private Rented Sector.

- A Housing mediation service on behalf of the Department for Communities to help resolve housing disputes in the private rented sector as an alternative to Court.

- A new and unique specialist housing advocacy and mediation service developed for and delivered to young people in NI to help prevent homelessness and sustain accommodation;

- A Renters' Voice project to support private tenants to build a collective voice and influence change

- A participation project to ensure that decisions made about housing and homelessness are informed by the experiences of people affected.

Achievements and performance

Significant achievements in the year included:

1. Dealing with 12,572 contacts for advice on housing and homelessness issues across N.I. including an increase in digital advice to 31% of the provision with 3,973 contacts;

2. Preventing 1,307 households from becoming homeless;

3. Over 247,000 individual users viewed pages on our public information website (www.housingrights.org.uk/housing-advice)

4. Providing advice to 1,684 landlords /letting agent contacts operating in the private sector to help promote statutory compliance and good practice;

5. Delivery of the first housing mediation service in NI to help resolve disputes in the private rented sector and dealing with 303 referrals during the year;

6. Development and delivery of a unique specialist housing advocacy and mediation service to 319 young people during the year to help prevent homelessness;

7. Our training service has continued to meet customer need by delivering relevant and new courses in line with policy and legislative changes. We delivered training in person and re-motely resulting in increased uptake with 1,105 participants attending during the year.

8. Influencing 23 recommendations and changes to housing policy/legislation, including a reduction in waiting time for Support for Mortgage Interest from 39 weeks to 13 weeks. Changes to the DfC Budget Allocation 2023/25 included additional funding for SHDP and the announcement in the Autumn Statement that the Local Housing Allowance rate would be uprated. Further changes influenced include the adoption of Housing Advice Quality Standards into the NIHE Homelessness Action Plan, the addition of of participation into the HSSG Terms of Reference, influencing 4 recommendations the NI Audit Office Publication 'Reducing Adult Reoffending' and shaped the priorities of Phase 2 of Private Rented Sector Reform through extensive, evidence based engagement with DfC.

9. Renters' Voice, supported by Housing Rights continued to be an influential consultee of politicians /officials when considering policy/legislative change in the private rented sector. This included influencing Regulations introduced under the Private Tenancies Act (Northern Ireland) 2022, continuing to advocate for policy change to support private renters in the face of the cost-of-living crisis, and carrying out research into the charging of unlawful letting fees (which they were commissioned by NIHE to carry out).

The Annual Review document, known as our Impact Report, for the period 2023-2024 will be available at our Annual General Meeting which will be held prior to 31st March 2025.

Financial review

Housing Rights is grant aided by the Department for Communities. The organisation also receives money from other government departments and statutory organisations. Additional income is generated from sale of services, charitable fundraising and other donations.

Housing Rights continues to meet the objects set by the funders. The organisation reports to funders directly on its work in tailored annual reports and also through a published Annual Review (Impact Report).

The movement in reserves and transfers between reserves for the year are shown in the Statement of Financial Activities on page 16. The balance of unrestricted reserves was £1,002,195 and the balance of restricted reserves was £475,927 at 31st March 2024.

Investment powers and policy

The trustees, having regard to the liquidity requirements of the charity, have kept available funds in an interest bearing deposit account and seek to achieve a rate on deposit which matches or exceeds inflation measured by the retail prices index. The trustees agreed to the development and adoption of an investment policy in preparation of the strategic review of Housing Rights' reserves policy (completed August 2024).

Reserves policy and going concern

Reserves are needed to bridge the timing gap between spending and receiving of income and to cover unplanned events or temporary shortfalls in income should they arise. Holding adequate reserves safeguards the provision of our services in the event of unexpected significant financial pressures. Pending a strategic review of the current reserves policy to update the policy in light of best practice (expected to be completed by June 2025) the trustees consider that the ideal level of reserves would be at at least three months expenditure which for the year ended 31 March 2024 for core funding would be £201,264. In addition, an amount of £353,578 would be required to meet statutory redundancy payments in the event they would be required and provision of £60,000 for unforeseen liabilities. Therefore, overall the target for unrestricted free reserves is £614,842 of unrestricted reserves. This policy is reviewed by the Audit and Risk Committee annually.

Unrestricted reserves freely available to spend, therefore excluding fixed assets, restricted reserves and designated reserves amounted to £684,934 which is above the target level.

Plans for future periods

Our new Strategic Plan was launched to covers the period April 2024 - March 2029. Housing Rights aims, subject to satisfactory funding arrangements, to sustain current services. The organisation also plans to develop new initiatives to meet the growing demand for assistance from people who are homeless or in housing need in Northern Ireland.

The organisation continues to recognise that the voluntary/community sector is in a period of financial uncertainty with significant public expenditure savings being made within the NI Executive budget.

Housing Rights intends to build on its effective relationship with funding bodies and to continue to demonstrate that it provides an efficient and effective value for money service. We will continue to evidence the high level of need for our work and to promote the positive outcome and impact of our services for people in housing need in Northern Ireland. In addition, the organisation is committed to strengthening its capacity and taking further steps towards its financial resilience.

Trustees' responsibilities statement

The trustees, who are also directors for the purposes of company law, are responsible for preparing the trustees' report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

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

In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the applicable Charities SORP;
- make judgments and accounting estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

The trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the charity's transactions and disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Auditor

Each of the persons who is a trustee at the date of approval of this report confirms that:

- so far as they are aware, there is no relevant audit information of which the charity's auditor is unaware; and
- they have taken all steps that they ought to have taken as a trustee to make themselves aware of any relevant audit information and to establish that the charity's auditor is aware of that information.

Small company provisions

This report has been prepared in accordance with the provisions applicable to companies entitled to the small companies exemption.

The trustees' annual report was approved on 5 December 2024 and signed on behalf of the board of trustees by:



R Crozier
Trustee

Housing Rights

Company Limited by Guarantee

Independent Auditor's Report to the Members of Housing Rights

Year ended 31 March 2024

Opinion

We have audited the financial statements of Housing Rights (the 'charity') for the year ended 31 March 2024 which comprise the statement of financial activities (including income and expenditure account), statement of financial position, statement of cash flows and the related notes, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charity'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;
- 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 auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the charity 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 the provisions available for small entities, in the circumstances set out below, 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.

In common with many other businesses of our size and nature we use our size and nature, we use our auditors to prepare and submit returns to the tax authorities and assist with the preparation of the financial statements.

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 charity's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

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

Other information

The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2006

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

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

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the charity and its environment obtained in the course of the audit, we have not identified material misstatements in the trustees' report.

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

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of trustees' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the trustees were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemptions in preparing the directors' report and from the requirement to prepare a strategic report.

Responsibilities of trustees

As explained more fully in the trustees' responsibilities statement, the trustees (who are also the directors 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 charity'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 charity or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

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

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

In identifying and assessing risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, we considered the following:

- the nature of the industry and sector, control environment and business performance including the design of the remuneration policies, key drivers for directors' remuneration, bonus levels and performance targets;
- results of our enquiries of management about their own identification and assessment of the risks of irregularities;
- any matters we identified having obtained and reviewed documentation of their policies and procedures relating to:
    - identifying, evaluating and complying with laws and regulations and whether management were aware of any instances of non-compliance;
    - detecting and responding to the risks of fraud and whether management have knowledge of any actual, suspected or alleged fraud;
    - the internal controls established to mitigate risks of fraud or non-compliance with laws and regulations.
- the matters discussed among the audit engagement team including significant component audit teams and relevant internal specialists, including tax and valuations specialists regarding how and where fraud might occur in the financial statements and any potential indicators of fraud.

As a result of these procedures, we considered the opportunities and incentives that may exist within the organisation for fraud and identified the greatest potential for fraud. In common with all audits under ISAs (UK), we are also required to perform specific procedures to respond to the risk of management override.

We also obtained an understanding of the legal and regulatory frameworks in operation, focusing on provisions of those laws and regulations that had a direct effect on the determination of material amounts and disclosures in the financial statements. The key laws and regulations we considered in this context included ongoing compliance with the UK Companies Act and tax legislation.

In addition, we considered provisions of other laws and regulations that do not have a direct effect on the financial statements but compliance with which may be fundamental for their ability to operate or to avoid a material penalty.

As part of an audit in accordance with ISAs (UK), we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the internal control.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the trustees.

- Conclude on the appropriateness of the trustees' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the charity's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the charity to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

As explained more fully in the Trustees' Responsibilities Statement (set out on page 8), the trustees are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view. Our responsibility is to audit and express an opinion on the financial statements in accordance with applicable law and International Standards on Auditing (UK). Those standards require us to comply with the Financial Reporting Council's (FRC's) Ethical Standard for Auditors', in the circumstances set out in note 31 to the financial statements.

Use of our report

This report is made solely to the charity'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 charity's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity and the charity's members as a body, for our audit work, for this report, or for the opinions we have formed.



Paul Dolan (Senior Statutory Auditor)

For and on behalf of
Finegan Gibson Ltd
Chartered accountants & statutory auditor
Causeway Tower
9 James Street South
Belfast
BT2 8DN

5 December 2024

Housing Rights

Company Limited by Guarantee

Statement of Financial Activities (including income and expenditure account)

Year ended 31 March 2024

	Note	2024 Unrestricted funds £	2024 Restricted funds £	2024 Total funds £	2023 Total funds £
Income and endowments					
Donations and legacies	5	99,695	–	99,695	204,800
Charitable activities	6	21,182	2,030,986	2,052,168	1,961,459
Other trading activities	7	56,894	–	56,894	67,205
Investment income	8	18,762	–	18,762	2,528
Total income		196,533	2,030,986	2,227,519	2,235,992
Expenditure					
Expenditure on raising funds:					
Costs of other trading activities	9	(13,369)	–	(13,369)	(11,214)
Expenditure on charitable activities	10	(217,294)	(2,024,548)	(2,241,842)	(2,236,345)
Total expenditure		(230,663)	(2,024,548)	(2,255,211)	(2,247,559)
Net gains/losses on pension scheme	12	–	–	–	(11,640)
Net expenditure		(34,130)	6,438	(27,692)	(23,207)
Transfers between funds		69,297	(69,297)	–	–
Net movement in funds		35,167	(62,859)	(27,692)	(23,207)
Reconciliation of funds					
Total funds brought forward		967,028	538,786	1,505,814	1,529,021
Total funds carried forward		1,002,195	475,927	1,478,122	1,505,814

The statement of financial activities includes all gains and losses recognised in the year.
All income and expenditure derive from continuing activities.

The notes on pages 19 to 33 form part of these financial statements.

Housing Rights

Company Limited by Guarantee

Statement of Financial Position

31 March 2024

	Note	2024 £	2023 £
Fixed assets			
Tangible fixed assets	17	23,561	24,854
Investments	18	113	113
		23,674	24,967
Current assets			
Debtors	19	257,756	226,489
Cash at bank and in hand		1,646,698	1,430,301
		1,904,454	1,656,790
Creditors: amounts falling due within one year	20	(423,665)	(149,602)
Net current assets		1,480,789	1,507,188
Total assets less current liabilities		1,504,463	1,532,155
Creditors: amounts falling due after more than one year	21	(26,341)	(26,341)
Net assets		1,478,122	1,505,814
Funds of the charity			
Restricted funds		475,927	538,786
Unrestricted funds		1,002,195	967,028
Total charity funds	24	1,478,122	1,505,814

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime.

These financial statements were approved by the board of trustees and authorised for issue on 5 December 2024, and are signed on behalf of the board by:

R Crozier
Trustee

The notes on pages 19 to 33 form part of these financial statements.

Housing Rights

Company Limited by Guarantee

Statement of Cash Flows

Year ended 31 March 2024

	2024 £	2023 £
Cash flows from operating activities		
Net expenditure	(27,692)	(23,207)
Adjustments for:		
Depreciation of tangible fixed assets	13,533	17,281
Net gains/losses on pension scheme	–	11,640
Other interest receivable and similar income	(18,762)	(2,528)
Accrued expenses	104,381	24,013
Changes in:		
Trade and other debtors	(31,267)	(34,760)
Trade and other creditors	169,682	64,000
Cash generated from operations	209,875	56,439
Interest received	18,762	2,528
Net cash from operating activities	228,637	58,967
Cash flows from investing activities		
Purchase of tangible assets	(12,240)	(13,973)
Proceeds from sale of other investments	–	(11,640)
Net cash used in investing activities	(12,240)	(25,613)
Net increase in cash and cash equivalents	216,397	33,354
Cash and cash equivalents at beginning of year	1,430,301	1,396,947
Cash and cash equivalents at end of year	1,646,698	1,430,301

The notes on pages 19 to 33 form part of these financial statements.

1. General information

The charity is a public benefit entity and a private company limited by guarantee, registered in Northern Ireland and a registered charity in Northern Ireland. The address of the registered office is 1st Floor, Skainos Centre, 239-241 Newtownards Road, Belfast, BT4 1AF.

2. Statement of compliance

These financial statements have been prepared in compliance with FRS 102, 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland', the 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) (Charities SORP (FRS 102)) and the Companies Act 2006.

3. Accounting policies

Basis of preparation

The financial statements have been prepared on the historical cost basis, as modified by the revaluation of certain financial assets and liabilities and investment properties measured at fair value through income or expenditure.

The financial statements are prepared in sterling, which is the functional currency of the entity.

Going concern

There are no material uncertainties about the charity's ability to continue.

Disclosure exemptions

The entity satisfies the criteria of being a qualifying entity as defined in FRS 102. As such, advantage has been taken of the following disclosure exemptions available under paragraph 1.12 of FRS 102:

(a) No cash flow statement has been presented for the company.
(b) Disclosures in respect of financial instruments have not been presented.

Judgements and key sources of estimation uncertainty

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported. These estimates and judgements are continually reviewed and are based on experience and other factors, including expectations of future events that are believed to be reasonnable under the circumstances.

3. **Accounting policies** *(continued)*

Fund accounting

Unrestricted funds are available for use at the discretion of the trustees to further any of the charity's purposes.

Designated funds are unrestricted funds earmarked by the trustees for particular future project or commitment.

Restricted funds are subjected to restrictions on their expenditure declared by the donor or through the terms of an appeal, and fall into one of two sub-classes: restricted income funds or endowment funds.

Incoming resources

All incoming resources are included in the statement of financial activities when entitlement has passed to the charity; it is probable that the economic benefits associated with the transaction will flow to the charity and the amount can be reliably measured. The following specific policies are applied to particular categories of income:

- income from donations or grants is recognised when there is evidence of entitlement to the gift, receipt is probable and its amount can be measured reliably.
- legacy income is recognised when receipt is probable and entitlement is established.
- income from donated goods is measured at the fair value of the goods unless this is impractical to measure reliably, in which case the value is derived from the cost to the donor or the estimated resale value. Donated facilities and services are recognised in the accounts when received if the value can be reliably measured. No amounts are included for the contribution of general volunteers.
- income from contracts for the supply of services is recognised with the delivery of the contracted service. This is classified as unrestricted funds unless there is a contractual requirement for it to be spent on a particular purpose and returned if unspent, in which case it may be regarded as restricted.

3. **Accounting policies** *(continued)*

Resources expended

Expenditure is recognised on an accruals basis as a liability is incurred. Expenditure includes any VAT which cannot be fully recovered, and is classified under headings of the statement of financial activities to which it relates:

- expenditure on raising funds includes the costs of all fundraising activities, events, non-charitable trading activities, and the sale of donated goods.
- expenditure on charitable activities includes all costs incurred by a charity in undertaking activities that further its charitable aims for the benefit of its beneficiaries, including those support costs and costs relating to the governance of the charity apportioned to charitable activities.
- other expenditure includes all expenditure that is neither related to raising funds for the charity nor part of its expenditure on charitable activities.

All costs are allocated to expenditure categories reflecting the use of the resource. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs are apportioned between the activities they contribute to on a reasonable, justifiable and consistent basis.

Operating leases

Lease payments are recognised as an expense over the lease term on a straight-line basis. The aggregate benefit of lease incentives is recognised as a reduction to expense over the lease term, on a straight-line basis.

Tangible assets

Tangible assets are initially recorded at cost, and subsequently stated at cost less any accumulated depreciation and impairment losses. Any tangible assets carried at revalued amounts are recorded at the fair value at the date of revaluation less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

An increase in the carrying amount of an asset as a result of a revaluation, is recognised in other recognised gains and losses, unless it reverses a charge for impairment that has previously been recognised as expenditure within the statement of financial activities. A decrease in the carrying amount of an asset as a result of revaluation, is recognised in other recognised gains and losses, except to which it offsets any previous revaluation gain, in which case the loss is shown within other recognised gains and losses on the statement of financial activities.

Depreciation

Depreciation is calculated so as to write off the cost or valuation of an asset, less its residual value, over the useful economic life of that asset as follows:

Fixtures and fittings	-	20% straight line
Equipment	-	33% straight line

3. **Accounting policies** *(continued)*

Investments

Unlisted equity investments are initially recorded at cost, and subsequently measured at fair value. If fair value cannot be reliably measured, assets are measured at cost less impairment.

Listed investments are measured at fair value with changes in fair value being recognised in income or expenditure.

Investments in associates

Investments in associates accounted for in accordance with the cost model are recorded at cost less any accumulated impairment losses.

Investments in associates accounted for in accordance with the fair value model are initially recorded at the transaction price. At each reporting date, the investments are measured at fair value, with changes in fair value taken through income or expenditure. Where it is impracticable to measure fair value reliably without undue cost or effort, the cost model will be adopted.

Dividends and other distributions received from the investment are recognised as income without regard to whether the distributions are from accumulated profits of the associate arising before or after the date of acquisition.

Investments in joint ventures

Investments in jointly controlled entities accounted for in accordance with the cost model are recorded at cost less any accumulated impairment losses.

Investments in jointly controlled entities accounted for in accordance with the fair value model are initially recorded at the transaction price. At each reporting date, the investments are measured at fair value, with changes in fair value taken through income or expenditure. Where it is impracticable to measure fair value reliably without undue cost or effort, the cost model will be adopted.

Dividends and other distributions received from the investment are recognised as income without regard to whether the distributions are from accumulated profits of the joint venture arising before or after the date of acquisition.

Impairment of fixed assets

A review for indicators of impairment is carried out at each reporting date, with the recoverable amount being estimated where such indicators exist. Where the carrying value exceeds the recoverable amount, the asset is impaired accordingly. Prior impairments are also reviewed for possible reversal at each reporting date.

For the purposes of impairment testing, when it is not possible to estimate the recoverable amount of an individual asset, an estimate is made of the recoverable amount of the cash-generating unit to which the asset belongs. The cash-generating unit is the smallest identifiable group of assets that includes the asset and generates cash inflows that largely independent of the cash inflows from other assets or groups of assets.

3. **Accounting policies** *(continued)*

Impairment of fixed assets *(continued)*

For impairment testing of goodwill, the goodwill acquired in a business combination is, from the acquisition date, allocated to each of the cash-generating units that are expected to benefit from the synergies of the combination, irrespective of whether other assets or liabilities of the charity are assigned to those units.

Financial instruments

A financial asset or a financial liability is recognised only when the charity becomes a party to the contractual provisions of the instrument.

Basic financial instruments are initially recognised at the amount receivable or payable including any related transaction costs.

Current assets and current liabilities are subsequently measured at the cash or other consideration expected to be paid or received and not discounted.

Debt instruments are subsequently measured at amortised cost.

Where investments in shares are publicly traded or their fair value can otherwise be measured reliably, the investment is subsequently measured at fair value with changes in fair value recognised in income and expenditure. All other such investments are subsequently measured at cost less impairment.

Other financial instruments, including derivatives, are initially recognised at fair value, unless payment for an asset is deferred beyond normal business terms or financed at a rate of interest that is not a market rate, in which case the asset is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Other financial instruments are subsequently measured at fair value, with any changes recognised in the statement of financial activities, with the exception of hedging instruments in a designated hedging relationship.

Financial assets that are measured at cost or amortised cost are reviewed for objective evidence of impairment at the end of each reporting date. If there is objective evidence of impairment, an impairment loss is recognised under the appropriate heading in the statement of financial activities in which the initial gain was recognised.

For all equity instruments regardless of significance, and other financial assets that are individually significant, these are assessed individually for impairment. Other financial assets are either assessed individually or grouped on the basis of similar credit risk characteristics.

Any reversals of impairment are recognised immediately, to the extent that the reversal does not result in a carrying amount of the financial asset that exceeds what the carrying amount would have been had the impairment not previously been recognised.

3. Accounting policies *(continued)*

Defined contribution plans

Contributions to defined contribution plans are recognised as an expense in the period in which the related service is provided. Prepaid contributions are recognised as an asset to the extent that the prepayment will lead to a reduction in future payments or a cash refund.

When contributions are not expected to be settled wholly within 12 months of the end of the reporting date in which the employees render the related service, the liability is measured on a discounted present value basis. The unwinding of the discount is recognised as an expense in the period in which it arises.

4. Limited by guarantee

Each of the members of the company has guaranteed to contribute to the assets of the company in the event of the same being wound up to the extent of £1.

5. Donations and legacies

	Unrestricted Funds £	**Total Funds 2024 £**	Unrestricted Funds £	Total Funds 2023 £
Donations				
Donations	99,695	99,695	204,800	204,800

6. Charitable activities

	Unrestricted Funds £	Restricted Funds £	**Total Funds 2024 £**
Department for Communities	–	1,056,204	1,056,204
Oak Foundation	–	300,000	300,000
Northern Ireland Housing Executive	3,172	352,795	355,967
Northern Ireland Prison Service	–	132,632	132,632
HPCDS (LSANI)	–	10,462	10,462
Legal Services	14,608	–	14,608
Other Income	1,357	–	1,357
Nationwide Foundation	–	43,538	43,538
Community Justice Fund	–	–	–
Dormant Accounts Fund NI	–	30,000	30,000
Henry Smith Charity	–	39,200	39,200
OCN Grant	2,045	–	2,045
LEF	–	41,155	41,155
Community Foundation	–	25,000	25,000
	21,182	2,030,986	2,052,168

6. Charitable activities *(continued)*

	Unrestricted Funds £	Restricted Funds £	Total Funds 2023 £
Department for Communities	–	1,028,383	1,028,383
Oak Foundation	–	300,000	300,000
Northern Ireland Housing Executive	3,984	329,591	333,575
Northern Ireland Prison Service	–	109,361	109,361
HPCDS (LSANI)	–	10,463	10,463
Legal Services	13,343	–	13,343
Other Income	360	–	360
Nationwide Foundation	–	64,339	64,339
Community Justice Fund	12,196	–	12,196
Dormant Accounts Fund NI	–	35,000	35,000
Henry Smith Charity	–	38,700	38,700
OCN Grant	1,725	–	1,725
LEF	–	14,014	14,014
Community Foundation	–	–	–
	31,608	1,929,851	1,961,459

7. Other trading activities

	Unrestricted Funds £	**Total Funds 2024 £**	Unrestricted Funds £	Total Funds 2023 £
Fundraising and events	560	560	4,327	4,327
Sale of Publications	–	–	180	180
Membership Fees	6,896	6,896	7,400	7,400
Training and Events	37,083	37,083	38,345	38,345
Conference & Events income	12,355	12,355	16,953	16,953
	56,894	56,894	67,205	67,205

8. Investment income

	Unrestricted Funds £	**Total Funds 2024 £**	Unrestricted Funds £	Total Funds 2023 £
Deposit Account	18,762	18,762	2,528	2,528

9. Costs of other trading activities

	Unrestricted Funds £	Restricted Funds £	**Total Funds 2024 £**
Costs of other trading activities	13,369	–	13,369

9. Costs of other trading activities *(continued)*

	Unrestricted Funds £	Restricted Funds £	Total Funds 2023 £
Costs of other trading activities	10,250	964	11,214

10. Expenditure on charitable activities by activity type

	Activities undertaken directly £	Support costs £	**Total funds 2024 £**	Total fund 2023 £
Relieving Poverty, Homelessness & Housing Issues	2,062,574	174,048	2,236,622	2,231,335
Governance costs	–	5,220	5,220	5,010
	2,062,574	179,268	2,241,842	2,236,345

11. Analysis of support costs

	Analysis of support costs £	**Total 2024 £**	Total 2023 £
Staff costs	158,498	158,498	159,545
Premises	6,294	6,294	6,586
Communications and IT	1,269	1,269	2,932
General office	7,987	7,987	1,740
Governance costs	5,220	5,220	5,010
	179,268	179,268	175,813

12. Net gains/losses on pension scheme

	Unrestricted Funds £	**Total Funds 2024 £**	Unrestricted Funds £	Total Funds 2023 £
Gains/(losses) on other investment assets	–	–	(11,640)	(11,640)

13. Net expenditure

Net expenditure is stated after charging/(crediting):

	2024 £	2023 £
Depreciation of tangible fixed assets	13,533	17,281

14. Auditors remuneration

	2024	2023
	£	£
Fees payable for the audit of the financial statements	5,220	5,010

15. Staff costs

The total staff costs and employee benefits for the reporting period are analysed as follows:

	2024	2023
	£	£
Wages and salaries	1,488,939	1,408,240
Social security costs	141,440	137,920
Employer contributions to pension plans	68,694	67,834
Other employee benefits	–	1,713
	1,699,073	1,615,707

The average head count of employees during the year was 51 (2023: 54).

The number of employees whose remuneration for the year fell within the following bands, were:

	2024	2023
	No.	No.
£60,000 to £69,999	1	1

Key Management Personnel

Key management personnel include all persons that have authority and responsibility for planning, directing and controlling the activities of the charity. The total compensation paid to key management personnel for services provided to the charity was £204,692 (2023:£199,066).

16. Trustee remuneration and expenses

The Charity Trustees were not paid or received any other benefits from employment with the Charity in the year (2023: £Nil).

During the year, one Trustee was reimbursed £470 for travel expenses incurred. (2023: £383)

17. Tangible fixed assets

	Fixtures and fittings £	Equipment £	**Total £**
Cost			
At 1 April 2023	30,635	139,273	169,908
Additions	–	12,240	12,240
At 31 March 2024	30,635	151,513	182,148
Depreciation			
At 1 April 2023	29,277	115,777	145,054
Charge for the year	1,118	12,415	13,533
At 31 March 2024	30,395	128,192	158,587
Carrying amount			
At 31 March 2024	240	23,321	23,561
At 31 March 2023	1,358	23,496	24,854

18. Investments

	Listed investments £
Cost or valuation	
At 1 April 2023 and 31 March 2024	113
Impairment	
At 1 April 2023 and 31 March 2024	
Carrying amount	
At 31 March 2024	113
At 31 March 2023	113

All investments shown above are held at valuation.

Financial assets held at fair value

Listed investments are held at market value.

19. Debtors

	2024 £	2023 £
Trade debtors	36,836	72,290
Prepayments and accrued income	26,441	17,572
Other debtors	194,479	136,627
	257,756	226,489

20. Creditors: amounts falling due within one year

	2024	2023
	£	£
Trade creditors	93,672	45,989
Accruals and deferred income	159,841	56,647
Social security and other taxes	31,550	45,339
Other creditors	138,602	1,627
	423,665	149,602

21. Creditors: amounts falling due after more than one year

	2024	2023
	£	£
Other creditors	26,341	26,341

22. Deferred income

	2024	2023
	£	£
At 1 April 2023	8,200	–
Amount released to income	(8,200)	–
Amount deferred in year	7,013	8,200
At 31 March 2024	7,013	8,200

23. Pensions and other post retirement benefits

Defined contribution plans

The amount recognised in income or expenditure as an expense in relation to defined contribution plans was £68,694 (2023: £67,834).

24. Analysis of charitable funds

Unrestricted funds

	At 1 Apr 2023 £	Income £	Expenditure £	Transfers £	Gains and losses £	**At 31 Mar 2024** £
General Funds	687,847	120,606	(169,255)	78,478	–	717,676
Pension withdrawal designated Fund	220,000	–	–	–	–	220,000
Training	–	75,927	(61,408)	–	–	14,519
Future accommodation designated fund	59,181	–	–	(9,181)	–	50,000
	967,028	196,533	(230,663)	69,297	–	1,002,195

	At 1 Apr 2022 £	Income £	Expenditure £	Transfers £	Gains and losses £	At 31 Mar 2023 £
General Funds	620,771	306,141	(215,155)	(12,270)	(11,640)	687,847
Pension withdrawal designated Fund	415,000	–	(236,432)	41,432	–	220,000
Training	–	–	–	–	–	–
Future accommodation designated fund	–	–	–	59,181	–	59,181
	1,035,771	306,141	(451,587)	88,343	(11,640)	967,028

£220,000 has been designated to help enable the Charity fund a complete cessation from the NI Charities Pension Scheme, and cover any additional liabilities and professional costs associated with complete withdrawal. The income, less associated expenditure, generated from training courses delivered has been designated for future investment in training delivery. £50,000 has been designated to cover the costs of relocating Housing Rights offices in the future.

24. Analysis of charitable funds *(continued)*

Restricted funds

	At 1 Apr 2023 £	Income £	Expenditure £	Transfers £	Gains and losses £	**At 31 Mar 2024** £
CHAP	147,717	107,973	(92,542)	(22,025)	–	141,123
Hani	40,859	47,997	(44,412)	(3,678)	–	40,766
Prisons	66,317	237,012	(211,656)	(25,356)	–	66,317
Beyond the Gate	13,092	92,445	(85,119)	(7,214)	–	13,204
HPCDS	18,454	10,462	(15,714)	(1,623)	–	11,579
Client Hardship Fund	2,371	–	(1,504)	5,000	–	5,867
DfC Mediation	89,435	82,177	(157,694)	(13,918)	–	–
Landlord Helpline	40,821	50,631	(47,830)	(3,617)	–	40,005
BME	12,246	–	–	–	–	12,246
Nationwide Foundation	33,642	43,538	(44,657)	(6,886)	–	25,637
YPHAMS	2,959	39,200	(71,403)	35,973	–	6,729
Community Justice Fund	900	–	–	–	–	900
National Lottery Awards for All	–	–	–	–	–	–
Dormant Accounts Fund NI / Digital	34,508	30,000	(96,201)	94,081	–	62,388
New Oak Foundation	23,524	300,000	(195,015)	(104,755)	–	23,754
DfC Core	–	923,396	(916,574)	(6,822)	–	–
Legal Education Fund	11,941	41,155	(29,722)	(8,457)	–	14,917
Community Foundation NI	–	25,000	(14,505)	–	–	10,495
	538,786	2,030,986	(2,024,548)	(69,297)	–	475,927

	At 1 Apr 2022 £	Income £	Expenditure £	Transfers £	Gains and losses £	At 31 Mar 2023 £
CHAP	147,280	104,286	(92,838)	(11,011)	–	147,717
Hani	37,468	45,758	(40,957)	(1,410)	–	40,859
Prisons	65,671	205,070	(191,665)	(12,759)	–	66,317
Beyond the Gate	14,461	83,838	(80,625)	(4,582)	–	13,092
HPCDS	27,511	10,463	(18,600)	(920)	–	18,454
Client Hardship Fund	823	–	(452)	2,000	–	2,371

24. Analysis of charitable funds *(continued)*

DfC Mediation	61,641	98,613	(60,798)	(10,021)	–	89,435
Landlord Helpline	35,125	50,253	(38,183)	(6,374)	–	40,821
BME	12,246	–	–	–	–	12,246
Nationwide Foundation	11,756	64,339	(35,984)	(6,469)	–	33,642
YPHAMS	3,827	38,700	(19,937)	(19,631)	–	2,959
Community Justice Fund	900	–	–	–	–	900
National Lottery Awards for All	1,848	–	(1,848)	–	–	–
Dormant Accounts Fund NI / Digital	35,000	35,000	(125,492)	90,000	–	34,508
New Oak Foundation	37,693	300,000	(214,052)	(100,117)	–	23,524
DfC Core	–	879,517	(873,960)	(5,557)	–	–
Legal Education Fund	–	14,014	(581)	(1,492)	–	11,941
Community Foundation NI	–	–	–	–	–	–
	493,250	1,929,851	(1,795,972)	(88,343)	–	538,786

Transfers out of restricted funds related to project management costs and other internal expenditure transactions.

25. Analysis of net assets between funds

	Unrestricted Funds £	Restricted Funds £	**Total Funds 2024 £**
Tangible fixed assets	23,561	–	23,561
Investments	113	–	113
Current assets	1,263,112	641,342	1,904,454
Creditors less than 1 year	(258,250)	(165,415)	(423,665)
Creditors greater than 1 year	(26,341)	–	(26,341)
Net assets	1,002,195	475,927	1,478,122

	Unrestricted Funds £	Restricted Funds £	Total Funds 2023 £
Tangible fixed assets	24,854	–	24,854
Investments	113	–	113
Current assets	1,049,079	607,711	1,656,790
Creditors less than 1 year	(80,677)	(68,925)	(149,602)
Creditors greater than 1 year	(26,341)	–	(26,341)
Net assets	967,028	538,786	1,505,814

26. 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 measured at their settlement value.

27. Corporation tax

The Charity's activities fall within the exemptions afforded by the provisions of the Income and Corporation Taxes Act 1988. Accordingly, there is no taxation charge in these accounts.

28. Contingent liabilities

During the year, the charity received correspondence from their pension fund administrators to advise that changes had been made in the past to the benefits provided to members of the Scheme which may not have been executed as required by the Scheme's documentation. The pension fund trustees are seeking court direction, likely to be no earlier than 2023, on how to interpret the rules. If the court directs that some changes were made in a way not permitted by the Rules then consequently members' benefits would need to be increased, which would give rise to additional liabilities, of an estimated £140,000 and associated costs, including legal costs, of an estimated £12,000.

29. Analysis of changes in net debt

	At 1 Apr 2023	Cash flows	**At 31 Mar 2024**
	£	£	£
Cash at bank and in hand	1,430,301	216,397	1,646,698

30. Operating lease commitments

The total future minimum lease payments under non-cancellable operating leases are as follows:

	2024	2023
	£	£
Not later than 1 year	67,680	67,680
Later than 1 year and not later than 5 years	22,560	90,240
	90,240	157,920

31. Related parties

There were no related party transactions in the financial year ended 31 March 2024 (2023: None).

32. Ethical standards

In common with many other businesses of our size and nature we use our auditors to prepare and submit returns to the tax authorities and assist with the preparation of the financial statements.

Housing Rights

Northern Ireland - Charity number 105735

Accounts

COMPANY REGISTRATION NUMBER: NI021018
CHARITY REGISTRATION NUMBER: NIC105735

Housing Rights

Company Limited by Guarantee

Financial Statements

31 March 2023

Finegan Gibson Ltd
Chartered accountants & statutory auditor
Causeway Tower
9 James Street South
Belfast
BT2 8DN

Housing Rights

Company Limited by Guarantee

Financial Statements

Year ended 31 March 2023

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Housing Rights

Company Limited by Guarantee

Trustees' Annual Report (Incorporating the Director's Report)

Year ended 31 March 2023

The trustees, who are also the directors for the purposes of company law, present their report and the financial statements of the charity for the year ended 31 March 2023.

Reference and administrative details

Registered charity name	Housing Rights	
Charity registration number	NIC105735	
Company registration number	NI021018	
Principal office and registered office	1st Floor Skainos Centre 239-241 Newtownards Road Belfast BT4 1AF	
The trustees		
	G Walsh	
	N J Fullerton	
	C McDaid	
	M A McDonnell	(Resigned 31 March 2023)
	E Millen	
	U A O'Hare	
	C O'Neill	
	F Kelly	
	D McAnena	(Appointed 16 June 2022)
	J Wilson	(Appointed 4 April 2023)
	K Greene	
	P Brannigan	
	P Morgan	(Appointed 4 April 2023)
	P O'Callaghan	
	P Quigley	(Appointed 16 June 2022)
	R Crozier	
Company secretary	Janet Wray	(Resigned 31 March 2023)
	Catherine (Kate) McCauley	(Appointed 1 April 2023)
Key Management Personnel		
Director	Janet Wray	(Left 31st March 2023)
	Catherine (Kate) McCauley	(Appointed 1st February 2023)
Head of Services & Support	Peter McMahon	(Resigned 18th July 2023)
Head of Policy & Development	Catherine (Kate) McCauley	(Up to 31st January 2023)
	Natalie Whelan	(Appointed 3rd July 2023)
Auditor	Finegan Gibson Ltd Chartered accountants & statutory auditor Causeway Tower 9 James Street South Belfast BT2 8DN	
Bankers	Bank of Ireland 1 Donegall Square South Belfast BT1 5LR	

Solicitors	Cleaver Fulton Rankin 50 Bedford Street Belfast BT2 7FW

Structure, governance and management

Governing Document

Housing right is a company limited by guarantee governed by it's Memorandum and Articles of Association dated 1st July 2014. Housing Rights is a registered charity with HMRC and the Charity Commission for Northern Ireland. Housing Rights is a membership organisation with currently 125 members, each of whom agrees to contribute £1 in the event of the charity winding up.

Appointment of trustees

The Chair and the Trustees recruit and select new Trustees as needed. New Trustees are recruited in line with the Memorandum and Articles of Association having regard to their professional skills, and their potential to be able to make a helpful contribution to the governance of the charity. As part of the recruitment process they are made aware of a Trustees' legal obligations under charity and company law, the content of the Memorandum and Articles of Association, the committee and decision making processes, the business plan and recent financial performance of the charity.

Trustee induction and training

All newly appointed trustees undergo a half-day induction session which includes meeting with key management personnel to cover:- general organisational background information; Trustees and Board responsibilities; organisational projects; operations and policy; and business support.

Arrangements for setting pay and remuneration of key management personnel

The directors consider the board of directors, who are the charity's trustees, and the senior management team comprise the key management personnel of the charity in charge of directing and controlling, running and operating the charity on a day to day basis. All directors give of their time freely and no director received remuneration in the year.

The pay of the senior staff is reviewed annually and normally increased in accordance with Northern Ireland Civil Service Pay Awards. In view of the nature of the charity, the directors benchmark against pay levels in other similar size charities run on a voluntary basis. The remuneration bench-mark is the mid-point of the range paid for similar roles adjusted for a weighting of up to 30% for any additional

responsibilities.

Organisation structure and how charity makes decisions

The Board, as the governing body, can have up to 15 members. The Board normally meets bi-monthly and the Office Bearers, known as the Executive Committee meet the months between Board meetings to ensure that the Board has everything it needs to do its job effectively. The Executive Committee will generally review the major issues facing the organisation and make preliminary recommendations to the full Board at the next meeting on matters, for example, such as business planning; operational policies and practices; membership applications; human resources and remuneration of staff.

A Director/CEO is appointed by the trustees to manage the day-to-day operations of the charity. To facilitate effective operations, the Director/CEO has delegated authority, within terms of delegation approved by the Board, for operational matters including finance, employment and direct charitable activities.

The Board of Housing Rights has also established an Audit & Risk Committee (ARC), operational from May 2017, to support them in their responsibilities regarding issues of risk, control, governance, finance, audit and associated assurance. The ARC has delegated responsibility on behalf of the Board for ensuring that there is a framework for accountability; for examining and reviewing all systems and methods of control both financial and otherwise including risk analysis and risk management; and for ensuring the charity is complying with all aspects of the law, relevant regulations and good practice.

Relationships with related parties

None of our trustees receive remuneration or other benefit from their work with the charity.

Risk management

The trustees have a risk management strategy which comprises:

- an annual review of the principal risks and uncertainties that the charity faces;
- the establishment of policies, systems and procedures to mitigate those risks identified in the annual review; and
- the implementation of procedures designed to minimise or manage any potential impact on the charity should those risks materialise.

Oversight of risk and audit are devolved to an Audit and Risk Committee who meet at least quarterly

Key Risk

There is an external risk with the Northern Ireland Charities Pension Scheme (now closed) impacting on the financial liability of Housing Rights to its pension commitments for that Scheme. The Board continue to proactively review and explore all options to assess and manage this risk effectively.

Objectives and activities

The charity's objectives are to promote the following purposes for the public benefit:

- The relief of poverty and the relief of those in need by reason of youth, age, ill health, disability, financial hardship or other disadvantage; and in particular to assist those persons with necessitous circumstances in relation to housing matters; and

- Such other exclusively charitable purpose according to the Law of Northern Ireland as the Directors may from time to time decide.

Housing Rights believes that prevention of homelessness is the best cure. In Northern Ireland we work tirelessly to help more people to live in secure and affordable homes which will improve lives and promote well-being. The main strategic priorities of our work currently include:

1) Preventing and alleviating homelessness;
2) Improving the housing circumstances of people who are in need;
3) Expanding the reach of our services by enhancing our digital offering;
4) Working collaboratively and developing effective partnerships with other agencies to provide the best outcomes for clients;
5) Diversifying our funding base and demonstrating value for money;
6) Promoting good practice;
7) Securing positive change where existing laws/policy are negatively impacting on those living in poor or inadequate housing circumstances; and
8) Effectively demonstrating the impact of our work.

In shaping our priorities and objectives for the year and planning our activities, the trustees have considered the Charity Commission's guidance on public benefit.

The strategies employed to achieve the charity's aims and objectives are through the provision of services. The following describes the main services operational during the reporting year:

- A Housing Advice line for members of the public and staff/volunteers working in frontline agencies

- A public information website (www.housingadviceni.org)

- Advocacy and legal representation work

- A Housing Possession Court Duty Scheme (Emergency help at court)

- Training on housing, homelessness and related issues

- Providing information resources on housing law and practice in Northern Ireland

- Client based policy comment

- A Community Housing Advice Partnership with generalist advice agencies throughout NI

- A specialist housing advice service within the prisons in NI

- A service (Beyond the Gate) for the most vulnerable prisoners immediately after release in Northern Ireland to help prevent them from becoming homeless and to help them to sustain

accommodation and access key support services

- Provision of a helpline on behalf of the Department for Communities to help landlords comply with their legal requirements and promote good practice in the Private Rented Sector.

- A Housing mediation service on behalf of the Department for Communities to help resolve housing disputes in the private rented sector as an alternative to Court.

- A new and unique specialist housing advocacy and mediation service developed for and delivered to young people in NI to help prevent homelessness and sustain accommodation;

- A Renters' Voice project to support private tenants to build a collective voice and influence change in the Private Rented Sector.

Achievements and performance

Significant achievements in the year included:

1. Dealing with 13,517 contacts for advice on housing and homelessness issues across N.I. including an increase in digital advice provision of 27% to 4,742 contacts;

2. Preventing 1,398 households from becoming homeless;

3. Delivering the cornerstone of Housing Rights digital strategy with launch of Housing Rights brand new website that went live on 30th March 2023: www.housingrights.org.uk;

4. Over 870,000 pages viewed by visitors to our public information website;

5. Providing advice to 1,764 landlords /letting agent contacts operating in the private sector to help promote statutory compliance and good practice;

6. Delivery of the first housing mediation service in NI to help resolve disputes in the private rented sector and dealing with 336 referrals during the year;

7. Development and delivery of a unique specialist housing advocacy and mediation service to 350 young people during the year to help prevent homelessness;

8. Our training service has continued to meet customer need by delivering relevant and new courses in line with policy and legislative changes. We delivered training in person and re-motely resulting in increased uptake with 1,066 participants attending during the year.

9. Influencing 15 recommendations and changes to housing policy/legislation including posi-tive amendments to regulations introduced under the Private Tenancies Act 2022 such as simplification of language throughout the accompanying Tenancy Information document to ensure it is clear and accessible. Further changes influenced included changes to Support for Mortgage Interest rules to make this support for homeowners available after 3 months rather than 9 months. In addition, the Welfare Mitigations Review Independent Advisory Panel recommended the introduction of an independent Financial Inclusion Service to pro-vide bespoke advice to people impacted by local housing allowance cuts and include access to a grant scheme.

10. Renters' Voice, supported by Housing Rights continued to be an influential consultee of pol-iticians/officials when considering policy/legislative change in the private rented sector. This included influencing the renaming of the Tenancy Information Regulations 2023 and ac-companying document, as well as raising awareness of the impact of the cost-of-living crisis on private renters through their survey and subsequent media work and conference presen-tations.

The Annual Review document, known as our Impact Report, for the period 2022-2023 will be available at our Annual General Meeting which will be held prior to 31st March 2024.

Financial review

Housing Rights is grant aided by the Department for Communities. The organisation also receives money from other government departments and statutory organisations. Additional income is generated from sale of services, charitable fundraising and other donations.

Housing Rights continues to meet the objects set by the funders. The organisation reports to funders directly on its work in tailored annual reports and also through a published Annual Review (Impact Report).

The movement in reserves and transfers between reserves for the year are shown in the Statement of Financial Activities on page 16. The balance of unrestricted reserves was £967,028 and the balance of restricted reserves was £538,786 at 31st March 2023.

Investment powers and policy

The trustees, having regard to the liquidity requirements of the charity, have kept available funds in an interest bearing deposit account and seek to achieve a rate on deposit which matches or exceeds inflation measured by the retail prices index.

Reserves policy and going concern

Reserves are needed to bridge the timing gap between spending and receiving of income and to cover unplanned events or temporary shortfalls in income should they arise. Holding adequate reserves safeguards the provision of our services in the event of unexpected significant financial pressures. The trustees consider that the ideal level of reserves would be at least three months expenditure which for the year ended 31 March 2023 for core funding would be £239,546. In addition an amount of £297,142 would be required to meet statutory redundancy payments in the event they would be required and provision of £60,000 for unforeseen liabilities. Therefore, overall the target for unrestricted free reserves is £596,688 of unrestricted reserves. This policy is reviewed by the Audit and Risk Committee annually.

Unrestricted reserves freely available to spend, therefore excluding fixed assets, restricted reserves and designated reserves amounted to £662,880 which is abpve the target level.

Plans for future periods

Our current Strategic Plan covers the period from April 2018 - March 2023 and a new Plan is currently being developed. Housing Rights aims, subject to satisfactory funding arrangements, to sustain current services. The organisation also plans to develop new initiatives to meet the growing demand for assistance from people who are homeless or in housing need in Northern Ireland.

The organisation continues to recognise that the voluntary/community sector is in a period of financial uncertainty with significant public expenditure savings being made within the NI Executive budget.

Housing Rights intends to build on its effective relationship with funding bodies and to continue to demonstrate that it provides an efficient and effective value for money service. We will continue to evidence the high level of need for our work and to promote the positive outcome and impact of our services for people in housing need in Northern Ireland.

Trustees' responsibilities statement

The trustees, who are also directors for the purposes of company law, are responsible for preparing the trustees' report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

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

In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the applicable Charities SORP;
- make judgments and accounting estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

The trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the charity's transactions and disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Auditor

Each of the persons who is a trustee at the date of approval of this report confirms that:

- so far as they are aware, there is no relevant audit information of which the charity's auditor is unaware; and
- they have taken all steps that they ought to have taken as a trustee to make themselves aware of any relevant audit information and to establish that the charity's auditor is aware of that information.

Small company provisions

This report has been prepared in accordance with the provisions applicable to companies entitled to the small companies exemption.

The trustees' annual report was approved on 19 September 2023 and signed on behalf of the board of trustees by:



R Crozier
Trustee

Housing Rights

Company Limited by Guarantee

Independent Auditor's Report to the Members of Housing Rights

Year ended 31 March 2023

Opinion

We have audited the financial statements of Housing Rights (the 'charity') for the year ended 31 March 2023 which comprise the statement of financial activities (including income and expenditure account), statement of financial position, statement of cash flows and the related notes, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 March 2023 and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice;
- 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 auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the charity 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 the provisions available for small entities, in the circumstances set out below, 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.

In common with many other businesses of our size and nature we use our size and nature, we use our auditors to prepare and submit returns to the tax authorities and assist with the preparation of the financial statements.

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 charity's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

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

Other information

The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2006

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

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

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the charity and its environment obtained in the course of the audit, we have not identified material misstatements in the trustees' report.

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

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of trustees' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the trustees were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemptions in preparing the directors' report and from the requirement to prepare a strategic report.

Responsibilities of trustees

As explained more fully in the trustees' responsibilities statement, the trustees (who are also the directors 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 charity'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 charity or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

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

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

In identifying and assessing risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, we considered the following:

- the nature of the industry and sector, control environment and business performance including the design of the remuneration policies, key drivers for directors' remuneration, bonus levels and performance targets;
- results of our enquiries of management about their own identification and assessment of the risks of irregularities;
- any matters we identified having obtained and reviewed documentation of their policies and procedures relating to:
    - identifying, evaluating and complying with laws and regulations and whether management were aware of any instances of non-compliance;
    - detecting and responding to the risks of fraud and whether management have knowledge of any actual, suspected or alleged fraud;
    - the internal controls established to mitigate risks of fraud or non-compliance with laws and regulations.
- the matters discussed among the audit engagement team including significant component audit teams and relevant internal specialists, including tax and valuations specialists regarding how and where fraud might occur in the financial statements and any potential indicators of fraud.

As a result of these procedures, we considered the opportunities and incentives that may exist within the organisation for fraud and identified the greatest potential for fraud. In common with all audits under ISAs (UK), we are also required to perform specific procedures to respond to the risk of management override.

We also obtained an understanding of the legal and regulatory frameworks in operation, focusing on provisions of those laws and regulations that had a direct effect on the determination of material amounts and disclosures in the financial statements. The key laws and regulations we considered in this context included ongoing compliance with the UK Companies Act and tax legislation.

In addition, we considered provisions of other laws and regulations that do not have a direct effect on the financial statements but compliance with which may be fundamental for their ability to operate or to avoid a material penalty.

As part of an audit in accordance with ISAs (UK), we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the internal control.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the trustees.

- Conclude on the appropriateness of the trustees' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the charity's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the charity to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Use of our report

This report is made solely to the charity'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 charity's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity and the charity's members as a body, for our audit work, for this report, or for the opinions we have formed.



Paul Dolan (Senior Statutory Auditor)

For and on behalf of
Finegan Gibson Ltd
Chartered accountants & statutory auditor
Causeway Tower
9 James Street South
Belfast
BT2 8DN

19 September 2023

Housing Rights

Company Limited by Guarantee

Statement of Financial Activities (including income and expenditure account)

Year ended 31 March 2023

	Note	2023 Unrestricted funds £	2023 Restricted funds £	2023 Total funds £	2022 Total funds £
Income and endowments					
Donations and legacies	5	204,800	–	204,800	116
Charitable activities	6	31,608	1,929,851	1,961,459	1,889,463
Other trading activities	7	67,205	–	67,205	88,907
Investment income	8	2,528	–	2,528	600
Total income		306,141	1,929,851	2,235,992	1,979,086
Expenditure					
Expenditure on raising funds:					
Costs of other trading activities	9	(10,250)	(964)	(11,214)	(6,400)
Expenditure on charitable activities	10	(441,337)	(1,795,008)	(2,236,345)	(1,816,533)
Total expenditure		(451,587)	(1,795,972)	(2,247,559)	(1,822,933)
Net gains/losses on pension scheme	12	(11,640)	–	(11,640)	656
Net (expenditure)/income		(157,086)	133,879	(23,207)	156,809
Transfers between funds		88,343	(88,343)	–	–
Net movement in funds		(68,743)	45,536	(23,207)	156,809
Reconciliation of funds					
Total funds brought forward		1,035,771	493,250	1,529,021	1,372,212
Total funds carried forward		967,028	538,786	1,505,814	1,529,021

The statement of financial activities includes all gains and losses recognised in the year.
All income and expenditure derive from continuing activities.

The notes on pages 19 to 33 form part of these financial statements.

Housing Rights

Company Limited by Guarantee

Statement of Financial Position

31 March 2023

	Note	2023 £	2022 £
Fixed assets			
Tangible fixed assets	17	24,854	28,162
Investments	18	113	113
		24,967	28,275
Current assets			
Debtors	19	226,489	191,729
Cash at bank and in hand		1,430,301	1,396,947
		1,656,790	1,588,676
Creditors: amounts falling due within one year	20	(149,602)	(75,901)
Net current assets		1,507,188	1,512,775
Total assets less current liabilities		1,532,155	1,541,050
Creditors: amounts falling due after more than one year	21	(26,341)	(12,029)
Net assets		1,505,814	1,529,021
Funds of the charity			
Restricted funds		538,786	493,250
Unrestricted funds		967,028	1,035,771
Total charity funds	24	1,505,814	1,529,021

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime.

These financial statements were approved by the board of trustees and authorised for issue on 19 September 2023, and are signed on behalf of the board by:

R Crozier
Trustee

The notes on pages 19 to 33 form part of these financial statements.

Housing Rights

Company Limited by Guarantee

Statement of Cash Flows

Year ended 31 March 2023

	2023 £	2022 £
Cash flows from operating activities		
Net (expenditure)/income	(23,207)	156,809
Adjustments for:		
Depreciation of tangible fixed assets	17,281	15,072
Net gains/losses on pension scheme	11,640	(656)
Dividends, interest and rents from investments	–	(5)
Other interest receivable and similar income	(2,528)	(595)
Interest payable and similar charges	–	1,608
Accrued expenses/(income)	24,013	(17,391)
Changes in:		
Trade and other debtors	(34,760)	(35,330)
Trade and other creditors	64,000	(300,541)
Cash generated from operations	56,439	(181,029)
Interest paid	–	(1,608)
Interest received	2,528	595
Net cash from/(used in) operating activities	58,967	(182,042)
Cash flows from investing activities		
Dividends, interest and rents from investments	–	5
Purchase of tangible assets	(13,973)	(11,104)
Proceeds from sale of other investments	(11,640)	656
Net cash used in investing activities	(25,613)	(10,443)
Net increase/(decrease) in cash and cash equivalents	33,354	(192,485)
Cash and cash equivalents at beginning of year	1,396,947	1,589,432
Cash and cash equivalents at end of year	1,430,301	1,396,947

The notes on pages 19 to 33 form part of these financial statements.

1. General information

The charity is a public benefit entity and a private company limited by guarantee, registered in Northern Ireland and a registered charity in Northern Ireland. The address of the registered office is 1st Floor, Skainos Centre, 239-241 Newtownards Road, Belfast, BT4 1AF.

2. Statement of compliance

These financial statements have been prepared in compliance with FRS 102, 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland', the 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) (Charities SORP (FRS 102)) and the Companies Act 2006.

3. Accounting policies

Basis of preparation

The financial statements have been prepared on the historical cost basis, as modified by the revaluation of certain financial assets and liabilities and investment properties measured at fair value through income or expenditure.

The financial statements are prepared in sterling, which is the functional currency of the entity.

Going concern

There are no material uncertainties about the charity's ability to continue.

Disclosure exemptions

The entity satisfies the criteria of being a qualifying entity as defined in FRS 102. As such, advantage has been taken of the following disclosure exemptions available under paragraph 1.12 of FRS 102:

(a) No cash flow statement has been presented for the company.
(b) Disclosures in respect of financial instruments have not been presented.

Judgements and key sources of estimation uncertainty

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported. These estimates and judgements are continually reviewed and are based on experience and other factors, including expectations of future events that are believed to be reasonnable under the circumstances.

3. Accounting policies *(continued)*

Fund accounting

Unrestricted funds are available for use at the discretion of the trustees to further any of the charity's purposes.

Designated funds are unrestricted funds earmarked by the trustees for particular future project or commitment.

Restricted funds are subjected to restrictions on their expenditure declared by the donor or through the terms of an appeal, and fall into one of two sub-classes: restricted income funds or endowment funds.

Incoming resources

All incoming resources are included in the statement of financial activities when entitlement has passed to the charity; it is probable that the economic benefits associated with the transaction will flow to the charity and the amount can be reliably measured. The following specific policies are applied to particular categories of income:

- income from donations or grants is recognised when there is evidence of entitlement to the gift, receipt is probable and its amount can be measured reliably.
- legacy income is recognised when receipt is probable and entitlement is established.
- income from donated goods is measured at the fair value of the goods unless this is impractical to measure reliably, in which case the value is derived from the cost to the donor or the estimated resale value. Donated facilities and services are recognised in the accounts when received if the value can be reliably measured. No amounts are included for the contribution of general volunteers.
- income from contracts for the supply of services is recognised with the delivery of the contracted service. This is classified as unrestricted funds unless there is a contractual requirement for it to be spent on a particular purpose and returned if unspent, in which case it may be regarded as restricted.

3. **Accounting policies** *(continued)*

Resources expended

Expenditure is recognised on an accruals basis as a liability is incurred. Expenditure includes any VAT which cannot be fully recovered, and is classified under headings of the statement of financial activities to which it relates:

- expenditure on raising funds includes the costs of all fundraising activities, events, non-charitable trading activities, and the sale of donated goods.
- expenditure on charitable activities includes all costs incurred by a charity in undertaking activities that further its charitable aims for the benefit of its beneficiaries, including those support costs and costs relating to the governance of the charity apportioned to charitable activities.
- other expenditure includes all expenditure that is neither related to raising funds for the charity nor part of its expenditure on charitable activities.

All costs are allocated to expenditure categories reflecting the use of the resource. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs are apportioned between the activities they contribute to on a reasonable, justifiable and consistent basis.

Tangible assets

Tangible assets are initially recorded at cost, and subsequently stated at cost less any accumulated depreciation and impairment losses. Any tangible assets carried at revalued amounts are recorded at the fair value at the date of revaluation less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

An increase in the carrying amount of an asset as a result of a revaluation, is recognised in other recognised gains and losses, unless it reverses a charge for impairment that has previously been recognised as expenditure within the statement of financial activities. A decrease in the carrying amount of an asset as a result of revaluation, is recognised in other recognised gains and losses, except to which it offsets any previous revaluation gain, in which case the loss is shown within other recognised gains and losses on the statement of financial activities.

Depreciation

Depreciation is calculated so as to write off the cost or valuation of an asset, less its residual value, over the useful economic life of that asset as follows:

Fixtures and fittings	-	20% straight line
Equipment	-	33% straight line

Investments

Unlisted equity investments are initially recorded at cost, and subsequently measured at fair value. If fair value cannot be reliably measured, assets are measured at cost less impairment.

Listed investments are measured at fair value with changes in fair value being recognised in income or expenditure.

3. **Accounting policies** *(continued)*

Investments in associates

Investments in associates accounted for in accordance with the cost model are recorded at cost less any accumulated impairment losses.

Investments in associates accounted for in accordance with the fair value model are initially recorded at the transaction price. At each reporting date, the investments are measured at fair value, with changes in fair value taken through income or expenditure. Where it is impracticable to measure fair value reliably without undue cost or effort, the cost model will be adopted.

Dividends and other distributions received from the investment are recognised as income without regard to whether the distributions are from accumulated profits of the associate arising before or after the date of acquisition.

Investments in joint ventures

Investments in jointly controlled entities accounted for in accordance with the cost model are recorded at cost less any accumulated impairment losses.

Investments in jointly controlled entities accounted for in accordance with the fair value model are initially recorded at the transaction price. At each reporting date, the investments are measured at fair value, with changes in fair value taken through income or expenditure. Where it is impracticable to measure fair value reliably without undue cost or effort, the cost model will be adopted.

Dividends and other distributions received from the investment are recognised as income without regard to whether the distributions are from accumulated profits of the joint venture arising before or after the date of acquisition.

Impairment of fixed assets

A review for indicators of impairment is carried out at each reporting date, with the recoverable amount being estimated where such indicators exist. Where the carrying value exceeds the recoverable amount, the asset is impaired accordingly. Prior impairments are also reviewed for possible reversal at each reporting date.

For the purposes of impairment testing, when it is not possible to estimate the recoverable amount of an individual asset, an estimate is made of the recoverable amount of the cash-generating unit to which the asset belongs. The cash-generating unit is the smallest identifiable group of assets that includes the asset and generates cash inflows that largely independent of the cash inflows from other assets or groups of assets.

For impairment testing of goodwill, the goodwill acquired in a business combination is, from the acquisition date, allocated to each of the cash-generating units that are expected to benefit from the synergies of the combination, irrespective of whether other assets or liabilities of the charity are assigned to those units.

3. **Accounting policies** *(continued)*

Financial instruments

A financial asset or a financial liability is recognised only when the charity becomes a party to the contractual provisions of the instrument.

Basic financial instruments are initially recognised at the amount receivable or payable including any related transaction costs.

Current assets and current liabilities are subsequently measured at the cash or other consideration expected to be paid or received and not discounted.

Debt instruments are subsequently measured at amortised cost.

Where investments in shares are publicly traded or their fair value can otherwise be measured reliably, the investment is subsequently measured at fair value with changes in fair value recognised in income and expenditure. All other such investments are subsequently measured at cost less impairment.

Other financial instruments, including derivatives, are initially recognised at fair value, unless payment for an asset is deferred beyond normal business terms or financed at a rate of interest that is not a market rate, in which case the asset is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Other financial instruments are subsequently measured at fair value, with any changes recognised in the statement of financial activities, with the exception of hedging instruments in a designated hedging relationship.

Financial assets that are measured at cost or amortised cost are reviewed for objective evidence of impairment at the end of each reporting date. If there is objective evidence of impairment, an impairment loss is recognised under the appropriate heading in the statement of financial activities in which the initial gain was recognised.

For all equity instruments regardless of significance, and other financial assets that are individually significant, these are assessed individually for impairment. Other financial assets are either assessed individually or grouped on the basis of similar credit risk characteristics.

Any reversals of impairment are recognised immediately, to the extent that the reversal does not result in a carrying amount of the financial asset that exceeds what the carrying amount would have been had the impairment not previously been recognised.

Defined contribution plans

Contributions to defined contribution plans are recognised as an expense in the period in which the related service is provided. Prepaid contributions are recognised as an asset to the extent that the prepayment will lead to a reduction in future payments or a cash refund.

3. **Accounting policies** *(continued)*

Defined contribution plans *(continued)*

When contributions are not expected to be settled wholly within 12 months of the end of the reporting date in which the employees render the related service, the liability is measured on a discounted present value basis. The unwinding of the discount is recognised as an expense in the period in which it arises.

4. **Limited by guarantee**

Each of the members of the company has guaranteed to contribute to the assets of the company in the event of the same being wound up to the extent of £1.

5. **Donations and legacies**

	Unrestricted Funds £	**Total Funds 2023 £**	Unrestricted Funds £	Total Funds 2022 £
Donations				
Donations	204,800	204,800	116	116

6. **Charitable activities**

	Unrestricted Funds £	Restricted Funds £	**Total Funds 2023 £**
Department for Communities	–	1,028,383	1,028,383
Oak Foundation	–	300,000	300,000
Northern Ireland Housing Executive	3,984	329,591	333,575
Northern Ireland Prison Service	–	109,361	109,361
HPCDS (LSANI)	–	10,463	10,463
Legal Services	13,343	–	13,343
Other Income	360	–	360
Nationwide Foundation	–	64,339	64,339
Community Justice Fund	12,196	–	12,196
Dormant Accounts Fund NI	–	35,000	35,000
Henry Smith Charity	–	38,700	38,700
OCN Grant	1,725	–	1,725
LEF	–	14,014	14,014
	31,608	1,929,851	1,961,459

6. Charitable activities *(continued)*

	Unrestricted Funds £	Restricted Funds £	Total Funds 2022 £
Department for Communities	–	1,001,262	1,001,262
Oak Foundation	–	300,000	300,000
Northern Ireland Housing Executive	–	366,988	366,988
Northern Ireland Prison Service	–	79,061	79,061
HPCDS (LSANI)	–	–	–
Legal Services	11,429	–	11,429
Other Income	3,422	–	3,422
Nationwide Foundation	–	52,301	52,301
Community Justice Fund	40,000	–	40,000
Dormant Accounts Fund NI	–	35,000	35,000
Henry Smith Charity	–	–	–
OCN Grant	–	–	–
LEF	–	–	–
	54,851	1,834,612	1,889,463

7. Other trading activities

	Unrestricted Funds £	**Total Funds 2023 £**	Unrestricted Funds £	Total Funds 2022 £
Fundraising and events	4,327	4,327	35,658	35,658
Sale of Publications	180	180	450	450
Membership Fees	7,400	7,400	9,380	9,380
Training and Events	38,345	38,345	35,455	35,455
Conference & Events income	16,953	16,953	7,964	7,964
	67,205	67,205	88,907	88,907

8. Investment income

	Unrestricted Funds £	**Total Funds 2023 £**	Unrestricted Funds £	Total Funds 2022 £
Income from listed investments	–	–	5	5
Deposit Account	2,528	2,528	595	595
	2,528	2,528	600	600

9. Costs of other trading activities

	Unrestricted Funds £	Restricted Funds £	**Total Funds 2023 £**
Costs of other trading activities	10,250	964	11,214

9. Costs of other trading activities *(continued)*

	Unrestricted Funds £	Restricted Funds £	Total Funds 2022 £
Costs of other trading activities	–	6,400	6,400

10. Expenditure on charitable activities by activity type

	Activities undertaken directly £	Support costs £	**Total funds 2023 £**	Total fund 2022 £
Relieving Poverty, Homelessness & Housing Issues	2,060,532	170,803	2,231,335	1,811,059
Governance costs	–	5,010	5,010	5,474
	2,060,532	175,813	2,236,345	1,816,533

11. Analysis of support costs

	Analysis of support costs £	**Total 2023 £**	Total 2022 £
Staff costs	159,545	159,545	192,784
Premises	6,586	6,586	9,074
Communications and IT	2,932	2,932	6,336
General office	1,740	1,740	2,828
Governance costs	5,010	5,010	5,474
	175,813	175,813	216,496

12. Net gains/losses on pension scheme

	Unrestricted Funds £	**Total Funds 2023 £**	Unrestricted Funds £	Total Funds 2022 £
Gains/(losses) on other investment assets	(11,640)	(11,640)	656	656

13. Net (expenditure)/income

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

	2023 £	2022 £
Depreciation of tangible fixed assets	17,281	15,072

14. Auditors remuneration

	2023	2022
	£	£
Fees payable for the audit of the financial statements	5,010	5,330

15. Staff costs

The total staff costs and employee benefits for the reporting period are analysed as follows:

	2023	2022
	£	£
Wages and salaries	1,408,240	1,296,294
Social security costs	137,920	120,697
Employer contributions to pension plans	67,834	47,502
Other employee benefits	1,713	59,678
	1,615,707	1,524,171

The average head count of employees during the year was 54 (2022: 43).

The number of employees whose remuneration for the year fell within the following bands, were:

	2023	2022
	No.	No.
£60,000 to £69,999	1	1

Key Management Personnel

Key management personnel include all persons that have authority and responsibility for planning, directing and controlling the activities of the charity. The total compensation paid to key management personnel for services provided to the charity was £199,066 (2022:£226,644).

16. Trustee remuneration and expenses

The Charity Trustees were not paid or received any other benefits from employment with the Charity in the year (2022: £Nil).

During the year, one Trustee was reimbursed £383 for travel expenses incurred. (2022: £Nil)

17. Tangible fixed assets

	Fixtures and fittings £	Equipment £	Total £
Cost			
At 1 April 2022	30,635	125,300	155,935
Additions	–	13,973	13,973
At 31 March 2023	30,635	139,273	169,908
Depreciation			
At 1 April 2022	27,570	100,203	127,773
Charge for the year	1,707	15,574	17,281
At 31 March 2023	29,277	115,777	145,054
Carrying amount			
At 31 March 2023	1,358	23,496	24,854
At 31 March 2022	3,065	25,097	28,162

18. Investments

	Listed investments £
Cost or valuation	
At 1 April 2022 and 31 March 2023	113
Impairment	
At 1 April 2022 and 31 March 2023	
Carrying amount	
At 31 March 2023	113
At 31 March 2022	113

All investments shown above are held at valuation.

Financial assets held at fair value

Listed investments are held at market value.

19. Debtors

	2023 £	2022 £
Trade debtors	72,290	39,204
Prepayments and accrued income	17,572	18,663
Other debtors	136,627	133,862
	226,489	191,729

20. Creditors: amounts falling due within one year

	2023	2022
	£	£
Trade creditors	45,989	22,076
Accruals and deferred income	56,647	24,434
Social security and other taxes	45,339	25,035
Defined benefit pension deficit	–	2,672
Other creditors	1,627	1,684
	149,602	75,901

21. Creditors: amounts falling due after more than one year

	2023	2022
	£	£
Other creditors	26,341	12,029

22. Deferred income

	2023	2022
	£	£
At 1 April 2022	–	300,000
Amount released to income	–	(300,000)
Amount deferred in year	8,200	–
At 31 March 2023	8,200	–

23. Pensions and other post retirement benefits

Defined contribution plans

The amount recognised in income or expenditure as an expense in relation to defined contribution plans was £67,834 (2022: £47,502).

24. Analysis of charitable funds

Unrestricted funds

	At 1 Apr 2022 £	Income £	Expenditure £	Transfers £	Gains and losses £	**At 31 Mar 2023** £
General Funds	620,771	306,141	(215,155)	(12,270)	(11,640)	687,847
Pension withdrawal designated Fund	415,000	–	(236,432)	41,432	–	220,000
Future accommodation designated fund	–	–	–	59,181	–	59,181
	1,035,771	306,141	(451,587)	88,343	(11,640)	967,028

	At 1 Apr 2021 £	Income £	Expenditure £	Transfers £	Gains and losses £	At 31 Mar 2022 £
General Funds	546,220	144,474	(80,861)	10,282	656	620,771
Pension withdrawal designated Fund	360,000	–	–	55,000	–	415,000
Future accommodation designated fund	–	–	–	–	–	–
	906,220	144,474	(80,861)	65,282	656	1,035,771

£220,000 has been designated to help enable the Charity fund a complete cessation from the NI Charities Pension Scheme, and cover any additional liabilities and professional costs associated with complete withdrawal. £59,181 has been designated to cover the costs of relocating Housing Rights offices in the future.

Restricted funds

	At 1 Apr 2022 £	Income £	Expenditure £	Transfers £	Gains and losses £	**At 31 Mar 2023** £
CHAP	147,280	104,286	(92,838)	(11,011)	–	147,717
Hani	37,468	45,758	(40,957)	(1,410)	–	40,859
Prisons	65,671	205,070	(191,665)	(12,759)	–	66,317
Beyond the Gate	14,461	83,838	(80,625)	(4,582)	–	13,092
HPCDS	27,511	10,463	(18,600)	(920)	–	18,454
Client Hardship Fund	823	–	(452)	2,000	–	2,371

24. Analysis of charitable funds *(continued)*

Oak Foundation	–	–	–	–	–	–
Legal Services	–	–	–	–	–	–
DfC Mediation	61,641	98,613	(60,798)	(10,021)	–	89,435
Landlord Helpline	35,125	50,253	(38,183)	(6,374)	–	40,821
BME	12,246	–	–	–	–	12,246
Nationwide Foundation	11,756	64,339	(35,984)	(6,469)	–	33,642
NIHE Mediation / YPHAMS	3,827	38,700	(19,937)	(19,631)	–	2,959
Community Justice Fund	900	–	–	–	–	900
National Emergency Trust	–	–	–	–	–	–
Nationwide Foundation - Wellbeing Support	–	–	–	–	–	–
National Lottery Awards for All	1,848	–	(1,848)	–	–	–
Dormant Accounts Fund NI / Digital	35,000	35,000	(125,492)	90,000	–	34,508
New Oak Foundation	37,693	300,000	(214,052)	(100,117)	–	23,524
DfC Digital	–	–	–	–	–	–
DfC Core	–	879,517	(873,960)	(5,557)	–	–
Legal Education Fund	–	14,014	(581)	(1,492)	–	11,941
	493,250	1,929,851	(1,795,972)	(88,343)	–	538,786

	At 1 Apr 2021 £	Income £	Expenditure £	Transfers £	Gains and losses £	At 31 Mar 2022 £
CHAP	146,454	104,101	(92,330)	(10,945)	–	147,280
Hani	31,471	50,069	(42,662)	(1,410)	–	37,468
Prisons	47,062	173,806	(148,326)	(6,871)	–	65,671
Beyond the Gate	10,913	83,454	(77,148)	(2,758)	–	14,461
HPCDS	35,995	–	(8,484)	–	–	27,511
Client Hardship Fund	1,073	–	(250)	–	–	823
Oak Foundation	78,218	–	(77,308)	(910)	–	–
Legal Services	3,369	–	–	(3,369)	–	–
DfC Mediation	36,830	98,613	(65,064)	(8,738)	–	61,641
Landlord Helpline	30,842	50,252	(39,982)	(5,987)	–	35,125
BME	12,246	–	–	–	–	12,246

24. Analysis of charitable funds *(continued)*

Nationwide Foundation	15,229	52,301	(49,787)	(5,987)	–	11,756
NIHE Mediation / YPHAMS	472	34,619	(26,952)	(4,312)	–	3,827
Community Justice Fund	900	–	–	–	–	900
National Emergency Trust	8,806	–	(4,056)	(4,750)	–	–
Nationwide Foundation - Wellbeing Support	2,000	–	(2,000)	–	–	–
National Lottery Awards for All	4,112	–	(2,264)	–	–	1,848
Dormant Accounts Fund NI / Digital	–	35,000	–	–	–	35,000
New Oak Foundation	–	300,000	(256,909)	(5,398)	–	37,693
DfC Digital	–	34,622	(34,314)	(308)	–	–
DfC Core	–	817,775	(814,236)	(3,539)	–	–
Legal Education Fund	–	–	–	–	–	–
	465,992	1,834,612	(1,742,072)	(65,282)	–	493,250

25. Analysis of net assets between funds

	Unrestricted Funds £	Restricted Funds £	**Total Funds 2023 £**
Tangible fixed assets	24,854	–	24,854
Investments	113	–	113
Current assets	1,049,079	607,711	1,656,790
Creditors less than 1 year	(80,677)	(68,925)	(149,602)
Creditors greater than 1 year	(26,341)	–	(26,341)
Net assets	967,028	538,786	1,505,814

	Unrestricted Funds £	Restricted Funds £	Total Funds 2022 £
Tangible fixed assets	28,162	–	28,162
Investments	113	–	113
Current assets	1,095,426	493,250	1,588,676
Creditors less than 1 year	(75,901)	–	(75,901)
Creditors greater than 1 year	(12,029)	–	(12,029)
Net assets	1,035,771	493,250	1,529,021

26. 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 measured at their settlement value.

27. Corporation tax

The Charity's activities fall within the exemptions afforded by the provisions of the Income and Corporation Taxes Act 1988. Accordingly, there is no taxation charge in these accounts.

28. Contingent liabilities

During the year, the charity received correspondence from their pension fund administrators to advise that changes had been made in the past to the benefits provided to members of the Scheme which may not have been executed as required by the Scheme's documentation. The pension fund trustees are seeking court direction, likely to be no earlier than 2023, on how to interpret the rules. If the court directs that some changes were made in a way not permitted by the Rules then consequently members' benefits would need to be increased, which would give rise to additional liabilities, of an estimated £140,000 and associated costs, including legal costs, of an estimated £12,000.

29. Analysis of changes in net debt

	At 1 Apr 2022	Cash flows	At 31 Mar 2023
	£	£	£
Cash at bank and in hand	1,396,947	33,354	1,430,301

30. Related parties

There were no related party transactions in the financial year ended 31 March 2023 (2022: None).

The following pages do not form part of the financial statements.

Housing Rights

Company Limited by Guarantee

Detailed Statement of Financial Activities

Year ended 31 March 2023

	2023 £	2022 £
Income and endowments		
Donations and legacies		
Donations	204,800	116
Charitable activities		
Department for Communities	1,028,383	1,001,262
Oak Foundation	300,000	300,000
Northern Ireland Housing Executive	333,575	366,988
Northern Ireland Prison Service	109,361	79,061
HPCDS (LSANI)	10,463	–
Legal Services	13,343	11,429
Other Income	360	3,422
Nationwide Foundation	64,339	52,301
Community Justice Fund	12,196	40,000
Dormant Accounts Fund NI	35,000	35,000
Henry Smith Charity	38,700	–
OCN Grant	1,725	–
LEF	14,014	–
	1,961,459	1,889,463
Other trading activities		
Fundraising and events	4,327	35,658
Sale of Publications	180	450
Membership Fees	7,400	9,380
Training and Events	38,345	35,455
Conference & Events income	16,953	7,964
	67,205	88,907
Investment income		
Income from listed investments	–	5
Deposit Account	2,528	595
	2,528	600
Total income	2,235,992	1,979,086

Housing Rights

Company Limited by Guarantee

Notes to the Detailed Statement of Financial Activities

Year ended 31 March 2023

	2023 £	2022 £
Costs of other trading activities		
Costs of other trading activities		
Fundraising Expenses	255	808
Conference Expenditure	5,609	519
Bank Charges	303	336
OCN Fees	4,338	4,537
User Training Expenses	709	200
	11,214	6,400
Costs of other trading activities	11,214	6,400

	2023 £	2022 £
Expenditure on charitable activities		
Relieving Poverty, Homelessness & Housing Issues		
Activities undertaken directly		
Wages/Salaries	1,271,746	1,124,988
Employer's NIC	122,272	105,182
Pension Costs	60,432	41,540
Redundancy Costs	1,713	59,678
Rent	65,227	74,367
Light & Heat	26,608	9,380
Repairs & Maintenance	1,589	327
Insurance	9,556	6,988
Travel Costs	10,593	3,447
Legal & Professional Fees	50,920	45,414
Telephone Costs	16,700	11,934
Other Office Costs	86,939	45,758
Depreciation	16,244	13,716
Pension interest	–	166
Pension scheme expenses	–	1,442
Client Support (Hardship Fund)	452	250
Recruitment Costs	28,638	4,960
User Forums	2,051	3,204
Hospitality & Advertising	2,845	220
Bad debt	2,145	–
Subscriptions/Memberships	9,178	4,930
Staff training	32,650	22,569
Hospitality	545	742
PR / Advertising	4,533	5,391
Temporary staff	–	13,444
Client Charitable Grants - expenditure	533	–
Pension scheme withdrawal	236,423	–
	2,060,532	1,600,037
Support costs		
Wages/salaries	136,494	171,306
Employer's NIC	15,648	15,515
Pension costs	7,402	5,962
Rent	4,163	7,367
Light & Heat	1,698	928
Repairs & Maintenance	115	38
Insurance	610	742
Telephone Costs	1,066	1,298
Other Office Costs	2,570	6,510
Depreciation	1,037	1,356
	170,803	211,022

	2023 £	2022 £
Governance costs		
Governance costs - audit fees	5,010	5,474
Expenditure on charitable activities	2,236,345	1,816,533
Net gains/losses on pension scheme		
Gains/(losses) on other investment assets	(11,640)	656
Net (expenditure)/income	(23,207)	156,809

Housing Rights

Northern Ireland - Charity number 105735

Annual report

COMPANY REGISTRATION NUMBER: NI021018
CHARITY REGISTRATION NUMBER: NIC105735

Housing Rights

Company Limited by Guarantee

Financial Statements

31 March 2023

Finegan Gibson Ltd
Chartered accountants & statutory auditor
Causeway Tower
9 James Street South
Belfast
BT2 8DN

Housing Rights

Company Limited by Guarantee

Financial Statements

Year ended 31 March 2023

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Housing Rights

Company Limited by Guarantee

Trustees' Annual Report (Incorporating the Director's Report)

Year ended 31 March 2023

The trustees, who are also the directors for the purposes of company law, present their report and the financial statements of the charity for the year ended 31 March 2023.

Reference and administrative details

Registered charity name	Housing Rights	
Charity registration number	NIC105735	
Company registration number	NI021018	
Principal office and registered office	1st Floor Skainos Centre 239-241 Newtownards Road Belfast BT4 1AF	
The trustees		
	G Walsh	
	N J Fullerton	
	C McDaid	
	M A McDonnell	(Resigned 31 March 2023)
	E Millen	
	U A O'Hare	
	C O'Neill	
	F Kelly	
	D McAnena	(Appointed 16 June 2022)
	J Wilson	(Appointed 4 April 2023)
	K Greene	
	P Brannigan	
	P Morgan	(Appointed 4 April 2023)
	P O'Callaghan	
	P Quigley	(Appointed 16 June 2022)
	R Crozier	
Company secretary	Janet Wray	(Resigned 31 March 2023)
	Catherine (Kate) McCauley	(Appointed 1 April 2023)
Key Management Personnel		
Director	Janet Wray	(Left 31st March 2023)
	Catherine (Kate) McCauley	(Appointed 1st February 2023)
Head of Services & Support	Peter McMahon	(Resigned 18th July 2023)
Head of Policy & Development	Catherine (Kate) McCauley	(Up to 31st January 2023)
	Natalie Whelan	(Appointed 3rd July 2023)
Auditor	Finegan Gibson Ltd Chartered accountants & statutory auditor Causeway Tower 9 James Street South Belfast BT2 8DN	
Bankers	Bank of Ireland 1 Donegall Square South Belfast BT1 5LR	

Solicitors	Cleaver Fulton Rankin 50 Bedford Street Belfast BT2 7FW

Structure, governance and management

Governing Document

Housing right is a company limited by guarantee governed by it's Memorandum and Articles of Association dated 1st July 2014. Housing Rights is a registered charity with HMRC and the Charity Commission for Northern Ireland. Housing Rights is a membership organisation with currently 125 members, each of whom agrees to contribute £1 in the event of the charity winding up.

Appointment of trustees

The Chair and the Trustees recruit and select new Trustees as needed. New Trustees are recruited in line with the Memorandum and Articles of Association having regard to their professional skills, and their potential to be able to make a helpful contribution to the governance of the charity. As part of the recruitment process they are made aware of a Trustees' legal obligations under charity and company law, the content of the Memorandum and Articles of Association, the committee and decision making processes, the business plan and recent financial performance of the charity.

Trustee induction and training

All newly appointed trustees undergo a half-day induction session which includes meeting with key management personnel to cover:- general organisational background information; Trustees and Board responsibilities; organisational projects; operations and policy; and business support.

Arrangements for setting pay and remuneration of key management personnel

The directors consider the board of directors, who are the charity's trustees, and the senior management team comprise the key management personnel of the charity in charge of directing and controlling, running and operating the charity on a day to day basis. All directors give of their time freely and no director received remuneration in the year.

The pay of the senior staff is reviewed annually and normally increased in accordance with Northern Ireland Civil Service Pay Awards. In view of the nature of the charity, the directors benchmark against pay levels in other similar size charities run on a voluntary basis. The remuneration bench-mark is the mid-point of the range paid for similar roles adjusted for a weighting of up to 30% for any additional

responsibilities.

Organisation structure and how charity makes decisions

The Board, as the governing body, can have up to 15 members. The Board normally meets bi-monthly and the Office Bearers, known as the Executive Committee meet the months between Board meetings to ensure that the Board has everything it needs to do its job effectively. The Executive Committee will generally review the major issues facing the organisation and make preliminary recommendations to the full Board at the next meeting on matters, for example, such as business planning; operational policies and practices; membership applications; human resources and remuneration of staff.

A Director/CEO is appointed by the trustees to manage the day-to-day operations of the charity. To facilitate effective operations, the Director/CEO has delegated authority, within terms of delegation approved by the Board, for operational matters including finance, employment and direct charitable activities.

The Board of Housing Rights has also established an Audit & Risk Committee (ARC), operational from May 2017, to support them in their responsibilities regarding issues of risk, control, governance, finance, audit and associated assurance. The ARC has delegated responsibility on behalf of the Board for ensuring that there is a framework for accountability; for examining and reviewing all systems and methods of control both financial and otherwise including risk analysis and risk management; and for ensuring the charity is complying with all aspects of the law, relevant regulations and good practice.

Relationships with related parties

None of our trustees receive remuneration or other benefit from their work with the charity.

Risk management

The trustees have a risk management strategy which comprises:

- an annual review of the principal risks and uncertainties that the charity faces;
- the establishment of policies, systems and procedures to mitigate those risks identified in the annual review; and
- the implementation of procedures designed to minimise or manage any potential impact on the charity should those risks materialise.

Oversight of risk and audit are devolved to an Audit and Risk Committee who meet at least quarterly

Key Risk

There is an external risk with the Northern Ireland Charities Pension Scheme (now closed) impacting on the financial liability of Housing Rights to its pension commitments for that Scheme. The Board continue to proactively review and explore all options to assess and manage this risk effectively.

Objectives and activities

The charity's objectives are to promote the following purposes for the public benefit:

- The relief of poverty and the relief of those in need by reason of youth, age, ill health, disability, financial hardship or other disadvantage; and in particular to assist those persons with necessitous circumstances in relation to housing matters; and

- Such other exclusively charitable purpose according to the Law of Northern Ireland as the Directors may from time to time decide.

Housing Rights believes that prevention of homelessness is the best cure. In Northern Ireland we work tirelessly to help more people to live in secure and affordable homes which will improve lives and promote well-being. The main strategic priorities of our work currently include:

1) Preventing and alleviating homelessness;
2) Improving the housing circumstances of people who are in need;
3) Expanding the reach of our services by enhancing our digital offering;
4) Working collaboratively and developing effective partnerships with other agencies to provide the best outcomes for clients;
5) Diversifying our funding base and demonstrating value for money;
6) Promoting good practice;
7) Securing positive change where existing laws/policy are negatively impacting on those living in poor or inadequate housing circumstances; and
8) Effectively demonstrating the impact of our work.

In shaping our priorities and objectives for the year and planning our activities, the trustees have considered the Charity Commission's guidance on public benefit.

The strategies employed to achieve the charity's aims and objectives are through the provision of services. The following describes the main services operational during the reporting year:

- A Housing Advice line for members of the public and staff/volunteers working in frontline agencies

- A public information website (www.housingadviceni.org)

- Advocacy and legal representation work

- A Housing Possession Court Duty Scheme (Emergency help at court)

- Training on housing, homelessness and related issues

- Providing information resources on housing law and practice in Northern Ireland

- Client based policy comment

- A Community Housing Advice Partnership with generalist advice agencies throughout NI

- A specialist housing advice service within the prisons in NI

- A service (Beyond the Gate) for the most vulnerable prisoners immediately after release in Northern Ireland to help prevent them from becoming homeless and to help them to sustain

accommodation and access key support services

- Provision of a helpline on behalf of the Department for Communities to help landlords comply with their legal requirements and promote good practice in the Private Rented Sector.

- A Housing mediation service on behalf of the Department for Communities to help resolve housing disputes in the private rented sector as an alternative to Court.

- A new and unique specialist housing advocacy and mediation service developed for and delivered to young people in NI to help prevent homelessness and sustain accommodation;

- A Renters' Voice project to support private tenants to build a collective voice and influence change in the Private Rented Sector.

Achievements and performance

Significant achievements in the year included:

1. Dealing with 13,517 contacts for advice on housing and homelessness issues across N.I. including an increase in digital advice provision of 27% to 4,742 contacts;

2. Preventing 1,398 households from becoming homeless;

3. Delivering the cornerstone of Housing Rights digital strategy with launch of Housing Rights brand new website that went live on 30th March 2023: www.housingrights.org.uk;

4. Over 870,000 pages viewed by visitors to our public information website;

5. Providing advice to 1,764 landlords /letting agent contacts operating in the private sector to help promote statutory compliance and good practice;

6. Delivery of the first housing mediation service in NI to help resolve disputes in the private rented sector and dealing with 336 referrals during the year;

7. Development and delivery of a unique specialist housing advocacy and mediation service to 350 young people during the year to help prevent homelessness;

8. Our training service has continued to meet customer need by delivering relevant and new courses in line with policy and legislative changes. We delivered training in person and re-motely resulting in increased uptake with 1,066 participants attending during the year.

9. Influencing 15 recommendations and changes to housing policy/legislation including posi-tive amendments to regulations introduced under the Private Tenancies Act 2022 such as simplification of language throughout the accompanying Tenancy Information document to ensure it is clear and accessible. Further changes influenced included changes to Support for Mortgage Interest rules to make this support for homeowners available after 3 months rather than 9 months. In addition, the Welfare Mitigations Review Independent Advisory Panel recommended the introduction of an independent Financial Inclusion Service to pro-vide bespoke advice to people impacted by local housing allowance cuts and include access to a grant scheme.

10. Renters' Voice, supported by Housing Rights continued to be an influential consultee of pol-iticians/officials when considering policy/legislative change in the private rented sector. This included influencing the renaming of the Tenancy Information Regulations 2023 and ac-companying document, as well as raising awareness of the impact of the cost-of-living crisis on private renters through their survey and subsequent media work and conference presen-tations.

The Annual Review document, known as our Impact Report, for the period 2022-2023 will be available at our Annual General Meeting which will be held prior to 31st March 2024.

Financial review

Housing Rights is grant aided by the Department for Communities. The organisation also receives money from other government departments and statutory organisations. Additional income is generated from sale of services, charitable fundraising and other donations.

Housing Rights continues to meet the objects set by the funders. The organisation reports to funders directly on its work in tailored annual reports and also through a published Annual Review (Impact Report).

The movement in reserves and transfers between reserves for the year are shown in the Statement of Financial Activities on page 16. The balance of unrestricted reserves was £967,028 and the balance of restricted reserves was £538,786 at 31st March 2023.

Investment powers and policy

The trustees, having regard to the liquidity requirements of the charity, have kept available funds in an interest bearing deposit account and seek to achieve a rate on deposit which matches or exceeds inflation measured by the retail prices index.

Reserves policy and going concern

Reserves are needed to bridge the timing gap between spending and receiving of income and to cover unplanned events or temporary shortfalls in income should they arise. Holding adequate reserves safeguards the provision of our services in the event of unexpected significant financial pressures. The trustees consider that the ideal level of reserves would be at least three months expenditure which for the year ended 31 March 2023 for core funding would be £239,546. In addition an amount of £297,142 would be required to meet statutory redundancy payments in the event they would be required and provision of £60,000 for unforeseen liabilities. Therefore, overall the target for unrestricted free reserves is £596,688 of unrestricted reserves. This policy is reviewed by the Audit and Risk Committee annually.

Unrestricted reserves freely available to spend, therefore excluding fixed assets, restricted reserves and designated reserves amounted to £662,880 which is abpve the target level.

Plans for future periods

Our current Strategic Plan covers the period from April 2018 - March 2023 and a new Plan is currently being developed. Housing Rights aims, subject to satisfactory funding arrangements, to sustain current services. The organisation also plans to develop new initiatives to meet the growing demand for assistance from people who are homeless or in housing need in Northern Ireland.

The organisation continues to recognise that the voluntary/community sector is in a period of financial uncertainty with significant public expenditure savings being made within the NI Executive budget.

Housing Rights intends to build on its effective relationship with funding bodies and to continue to demonstrate that it provides an efficient and effective value for money service. We will continue to evidence the high level of need for our work and to promote the positive outcome and impact of our services for people in housing need in Northern Ireland.

Trustees' responsibilities statement

The trustees, who are also directors for the purposes of company law, are responsible for preparing the trustees' report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

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

In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the applicable Charities SORP;
- make judgments and accounting estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

The trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the charity's transactions and disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Auditor

Each of the persons who is a trustee at the date of approval of this report confirms that:

- so far as they are aware, there is no relevant audit information of which the charity's auditor is unaware; and
- they have taken all steps that they ought to have taken as a trustee to make themselves aware of any relevant audit information and to establish that the charity's auditor is aware of that information.

Small company provisions

This report has been prepared in accordance with the provisions applicable to companies entitled to the small companies exemption.

The trustees' annual report was approved on 19 September 2023 and signed on behalf of the board of trustees by:



R Crozier
Trustee

Housing Rights

Company Limited by Guarantee

Independent Auditor's Report to the Members of Housing Rights

Year ended 31 March 2023

Opinion

We have audited the financial statements of Housing Rights (the 'charity') for the year ended 31 March 2023 which comprise the statement of financial activities (including income and expenditure account), statement of financial position, statement of cash flows and the related notes, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 March 2023 and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice;
- 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 auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the charity 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 the provisions available for small entities, in the circumstances set out below, 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.

In common with many other businesses of our size and nature we use our size and nature, we use our auditors to prepare and submit returns to the tax authorities and assist with the preparation of the financial statements.

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 charity's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

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

Other information

The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2006

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

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

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the charity and its environment obtained in the course of the audit, we have not identified material misstatements in the trustees' report.

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

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of trustees' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the trustees were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemptions in preparing the directors' report and from the requirement to prepare a strategic report.

Responsibilities of trustees

As explained more fully in the trustees' responsibilities statement, the trustees (who are also the directors 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 charity'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 charity or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

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

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

In identifying and assessing risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, we considered the following:

- the nature of the industry and sector, control environment and business performance including the design of the remuneration policies, key drivers for directors' remuneration, bonus levels and performance targets;
- results of our enquiries of management about their own identification and assessment of the risks of irregularities;
- any matters we identified having obtained and reviewed documentation of their policies and procedures relating to:
    - identifying, evaluating and complying with laws and regulations and whether management were aware of any instances of non-compliance;
    - detecting and responding to the risks of fraud and whether management have knowledge of any actual, suspected or alleged fraud;
    - the internal controls established to mitigate risks of fraud or non-compliance with laws and regulations.
- the matters discussed among the audit engagement team including significant component audit teams and relevant internal specialists, including tax and valuations specialists regarding how and where fraud might occur in the financial statements and any potential indicators of fraud.

As a result of these procedures, we considered the opportunities and incentives that may exist within the organisation for fraud and identified the greatest potential for fraud. In common with all audits under ISAs (UK), we are also required to perform specific procedures to respond to the risk of management override.

We also obtained an understanding of the legal and regulatory frameworks in operation, focusing on provisions of those laws and regulations that had a direct effect on the determination of material amounts and disclosures in the financial statements. The key laws and regulations we considered in this context included ongoing compliance with the UK Companies Act and tax legislation.

In addition, we considered provisions of other laws and regulations that do not have a direct effect on the financial statements but compliance with which may be fundamental for their ability to operate or to avoid a material penalty.

As part of an audit in accordance with ISAs (UK), we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the internal control.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the trustees.

- Conclude on the appropriateness of the trustees' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the charity's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the charity to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Use of our report

This report is made solely to the charity'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 charity's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity and the charity's members as a body, for our audit work, for this report, or for the opinions we have formed.



Paul Dolan (Senior Statutory Auditor)

For and on behalf of
Finegan Gibson Ltd
Chartered accountants & statutory auditor
Causeway Tower
9 James Street South
Belfast
BT2 8DN

19 September 2023

Housing Rights

Company Limited by Guarantee

Statement of Financial Activities (including income and expenditure account)

Year ended 31 March 2023

	Note	2023 Unrestricted funds £	2023 Restricted funds £	2023 Total funds £	2022 Total funds £
Income and endowments					
Donations and legacies	5	204,800	–	204,800	116
Charitable activities	6	31,608	1,929,851	1,961,459	1,889,463
Other trading activities	7	67,205	–	67,205	88,907
Investment income	8	2,528	–	2,528	600
Total income		306,141	1,929,851	2,235,992	1,979,086
Expenditure					
Expenditure on raising funds:					
Costs of other trading activities	9	(10,250)	(964)	(11,214)	(6,400)
Expenditure on charitable activities	10	(441,337)	(1,795,008)	(2,236,345)	(1,816,533)
Total expenditure		(451,587)	(1,795,972)	(2,247,559)	(1,822,933)
Net gains/losses on pension scheme	12	(11,640)	–	(11,640)	656
Net (expenditure)/income		(157,086)	133,879	(23,207)	156,809
Transfers between funds		88,343	(88,343)	–	–
Net movement in funds		(68,743)	45,536	(23,207)	156,809
Reconciliation of funds					
Total funds brought forward		1,035,771	493,250	1,529,021	1,372,212
Total funds carried forward		967,028	538,786	1,505,814	1,529,021

The statement of financial activities includes all gains and losses recognised in the year.
All income and expenditure derive from continuing activities.

The notes on pages 19 to 33 form part of these financial statements.

Housing Rights

Company Limited by Guarantee

Statement of Financial Position

31 March 2023

	Note	2023 £	2022 £
Fixed assets			
Tangible fixed assets	17	24,854	28,162
Investments	18	113	113
		24,967	28,275
Current assets			
Debtors	19	226,489	191,729
Cash at bank and in hand		1,430,301	1,396,947
		1,656,790	1,588,676
Creditors: amounts falling due within one year	20	(149,602)	(75,901)
Net current assets		1,507,188	1,512,775
Total assets less current liabilities		1,532,155	1,541,050
Creditors: amounts falling due after more than one year	21	(26,341)	(12,029)
Net assets		1,505,814	1,529,021
Funds of the charity			
Restricted funds		538,786	493,250
Unrestricted funds		967,028	1,035,771
Total charity funds	24	1,505,814	1,529,021

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime.

These financial statements were approved by the board of trustees and authorised for issue on 19 September 2023, and are signed on behalf of the board by:

R Crozier
Trustee

The notes on pages 19 to 33 form part of these financial statements.

Housing Rights

Company Limited by Guarantee

Statement of Cash Flows

Year ended 31 March 2023

	2023 £	2022 £
Cash flows from operating activities		
Net (expenditure)/income	(23,207)	156,809
Adjustments for:		
Depreciation of tangible fixed assets	17,281	15,072
Net gains/losses on pension scheme	11,640	(656)
Dividends, interest and rents from investments	–	(5)
Other interest receivable and similar income	(2,528)	(595)
Interest payable and similar charges	–	1,608
Accrued expenses/(income)	24,013	(17,391)
Changes in:		
Trade and other debtors	(34,760)	(35,330)
Trade and other creditors	64,000	(300,541)
Cash generated from operations	56,439	(181,029)
Interest paid	–	(1,608)
Interest received	2,528	595
Net cash from/(used in) operating activities	58,967	(182,042)
Cash flows from investing activities		
Dividends, interest and rents from investments	–	5
Purchase of tangible assets	(13,973)	(11,104)
Proceeds from sale of other investments	(11,640)	656
Net cash used in investing activities	(25,613)	(10,443)
Net increase/(decrease) in cash and cash equivalents	33,354	(192,485)
Cash and cash equivalents at beginning of year	1,396,947	1,589,432
Cash and cash equivalents at end of year	1,430,301	1,396,947

The notes on pages 19 to 33 form part of these financial statements.

1. General information

The charity is a public benefit entity and a private company limited by guarantee, registered in Northern Ireland and a registered charity in Northern Ireland. The address of the registered office is 1st Floor, Skainos Centre, 239-241 Newtownards Road, Belfast, BT4 1AF.

2. Statement of compliance

These financial statements have been prepared in compliance with FRS 102, 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland', the 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) (Charities SORP (FRS 102)) and the Companies Act 2006.

3. Accounting policies

Basis of preparation

The financial statements have been prepared on the historical cost basis, as modified by the revaluation of certain financial assets and liabilities and investment properties measured at fair value through income or expenditure.

The financial statements are prepared in sterling, which is the functional currency of the entity.

Going concern

There are no material uncertainties about the charity's ability to continue.

Disclosure exemptions

The entity satisfies the criteria of being a qualifying entity as defined in FRS 102. As such, advantage has been taken of the following disclosure exemptions available under paragraph 1.12 of FRS 102:

(a) No cash flow statement has been presented for the company.
(b) Disclosures in respect of financial instruments have not been presented.

Judgements and key sources of estimation uncertainty

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported. These estimates and judgements are continually reviewed and are based on experience and other factors, including expectations of future events that are believed to be reasonnable under the circumstances.

3. Accounting policies *(continued)*

Fund accounting

Unrestricted funds are available for use at the discretion of the trustees to further any of the charity's purposes.

Designated funds are unrestricted funds earmarked by the trustees for particular future project or commitment.

Restricted funds are subjected to restrictions on their expenditure declared by the donor or through the terms of an appeal, and fall into one of two sub-classes: restricted income funds or endowment funds.

Incoming resources

All incoming resources are included in the statement of financial activities when entitlement has passed to the charity; it is probable that the economic benefits associated with the transaction will flow to the charity and the amount can be reliably measured. The following specific policies are applied to particular categories of income:

- income from donations or grants is recognised when there is evidence of entitlement to the gift, receipt is probable and its amount can be measured reliably.
- legacy income is recognised when receipt is probable and entitlement is established.
- income from donated goods is measured at the fair value of the goods unless this is impractical to measure reliably, in which case the value is derived from the cost to the donor or the estimated resale value. Donated facilities and services are recognised in the accounts when received if the value can be reliably measured. No amounts are included for the contribution of general volunteers.
- income from contracts for the supply of services is recognised with the delivery of the contracted service. This is classified as unrestricted funds unless there is a contractual requirement for it to be spent on a particular purpose and returned if unspent, in which case it may be regarded as restricted.

3. **Accounting policies** *(continued)*

Resources expended

Expenditure is recognised on an accruals basis as a liability is incurred. Expenditure includes any VAT which cannot be fully recovered, and is classified under headings of the statement of financial activities to which it relates:

- expenditure on raising funds includes the costs of all fundraising activities, events, non-charitable trading activities, and the sale of donated goods.
- expenditure on charitable activities includes all costs incurred by a charity in undertaking activities that further its charitable aims for the benefit of its beneficiaries, including those support costs and costs relating to the governance of the charity apportioned to charitable activities.
- other expenditure includes all expenditure that is neither related to raising funds for the charity nor part of its expenditure on charitable activities.

All costs are allocated to expenditure categories reflecting the use of the resource. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs are apportioned between the activities they contribute to on a reasonable, justifiable and consistent basis.

Tangible assets

Tangible assets are initially recorded at cost, and subsequently stated at cost less any accumulated depreciation and impairment losses. Any tangible assets carried at revalued amounts are recorded at the fair value at the date of revaluation less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

An increase in the carrying amount of an asset as a result of a revaluation, is recognised in other recognised gains and losses, unless it reverses a charge for impairment that has previously been recognised as expenditure within the statement of financial activities. A decrease in the carrying amount of an asset as a result of revaluation, is recognised in other recognised gains and losses, except to which it offsets any previous revaluation gain, in which case the loss is shown within other recognised gains and losses on the statement of financial activities.

Depreciation

Depreciation is calculated so as to write off the cost or valuation of an asset, less its residual value, over the useful economic life of that asset as follows:

Fixtures and fittings	-	20% straight line
Equipment	-	33% straight line

Investments

Unlisted equity investments are initially recorded at cost, and subsequently measured at fair value. If fair value cannot be reliably measured, assets are measured at cost less impairment.

Listed investments are measured at fair value with changes in fair value being recognised in income or expenditure.

3. **Accounting policies** *(continued)*

Investments in associates

Investments in associates accounted for in accordance with the cost model are recorded at cost less any accumulated impairment losses.

Investments in associates accounted for in accordance with the fair value model are initially recorded at the transaction price. At each reporting date, the investments are measured at fair value, with changes in fair value taken through income or expenditure. Where it is impracticable to measure fair value reliably without undue cost or effort, the cost model will be adopted.

Dividends and other distributions received from the investment are recognised as income without regard to whether the distributions are from accumulated profits of the associate arising before or after the date of acquisition.

Investments in joint ventures

Investments in jointly controlled entities accounted for in accordance with the cost model are recorded at cost less any accumulated impairment losses.

Investments in jointly controlled entities accounted for in accordance with the fair value model are initially recorded at the transaction price. At each reporting date, the investments are measured at fair value, with changes in fair value taken through income or expenditure. Where it is impracticable to measure fair value reliably without undue cost or effort, the cost model will be adopted.

Dividends and other distributions received from the investment are recognised as income without regard to whether the distributions are from accumulated profits of the joint venture arising before or after the date of acquisition.

Impairment of fixed assets

A review for indicators of impairment is carried out at each reporting date, with the recoverable amount being estimated where such indicators exist. Where the carrying value exceeds the recoverable amount, the asset is impaired accordingly. Prior impairments are also reviewed for possible reversal at each reporting date.

For the purposes of impairment testing, when it is not possible to estimate the recoverable amount of an individual asset, an estimate is made of the recoverable amount of the cash-generating unit to which the asset belongs. The cash-generating unit is the smallest identifiable group of assets that includes the asset and generates cash inflows that largely independent of the cash inflows from other assets or groups of assets.

For impairment testing of goodwill, the goodwill acquired in a business combination is, from the acquisition date, allocated to each of the cash-generating units that are expected to benefit from the synergies of the combination, irrespective of whether other assets or liabilities of the charity are assigned to those units.

3. **Accounting policies** *(continued)*

Financial instruments

A financial asset or a financial liability is recognised only when the charity becomes a party to the contractual provisions of the instrument.

Basic financial instruments are initially recognised at the amount receivable or payable including any related transaction costs.

Current assets and current liabilities are subsequently measured at the cash or other consideration expected to be paid or received and not discounted.

Debt instruments are subsequently measured at amortised cost.

Where investments in shares are publicly traded or their fair value can otherwise be measured reliably, the investment is subsequently measured at fair value with changes in fair value recognised in income and expenditure. All other such investments are subsequently measured at cost less impairment.

Other financial instruments, including derivatives, are initially recognised at fair value, unless payment for an asset is deferred beyond normal business terms or financed at a rate of interest that is not a market rate, in which case the asset is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Other financial instruments are subsequently measured at fair value, with any changes recognised in the statement of financial activities, with the exception of hedging instruments in a designated hedging relationship.

Financial assets that are measured at cost or amortised cost are reviewed for objective evidence of impairment at the end of each reporting date. If there is objective evidence of impairment, an impairment loss is recognised under the appropriate heading in the statement of financial activities in which the initial gain was recognised.

For all equity instruments regardless of significance, and other financial assets that are individually significant, these are assessed individually for impairment. Other financial assets are either assessed individually or grouped on the basis of similar credit risk characteristics.

Any reversals of impairment are recognised immediately, to the extent that the reversal does not result in a carrying amount of the financial asset that exceeds what the carrying amount would have been had the impairment not previously been recognised.

Defined contribution plans

Contributions to defined contribution plans are recognised as an expense in the period in which the related service is provided. Prepaid contributions are recognised as an asset to the extent that the prepayment will lead to a reduction in future payments or a cash refund.

3. **Accounting policies** *(continued)*

Defined contribution plans *(continued)*

When contributions are not expected to be settled wholly within 12 months of the end of the reporting date in which the employees render the related service, the liability is measured on a discounted present value basis. The unwinding of the discount is recognised as an expense in the period in which it arises.

4. **Limited by guarantee**

Each of the members of the company has guaranteed to contribute to the assets of the company in the event of the same being wound up to the extent of £1.

5. **Donations and legacies**

	Unrestricted Funds £	**Total Funds 2023 £**	Unrestricted Funds £	Total Funds 2022 £
Donations				
Donations	204,800	204,800	116	116

6. **Charitable activities**

	Unrestricted Funds £	Restricted Funds £	**Total Funds 2023 £**
Department for Communities	–	1,028,383	1,028,383
Oak Foundation	–	300,000	300,000
Northern Ireland Housing Executive	3,984	329,591	333,575
Northern Ireland Prison Service	–	109,361	109,361
HPCDS (LSANI)	–	10,463	10,463
Legal Services	13,343	–	13,343
Other Income	360	–	360
Nationwide Foundation	–	64,339	64,339
Community Justice Fund	12,196	–	12,196
Dormant Accounts Fund NI	–	35,000	35,000
Henry Smith Charity	–	38,700	38,700
OCN Grant	1,725	–	1,725
LEF	–	14,014	14,014
	31,608	1,929,851	1,961,459

6. Charitable activities *(continued)*

	Unrestricted Funds £	Restricted Funds £	Total Funds 2022 £
Department for Communities	–	1,001,262	1,001,262
Oak Foundation	–	300,000	300,000
Northern Ireland Housing Executive	–	366,988	366,988
Northern Ireland Prison Service	–	79,061	79,061
HPCDS (LSANI)	–	–	–
Legal Services	11,429	–	11,429
Other Income	3,422	–	3,422
Nationwide Foundation	–	52,301	52,301
Community Justice Fund	40,000	–	40,000
Dormant Accounts Fund NI	–	35,000	35,000
Henry Smith Charity	–	–	–
OCN Grant	–	–	–
LEF	–	–	–
	54,851	1,834,612	1,889,463

7. Other trading activities

	Unrestricted Funds £	**Total Funds 2023 £**	Unrestricted Funds £	Total Funds 2022 £
Fundraising and events	4,327	4,327	35,658	35,658
Sale of Publications	180	180	450	450
Membership Fees	7,400	7,400	9,380	9,380
Training and Events	38,345	38,345	35,455	35,455
Conference & Events income	16,953	16,953	7,964	7,964
	67,205	67,205	88,907	88,907

8. Investment income

	Unrestricted Funds £	**Total Funds 2023 £**	Unrestricted Funds £	Total Funds 2022 £
Income from listed investments	–	–	5	5
Deposit Account	2,528	2,528	595	595
	2,528	2,528	600	600

9. Costs of other trading activities

	Unrestricted Funds £	Restricted Funds £	**Total Funds 2023 £**
Costs of other trading activities	10,250	964	11,214

9. Costs of other trading activities *(continued)*

	Unrestricted Funds £	Restricted Funds £	Total Funds 2022 £
Costs of other trading activities	–	6,400	6,400

10. Expenditure on charitable activities by activity type

	Activities undertaken directly £	Support costs £	**Total funds 2023 £**	Total fund 2022 £
Relieving Poverty, Homelessness & Housing Issues	2,060,532	170,803	2,231,335	1,811,059
Governance costs	–	5,010	5,010	5,474
	2,060,532	175,813	2,236,345	1,816,533

11. Analysis of support costs

	Analysis of support costs £	**Total 2023 £**	Total 2022 £
Staff costs	159,545	159,545	192,784
Premises	6,586	6,586	9,074
Communications and IT	2,932	2,932	6,336
General office	1,740	1,740	2,828
Governance costs	5,010	5,010	5,474
	175,813	175,813	216,496

12. Net gains/losses on pension scheme

	Unrestricted Funds £	**Total Funds 2023 £**	Unrestricted Funds £	Total Funds 2022 £
Gains/(losses) on other investment assets	(11,640)	(11,640)	656	656

13. Net (expenditure)/income

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

	2023 £	2022 £
Depreciation of tangible fixed assets	17,281	15,072

14. Auditors remuneration

	2023	2022
	£	£
Fees payable for the audit of the financial statements	5,010	5,330

15. Staff costs

The total staff costs and employee benefits for the reporting period are analysed as follows:

	2023	2022
	£	£
Wages and salaries	1,408,240	1,296,294
Social security costs	137,920	120,697
Employer contributions to pension plans	67,834	47,502
Other employee benefits	1,713	59,678
	1,615,707	1,524,171

The average head count of employees during the year was 54 (2022: 43).

The number of employees whose remuneration for the year fell within the following bands, were:

	2023	2022
	No.	No.
£60,000 to £69,999	1	1

Key Management Personnel

Key management personnel include all persons that have authority and responsibility for planning, directing and controlling the activities of the charity. The total compensation paid to key management personnel for services provided to the charity was £199,066 (2022:£226,644).

16. Trustee remuneration and expenses

The Charity Trustees were not paid or received any other benefits from employment with the Charity in the year (2022: £Nil).

During the year, one Trustee was reimbursed £383 for travel expenses incurred. (2022: £Nil)

17. Tangible fixed assets

	Fixtures and fittings £	Equipment £	Total £
Cost			
At 1 April 2022	30,635	125,300	155,935
Additions	–	13,973	13,973
At 31 March 2023	30,635	139,273	169,908
Depreciation			
At 1 April 2022	27,570	100,203	127,773
Charge for the year	1,707	15,574	17,281
At 31 March 2023	29,277	115,777	145,054
Carrying amount			
At 31 March 2023	1,358	23,496	24,854
At 31 March 2022	3,065	25,097	28,162

18. Investments

	Listed investments £
Cost or valuation	
At 1 April 2022 and 31 March 2023	113
Impairment	
At 1 April 2022 and 31 March 2023	
Carrying amount	
At 31 March 2023	113
At 31 March 2022	113

All investments shown above are held at valuation.

Financial assets held at fair value

Listed investments are held at market value.

19. Debtors

	2023 £	2022 £
Trade debtors	72,290	39,204
Prepayments and accrued income	17,572	18,663
Other debtors	136,627	133,862
	226,489	191,729

20. Creditors: amounts falling due within one year

	2023	2022
	£	£
Trade creditors	45,989	22,076
Accruals and deferred income	56,647	24,434
Social security and other taxes	45,339	25,035
Defined benefit pension deficit	–	2,672
Other creditors	1,627	1,684
	149,602	75,901

21. Creditors: amounts falling due after more than one year

	2023	2022
	£	£
Other creditors	26,341	12,029

22. Deferred income

	2023	2022
	£	£
At 1 April 2022	–	300,000
Amount released to income	–	(300,000)
Amount deferred in year	8,200	–
At 31 March 2023	8,200	–

23. Pensions and other post retirement benefits

Defined contribution plans

The amount recognised in income or expenditure as an expense in relation to defined contribution plans was £67,834 (2022: £47,502).

24. Analysis of charitable funds

Unrestricted funds

	At 1 Apr 2022 £	Income £	Expenditure £	Transfers £	Gains and losses £	**At 31 Mar 2023** £
General Funds	620,771	306,141	(215,155)	(12,270)	(11,640)	687,847
Pension withdrawal designated Fund	415,000	–	(236,432)	41,432	–	220,000
Future accommodation designated fund	–	–	–	59,181	–	59,181
	1,035,771	306,141	(451,587)	88,343	(11,640)	967,028

	At 1 Apr 2021 £	Income £	Expenditure £	Transfers £	Gains and losses £	At 31 Mar 2022 £
General Funds	546,220	144,474	(80,861)	10,282	656	620,771
Pension withdrawal designated Fund	360,000	–	–	55,000	–	415,000
Future accommodation designated fund	–	–	–	–	–	–
	906,220	144,474	(80,861)	65,282	656	1,035,771

£220,000 has been designated to help enable the Charity fund a complete cessation from the NI Charities Pension Scheme, and cover any additional liabilities and professional costs associated with complete withdrawal. £59,181 has been designated to cover the costs of relocating Housing Rights offices in the future.

Restricted funds

	At 1 Apr 2022 £	Income £	Expenditure £	Transfers £	Gains and losses £	**At 31 Mar 2023** £
CHAP	147,280	104,286	(92,838)	(11,011)	–	147,717
Hani	37,468	45,758	(40,957)	(1,410)	–	40,859
Prisons	65,671	205,070	(191,665)	(12,759)	–	66,317
Beyond the Gate	14,461	83,838	(80,625)	(4,582)	–	13,092
HPCDS	27,511	10,463	(18,600)	(920)	–	18,454
Client Hardship Fund	823	–	(452)	2,000	–	2,371

24. Analysis of charitable funds *(continued)*

Oak Foundation	–	–	–	–	–	–
Legal Services	–	–	–	–	–	–
DfC Mediation	61,641	98,613	(60,798)	(10,021)	–	89,435
Landlord Helpline	35,125	50,253	(38,183)	(6,374)	–	40,821
BME	12,246	–	–	–	–	12,246
Nationwide Foundation	11,756	64,339	(35,984)	(6,469)	–	33,642
NIHE Mediation / YPHAMS	3,827	38,700	(19,937)	(19,631)	–	2,959
Community Justice Fund	900	–	–	–	–	900
National Emergency Trust	–	–	–	–	–	–
Nationwide Foundation - Wellbeing Support	–	–	–	–	–	–
National Lottery Awards for All	1,848	–	(1,848)	–	–	–
Dormant Accounts Fund NI / Digital	35,000	35,000	(125,492)	90,000	–	34,508
New Oak Foundation	37,693	300,000	(214,052)	(100,117)	–	23,524
DfC Digital	–	–	–	–	–	–
DfC Core	–	879,517	(873,960)	(5,557)	–	–
Legal Education Fund	–	14,014	(581)	(1,492)	–	11,941
	493,250	1,929,851	(1,795,972)	(88,343)	–	538,786

	At 1 Apr 2021 £	Income £	Expenditure £	Transfers £	Gains and losses £	At 31 Mar 2022 £
CHAP	146,454	104,101	(92,330)	(10,945)	–	147,280
Hani	31,471	50,069	(42,662)	(1,410)	–	37,468
Prisons	47,062	173,806	(148,326)	(6,871)	–	65,671
Beyond the Gate	10,913	83,454	(77,148)	(2,758)	–	14,461
HPCDS	35,995	–	(8,484)	–	–	27,511
Client Hardship Fund	1,073	–	(250)	–	–	823
Oak Foundation	78,218	–	(77,308)	(910)	–	–
Legal Services	3,369	–	–	(3,369)	–	–
DfC Mediation	36,830	98,613	(65,064)	(8,738)	–	61,641
Landlord Helpline	30,842	50,252	(39,982)	(5,987)	–	35,125
BME	12,246	–	–	–	–	12,246

24. Analysis of charitable funds *(continued)*

Nationwide Foundation	15,229	52,301	(49,787)	(5,987)	–	11,756
NIHE Mediation / YPHAMS	472	34,619	(26,952)	(4,312)	–	3,827
Community Justice Fund	900	–	–	–	–	900
National Emergency Trust	8,806	–	(4,056)	(4,750)	–	–
Nationwide Foundation - Wellbeing Support	2,000	–	(2,000)	–	–	–
National Lottery Awards for All	4,112	–	(2,264)	–	–	1,848
Dormant Accounts Fund NI / Digital	–	35,000	–	–	–	35,000
New Oak Foundation	–	300,000	(256,909)	(5,398)	–	37,693
DfC Digital	–	34,622	(34,314)	(308)	–	–
DfC Core	–	817,775	(814,236)	(3,539)	–	–
Legal Education Fund	–	–	–	–	–	–
	465,992	1,834,612	(1,742,072)	(65,282)	–	493,250

25. Analysis of net assets between funds

	Unrestricted Funds £	Restricted Funds £	**Total Funds 2023 £**
Tangible fixed assets	24,854	–	24,854
Investments	113	–	113
Current assets	1,049,079	607,711	1,656,790
Creditors less than 1 year	(80,677)	(68,925)	(149,602)
Creditors greater than 1 year	(26,341)	–	(26,341)
Net assets	967,028	538,786	1,505,814

	Unrestricted Funds £	Restricted Funds £	Total Funds 2022 £
Tangible fixed assets	28,162	–	28,162
Investments	113	–	113
Current assets	1,095,426	493,250	1,588,676
Creditors less than 1 year	(75,901)	–	(75,901)
Creditors greater than 1 year	(12,029)	–	(12,029)
Net assets	1,035,771	493,250	1,529,021

26. 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 measured at their settlement value.

27. Corporation tax

The Charity's activities fall within the exemptions afforded by the provisions of the Income and Corporation Taxes Act 1988. Accordingly, there is no taxation charge in these accounts.

28. Contingent liabilities

During the year, the charity received correspondence from their pension fund administrators to advise that changes had been made in the past to the benefits provided to members of the Scheme which may not have been executed as required by the Scheme's documentation. The pension fund trustees are seeking court direction, likely to be no earlier than 2023, on how to interpret the rules. If the court directs that some changes were made in a way not permitted by the Rules then consequently members' benefits would need to be increased, which would give rise to additional liabilities, of an estimated £140,000 and associated costs, including legal costs, of an estimated £12,000.

29. Analysis of changes in net debt

	At 1 Apr 2022	Cash flows	At 31 Mar 2023
	£	£	£
Cash at bank and in hand	1,396,947	33,354	1,430,301

30. Related parties

There were no related party transactions in the financial year ended 31 March 2023 (2022: None).

The following pages do not form part of the financial statements.

Housing Rights

Company Limited by Guarantee

Detailed Statement of Financial Activities

Year ended 31 March 2023

	2023 £	2022 £
Income and endowments		
Donations and legacies		
Donations	204,800	116
Charitable activities		
Department for Communities	1,028,383	1,001,262
Oak Foundation	300,000	300,000
Northern Ireland Housing Executive	333,575	366,988
Northern Ireland Prison Service	109,361	79,061
HPCDS (LSANI)	10,463	–
Legal Services	13,343	11,429
Other Income	360	3,422
Nationwide Foundation	64,339	52,301
Community Justice Fund	12,196	40,000
Dormant Accounts Fund NI	35,000	35,000
Henry Smith Charity	38,700	–
OCN Grant	1,725	–
LEF	14,014	–
	1,961,459	1,889,463
Other trading activities		
Fundraising and events	4,327	35,658
Sale of Publications	180	450
Membership Fees	7,400	9,380
Training and Events	38,345	35,455
Conference & Events income	16,953	7,964
	67,205	88,907
Investment income		
Income from listed investments	–	5
Deposit Account	2,528	595
	2,528	600
Total income	2,235,992	1,979,086

Housing Rights

Company Limited by Guarantee

Notes to the Detailed Statement of Financial Activities

Year ended 31 March 2023

	2023 £	2022 £
Costs of other trading activities		
Costs of other trading activities		
Fundraising Expenses	255	808
Conference Expenditure	5,609	519
Bank Charges	303	336
OCN Fees	4,338	4,537
User Training Expenses	709	200
	11,214	6,400
Costs of other trading activities	11,214	6,400

	2023 £	2022 £
Expenditure on charitable activities		
Relieving Poverty, Homelessness & Housing Issues		
Activities undertaken directly		
Wages/Salaries	1,271,746	1,124,988
Employer's NIC	122,272	105,182
Pension Costs	60,432	41,540
Redundancy Costs	1,713	59,678
Rent	65,227	74,367
Light & Heat	26,608	9,380
Repairs & Maintenance	1,589	327
Insurance	9,556	6,988
Travel Costs	10,593	3,447
Legal & Professional Fees	50,920	45,414
Telephone Costs	16,700	11,934
Other Office Costs	86,939	45,758
Depreciation	16,244	13,716
Pension interest	–	166
Pension scheme expenses	–	1,442
Client Support (Hardship Fund)	452	250
Recruitment Costs	28,638	4,960
User Forums	2,051	3,204
Hospitality & Advertising	2,845	220
Bad debt	2,145	–
Subscriptions/Memberships	9,178	4,930
Staff training	32,650	22,569
Hospitality	545	742
PR / Advertising	4,533	5,391
Temporary staff	–	13,444
Client Charitable Grants - expenditure	533	–
Pension scheme withdrawal	236,423	–
	2,060,532	1,600,037
Support costs		
Wages/salaries	136,494	171,306
Employer's NIC	15,648	15,515
Pension costs	7,402	5,962
Rent	4,163	7,367
Light & Heat	1,698	928
Repairs & Maintenance	115	38
Insurance	610	742
Telephone Costs	1,066	1,298
Other Office Costs	2,570	6,510
Depreciation	1,037	1,356
	170,803	211,022

	2023 £	2022 £
Governance costs		
Governance costs - audit fees	5,010	5,474
Expenditure on charitable activities	2,236,345	1,816,533
Net gains/losses on pension scheme		
Gains/(losses) on other investment assets	(11,640)	656
Net (expenditure)/income	(23,207)	156,809

Housing Rights

Northern Ireland - Charity number 105735

Annual return

COMPANY REGISTRATION NUMBER: NI021018
CHARITY REGISTRATION NUMBER: NIC105735

Housing Rights

Company Limited by Guarantee

Financial Statements

31 March 2023

Finegan Gibson Ltd
Chartered accountants & statutory auditor
Causeway Tower
9 James Street South
Belfast
BT2 8DN

Housing Rights

Company Limited by Guarantee

Financial Statements

Year ended 31 March 2023

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Housing Rights

Company Limited by Guarantee

Trustees' Annual Report (Incorporating the Director's Report)

Year ended 31 March 2023

The trustees, who are also the directors for the purposes of company law, present their report and the financial statements of the charity for the year ended 31 March 2023.

Reference and administrative details

Registered charity name	Housing Rights	
Charity registration number	NIC105735	
Company registration number	NI021018	
Principal office and registered office	1st Floor Skainos Centre 239-241 Newtownards Road Belfast BT4 1AF	
The trustees		
	G Walsh	
	N J Fullerton	
	C McDaid	
	M A McDonnell	(Resigned 31 March 2023)
	E Millen	
	U A O'Hare	
	C O'Neill	
	F Kelly	
	D McAnena	(Appointed 16 June 2022)
	J Wilson	(Appointed 4 April 2023)
	K Greene	
	P Brannigan	
	P Morgan	(Appointed 4 April 2023)
	P O'Callaghan	
	P Quigley	(Appointed 16 June 2022)
	R Crozier	
Company secretary	Janet Wray	(Resigned 31 March 2023)
	Catherine (Kate) McCauley	(Appointed 1 April 2023)
Key Management Personnel		
Director	Janet Wray	(Left 31st March 2023)
	Catherine (Kate) McCauley	(Appointed 1st February 2023)
Head of Services & Support	Peter McMahon	(Resigned 18th July 2023)
Head of Policy & Development	Catherine (Kate) McCauley	(Up to 31st January 2023)
	Natalie Whelan	(Appointed 3rd July 2023)
Auditor	Finegan Gibson Ltd Chartered accountants & statutory auditor Causeway Tower 9 James Street South Belfast BT2 8DN	
Bankers	Bank of Ireland 1 Donegall Square South Belfast BT1 5LR	

Solicitors	Cleaver Fulton Rankin 50 Bedford Street Belfast BT2 7FW

Structure, governance and management

Governing Document

Housing right is a company limited by guarantee governed by it's Memorandum and Articles of Association dated 1st July 2014. Housing Rights is a registered charity with HMRC and the Charity Commission for Northern Ireland. Housing Rights is a membership organisation with currently 125 members, each of whom agrees to contribute £1 in the event of the charity winding up.

Appointment of trustees

The Chair and the Trustees recruit and select new Trustees as needed. New Trustees are recruited in line with the Memorandum and Articles of Association having regard to their professional skills, and their potential to be able to make a helpful contribution to the governance of the charity. As part of the recruitment process they are made aware of a Trustees' legal obligations under charity and company law, the content of the Memorandum and Articles of Association, the committee and decision making processes, the business plan and recent financial performance of the charity.

Trustee induction and training

All newly appointed trustees undergo a half-day induction session which includes meeting with key management personnel to cover:- general organisational background information; Trustees and Board responsibilities; organisational projects; operations and policy; and business support.

Arrangements for setting pay and remuneration of key management personnel

The directors consider the board of directors, who are the charity's trustees, and the senior management team comprise the key management personnel of the charity in charge of directing and controlling, running and operating the charity on a day to day basis. All directors give of their time freely and no director received remuneration in the year.

The pay of the senior staff is reviewed annually and normally increased in accordance with Northern Ireland Civil Service Pay Awards. In view of the nature of the charity, the directors benchmark against pay levels in other similar size charities run on a voluntary basis. The remuneration bench-mark is the mid-point of the range paid for similar roles adjusted for a weighting of up to 30% for any additional

responsibilities.

Organisation structure and how charity makes decisions

The Board, as the governing body, can have up to 15 members. The Board normally meets bi-monthly and the Office Bearers, known as the Executive Committee meet the months between Board meetings to ensure that the Board has everything it needs to do its job effectively. The Executive Committee will generally review the major issues facing the organisation and make preliminary recommendations to the full Board at the next meeting on matters, for example, such as business planning; operational policies and practices; membership applications; human resources and remuneration of staff.

A Director/CEO is appointed by the trustees to manage the day-to-day operations of the charity. To facilitate effective operations, the Director/CEO has delegated authority, within terms of delegation approved by the Board, for operational matters including finance, employment and direct charitable activities.

The Board of Housing Rights has also established an Audit & Risk Committee (ARC), operational from May 2017, to support them in their responsibilities regarding issues of risk, control, governance, finance, audit and associated assurance. The ARC has delegated responsibility on behalf of the Board for ensuring that there is a framework for accountability; for examining and reviewing all systems and methods of control both financial and otherwise including risk analysis and risk management; and for ensuring the charity is complying with all aspects of the law, relevant regulations and good practice.

Relationships with related parties

None of our trustees receive remuneration or other benefit from their work with the charity.

Risk management

The trustees have a risk management strategy which comprises:

- an annual review of the principal risks and uncertainties that the charity faces;
- the establishment of policies, systems and procedures to mitigate those risks identified in the annual review; and
- the implementation of procedures designed to minimise or manage any potential impact on the charity should those risks materialise.

Oversight of risk and audit are devolved to an Audit and Risk Committee who meet at least quarterly

Key Risk

There is an external risk with the Northern Ireland Charities Pension Scheme (now closed) impacting on the financial liability of Housing Rights to its pension commitments for that Scheme. The Board continue to proactively review and explore all options to assess and manage this risk effectively.

Objectives and activities

The charity's objectives are to promote the following purposes for the public benefit:

- The relief of poverty and the relief of those in need by reason of youth, age, ill health, disability, financial hardship or other disadvantage; and in particular to assist those persons with necessitous circumstances in relation to housing matters; and

- Such other exclusively charitable purpose according to the Law of Northern Ireland as the Directors may from time to time decide.

Housing Rights believes that prevention of homelessness is the best cure. In Northern Ireland we work tirelessly to help more people to live in secure and affordable homes which will improve lives and promote well-being. The main strategic priorities of our work currently include:

1) Preventing and alleviating homelessness;
2) Improving the housing circumstances of people who are in need;
3) Expanding the reach of our services by enhancing our digital offering;
4) Working collaboratively and developing effective partnerships with other agencies to provide the best outcomes for clients;
5) Diversifying our funding base and demonstrating value for money;
6) Promoting good practice;
7) Securing positive change where existing laws/policy are negatively impacting on those living in poor or inadequate housing circumstances; and
8) Effectively demonstrating the impact of our work.

In shaping our priorities and objectives for the year and planning our activities, the trustees have considered the Charity Commission's guidance on public benefit.

The strategies employed to achieve the charity's aims and objectives are through the provision of services. The following describes the main services operational during the reporting year:

- A Housing Advice line for members of the public and staff/volunteers working in frontline agencies

- A public information website (www.housingadviceni.org)

- Advocacy and legal representation work

- A Housing Possession Court Duty Scheme (Emergency help at court)

- Training on housing, homelessness and related issues

- Providing information resources on housing law and practice in Northern Ireland

- Client based policy comment

- A Community Housing Advice Partnership with generalist advice agencies throughout NI

- A specialist housing advice service within the prisons in NI

- A service (Beyond the Gate) for the most vulnerable prisoners immediately after release in Northern Ireland to help prevent them from becoming homeless and to help them to sustain

accommodation and access key support services

- Provision of a helpline on behalf of the Department for Communities to help landlords comply with their legal requirements and promote good practice in the Private Rented Sector.

- A Housing mediation service on behalf of the Department for Communities to help resolve housing disputes in the private rented sector as an alternative to Court.

- A new and unique specialist housing advocacy and mediation service developed for and delivered to young people in NI to help prevent homelessness and sustain accommodation;

- A Renters' Voice project to support private tenants to build a collective voice and influence change in the Private Rented Sector.

Achievements and performance

Significant achievements in the year included:

1. Dealing with 13,517 contacts for advice on housing and homelessness issues across N.I. including an increase in digital advice provision of 27% to 4,742 contacts;

2. Preventing 1,398 households from becoming homeless;

3. Delivering the cornerstone of Housing Rights digital strategy with launch of Housing Rights brand new website that went live on 30th March 2023: www.housingrights.org.uk;

4. Over 870,000 pages viewed by visitors to our public information website;

5. Providing advice to 1,764 landlords /letting agent contacts operating in the private sector to help promote statutory compliance and good practice;

6. Delivery of the first housing mediation service in NI to help resolve disputes in the private rented sector and dealing with 336 referrals during the year;

7. Development and delivery of a unique specialist housing advocacy and mediation service to 350 young people during the year to help prevent homelessness;

8. Our training service has continued to meet customer need by delivering relevant and new courses in line with policy and legislative changes. We delivered training in person and re-motely resulting in increased uptake with 1,066 participants attending during the year.

9. Influencing 15 recommendations and changes to housing policy/legislation including posi-tive amendments to regulations introduced under the Private Tenancies Act 2022 such as simplification of language throughout the accompanying Tenancy Information document to ensure it is clear and accessible. Further changes influenced included changes to Support for Mortgage Interest rules to make this support for homeowners available after 3 months rather than 9 months. In addition, the Welfare Mitigations Review Independent Advisory Panel recommended the introduction of an independent Financial Inclusion Service to pro-vide bespoke advice to people impacted by local housing allowance cuts and include access to a grant scheme.

10. Renters' Voice, supported by Housing Rights continued to be an influential consultee of pol-iticians/officials when considering policy/legislative change in the private rented sector. This included influencing the renaming of the Tenancy Information Regulations 2023 and ac-companying document, as well as raising awareness of the impact of the cost-of-living crisis on private renters through their survey and subsequent media work and conference presen-tations.

The Annual Review document, known as our Impact Report, for the period 2022-2023 will be available at our Annual General Meeting which will be held prior to 31st March 2024.

Financial review

Housing Rights is grant aided by the Department for Communities. The organisation also receives money from other government departments and statutory organisations. Additional income is generated from sale of services, charitable fundraising and other donations.

Housing Rights continues to meet the objects set by the funders. The organisation reports to funders directly on its work in tailored annual reports and also through a published Annual Review (Impact Report).

The movement in reserves and transfers between reserves for the year are shown in the Statement of Financial Activities on page 16. The balance of unrestricted reserves was £967,028 and the balance of restricted reserves was £538,786 at 31st March 2023.

Investment powers and policy

The trustees, having regard to the liquidity requirements of the charity, have kept available funds in an interest bearing deposit account and seek to achieve a rate on deposit which matches or exceeds inflation measured by the retail prices index.

Reserves policy and going concern

Reserves are needed to bridge the timing gap between spending and receiving of income and to cover unplanned events or temporary shortfalls in income should they arise. Holding adequate reserves safeguards the provision of our services in the event of unexpected significant financial pressures. The trustees consider that the ideal level of reserves would be at least three months expenditure which for the year ended 31 March 2023 for core funding would be £239,546. In addition an amount of £297,142 would be required to meet statutory redundancy payments in the event they would be required and provision of £60,000 for unforeseen liabilities. Therefore, overall the target for unrestricted free reserves is £596,688 of unrestricted reserves. This policy is reviewed by the Audit and Risk Committee annually.

Unrestricted reserves freely available to spend, therefore excluding fixed assets, restricted reserves and designated reserves amounted to £662,880 which is abpve the target level.

Plans for future periods

Our current Strategic Plan covers the period from April 2018 - March 2023 and a new Plan is currently being developed. Housing Rights aims, subject to satisfactory funding arrangements, to sustain current services. The organisation also plans to develop new initiatives to meet the growing demand for assistance from people who are homeless or in housing need in Northern Ireland.

The organisation continues to recognise that the voluntary/community sector is in a period of financial uncertainty with significant public expenditure savings being made within the NI Executive budget.

Housing Rights intends to build on its effective relationship with funding bodies and to continue to demonstrate that it provides an efficient and effective value for money service. We will continue to evidence the high level of need for our work and to promote the positive outcome and impact of our services for people in housing need in Northern Ireland.

Trustees' responsibilities statement

The trustees, who are also directors for the purposes of company law, are responsible for preparing the trustees' report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

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

In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the applicable Charities SORP;
- make judgments and accounting estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

The trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the charity's transactions and disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Auditor

Each of the persons who is a trustee at the date of approval of this report confirms that:

- so far as they are aware, there is no relevant audit information of which the charity's auditor is unaware; and
- they have taken all steps that they ought to have taken as a trustee to make themselves aware of any relevant audit information and to establish that the charity's auditor is aware of that information.

Small company provisions

This report has been prepared in accordance with the provisions applicable to companies entitled to the small companies exemption.

The trustees' annual report was approved on 19 September 2023 and signed on behalf of the board of trustees by:



R Crozier
Trustee

Housing Rights

Company Limited by Guarantee

Independent Auditor's Report to the Members of Housing Rights

Year ended 31 March 2023

Opinion

We have audited the financial statements of Housing Rights (the 'charity') for the year ended 31 March 2023 which comprise the statement of financial activities (including income and expenditure account), statement of financial position, statement of cash flows and the related notes, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 March 2023 and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice;
- 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 auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the charity 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 the provisions available for small entities, in the circumstances set out below, 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.

In common with many other businesses of our size and nature we use our size and nature, we use our auditors to prepare and submit returns to the tax authorities and assist with the preparation of the financial statements.

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 charity's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

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

Other information

The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2006

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

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

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the charity and its environment obtained in the course of the audit, we have not identified material misstatements in the trustees' report.

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

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of trustees' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the trustees were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemptions in preparing the directors' report and from the requirement to prepare a strategic report.

Responsibilities of trustees

As explained more fully in the trustees' responsibilities statement, the trustees (who are also the directors 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 charity'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 charity or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

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

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

In identifying and assessing risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, we considered the following:

- the nature of the industry and sector, control environment and business performance including the design of the remuneration policies, key drivers for directors' remuneration, bonus levels and performance targets;
- results of our enquiries of management about their own identification and assessment of the risks of irregularities;
- any matters we identified having obtained and reviewed documentation of their policies and procedures relating to:
    - identifying, evaluating and complying with laws and regulations and whether management were aware of any instances of non-compliance;
    - detecting and responding to the risks of fraud and whether management have knowledge of any actual, suspected or alleged fraud;
    - the internal controls established to mitigate risks of fraud or non-compliance with laws and regulations.
- the matters discussed among the audit engagement team including significant component audit teams and relevant internal specialists, including tax and valuations specialists regarding how and where fraud might occur in the financial statements and any potential indicators of fraud.

As a result of these procedures, we considered the opportunities and incentives that may exist within the organisation for fraud and identified the greatest potential for fraud. In common with all audits under ISAs (UK), we are also required to perform specific procedures to respond to the risk of management override.

We also obtained an understanding of the legal and regulatory frameworks in operation, focusing on provisions of those laws and regulations that had a direct effect on the determination of material amounts and disclosures in the financial statements. The key laws and regulations we considered in this context included ongoing compliance with the UK Companies Act and tax legislation.

In addition, we considered provisions of other laws and regulations that do not have a direct effect on the financial statements but compliance with which may be fundamental for their ability to operate or to avoid a material penalty.

As part of an audit in accordance with ISAs (UK), we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the internal control.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the trustees.

- Conclude on the appropriateness of the trustees' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the charity's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the charity to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Use of our report

This report is made solely to the charity'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 charity's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity and the charity's members as a body, for our audit work, for this report, or for the opinions we have formed.



Paul Dolan (Senior Statutory Auditor)

For and on behalf of
Finegan Gibson Ltd
Chartered accountants & statutory auditor
Causeway Tower
9 James Street South
Belfast
BT2 8DN

19 September 2023

Housing Rights

Company Limited by Guarantee

Statement of Financial Activities (including income and expenditure account)

Year ended 31 March 2023

	Note	2023 Unrestricted funds £	2023 Restricted funds £	2023 Total funds £	2022 Total funds £
Income and endowments					
Donations and legacies	5	204,800	–	204,800	116
Charitable activities	6	31,608	1,929,851	1,961,459	1,889,463
Other trading activities	7	67,205	–	67,205	88,907
Investment income	8	2,528	–	2,528	600
Total income		306,141	1,929,851	2,235,992	1,979,086
Expenditure					
Expenditure on raising funds:					
Costs of other trading activities	9	(10,250)	(964)	(11,214)	(6,400)
Expenditure on charitable activities	10	(441,337)	(1,795,008)	(2,236,345)	(1,816,533)
Total expenditure		(451,587)	(1,795,972)	(2,247,559)	(1,822,933)
Net gains/losses on pension scheme	12	(11,640)	–	(11,640)	656
Net (expenditure)/income		(157,086)	133,879	(23,207)	156,809
Transfers between funds		88,343	(88,343)	–	–
Net movement in funds		(68,743)	45,536	(23,207)	156,809
Reconciliation of funds					
Total funds brought forward		1,035,771	493,250	1,529,021	1,372,212
Total funds carried forward		967,028	538,786	1,505,814	1,529,021

The statement of financial activities includes all gains and losses recognised in the year.
All income and expenditure derive from continuing activities.

The notes on pages 19 to 33 form part of these financial statements.

Housing Rights

Company Limited by Guarantee

Statement of Financial Position

31 March 2023

	Note	2023 £	2022 £
Fixed assets			
Tangible fixed assets	17	24,854	28,162
Investments	18	113	113
		24,967	28,275
Current assets			
Debtors	19	226,489	191,729
Cash at bank and in hand		1,430,301	1,396,947
		1,656,790	1,588,676
Creditors: amounts falling due within one year	20	(149,602)	(75,901)
Net current assets		1,507,188	1,512,775
Total assets less current liabilities		1,532,155	1,541,050
Creditors: amounts falling due after more than one year	21	(26,341)	(12,029)
Net assets		1,505,814	1,529,021
Funds of the charity			
Restricted funds		538,786	493,250
Unrestricted funds		967,028	1,035,771
Total charity funds	24	1,505,814	1,529,021

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime.

These financial statements were approved by the board of trustees and authorised for issue on 19 September 2023, and are signed on behalf of the board by:

R Crozier
Trustee

The notes on pages 19 to 33 form part of these financial statements.

Housing Rights

Company Limited by Guarantee

Statement of Cash Flows

Year ended 31 March 2023

	2023 £	2022 £
Cash flows from operating activities		
Net (expenditure)/income	(23,207)	156,809
Adjustments for:		
Depreciation of tangible fixed assets	17,281	15,072
Net gains/losses on pension scheme	11,640	(656)
Dividends, interest and rents from investments	–	(5)
Other interest receivable and similar income	(2,528)	(595)
Interest payable and similar charges	–	1,608
Accrued expenses/(income)	24,013	(17,391)
Changes in:		
Trade and other debtors	(34,760)	(35,330)
Trade and other creditors	64,000	(300,541)
Cash generated from operations	56,439	(181,029)
Interest paid	–	(1,608)
Interest received	2,528	595
Net cash from/(used in) operating activities	58,967	(182,042)
Cash flows from investing activities		
Dividends, interest and rents from investments	–	5
Purchase of tangible assets	(13,973)	(11,104)
Proceeds from sale of other investments	(11,640)	656
Net cash used in investing activities	(25,613)	(10,443)
Net increase/(decrease) in cash and cash equivalents	33,354	(192,485)
Cash and cash equivalents at beginning of year	1,396,947	1,589,432
Cash and cash equivalents at end of year	1,430,301	1,396,947

The notes on pages 19 to 33 form part of these financial statements.

1. General information

The charity is a public benefit entity and a private company limited by guarantee, registered in Northern Ireland and a registered charity in Northern Ireland. The address of the registered office is 1st Floor, Skainos Centre, 239-241 Newtownards Road, Belfast, BT4 1AF.

2. Statement of compliance

These financial statements have been prepared in compliance with FRS 102, 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland', the 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) (Charities SORP (FRS 102)) and the Companies Act 2006.

3. Accounting policies

Basis of preparation

The financial statements have been prepared on the historical cost basis, as modified by the revaluation of certain financial assets and liabilities and investment properties measured at fair value through income or expenditure.

The financial statements are prepared in sterling, which is the functional currency of the entity.

Going concern

There are no material uncertainties about the charity's ability to continue.

Disclosure exemptions

The entity satisfies the criteria of being a qualifying entity as defined in FRS 102. As such, advantage has been taken of the following disclosure exemptions available under paragraph 1.12 of FRS 102:

(a) No cash flow statement has been presented for the company.
(b) Disclosures in respect of financial instruments have not been presented.

Judgements and key sources of estimation uncertainty

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported. These estimates and judgements are continually reviewed and are based on experience and other factors, including expectations of future events that are believed to be reasonnable under the circumstances.

3. Accounting policies *(continued)*

Fund accounting

Unrestricted funds are available for use at the discretion of the trustees to further any of the charity's purposes.

Designated funds are unrestricted funds earmarked by the trustees for particular future project or commitment.

Restricted funds are subjected to restrictions on their expenditure declared by the donor or through the terms of an appeal, and fall into one of two sub-classes: restricted income funds or endowment funds.

Incoming resources

All incoming resources are included in the statement of financial activities when entitlement has passed to the charity; it is probable that the economic benefits associated with the transaction will flow to the charity and the amount can be reliably measured. The following specific policies are applied to particular categories of income:

- income from donations or grants is recognised when there is evidence of entitlement to the gift, receipt is probable and its amount can be measured reliably.
- legacy income is recognised when receipt is probable and entitlement is established.
- income from donated goods is measured at the fair value of the goods unless this is impractical to measure reliably, in which case the value is derived from the cost to the donor or the estimated resale value. Donated facilities and services are recognised in the accounts when received if the value can be reliably measured. No amounts are included for the contribution of general volunteers.
- income from contracts for the supply of services is recognised with the delivery of the contracted service. This is classified as unrestricted funds unless there is a contractual requirement for it to be spent on a particular purpose and returned if unspent, in which case it may be regarded as restricted.

3. **Accounting policies** *(continued)*

Resources expended

Expenditure is recognised on an accruals basis as a liability is incurred. Expenditure includes any VAT which cannot be fully recovered, and is classified under headings of the statement of financial activities to which it relates:

- expenditure on raising funds includes the costs of all fundraising activities, events, non-charitable trading activities, and the sale of donated goods.
- expenditure on charitable activities includes all costs incurred by a charity in undertaking activities that further its charitable aims for the benefit of its beneficiaries, including those support costs and costs relating to the governance of the charity apportioned to charitable activities.
- other expenditure includes all expenditure that is neither related to raising funds for the charity nor part of its expenditure on charitable activities.

All costs are allocated to expenditure categories reflecting the use of the resource. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs are apportioned between the activities they contribute to on a reasonable, justifiable and consistent basis.

Tangible assets

Tangible assets are initially recorded at cost, and subsequently stated at cost less any accumulated depreciation and impairment losses. Any tangible assets carried at revalued amounts are recorded at the fair value at the date of revaluation less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

An increase in the carrying amount of an asset as a result of a revaluation, is recognised in other recognised gains and losses, unless it reverses a charge for impairment that has previously been recognised as expenditure within the statement of financial activities. A decrease in the carrying amount of an asset as a result of revaluation, is recognised in other recognised gains and losses, except to which it offsets any previous revaluation gain, in which case the loss is shown within other recognised gains and losses on the statement of financial activities.

Depreciation

Depreciation is calculated so as to write off the cost or valuation of an asset, less its residual value, over the useful economic life of that asset as follows:

Fixtures and fittings	-	20% straight line
Equipment	-	33% straight line

Investments

Unlisted equity investments are initially recorded at cost, and subsequently measured at fair value. If fair value cannot be reliably measured, assets are measured at cost less impairment.

Listed investments are measured at fair value with changes in fair value being recognised in income or expenditure.

3. **Accounting policies** *(continued)*

Investments in associates

Investments in associates accounted for in accordance with the cost model are recorded at cost less any accumulated impairment losses.

Investments in associates accounted for in accordance with the fair value model are initially recorded at the transaction price. At each reporting date, the investments are measured at fair value, with changes in fair value taken through income or expenditure. Where it is impracticable to measure fair value reliably without undue cost or effort, the cost model will be adopted.

Dividends and other distributions received from the investment are recognised as income without regard to whether the distributions are from accumulated profits of the associate arising before or after the date of acquisition.

Investments in joint ventures

Investments in jointly controlled entities accounted for in accordance with the cost model are recorded at cost less any accumulated impairment losses.

Investments in jointly controlled entities accounted for in accordance with the fair value model are initially recorded at the transaction price. At each reporting date, the investments are measured at fair value, with changes in fair value taken through income or expenditure. Where it is impracticable to measure fair value reliably without undue cost or effort, the cost model will be adopted.

Dividends and other distributions received from the investment are recognised as income without regard to whether the distributions are from accumulated profits of the joint venture arising before or after the date of acquisition.

Impairment of fixed assets

A review for indicators of impairment is carried out at each reporting date, with the recoverable amount being estimated where such indicators exist. Where the carrying value exceeds the recoverable amount, the asset is impaired accordingly. Prior impairments are also reviewed for possible reversal at each reporting date.

For the purposes of impairment testing, when it is not possible to estimate the recoverable amount of an individual asset, an estimate is made of the recoverable amount of the cash-generating unit to which the asset belongs. The cash-generating unit is the smallest identifiable group of assets that includes the asset and generates cash inflows that largely independent of the cash inflows from other assets or groups of assets.

For impairment testing of goodwill, the goodwill acquired in a business combination is, from the acquisition date, allocated to each of the cash-generating units that are expected to benefit from the synergies of the combination, irrespective of whether other assets or liabilities of the charity are assigned to those units.

3. **Accounting policies** *(continued)*

Financial instruments

A financial asset or a financial liability is recognised only when the charity becomes a party to the contractual provisions of the instrument.

Basic financial instruments are initially recognised at the amount receivable or payable including any related transaction costs.

Current assets and current liabilities are subsequently measured at the cash or other consideration expected to be paid or received and not discounted.

Debt instruments are subsequently measured at amortised cost.

Where investments in shares are publicly traded or their fair value can otherwise be measured reliably, the investment is subsequently measured at fair value with changes in fair value recognised in income and expenditure. All other such investments are subsequently measured at cost less impairment.

Other financial instruments, including derivatives, are initially recognised at fair value, unless payment for an asset is deferred beyond normal business terms or financed at a rate of interest that is not a market rate, in which case the asset is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Other financial instruments are subsequently measured at fair value, with any changes recognised in the statement of financial activities, with the exception of hedging instruments in a designated hedging relationship.

Financial assets that are measured at cost or amortised cost are reviewed for objective evidence of impairment at the end of each reporting date. If there is objective evidence of impairment, an impairment loss is recognised under the appropriate heading in the statement of financial activities in which the initial gain was recognised.

For all equity instruments regardless of significance, and other financial assets that are individually significant, these are assessed individually for impairment. Other financial assets are either assessed individually or grouped on the basis of similar credit risk characteristics.

Any reversals of impairment are recognised immediately, to the extent that the reversal does not result in a carrying amount of the financial asset that exceeds what the carrying amount would have been had the impairment not previously been recognised.

Defined contribution plans

Contributions to defined contribution plans are recognised as an expense in the period in which the related service is provided. Prepaid contributions are recognised as an asset to the extent that the prepayment will lead to a reduction in future payments or a cash refund.

3. **Accounting policies** *(continued)*

Defined contribution plans *(continued)*

When contributions are not expected to be settled wholly within 12 months of the end of the reporting date in which the employees render the related service, the liability is measured on a discounted present value basis. The unwinding of the discount is recognised as an expense in the period in which it arises.

4. **Limited by guarantee**

Each of the members of the company has guaranteed to contribute to the assets of the company in the event of the same being wound up to the extent of £1.

5. **Donations and legacies**

	Unrestricted Funds £	**Total Funds 2023 £**	Unrestricted Funds £	Total Funds 2022 £
Donations				
Donations	204,800	204,800	116	116

6. **Charitable activities**

	Unrestricted Funds £	Restricted Funds £	**Total Funds 2023 £**
Department for Communities	–	1,028,383	1,028,383
Oak Foundation	–	300,000	300,000
Northern Ireland Housing Executive	3,984	329,591	333,575
Northern Ireland Prison Service	–	109,361	109,361
HPCDS (LSANI)	–	10,463	10,463
Legal Services	13,343	–	13,343
Other Income	360	–	360
Nationwide Foundation	–	64,339	64,339
Community Justice Fund	12,196	–	12,196
Dormant Accounts Fund NI	–	35,000	35,000
Henry Smith Charity	–	38,700	38,700
OCN Grant	1,725	–	1,725
LEF	–	14,014	14,014
	31,608	1,929,851	1,961,459

6. Charitable activities *(continued)*

	Unrestricted Funds £	Restricted Funds £	Total Funds 2022 £
Department for Communities	–	1,001,262	1,001,262
Oak Foundation	–	300,000	300,000
Northern Ireland Housing Executive	–	366,988	366,988
Northern Ireland Prison Service	–	79,061	79,061
HPCDS (LSANI)	–	–	–
Legal Services	11,429	–	11,429
Other Income	3,422	–	3,422
Nationwide Foundation	–	52,301	52,301
Community Justice Fund	40,000	–	40,000
Dormant Accounts Fund NI	–	35,000	35,000
Henry Smith Charity	–	–	–
OCN Grant	–	–	–
LEF	–	–	–
	54,851	1,834,612	1,889,463

7. Other trading activities

	Unrestricted Funds £	**Total Funds 2023 £**	Unrestricted Funds £	Total Funds 2022 £
Fundraising and events	4,327	4,327	35,658	35,658
Sale of Publications	180	180	450	450
Membership Fees	7,400	7,400	9,380	9,380
Training and Events	38,345	38,345	35,455	35,455
Conference & Events income	16,953	16,953	7,964	7,964
	67,205	67,205	88,907	88,907

8. Investment income

	Unrestricted Funds £	**Total Funds 2023 £**	Unrestricted Funds £	Total Funds 2022 £
Income from listed investments	–	–	5	5
Deposit Account	2,528	2,528	595	595
	2,528	2,528	600	600

9. Costs of other trading activities

	Unrestricted Funds £	Restricted Funds £	**Total Funds 2023 £**
Costs of other trading activities	10,250	964	11,214

9. Costs of other trading activities *(continued)*

	Unrestricted Funds £	Restricted Funds £	Total Funds 2022 £
Costs of other trading activities	–	6,400	6,400

10. Expenditure on charitable activities by activity type

	Activities undertaken directly £	Support costs £	**Total funds 2023 £**	Total fund 2022 £
Relieving Poverty, Homelessness & Housing Issues	2,060,532	170,803	2,231,335	1,811,059
Governance costs	–	5,010	5,010	5,474
	2,060,532	175,813	2,236,345	1,816,533

11. Analysis of support costs

	Analysis of support costs £	**Total 2023 £**	Total 2022 £
Staff costs	159,545	159,545	192,784
Premises	6,586	6,586	9,074
Communications and IT	2,932	2,932	6,336
General office	1,740	1,740	2,828
Governance costs	5,010	5,010	5,474
	175,813	175,813	216,496

12. Net gains/losses on pension scheme

	Unrestricted Funds £	**Total Funds 2023 £**	Unrestricted Funds £	Total Funds 2022 £
Gains/(losses) on other investment assets	(11,640)	(11,640)	656	656

13. Net (expenditure)/income

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

	2023 £	2022 £
Depreciation of tangible fixed assets	17,281	15,072

14. Auditors remuneration

	2023	2022
	£	£
Fees payable for the audit of the financial statements	5,010	5,330

15. Staff costs

The total staff costs and employee benefits for the reporting period are analysed as follows:

	2023	2022
	£	£
Wages and salaries	1,408,240	1,296,294
Social security costs	137,920	120,697
Employer contributions to pension plans	67,834	47,502
Other employee benefits	1,713	59,678
	1,615,707	1,524,171

The average head count of employees during the year was 54 (2022: 43).

The number of employees whose remuneration for the year fell within the following bands, were:

	2023	2022
	No.	No.
£60,000 to £69,999	1	1

Key Management Personnel

Key management personnel include all persons that have authority and responsibility for planning, directing and controlling the activities of the charity. The total compensation paid to key management personnel for services provided to the charity was £199,066 (2022:£226,644).

16. Trustee remuneration and expenses

The Charity Trustees were not paid or received any other benefits from employment with the Charity in the year (2022: £Nil).

During the year, one Trustee was reimbursed £383 for travel expenses incurred. (2022: £Nil)

17. Tangible fixed assets

	Fixtures and fittings £	Equipment £	Total £
Cost			
At 1 April 2022	30,635	125,300	155,935
Additions	–	13,973	13,973
At 31 March 2023	30,635	139,273	169,908
Depreciation			
At 1 April 2022	27,570	100,203	127,773
Charge for the year	1,707	15,574	17,281
At 31 March 2023	29,277	115,777	145,054
Carrying amount			
At 31 March 2023	1,358	23,496	24,854
At 31 March 2022	3,065	25,097	28,162

18. Investments

	Listed investments £
Cost or valuation	
At 1 April 2022 and 31 March 2023	113
Impairment	
At 1 April 2022 and 31 March 2023	
Carrying amount	
At 31 March 2023	113
At 31 March 2022	113

All investments shown above are held at valuation.

Financial assets held at fair value

Listed investments are held at market value.

19. Debtors

	2023 £	2022 £
Trade debtors	72,290	39,204
Prepayments and accrued income	17,572	18,663
Other debtors	136,627	133,862
	226,489	191,729

20. Creditors: amounts falling due within one year

	2023	2022
	£	£
Trade creditors	45,989	22,076
Accruals and deferred income	56,647	24,434
Social security and other taxes	45,339	25,035
Defined benefit pension deficit	–	2,672
Other creditors	1,627	1,684
	149,602	75,901

21. Creditors: amounts falling due after more than one year

	2023	2022
	£	£
Other creditors	26,341	12,029

22. Deferred income

	2023	2022
	£	£
At 1 April 2022	–	300,000
Amount released to income	–	(300,000)
Amount deferred in year	8,200	–
At 31 March 2023	8,200	–

23. Pensions and other post retirement benefits

Defined contribution plans

The amount recognised in income or expenditure as an expense in relation to defined contribution plans was £67,834 (2022: £47,502).

24. Analysis of charitable funds

Unrestricted funds

	At 1 Apr 2022 £	Income £	Expenditure £	Transfers £	Gains and losses £	**At 31 Mar 2023** £
General Funds	620,771	306,141	(215,155)	(12,270)	(11,640)	687,847
Pension withdrawal designated Fund	415,000	–	(236,432)	41,432	–	220,000
Future accommodation designated fund	–	–	–	59,181	–	59,181
	1,035,771	306,141	(451,587)	88,343	(11,640)	967,028

	At 1 Apr 2021 £	Income £	Expenditure £	Transfers £	Gains and losses £	At 31 Mar 2022 £
General Funds	546,220	144,474	(80,861)	10,282	656	620,771
Pension withdrawal designated Fund	360,000	–	–	55,000	–	415,000
Future accommodation designated fund	–	–	–	–	–	–
	906,220	144,474	(80,861)	65,282	656	1,035,771

£220,000 has been designated to help enable the Charity fund a complete cessation from the NI Charities Pension Scheme, and cover any additional liabilities and professional costs associated with complete withdrawal. £59,181 has been designated to cover the costs of relocating Housing Rights offices in the future.

Restricted funds

	At 1 Apr 2022 £	Income £	Expenditure £	Transfers £	Gains and losses £	**At 31 Mar 2023** £
CHAP	147,280	104,286	(92,838)	(11,011)	–	147,717
Hani	37,468	45,758	(40,957)	(1,410)	–	40,859
Prisons	65,671	205,070	(191,665)	(12,759)	–	66,317
Beyond the Gate	14,461	83,838	(80,625)	(4,582)	–	13,092
HPCDS	27,511	10,463	(18,600)	(920)	–	18,454
Client Hardship Fund	823	–	(452)	2,000	–	2,371

24. Analysis of charitable funds *(continued)*

Oak Foundation	–	–	–	–	–	–
Legal Services	–	–	–	–	–	–
DfC Mediation	61,641	98,613	(60,798)	(10,021)	–	89,435
Landlord Helpline	35,125	50,253	(38,183)	(6,374)	–	40,821
BME	12,246	–	–	–	–	12,246
Nationwide Foundation	11,756	64,339	(35,984)	(6,469)	–	33,642
NIHE Mediation / YPHAMS	3,827	38,700	(19,937)	(19,631)	–	2,959
Community Justice Fund	900	–	–	–	–	900
National Emergency Trust	–	–	–	–	–	–
Nationwide Foundation - Wellbeing Support	–	–	–	–	–	–
National Lottery Awards for All	1,848	–	(1,848)	–	–	–
Dormant Accounts Fund NI / Digital	35,000	35,000	(125,492)	90,000	–	34,508
New Oak Foundation	37,693	300,000	(214,052)	(100,117)	–	23,524
DfC Digital	–	–	–	–	–	–
DfC Core	–	879,517	(873,960)	(5,557)	–	–
Legal Education Fund	–	14,014	(581)	(1,492)	–	11,941
	493,250	1,929,851	(1,795,972)	(88,343)	–	538,786

	At 1 Apr 2021 £	Income £	Expenditure £	Transfers £	Gains and losses £	At 31 Mar 2022 £
CHAP	146,454	104,101	(92,330)	(10,945)	–	147,280
Hani	31,471	50,069	(42,662)	(1,410)	–	37,468
Prisons	47,062	173,806	(148,326)	(6,871)	–	65,671
Beyond the Gate	10,913	83,454	(77,148)	(2,758)	–	14,461
HPCDS	35,995	–	(8,484)	–	–	27,511
Client Hardship Fund	1,073	–	(250)	–	–	823
Oak Foundation	78,218	–	(77,308)	(910)	–	–
Legal Services	3,369	–	–	(3,369)	–	–
DfC Mediation	36,830	98,613	(65,064)	(8,738)	–	61,641
Landlord Helpline	30,842	50,252	(39,982)	(5,987)	–	35,125
BME	12,246	–	–	–	–	12,246

24. Analysis of charitable funds *(continued)*

Nationwide Foundation	15,229	52,301	(49,787)	(5,987)	–	11,756
NIHE Mediation / YPHAMS	472	34,619	(26,952)	(4,312)	–	3,827
Community Justice Fund	900	–	–	–	–	900
National Emergency Trust	8,806	–	(4,056)	(4,750)	–	–
Nationwide Foundation - Wellbeing Support	2,000	–	(2,000)	–	–	–
National Lottery Awards for All	4,112	–	(2,264)	–	–	1,848
Dormant Accounts Fund NI / Digital	–	35,000	–	–	–	35,000
New Oak Foundation	–	300,000	(256,909)	(5,398)	–	37,693
DfC Digital	–	34,622	(34,314)	(308)	–	–
DfC Core	–	817,775	(814,236)	(3,539)	–	–
Legal Education Fund	–	–	–	–	–	–
	465,992	1,834,612	(1,742,072)	(65,282)	–	493,250

25. Analysis of net assets between funds

	Unrestricted Funds £	Restricted Funds £	**Total Funds 2023 £**
Tangible fixed assets	24,854	–	24,854
Investments	113	–	113
Current assets	1,049,079	607,711	1,656,790
Creditors less than 1 year	(80,677)	(68,925)	(149,602)
Creditors greater than 1 year	(26,341)	–	(26,341)
Net assets	967,028	538,786	1,505,814

	Unrestricted Funds £	Restricted Funds £	Total Funds 2022 £
Tangible fixed assets	28,162	–	28,162
Investments	113	–	113
Current assets	1,095,426	493,250	1,588,676
Creditors less than 1 year	(75,901)	–	(75,901)
Creditors greater than 1 year	(12,029)	–	(12,029)
Net assets	1,035,771	493,250	1,529,021

26. 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 measured at their settlement value.

27. Corporation tax

The Charity's activities fall within the exemptions afforded by the provisions of the Income and Corporation Taxes Act 1988. Accordingly, there is no taxation charge in these accounts.

28. Contingent liabilities

During the year, the charity received correspondence from their pension fund administrators to advise that changes had been made in the past to the benefits provided to members of the Scheme which may not have been executed as required by the Scheme's documentation. The pension fund trustees are seeking court direction, likely to be no earlier than 2023, on how to interpret the rules. If the court directs that some changes were made in a way not permitted by the Rules then consequently members' benefits would need to be increased, which would give rise to additional liabilities, of an estimated £140,000 and associated costs, including legal costs, of an estimated £12,000.

29. Analysis of changes in net debt

	At 1 Apr 2022	Cash flows	At 31 Mar 2023
	£	£	£
Cash at bank and in hand	1,396,947	33,354	1,430,301

30. Related parties

There were no related party transactions in the financial year ended 31 March 2023 (2022: None).

The following pages do not form part of the financial statements.

Housing Rights

Company Limited by Guarantee

Detailed Statement of Financial Activities

Year ended 31 March 2023

	2023 £	2022 £
Income and endowments		
Donations and legacies		
Donations	204,800	116
Charitable activities		
Department for Communities	1,028,383	1,001,262
Oak Foundation	300,000	300,000
Northern Ireland Housing Executive	333,575	366,988
Northern Ireland Prison Service	109,361	79,061
HPCDS (LSANI)	10,463	–
Legal Services	13,343	11,429
Other Income	360	3,422
Nationwide Foundation	64,339	52,301
Community Justice Fund	12,196	40,000
Dormant Accounts Fund NI	35,000	35,000
Henry Smith Charity	38,700	–
OCN Grant	1,725	–
LEF	14,014	–
	1,961,459	1,889,463
Other trading activities		
Fundraising and events	4,327	35,658
Sale of Publications	180	450
Membership Fees	7,400	9,380
Training and Events	38,345	35,455
Conference & Events income	16,953	7,964
	67,205	88,907
Investment income		
Income from listed investments	–	5
Deposit Account	2,528	595
	2,528	600
Total income	2,235,992	1,979,086

Housing Rights

Company Limited by Guarantee

Notes to the Detailed Statement of Financial Activities

Year ended 31 March 2023

	2023 £	2022 £
Costs of other trading activities		
Costs of other trading activities		
Fundraising Expenses	255	808
Conference Expenditure	5,609	519
Bank Charges	303	336
OCN Fees	4,338	4,537
User Training Expenses	709	200
	11,214	6,400
Costs of other trading activities	11,214	6,400

	2023 £	2022 £
Expenditure on charitable activities		
Relieving Poverty, Homelessness & Housing Issues		
Activities undertaken directly		
Wages/Salaries	1,271,746	1,124,988
Employer's NIC	122,272	105,182
Pension Costs	60,432	41,540
Redundancy Costs	1,713	59,678
Rent	65,227	74,367
Light & Heat	26,608	9,380
Repairs & Maintenance	1,589	327
Insurance	9,556	6,988
Travel Costs	10,593	3,447
Legal & Professional Fees	50,920	45,414
Telephone Costs	16,700	11,934
Other Office Costs	86,939	45,758
Depreciation	16,244	13,716
Pension interest	–	166
Pension scheme expenses	–	1,442
Client Support (Hardship Fund)	452	250
Recruitment Costs	28,638	4,960
User Forums	2,051	3,204
Hospitality & Advertising	2,845	220
Bad debt	2,145	–
Subscriptions/Memberships	9,178	4,930
Staff training	32,650	22,569
Hospitality	545	742
PR / Advertising	4,533	5,391
Temporary staff	–	13,444
Client Charitable Grants - expenditure	533	–
Pension scheme withdrawal	236,423	–
	2,060,532	1,600,037
Support costs		
Wages/salaries	136,494	171,306
Employer's NIC	15,648	15,515
Pension costs	7,402	5,962
Rent	4,163	7,367
Light & Heat	1,698	928
Repairs & Maintenance	115	38
Insurance	610	742
Telephone Costs	1,066	1,298
Other Office Costs	2,570	6,510
Depreciation	1,037	1,356
	170,803	211,022

	2023 £	2022 £
Governance costs		
Governance costs - audit fees	5,010	5,474
Expenditure on charitable activities	2,236,345	1,816,533
Net gains/losses on pension scheme		
Gains/(losses) on other investment assets	(11,640)	656
Net (expenditure)/income	(23,207)	156,809