

## Trustees Report

### 2019-2020

This year the charity has continued providing its much needed service to the single homeless, and has made improvements to the delivery of its service by, reaching out more users than ever. We have increased our stock in response to the ever increasing demand for emergency supported accommodation for ex- offenders, the elderly, rough sleepers and the refugee and immigrant communities. The new benefit changes still pose some difficulties for our tenants, but nevertheless the charity continues to accommodate and support them and help with favorable outcomes.

Generally we provide our excellent and much needed services To young people, ex-offenders, people with drug problems, refugees, Elderly and others from the vulnerable sections of the community. We have continued increasingly working with organisations like shelter, crisis, YMCA, Salvation Army and other approved charities and accommodated more homeless through them. We also continued helping homeless families to link up and rent from the private sector and continued our tenants to get to employment and training opportunities. Easy Housing accommodated and supported 400 single homeless during the year.

During 2019/20 the association has not again received any particular grants and entirely depended on income generated through rent revenue.

We devoted a considerable time and effort in organizing workshops and surgeries on the welfare changes such as the universal credit as well issues such as trainings and employment for our tenant population and have helped 20 tenants to move on to a more permanent accommodation, assisted 14 tenants to take training opportunities and 5 people to get into employment . We are equally trying to acquire larger properties with more units in Birmingham which will allow us to accommodate more homeless singles.

Our missions remain to build community with the necessary skills and qualifications and we have continued accessing clients to the appropriate training providers, employers and to permanent housing.

The charity remains committed to pursue its three central themes

- ☐ Housing with care and support
- ☐ Community engagement and development
- ☐ Tenants Empowerment and employment

Abdi Gure  
Trustee

**Registration number 5439373**

**Easy Housing Association  
Company limited by guarantee**

**Directors' report and financial statements**

**for the year ended 31 March 2020**

**Easy Housing Association**  
**Company limited by guarantee**

**Company information**

<b>Directors</b>	Mohamed Mohammed Yusuf Ahmed Abdi Gure
<b>Company number</b>	5439373
<b>Registered office</b>	Kingsbury House 468 Church Lane London NW9 8UA
<b>Accountants</b>	Tally-Ho Accountancy Ltd 20-22 Wenlock Road London N1 7GU
<b>Business address</b>	Kingsbury House 468 Church Lane London NW9 8UA

**Easy Housing Association  
Company limited by guarantee**

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**Easy Housing Association  
Company limited by guarantee**

**Directors' report  
for the year ended 31 March 2020**

The directors present their report and the financial statements for the year ended 31 March 2020.

**Principal activity**

The principal activity of the company is to provide care, support and assistance in regard to housing, housing services, housing benefits and housing support and related matters to homeless people and those being in danger of being homeless.

**Directors**

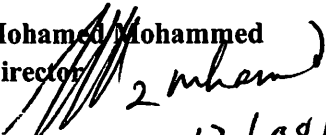
The directors who served during the year are as stated below:

Mohamed Mohammed  
Yusuf Ahmed  
Abdi Gure

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

This report was approved by the Board on 17 August 2020, and signed on its behalf by:

Mohamed Mohammed  
Director



2 mhem  
17 / 08 / 2020

**Easy Housing Association  
Company limited by guarantee**

**Profit and loss account  
for the year ended 31 March 2020**

		<b>2020</b>	<b>2019</b>
	<b>Notes</b>	<b>£</b>	<b>£</b>
<b>Turnover</b>	<b>2</b>	1,698,359	1,138,065
Cost of sales		(573,402)	(167,099)
<b>Gross profit</b>		1,124,957	970,966
Administrative expenses		(1,032,501)	(856,852)
<b>Operating profit</b>	<b>3</b>	92,456	114,114
Other interest receivable and similar income		121	140
<b>Profit on ordinary activities before taxation</b>		92,577	114,254
Tax on profit on ordinary activities		-	-
<b>Profit for the year</b>	<b>8</b>	92,577	114,254
Retained profit brought forward		173,798	59,544
<b>Retained profit carried forward</b>		266,375	173,798

**The notes on pages 5 to 7 form an integral part of these financial statements.**

**Easy Housing Association**  
**Company limited by guarantee**

**Balance sheet**  
**as at 31 March 2020**

		<b>2020</b>		<b>2019</b>	
	<b>Notes</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
<b>Fixed assets</b>					
Tangible assets	5		82,870		73,510
<b>Current assets</b>					
Debtors	6	23,862		26,345	
Cash at bank and in hand		220,150		170,499	
		<u>244,012</u>		<u>196,844</u>	
<b>Creditors: amounts falling due within one year</b>	7	<u>(15,085)</u>		<u>(51,134)</u>	
<b>Net current assets</b>			<u>228,927</u>		<u>145,710</u>
<b>Total assets less current liabilities</b>			311,797		219,220
<b>Net assets</b>			<u>311,797</u>		<u>219,220</u>
<b>Reserves</b>					
Called up share capital			45,422		45,422
Profit and loss account	8		266,375		173,798
<b>Members' funds</b>			<u>311,797</u>		<u>219,220</u>

The directors' statements required by Sections 475(2) and (3) are shown on the following page which forms part of this Balance Sheet.

**The notes on pages 5 to 7 form an integral part of these financial statements.**

**Easy Housing Association  
Company limited by guarantee**

**Balance sheet (continued)**

**Directors' statements required by Sections 475(2) and (3)  
for the year ended 31 March 2020**

For the year ended 31 March 2020 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

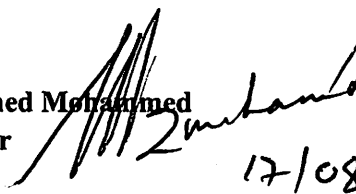
Directors' responsibilities:

- The members have not required the company to obtain an audit of its accounts for the year in question in accordance with section 476; and
- The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

These accounts have been prepared in accordance with the provisions applicable to companies subject to the small companies regime and with the Financial Reporting Standard for Smaller Entities (effective April 2008).

These accounts were approved by the directors on 17 August 2020, and are signed on their behalf by:

Mohamed Mohammed  
Director



17/08/2020

Registration number 5439373

**The notes on pages 5 to 7 form an integral part of these financial statements.**



**Easy Housing Association  
Company limited by guarantee**

**Notes to the financial statements  
for the year ended 31 March 2020**

**1. Accounting policies**

**1.1. Accounting convention**

The financial statements are prepared under the historical cost convention and in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008).

**1.2. Turnover**

Turnover represents the total invoice value, excluding value added tax, of sales made during the year and derives from the provision of goods falling within the company's ordinary activities.

**1.3. Tangible fixed assets and depreciation**

Depreciation is provided at rates calculated to write off the cost less residual value of each asset over its expected useful life, as follows:

Fixtures, fittings and equipment	- 20% straight line
Motor vehicles	- 20% straight line

**2. Turnover**

The total turnover of the company for the year has been derived from its principal activity wholly undertaken in the UK.

**3. Operating profit**

	<b>2020</b>	<b>2019</b>
	<b>£</b>	<b>£</b>
Operating profit is stated after charging:		
Depreciation and other amounts written off tangible assets	<u>20,717</u>	<u>18,378</u>

**4. Directors' remuneration**

	<b>2020</b>	<b>2019</b>
	<b>£</b>	<b>£</b>
Remuneration and other benefits	<u>37,161</u>	<u>32,977</u>

**Easy Housing Association**  
**Company limited by guarantee**

**Notes to the financial statements**  
**for the year ended 31 March 2020**

..... continued

<b>5. Tangible fixed assets</b>	<b>Fixtures, fittings and equipment £</b>	<b>Motor vehicles £</b>	<b>Total £</b>
<b>Cost</b>			
At 1 April 2019	155,769	6,600	162,369
Additions	23,777	6,300	30,077
At 31 March 2020	<u>179,546</u>	<u>12,900</u>	<u>192,446</u>
<b>Depreciation</b>			
At 1 April 2019	85,869	2,990	88,859
Charge for the year	18,735	1,982	20,717
At 31 March 2020	<u>104,604</u>	<u>4,972</u>	<u>109,576</u>
<b>Net book values</b>			
At 31 March 2020	<u>74,942</u>	<u>7,928</u>	<u>82,870</u>
At 31 March 2019	<u>69,900</u>	<u>3,610</u>	<u>73,510</u>

<b>6. Debtors</b>	<b>2020 £</b>	<b>2019 £</b>
Trade debtors	22,662	25,845
Prepayments and accrued income	1,200	500
	<u>23,862</u>	<u>26,345</u>

<b>7. Creditors: amounts falling due within one year</b>	<b>2020 £</b>	<b>2019 £</b>
Trade creditors	8,129	44,253
Other taxes and social security costs	4,263	4,268
Accruals and deferred income	2,693	2,613
	<u>15,085</u>	<u>51,134</u>

**Easy Housing Association**  
**Company limited by guarantee**

**Notes to the financial statements**  
**for the year ended 31 March 2020**

..... continued

<b>8. Reserves</b>	<b>Profit and loss account £</b>	<b>Total £</b>
<b>At 1 April 2019</b>	173,798	173,798
Profit for the year	92,577	92,577
<b>At 31 March 2020</b>	<u>266,375</u>	<u>266,375</u>

**9. Company limited by guarantee**

**Easy Housing Association**  
**Company limited by guarantee**

**The following pages do not form part of the statutory accounts.**

**Easy Housing Association  
Company limited by guarantee**

**Detailed trading profit and loss account  
and expenses schedule  
for the year ended 31 March 2020**

	2020		2019	
	£	£	£	£
<b>Sales</b>				
Rent receivable		1,692,411		1,127,359
Other income		5,948		10,706
		<u>1,698,359</u>		<u>1,138,065</u>
<b>Cost of sales</b>				
Direct costs	573,402		167,099	
		<u>(573,402)</u>		<u>(167,099)</u>
<b>Gross profit</b>	66%	1,124,957	85%	970,966
<b>Administrative expenses</b>				
Wages and salaries	216,290		208,014	
Directors' remuneration	37,161		32,977	
Employer's NI contributions	15,848		15,667	
Employer's Pension Contributions	4,834		3,750	
Tenant Training and Support	536		1,507	
Rent payable	446,286		301,795	
Rates	42,376		32,737	
Insurance	3,367		2,651	
Light and heat	57,696		82,288	
Cleaning	49,602		37,392	
Repairs and maintenance	64,504		59,304	
Printing, postage and stationery	7,565		5,403	
Advertising	1,413		1,080	
Telephone	3,073		3,296	
Computer costs	1,410		237	
Hire of equipment	1,992		3,754	
Travelling and entertainment	19,693		9,714	
Legal and professional	5,500		8,297	
Accountancy and Book-keeping	24,701		14,663	
Bank charges	630		1,037	
Bad debts	3,740		5,350	
General expenses	567		7,501	
Charitable donations - other	3,000		-	
Subscriptions	-		60	
Depreciation on fixtures & equipment	18,735		17,476	
Depreciation on motor vehicles	1,982		902	
		<u>1,032,501</u>		<u>856,852</u>
		92,456		114,114
<b>Operating profit</b>	5%	92,456	10%	114,114

**Easy Housing Association**  
**Company limited by guarantee**

**Detailed trading profit and loss account**  
**and expenses schedule**  
**for the year ended 31 March 2020**

	2020		2019	
	£	£	£	£
<b>Other income and expenses</b>				
<b>Interest receivable</b>				
Bank deposit interest	121		140	
		121		140
<b>Net profit for the year</b>		92,577		114,254

**Registration number 5439373**

**Easy Housing Association  
Company limited by guarantee**

**Directors' report and financial statements**

**for the year ended 31 March 2020**

**Easy Housing Association**  
**Company limited by guarantee**

**Company information**

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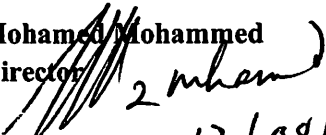
The directors who served during the year are as stated below:

Mohamed Mohammed  
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This report was approved by the Board on 17 August 2020, and signed on its behalf by:

Mohamed Mohammed  
Director



2 Mohamed  
17 / 08 / 2020

**Easy Housing Association  
Company limited by guarantee**

**Profit and loss account  
for the year ended 31 March 2020**

		<b>2020</b>	<b>2019</b>
	<b>Notes</b>	<b>£</b>	<b>£</b>
<b>Turnover</b>	<b>2</b>	1,698,359	1,138,065
Cost of sales		(573,402)	(167,099)
<b>Gross profit</b>		1,124,957	970,966
Administrative expenses		(1,032,501)	(856,852)
<b>Operating profit</b>	<b>3</b>	92,456	114,114
Other interest receivable and similar income		121	140
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Tax on profit on ordinary activities		-	-
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**Easy Housing Association**  
**Company limited by guarantee**

**Balance sheet**  
**as at 31 March 2020**

		<b>2020</b>		<b>2019</b>	
	<b>Notes</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
<b>Fixed assets</b>					
Tangible assets	5		82,870		73,510
<b>Current assets</b>					
Debtors	6	23,862		26,345	
Cash at bank and in hand		220,150		170,499	
		<u>244,012</u>		<u>196,844</u>	
<b>Creditors: amounts falling due within one year</b>	7	<u>(15,085)</u>		<u>(51,134)</u>	
<b>Net current assets</b>			<u>228,927</u>		<u>145,710</u>
<b>Total assets less current liabilities</b>			311,797		219,220
<b>Net assets</b>			<u>311,797</u>		<u>219,220</u>
<b>Reserves</b>					
Called up share capital			45,422		45,422
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<b>Members' funds</b>			<u>311,797</u>		<u>219,220</u>

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**Easy Housing Association  
Company limited by guarantee**

**Balance sheet (continued)**

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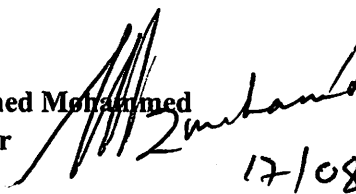
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These accounts were approved by the directors on 17 August 2020, and are signed on their behalf by:

Mohamed Mohammed  
Director



17/08/2020

Registration number 5439373

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**Easy Housing Association  
Company limited by guarantee**

**Notes to the financial statements  
for the year ended 31 March 2020**

**1. Accounting policies**

**1.1. Accounting convention**

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**1.2. Turnover**

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Fixtures, fittings and equipment	- 20% straight line
Motor vehicles	- 20% straight line

**2. Turnover**

The total turnover of the company for the year has been derived from its principal activity wholly undertaken in the UK.

**3. Operating profit**

	<b>2020</b>	<b>2019</b>
	<b>£</b>	<b>£</b>
Operating profit is stated after charging:		
Depreciation and other amounts written off tangible assets	<u>20,717</u>	<u>18,378</u>

**4. Directors' remuneration**

	<b>2020</b>	<b>2019</b>
	<b>£</b>	<b>£</b>
Remuneration and other benefits	<u>37,161</u>	<u>32,977</u>

**Easy Housing Association**  
**Company limited by guarantee**

**Notes to the financial statements**  
**for the year ended 31 March 2020**

..... continued

5. <b>Tangible fixed assets</b>	<b>Fixtures, fittings and equipment</b>	<b>Motor vehicles</b>	<b>Total</b>
	<b>£</b>	<b>£</b>	<b>£</b>
<b>Cost</b>			
At 1 April 2019	155,769	6,600	162,369
Additions	23,777	6,300	30,077
At 31 March 2020	<u>179,546</u>	<u>12,900</u>	<u>192,446</u>
<b>Depreciation</b>			
At 1 April 2019	85,869	2,990	88,859
Charge for the year	18,735	1,982	20,717
At 31 March 2020	<u>104,604</u>	<u>4,972</u>	<u>109,576</u>
<b>Net book values</b>			
At 31 March 2020	<u>74,942</u>	<u>7,928</u>	<u>82,870</u>
At 31 March 2019	<u>69,900</u>	<u>3,610</u>	<u>73,510</u>

<b>6.     Debtors</b>	<b>2020</b>	<b>2019</b>
	<b>£</b>	<b>£</b>
Trade debtors	22,662	25,845
Prepayments and accrued income	1,200	500
	<u>23,862</u>	<u>26,345</u>

<b>7.     Creditors: amounts falling due           within one year</b>	<b>2020</b>	<b>2019</b>
	<b>£</b>	<b>£</b>
Trade creditors	8,129	44,253
Other taxes and social security costs	4,263	4,268
Accruals and deferred income	2,693	2,613
	<u>15,085</u>	<u>51,134</u>

**Easy Housing Association**  
**Company limited by guarantee**

**Notes to the financial statements**  
**for the year ended 31 March 2020**

..... continued

<b>8. Reserves</b>	<b>Profit and loss account £</b>	<b>Total £</b>
<b>At 1 April 2019</b>	173,798	173,798
Profit for the year	92,577	92,577
<b>At 31 March 2020</b>	<u>266,375</u>	<u>266,375</u>

**9. Company limited by guarantee**



**Easy Housing Association**  
**Company limited by guarantee**

**The following pages do not form part of the statutory accounts.**

**Easy Housing Association  
Company limited by guarantee**

**Detailed trading profit and loss account  
and expenses schedule  
for the year ended 31 March 2020**

	2020		2019	
	£	£	£	£
<b>Sales</b>				
Rent receivable		1,692,411		1,127,359
Other income		5,948		10,706
		<u>1,698,359</u>		<u>1,138,065</u>
<b>Cost of sales</b>				
Direct costs	573,402		167,099	
		<u>(573,402)</u>		<u>(167,099)</u>
<b>Gross profit</b>	66%	1,124,957	85%	970,966
<b>Administrative expenses</b>				
Wages and salaries	216,290		208,014	
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Insurance	3,367		2,651	
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Cleaning	49,602		37,392	
Repairs and maintenance	64,504		59,304	
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Advertising	1,413		1,080	
Telephone	3,073		3,296	
Computer costs	1,410		237	
Hire of equipment	1,992		3,754	
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Bad debts	3,740		5,350	
General expenses	567		7,501	
Charitable donations - other	3,000		-	
Subscriptions	-		60	
Depreciation on fixtures & equipment	18,735		17,476	
Depreciation on motor vehicles	1,982		902	
		<u>1,032,501</u>		<u>856,852</u>
		92,456		114,114
<b>Operating profit</b>	5%	92,456	10%	114,114

**Easy Housing Association**  
**Company limited by guarantee**

**Detailed trading profit and loss account**  
**and expenses schedule**  
**for the year ended 31 March 2020**

	<b>2020</b>		<b>2019</b>	
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
<b>Other income and expenses</b>				
<b>Interest receivable</b>				
Bank deposit interest	121		140	
		121		140
<b>Net profit for the year</b>		92,577		114,254