

REGISTERED COMPANY NUMBER: 12068336 (England and Wales)
REGISTERED CHARITY NUMBER: 1184991

**REPORT OF THE TRUSTEES AND
AUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2021
FOR
CUMBRIA COMMUNITY HOMES**

Collards
Chartered Accountants
Registered Auditors
5-9 Eden Street
Kingston-Upon - Thames
Surrey
KT1 1BQ

CUMBRIA COMMUNITY HOMES

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CUMBRIA COMMUNITY HOMES
REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 30 JUNE 2021

The trustees who are also directors of the charity for the purposes of the Companies Act 2006, present their report with the financial statements of the charity for the year ended 30 June 2021. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

OBJECTIVES AND ACTIVITIES

Objectives and aims

The charity's objective contained within the memorandum and articles of association, is to carry out for the benefit of the community, the business of providing and managing housing, including Social Housing, and providing assistance to help house people and associated facilities, amenities and services for persons in need because of youth, age, ill-health, disability, financial hardship or other disadvantage.

Significant activities

To provide good quality accommodation to vulnerable adults in the community meeting their individual needs.

To provide tenancy related care, support and supervision in a person-centred way enabling the enhancement and development of life skills, personal growth, independence, choice, and control.

To help those who are homeless or at risk of homelessness, individuals who struggle with mental or physical health or with a learning difficulty, those who are in recovery from substance misuse and people who are fleeing domestic violence.

To offer one to one financial support with personal budgets and provide a mentor for helping plan daily activities surrounding their tenancies such as meal planning, domestic duties and we signpost and support individuals with opportunities to socialise within the local community.

Our underpinning ethos is to develop an individual's capacity to live independently in the community and to develop or sustain basic life skills needed to hold down a tenancy or maintain a home.

Values

Trust

To build relationships on trust and keep our promises, to meet the expectations of tenants and be honest if we can't.

Integrity

To practice providing a quality service with integrity and sensitivity.

Non-judgemental

To listen to and meet the needs of everyone in a non-judgemental way

Teamwork

To constantly look at ways to improve and deliver our service.

Empathy

To put ourselves in other people's shoes

Positive attitude

To practice with a problem-solving approach

CUMBRIA COMMUNITY HOMES
REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 30 JUNE 2021

OBJECTIVES AND ACTIVITIES

History

The business founded by Christine Bee, was incorporated on 25th June 2019, and became registered as a charity on 21st August 2019.

Christine, CEO, has a plethora of experience and knowledge in a number of relevant sectors, namely building, housing and care. She was a Project Manager for her family building company for several years before accepting a position as Care Co-ordinator for Creative Support. She then moved to Barrow Borough Council's Homeless Team as a Homeless Officer responsible for providing accommodation and support to those who were homeless and at risk of homelessness.

Christine was then asked to join My Space Housing Solutions as a Housing Officer. Her ability to make these connections reflected on the profit being made at the time for her previous employer, she was promoted to the Business Development Team for the North East of England whereby she achieved full occupancy on a large number of units that were previously void for quite some time. Christine was a strong and successful part of the team establishing good connections and relationships with agencies and several Local Authorities in the North East who referred into the schemes in her area.

After a staff re-structure within the Housing Association, Christine recognised there was an adequate need for further supported housing and decided to set up on her own and incorporated Cumbria Community Homes, which in turn Charitable Status in August 2019.

She is a well-known and well respected member of her community and utilised this to become instrumental to building a portfolio of properties and a strong referral pipeline for the area through the various contacts she has with partnering agencies, landlords and Councils.

CCH has since grown into one of the leading Housing Support provider across the whole of Cumbria and parts of Lancashire, and are currently expanding their services across the North-East where they already have established connections from Christine's previous roles in this area.

In response to this rapid growth, Emma Hughes was brought on board in late 2020 to focus on the strategic growth of the business freeing up Christine's time to concentrate on the day to day operations. Emma ran her own marketing agency for 11 years before becoming a successful business consultant providing a professional portfolio of marketing and development services to help a range of companies from start-ups to well recognised blue chip organisations increase revenue by boosting sales and continuous improvement through strategic campaigns.

In the past 18 months Emma has forged relationships with various investors and landlords to ensure that quality housing is being provided in the right areas to meet the ever growing demand.

CUMBRIA COMMUNITY HOMES
REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 30 JUNE 2021

OBJECTIVES AND ACTIVITIES

Referrals

Referrals are received from statutory & non-statutory agencies with supporting documentation

Statutory Agencies:

- Local Authority Housing Options Team
- Social Work Teams (care leavers and social care)
- Community Mental Health Team
- Health Authorities
- Probation Service
- Prison Service

Non-Statutory Agencies:

- Mental Health Charities (MIND etc)
- Substance Misuse Centres
- Homeless Charities (YMCA, Local independent etc)
- Domestic Violence Charities (Woman's Aid etc)

All relevant and up to date information must be given within the initial referral, as to avoid referrals being rejected as not being suitable or being delayed due to missing information. Once the referral form has been received and checked, the refer will be contacted by one of the local Tenancy Sustainment Officer's to arrange meeting the prospective tenant, and to complete our Intensive Housing Management Assessment, which identifies how much support is required.

There are occasions, where tenants support needs are more than CCH can provide, when this happens, all parties will be informed, and an extra care package will be suggested before accommodation can be offered to ensure we are not setting the tenant up to fail.

Public Benefit

The Trustees are aware of Charity Commission guidance on public benefit reporting as set out in Section 17 of the Charities Act 2011. They believe Cumbria Community Homes fulfils a fundamental public benefit by providing and managing housing together with providing assistance to people in need.

STRATEGIC REPORT

Achievement and performance

Strategic Growth

CCH have experienced a rapid growth since their incorporation due to the exceptional service they provide. Currently they have over 350 homes in management plus a number of housing developments that provides 24/7 concierge care for vulnerable adults.

The strategic plan for the next 12 months is to work in conjunction with the Council in the existing areas CCH operate in to expand this service offering and to further identify good quality private landlords within these areas who can provide the level of accommodation needed.

By the end of 2022 it is projected that around 500 vulnerable adults will be receiving care from CCH.

In response to the increased demand for such services within these areas, the team has also grown rapidly and CCH currently employ 20 people across housing management, tenancy officers, maintenance, admin and business development, plus relying on a growing network of consultants, freelancers and contractors where needed.

CUMBRIA COMMUNITY HOMES
REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 30 JUNE 2021

STRATEGIC REPORT

Achievement and performance

Services

We will provide support to tenants of our accommodation, going beyond what would be provided by an ordinary Landlord.

Advice and guidance about what and what not to do in a property.

Spending regular time with a tenant to help them work through their support needs following an agreed support plan which identifies specific needs that the tenant requires help with.

Advice and guidance on use of kitchen facilities and appliances and in maintaining kitchen hygiene.

Assisting with the security of the property because of a tenant's needs.

An on-call 24/7 for every tenant.

In other projects, a 24 hour manned security and support service will be provided.

Assisting with maintaining health, safety and well-being in the Property.

Regular tenant meetings will provide an opportunity for concerns about health and safety to be raised.

Regular welfare checks where there is a risk to tenant's safety because of issues such as self-harm, harassment from others.

Weekly staff meetings to include discussion of health and safety matters.

Assisting with arranging minor repairs to domestic equipment and appliances. We have a competent maintenance team who assist tenants with their own minor repairs.

Providing life skills training in relation to waste disposal and cleanliness.

Our staff will be involved in enabling, reminding, and helping tenants to develop domestic and practical skills.

Life skills workshops will be provided including gardening, general kitchen experience to help and assist the tenant to develop life-skills.

Helping tenants to engage with individuals, professionals and other bodies with an interest in their welfare, providing advice, assistance and advocacy dealing with statutory and non-statutory agencies, other third parties and relatives.

We will help tenants to deal with telephone calls, correspondence and arranging meetings and can accompany tenants to meetings outside of the accommodation.

Staff will help tenants to remain in contact with their relatives (where requested to do so by the tenant) and keep relatives informed as to developments and progress and welfare.

Additional support will be provided to those tenants who require it to help build relationships with their family and friends, which will have been damaged in many cases.

In some projects, we will arrange for adaptations to enable individuals to cope with a disability.

Advising or assisting with personal budgeting and debt counselling providing any money-management advice, assistance and advocacy to the tenant and regular intervention to assist them in developing their money skills.

Helping to maintain relationships and solve disputes with others, including other tenants.

CUMBRIA COMMUNITY HOMES
REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 30 JUNE 2021

STRATEGIC REPORT

Achievement and performance

Regular one-to-one support sessions will provide an opportunity for appropriate resolution and discussion of actual or potential conflicts.

Dealing with benefit claims and other official correspondence relevant to sustaining accommodation; filling out forms, writing to benefit authorities, making phone calls on behalf of the tenant, sign-posting complex benefit issues to other professionals and providing or sourcing representation in relation to disputes and appeals.

Assisting with shopping, errands, and leisure activities.

We will arrange social events which help people feel less lonely and encourage them by to participate in supervised group activities.

Help with finding, choosing, and moving on into other accommodation.

Tenants will be supported to assess the risks and consider control measures when engaging with the community into which they are to resettle. Tenants will be supported to engage with accommodation and training providers and to apply for accommodation etc. Other support that enables you to cope with the practicalities of everyday life.

The staff will help the tenant in gaining access to education, training, meaningful employment etc.

Our impact

We continue to source good quality homes and give our support to those who need it most.

We also provide job opportunities to many local people of which are fulfilling and rewarding, in all areas that we operate

Due diligence

Due diligence for social housing starts with identifying potential areas where a shortage of supported accommodation exists, and these shortages can often be found in local authority Housing and Homeless Strategies. Discussions are then held with the Housing Options and Benefits Departments of the local authorities to establish if there is a need for specialist supported accommodation in that area and to ensure that any rent models can be agreed by the benefits department where specific groups of vulnerable people qualify for the Exempt Supported Accommodation Rate regarding Housing Benefit. Where rent models won't be in full payment and any shortage of referrals are identified, due consideration must be given whether Cumbria Community Homes should operate in that area.

Specific areas need to be identified where it is crucial that local services/amenities are available to the tenants - for example proximity to shops and local transport if mobility is an issue, local activities for those suffering mental health issues, being located close to a school for families who are being re-housed, certain groups may need to be housed away from schools, where it has been identified that a risk may be present etc.

Once demand and the rent models have been approved, establishing a referral pathway can be made, where all relevant agencies will be contacted.

CUMBRIA COMMUNITY HOMES
REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 30 JUNE 2021

STRATEGIC REPORT

Financial review

Financial position

The Trustees are pleased to report a strong growth year for the Charity ending June 2021. The business is only in its second year of operation and has clearly consolidated its position as a leading service provider within the area.

2019/2020 was a tough year for the sector as a whole and whilst Covid was a challenge for everyone, a direct consequence has been the increased demand for supported housing within the region due to the increased levels of homelessness, vulnerable adults especially with mental health related issues and domestic violence cases all needing re-housing.

The Charity has worked very closely with the local housing teams to help meet this increased demand.

The delivery of care and support during this period remained high, despite the issues associated with the numerous national lockdowns that had a knockoff effect on tenants and staff.

The Charity was rigorous in evaluating risk to the staff during this period and there were no significant staff absences that had a direct impact on delivering the level of service provided.

Covid saw no negative impact to the financial position of the Charity.

Reserves policy

As a new charity reserves are being built up for the future development and sustainability of the charity and the amount held at the year end is £1,888.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The charity is controlled by its governing document, Articles of Association, and constitutes a limited company, limited by guarantee, as defined by the Companies Act 2006.

The Trustees have a responsibility to ensure that all aspects of the charity's activities are properly conducted and carried out in full compliance with its Articles of Association.

Recruitment and appointment of new trustees

Trustees are discussed at each quarterly Trustee meeting. Any proposed new Trustees are nominated by the Board of Trustees and are then interviewed and appointed if their skill set and knowledge contribute to the Charity's operations. Trustees receive a full overview of the operational side of the business, usually spending time with various staff members and tenancy officers visiting tenants, attending council meetings where necessary and spending time at the Charity's offices to understand the day-to-day running of the business.

The CEO keep Trustees up to date with regular performance reports, annual financial reports and future plans and objectives of the Charity.

All of the trustees, officers and staff hold valid certificates from the Disclosure and Barring Service.

CUMBRIA COMMUNITY HOMES
REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 30 JUNE 2021

STRUCTURE, GOVERNANCE AND MANAGEMENT

Organisational structure

Role of Chief Executive

The CEO is accountable to the Board of Trustees and, along with other senior staff, is responsible for the day-to-day management of the Charity. These include hiring of senior staff, attending meetings with Local Authorities and Housing teams, dealing with any HR and payroll issues that are escalated, negotiation with landlords and general growth of the business.

Employee Remuneration

The Charity's remuneration policy sets appropriate pay levels for all personnel and takes into consideration the responsibilities undertaken within each role. Benchmarking is undertaken to ensure the remuneration matches the level of comparable organisations.

The CEO's remuneration is set by the Board of Trustees. Due to the fact that the Charity has only been operating since August 2019 pay levels of senior staff have remained very low and over time this will be addressed to reflect current market rates.

Risk management

The Trustees continue to assess the risk and uncertainties facing the Charity and how these may impact the financial position of the Charity. Risks are identified in the Trustees quarterly meeting and any risks that are felt to prevent the Charity achieving its objectives are reviewed with the senior management team.

The greatest risks relate to any unforeseen changes in Government policies, regular weekly/monthly meetings with the Local Authorities help negate this risk as the Charity are aware of any changes ahead of them being implemented.

Whilst the senior management team has remained very stable there is a relatively high staff turnover within the tenancy officer and maintenance teams. All new members of staff are required to complete a 2 week training period and then a further 2 weeks when they shadow a colleague.

All of the trustees, officers and staff hold valid certificates from the Disclosure and Barring Service.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Company number

12068336 (England and Wales)

Registered Charity number

1184991

Registered office

37 Riverside Gardens
Barrow In Furness
Cumbria
LA13 0DD

Trustees

Mr G C Asbury (resigned 24.5.22)
Mr A P Oates (resigned 23.8.21)
Mr P Sheldon
Mrs S Waldron (resigned 7.5.21)
Mrs E Stones (appointed 26.2.21)
Ms A Stevens (appointed 12.5.21)
Mr D C Key (appointed 23.10.20) (resigned 23.1.21)

Chief Executive

Christine Bee

CUMBRIA COMMUNITY HOMES
REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 30 JUNE 2021

REFERENCE AND ADMINISTRATIVE DETAILS

Auditors

Collards
Chartered Accountants
Registered Auditors
5-9 Eden Street
Kingston-Upon - Thames
Surrey
KT1 1BQ

Bankers

Barclays Bank plc
Leicester
LE87 2BB

STATEMENT OF TRUSTEES' RESPONSIBILITIES

The trustees (who are also the directors of Cumbria Community Homes for the purposes of company law) are responsible for preparing the Report of the Trustees and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

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

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

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

In so far as the trustees are aware:

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

AUDITORS

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

Report of the trustees, incorporating a strategic report, approved by order of the board of trustees, as the company directors, on 31 August 2022 and signed on the board's behalf by:

Mrs E Stones - Trustee

REPORT OF THE INDEPENDENT AUDITORS TO THE TRUSTEES OF CUMBRIA COMMUNITY HOMES

Opinion

We have audited the financial statements of Cumbria Community Homes (the 'charitable company') for the year ended 30 June 2021 which comprise the Statement of Financial Activities, the Balance Sheet, the Cash Flow Statement and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 30 June 2021 and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

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

Conclusions relating to going concern

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

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

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

Other information

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

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

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

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Charities (Accounts and Reports) Regulations 2008 requires us to report to you if, in our opinion:

- the information given in the Report of the Trustees is inconsistent in any material respect with the financial statements; or
- the charitable company has not kept adequate accounting records; or
- the financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we require for our audit.

REPORT OF THE INDEPENDENT AUDITORS TO THE TRUSTEES OF CUMBRIA COMMUNITY HOMES

Responsibilities of trustees

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

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

REPORT OF THE INDEPENDENT AUDITORS TO THE TRUSTEES OF CUMBRIA COMMUNITY HOMES

Our responsibilities for the audit of the financial statements

We have been appointed as auditors under Section 144 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder.

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

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

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

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

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

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

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

- agreeing financial statement disclosures to underlying supporting documentation;
- reading the minutes of meetings of those charged with governance;
- enquiring of management as to actual and potential litigation and claims.

There are inherent limitations in our audit procedures described above. The more removed that laws and regulations are from financial transactions, the less likely it is that we would become aware of non-compliance. Auditing standards also limit the audit procedures required to identify non-compliance with laws and regulations to enquiry of the directors and other management and the inspection of regulatory and legal correspondence, if any.

Material misstatements that arise due to fraud can be harder to detect than those that arise from error as they may involve deliberate concealment or collusion.

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

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

**REPORT OF THE INDEPENDENT AUDITORS TO THE TRUSTEES OF
CUMBRIA COMMUNITY HOMES**

Use of our report

This report is made solely to the charitable company's trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the charitable company's trustees those matters we are required to state to them in an auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charitable company and the charitable company's trustees as a body, for our audit work, for this report, or for the opinions we have formed.



Christopher Julian Brigstocke FCA
Senior Statutory Auditor

For and on behalf of
Collards Chartered Accountants
Registered Auditors
Eligible to act as an auditor in terms of Section 1212 of the Companies Act 2006
5-9 Eden Street
Kingston-Upon - Thames
Surrey
KT1 1BQ

31 August 2022

CUMBRIA COMMUNITY HOMES

**STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 30 JUNE 2021**

				Year Ended 30.6.21 Total funds £	Period 25.6.19 to 30.6.20 Total funds £
	Notes	Unrestricted fund £	Restricted fund £		
INCOME AND ENDOWMENTS FROM					
Donations and legacies	2	61,802	-	61,802	12,982
Charitable activities	3				
Housing		1,238,799	-	1,238,799	243,325
		<hr/>	<hr/>	<hr/>	<hr/>
Total		1,300,601	-	1,300,601	256,307
 EXPENDITURE ON					
Charitable activities	4				
Housing		1,298,226	-	1,298,226	255,946
Other		<hr/> 849	<hr/> -	<hr/> 849	<hr/> -
Total		1,299,075	-	1,299,075	255,946
		<hr/>	<hr/>	<hr/>	<hr/>
NET INCOME		1,526	-	1,526	361
 RECONCILIATION OF FUNDS					
Total funds brought forward		361	-	361	-
		<hr/>	<hr/>	<hr/>	<hr/>
TOTAL FUNDS CARRIED FORWARD		<u>1,887</u>	<u>-</u>	<u>1,887</u>	<u>361</u>

The notes form part of these financial statements

CUMBRIA COMMUNITY HOMES

**BALANCE SHEET
30 JUNE 2021**

	Notes	Unrestricted fund £	Restricted fund £	30.6.21 Total funds £	30.6.20 Total funds £
CURRENT ASSETS					
Debtors	11	155,621	-	155,621	376
Cash at bank		<u>5,091</u>	<u>-</u>	<u>5,091</u>	<u>26,625</u>
		160,712	-	160,712	27,001
CREDITORS					
Amounts falling due within one year	12	(113,337)	-	(113,337)	(18,640)
		<u>47,375</u>	<u>-</u>	<u>47,375</u>	<u>8,361</u>
NET CURRENT ASSETS					
		47,375	-	47,375	8,361
TOTAL ASSETS LESS CURRENT LIABILITIES					
		47,375	-	47,375	8,361
CREDITORS					
Amounts falling due after more than one year	13	(45,488)	-	(45,488)	(8,000)
		<u>1,887</u>	<u>-</u>	<u>1,887</u>	<u>361</u>
NET ASSETS					
		1,887	-	1,887	361
FUNDS	16				
Unrestricted funds				<u>1,887</u>	<u>361</u>
TOTAL FUNDS				<u>1,887</u>	<u>361</u>

The charitable company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 30 June 2021.

The members have not deposited notice, pursuant to Section 476 of the Companies Act 2006 requiring an audit of these financial statements.

The trustees acknowledge their responsibilities for

- (a) ensuring that the charitable company keeps accounting records that comply with Sections 386 and 387 of the Companies Act 2006 and
- (b) preparing financial statements which give a true and fair view of the state of affairs of the charitable company as at the end of each financial year and of its surplus or deficit for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the charitable company.

These financial statements have been audited under the requirements of Section 145 of the Charities Act 2011.

The financial statements were approved by the Board of Trustees and authorised for issue on 31 August 2022 and were signed on its behalf by:

Mrs E Stones - Trustee

The notes form part of these financial statements

CUMBRIA COMMUNITY HOMES

**CASH FLOW STATEMENT
FOR THE YEAR ENDED 30 JUNE 2021**

		Year Ended 30.6.21 £	Period 25.6.19 to 30.6.20 £
	Notes		
Cash flows from operating activities			
Cash generated from operations	1	(20,685)	26,625
Interest paid		<u>(849)</u>	<u>-</u>
Net cash (used in)/provided by operating activities		<u>(21,534)</u>	<u>26,625</u>
		<u> </u>	<u> </u>
Change in cash and cash equivalents in the reporting period		(21,534)	26,625
Cash and cash equivalents at the beginning of the reporting period		<u>26,625</u>	<u>-</u>
Cash and cash equivalents at the end of the reporting period		<u><u>5,091</u></u>	<u><u>26,625</u></u>

The notes form part of these financial statements

CUMBRIA COMMUNITY HOMES

**NOTES TO THE CASH FLOW STATEMENT
FOR THE YEAR ENDED 30 JUNE 2021**

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

	Year Ended 30.6.21 £	Period 25.6.19 to 30.6.20 £
Net income for the reporting period (as per the Statement of Financial Activities)	1,526	361
Adjustments for:		
Interest paid	849	-
Increase in long term creditors	37,488	8,000
Increase in bank overdraft	6,312	6,000
Increase in other loans	11,000	-
Increase in debtors	(155,245)	(376)
Increase in creditors	<u>77,385</u>	<u>12,640</u>
Net cash (used in)/provided by operations	<u>(20,685)</u>	<u>26,625</u>

2. ANALYSIS OF CHANGES IN NET FUNDS/(DEBT)

	At 1.7.20 £	Cash flow £	At 30.6.21 £
Net cash			
Cash at bank	<u>26,625</u>	<u>(21,534)</u>	<u>5,091</u>
	<u>26,625</u>	<u>(21,534)</u>	<u>5,091</u>
Debt			
Debts falling due within 1 year	(6,000)	(17,312)	(23,312)
Debts falling due after 1 year	<u>(8,000)</u>	<u>(37,488)</u>	<u>(45,488)</u>
	<u>(14,000)</u>	<u>(54,800)</u>	<u>(68,800)</u>
Total	<u>12,625</u>	<u>(76,334)</u>	<u>(63,709)</u>

The notes form part of these financial statements

CUMBRIA COMMUNITY HOMES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2021

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

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

Income

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

Grants received are credited to profit and loss account in the financial period in which they are received.

Expenditure

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

Taxation

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

Fund accounting

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

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

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

Hire purchase and leasing commitments

Rentals paid under operating leases are charged to the Statement of Financial Activities on a straight line basis over the period of the lease.

Pension costs and other post-retirement benefits

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

CUMBRIA COMMUNITY HOMES

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 30 JUNE 2021**

2. DONATIONS AND LEGACIES

	Year Ended 30.6.21 £	Period 25.6.19 to 30.6.20 £
Donations	3,534	5,609
Grants	<u>58,268</u>	<u>7,373</u>
	<u>61,802</u>	<u>12,982</u>

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

	Year Ended 30.6.21 £	Period 25.6.19 to 30.6.20 £
Other grants	<u>58,268</u>	<u>7,373</u>

3. INCOME FROM CHARITABLE ACTIVITIES

	Activity	Year Ended 30.6.21 £	Period 25.6.19 to 30.6.20 £
Rent contributions	Housing	<u>1,238,799</u>	<u>243,325</u>

4. CHARITABLE ACTIVITIES COSTS

	Direct Costs £	Support costs (see note 5) £	Totals £
Housing	<u>1,053,013</u>	<u>245,213</u>	<u>1,298,226</u>

5. SUPPORT COSTS

	Management £	Finance £	Governance costs £	Totals £
Housing	<u>236,183</u>	<u>3,030</u>	<u>6,000</u>	<u>245,213</u>

CUMBRIA COMMUNITY HOMES

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 30 JUNE 2021**

6. NET INCOME/(EXPENDITURE)

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

	Year Ended 30.6.21 £	Period 25.6.19 to 30.6.20 £
Hire of plant and machinery	367	487
Other operating leases	12,544	2,856
Rent	<u>569,191</u>	<u>132,121</u>

7. AUDITORS' REMUNERATION

	Year Ended 30.6.21 £	Period 25.6.19 to 30.6.20 £
Fees payable to the charity's auditors and their associates for the audit of the charity's financial statements	<u>6,000</u>	<u>-</u>

8. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 30 June 2021 nor for the period ended 30 June 2020.

Trustees' expenses

Trustees' expenses paid for the year ended 30 June 2021 amounted to £3,692.

9. STAFF COSTS

	Year Ended 30.6.21 £	Period 25.6.19 to 30.6.20 £
Wages and salaries	330,663	61,566
Social security costs	17,575	-
Other pension costs	<u>1,950</u>	<u>-</u>
	<u>350,188</u>	<u>61,566</u>

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

	Year Ended 30.6.21	Period 25.6.19 to 30.6.20
Staff	<u>15</u>	<u>4</u>

No employees received emoluments in excess of £60,000.

CUMBRIA COMMUNITY HOMES

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 30 JUNE 2021**

10. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted fund £	Restricted fund £	Total funds £
INCOME AND ENDOWMENTS FROM			
Donations and legacies	12,982	-	12,982
Charitable activities			
Housing	243,325	-	243,325
	<hr/>	<hr/>	<hr/>
Total	256,307	-	256,307
EXPENDITURE ON			
Charitable activities			
Housing	255,946	-	255,946
	<hr/>	<hr/>	<hr/>
NET INCOME	361	-	361
	<hr/>	<hr/>	<hr/>
TOTAL FUNDS CARRIED FORWARD	<u>361</u>	<u>-</u>	<u>361</u>

11. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	30.6.21 £	30.6.20 £
Trade debtors	153,710	-
Other debtors	<u>1,911</u>	<u>376</u>
	<u>155,621</u>	<u>376</u>

12. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	30.6.21 £	30.6.20 £
Bank loans and overdrafts (see note 14)	6,312	-
Other loans (see note 14)	17,000	6,000
Trade creditors	12,530	123
Social security and other taxes	65,369	6,154
Other creditors	3,006	3,363
Accrued expenses	<u>9,120</u>	<u>3,000</u>
	<u>113,337</u>	<u>18,640</u>

CUMBRIA COMMUNITY HOMES

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 30 JUNE 2021**

13. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	30.6.21	30.6.20
	£	£
Bank loans (see note 14)	43,688	-
Other loans (see note 14)	<u>1,800</u>	<u>8,000</u>
	<u>45,488</u>	<u>8,000</u>

14. LOANS

An analysis of the maturity of loans is given below:

	30.6.21	30.6.20
	£	£
Amounts falling due within one year on demand:		
Bank loans	6,312	-
Other loans	<u>17,000</u>	<u>6,000</u>
	<u>23,312</u>	<u>6,000</u>
Amounts falling between one and two years:		
Bank loans - 1-2 years	<u>9,666</u>	<u>-</u>
Amounts falling due between two and five years:		
Bank loans - 2-5 years	30,491	-
Other loans - 2-5 years	<u>1,800</u>	<u>8,000</u>
	<u>32,291</u>	<u>8,000</u>
Amounts falling due in more than five years:		
Repayable by instalments:		
Bank loans more 5 yr by instal	3,531	-

15. LEASING AGREEMENTS

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

	30.6.21	30.6.20
	£	£
Within one year	832,710	127,593
Between one and five years	<u>1,598,160</u>	<u>192,175</u>
	<u>2,430,870</u>	<u>319,768</u>

CUMBRIA COMMUNITY HOMES

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 30 JUNE 2021**

16. MOVEMENT IN FUNDS

	At 1.7.20 £	Net movement in funds £	At 30.6.21 £
Unrestricted funds			
General fund	361	1,526	1,887
	<hr/>	<hr/>	<hr/>
TOTAL FUNDS	<u>361</u>	<u>1,526</u>	<u>1,887</u>

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

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	1,300,601	(1,299,075)	1,526
	<hr/>	<hr/>	<hr/>
TOTAL FUNDS	<u>1,300,601</u>	<u>(1,299,075)</u>	<u>1,526</u>

Comparatives for movement in funds

	Net movement in funds £	At 30.6.20 £
Unrestricted funds		
General fund	361	361
	<hr/>	<hr/>
TOTAL FUNDS	<u>361</u>	<u>361</u>

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

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	256,307	(255,946)	361
	<hr/>	<hr/>	<hr/>
TOTAL FUNDS	<u>256,307</u>	<u>(255,946)</u>	<u>361</u>

CUMBRIA COMMUNITY HOMES

NOTES TO THE FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 30 JUNE 2021

17. RELATED PARTY DISCLOSURES

During the period the charitable company entered into the following related party transactions.

Fees and expenses paid to trustees:

Mr G C Asbury £1,000

Mr P Sheldon £1,000

Mrs E Stones £33,632

Also, during the period the charity entered into transactions with a company connected to Mrs E Stones and received services in the amount of £38,950.

As at the balance sheet date the charitable company owed £2,090 (30.6.20 : £Nil) to Mrs E Stones.

18. GENERAL INFORMATION

Cumbria Community Homes is a company limited by guarantee and incorporated in England and Wales. It's registered office is 37 Riverside Gardens, Barrow-in-Furness, Cumbria, LA13 0DD. In the event of the charity being wound up, the liability in respect of the guarantee is limited to £1 per member of the charity.

The financial statements are presented in sterling, which is the functional currency of the company.

CUMBRIA COMMUNITY HOMES

**DETAILED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 30 JUNE 2021**

	Year Ended 30.6.21 £	Period 25.6.19 to 30.6.20 £
INCOME AND ENDOWMENTS		
Donations and legacies		
Donations	3,534	5,609
Grants	<u>58,268</u>	<u>7,373</u>
	61,802	12,982
Charitable activities		
Rent contributions	<u>1,238,799</u>	<u>243,325</u>
Total incoming resources	1,300,601	256,307
EXPENDITURE		
Charitable activities		
Wages	330,663	61,566
Social security	17,575	-
Pensions	1,950	-
Rent	569,191	132,121
Maintenance	133,474	10,541
Donations	<u>160</u>	<u>92</u>
	1,053,013	204,320
Other		
Bank loan interest	849	-
Support costs		
Management		
Hire of plant and machinery	367	487
Other operating leases	12,544	2,856
Insurance	3,398	1,095
Light and heat	6,465	344
Telephone	7,236	1,175
Postage and stationery	6,098	992
Advertising	575	295
Sundries	1,641	-
Cleaning	6,260	1,007
Office rent	10,950	1,920
Travel and subsistence	38,197	27,265
Motor expenses	16,658	882
Storage	957	396
Computer expenses	23,325	2,265
Accountancy	3,367	3,512
Professional fees	10,316	2,510
Carried forward	148,354	47,001

This page does not form part of the statutory financial statements

CUMBRIA COMMUNITY HOMES

**DETAILED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 30 JUNE 2021**

	Year Ended 30.6.21 £	Period 25.6.19 to 30.6.20 £
Management		
Brought forward	148,354	47,001
Consultancy fees	87,829	3,542
Repairs and renewals	<u>-</u>	<u>722</u>
	236,183	51,265
Finance		
Bank charges	1,328	361
Statutory interest	<u>1,702</u>	<u>-</u>
	3,030	361
Governance costs		
Auditors' remuneration	<u>6,000</u>	<u>-</u>
Total resources expended	<u>1,299,075</u>	<u>255,946</u>
Net income	<u><u>1,526</u></u>	<u><u>361</u></u>

This page does not form part of the statutory financial statements