

JUST HOMES CHARITY

**ANNUAL REPORT AND
FINANCIAL STATEMENTS
FOR
THE YEAR ENDED
31ST MARCH 2023**

**CHARITY REGISTRATION No: 1128311
COMPANY REGISTRATION No: 06777157**

**JUST HOMES CHARITY
(A COMPANY LIMITED BY GUARANTEE)**

CONTENTS

Pages 2 to 5	Report of the Directors
Pages 6 to 8	Independent Auditor's Report
Page 9	Statement of Financial Activities
Page 10	Balance Sheet
Pages 11 to 20	Notes to the Financial Statements
Pages 21 to 22	Statement of Cash Flows

**JUST HOMES CHARITY
(A COMPANY LIMITED BY GUARANTEE)**

**REPORT OF THE DIRECTORS
FOR THE YEAR ENDED 31ST MARCH 2023**

LEGAL AND ADMINISTRATIVE INFORMATION

CHARITY NUMBER	1128311
COMPANY REGISTRATION NUMBER	06777157
START OF FINANCIAL YEAR	1st April 2022
END OF FINANCIAL YEAR	31st March 2023
TRUSTEES (ALSO DIRECTORS)	Rev Bruce Stokes (resigned 8th August 2022) Mrs Eva Price Mrs Pia Ellis Mrs Julia Acott (appointed 8th August 2022) Mr P Sell Mr Mark Farlow (appointed 11th January 2023)

Trustees are appointed by the existing trustees.

COMPANY SECRETARY Christina Baby

REGISTERED ADDRESS 34 Norwich Road
Forest Gate
London
E7 9JH

GOVERNING DOCUMENT Memorandum and Articles of Association, amended by special resolution in June 2010

BANKERS Primary
Barclays Bank Plc
Unit 2
58 High Street North
East Ham
E6 2HW

INDEPENDENT AUDITORS Baldwin Scofield Ltd
Chartered Accountants
Statutory Auditors
3 Newhouse Business Centre
Old Crawley Road
Horsham
West Sussex
RH12 4RU

JUST HOMES CHARITY
(A COMPANY LIMITED BY GUARANTEE)
REPORT OF THE DIRECTORS
FOR THE YEAR ENDED 31ST MARCH 2023

The trustees present their report together with the financial statements of the charity for the year ended 31 March 2023. The financial statements have been prepared in accordance with the accounting policies set out on pages 11 to 13 and comply with the charity's governing document.

Structure, governance and management

The charity is governed by its Memorandum and Articles of Association, which were amended by special resolution in June 2010.

The directors, who are also trustees of the charity, are appointed by existing Directors. In September 2010 the trustees of Just Homes passed a resolution to be associated formally with the First Fruit Charity. First Fruit will approve appointments to the Board of Just Homes and have certain other backup powers. The Chair of the Board of Just Homes is also a Director of First Fruit Charity. Just Homes Charity is part of the First Fruit Group of charities and social enterprises.

Objectives and activities

The objectives as stated in the Memorandum of Association are:

- The advancement of the Christian Faith in service to others, in demonstration of the church's mission in the world.
- The relief of poverty including the provision of housing, accommodation and assistance to help house people in needy circumstances and associated facilities and amenities.
- The advancement of education including development skills for coping with life and employment and providing housing advice to people in needy circumstances and providing training and advice to other providers of housing and accommodation.

Public benefit

The directors have had due regard to the Charity Commission's guide on public benefit in planning activities for the year.

The charity aims to provide a variety of accommodation and support provisions for a spectrum of people falling under the homeless, unemployed and/or with a history of drug and alcohol abuse, women with young children with no recourse to public funds and families in low-income brackets. The charity considers the provision of accommodation and support to the above client group and activities contributes to public benefit.

Between the various projects the charity has the ability to provide accommodation-based support to 64 men and up to 12 women and 14 children across 9 different premises across Newham. During the year, we have bought and refurbished a further house for our men's work increasing our capacity from 56 to 64 for single homeless men as on 1st of March 23. Our social enterprise provides between 8 to 10 voluntary work placements in a year.

Staff have worked hard to support our residents during the year. A variety of social events were organised for the residents throughout the year, including summer BBQs, themed parties, and Christmas parties at our various homes. Meaning full hampers were distributed to all residents, and children during the Christmas period. Warm clothing was also distributed to all our women clients and their children. Some residents in our men's hostels were also supported with warm clothing during winter months. Some residents were supported to access various small grants pots. Some were given small grants from the charity's own funds. The charity has provided free meals, toiletries and some personal hygiene products to our residents. All our residents continue to have access to free laundry and drying facilities. In addition to the one-to-one support provided we have networked with partner agencies to enable our residents to access a variety of support provisions.

Achievements and performance

Just Homes Charity has provided a commendable service in the last financial year. We have revised the way we provide support and also made the support we deliver to cater to the post covid world with a focus on enabling residents to access and operate safely online. All our premises provide free Wi-Fi facilities.

**JUST HOMES CHARITY
(A COMPANY LIMITED BY GUARANTEE)**

**REPORT OF THE DIRECTORS
FOR THE YEAR ENDED 31ST MARCH 2023**

Men's work: During the course of last year, we have received 5 times the number of referrals than we were able to accommodate. Last year, we have supported 120 clients of which we moved on 56 from our projects. Clients have been supported to gain electronic equipment and trained to access a variety of essential online services, like registering for online banking to managing benefits online. Of the 56 that moved on 33 were enabled to access online banking, 44 enabled to have personal emails and 40 enabled to access universal credits online, 27 assisted to access GP services, and 7 Dental services. 28 have moved on with employment, 27 moved into privately rented accommodation and 11 returned to friends and family. While with us 5 took up formal education and training, 6 took up work placements either with First Fruit group of projects or with external providers. Last year we had a 98.6% occupancy rate.

Women's work: last year we have supported 22 adults and 29 children through our women's work. We have now developed a wide network of agencies to support these women in addition to the support we provide. 10 mothers and their 14 children moved on from our services last year. 5 were accommodated through the Housing Office and 5 were supported by Social Services to find move on accommodation.

Through our network of local partners we were able to offer immigration support to all 10 women, 6 were supported to claim benefits, 3 accessed counselling services, 5 women were enrolled with ESOL literacy and numeracy courses, 8 were supported to access clothing, toys and books bank, 8 were supported with parenting and midwifery services. 3 children also accessed free 15 hours nursery placements. We have common laptops for resident use at each premises. Last year we had a 96% occupancy rate.

Other events:

Purchase of property 1. First Fruit Charity purchased half of one of the properties that is presently being used for our women's work. The landlord had given the charity advance notice to enable the charity to secure funds and purchase the property. The purchase was completed in the financial year ending March 22. The funds were taken from First Fruit Charity's reserves. This action has enabled Just Homes charity to have use of the property its work with vulnerable women into the future.

Strategy to address end of lease on Property 2. This property currently used as men's hostel is reaching the end of the present lease on the premises. As the landlord intends to redevelop the site we are due to give the property back to the landlord in the near future. First Fruit Charity has stepped in to address the situation. First Fruit has secured a mortgage with Charity bank with a view to replace this building with two smaller houses of our own. (One property is being replaced by 2 as we cannot find a single property with of the desired size within our local area). During the financial year 21 to 22 the first of these properties were purchased and refurbished. The property has a capacity to house 8 single men. The property started its occupancy on 1st of April 2022. The second property was purchased and refurbished in the current financial year and was ready for occupancy on the 1st of March 2023.

The trustees for both charities are working together to maintain our capacity and we continue provide supported accommodation in Newham. The trustees are working towards securing a further property in the financial year 2023 to 24.

For clarity the properties will be purchased by First Fruit and with the intention of Just Homes Charity providing accommodation-based support from these premises.

Financial Review:

The Charity had free reserves at 31st March 2023 of £448,133 (at 31st March 2022 £400,127) . The trustees of Just Homes Charity are happy with the level of reserves and confident the charity is a going concern and able to meet its financial obligations.

In the financial year 2018 to 19, First Fruit charity took out a mortgage with Charity Bank and bought the property 1 Cumberland Road house from the landlord. In the financial year 2021 to 22, First Fruit Charity extended this mortgage with a view of acquiring 2 further properties. The purchase and refurbishment of both the properties has gone according to plan and both properties are now operational as on the 1st of March 23.

Being an accommodation-based provider of support, it is in the interest of the charity to own its own accommodations facilities. We have also invested in improving the facilities of our accommodation provisions and the support services we offer.

**JUST HOMES CHARITY
(A COMPANY LIMITED BY GUARANTEE)**

**REPORT OF THE DIRECTORS
FOR THE YEAR ENDED 31ST MARCH 2023**

The charity proposes to purchase a further property in financial year 23 to 24. The free reserves of the First Fruit group will enable this purchase. The properties will be purchased by First Fruit Charity with the view of being used but Just Homes Charity.

Risk Management

The trustees have reviewed the major risks to which the charity is exposed and are satisfied that systems are in place to mitigate those risks.

The above report is prepared in accordance with the special provisions within Part 15 of the Companies Act 2006 relating to small companies.

Management accounts are examined at every trustees meeting. During the year the trustees have carried out a review of the Charity's internal financial controls and checked that separate funds are accounted for and reported correctly in the accounts. The accounts presented are complete set of accounts. The Trustees are of the opinion that Just Homes Charity is a going concern and is in a financial position to settle outstanding invoices, bills and commitments as and when they fall due. The reserves levels of the charity were also examined during the course of the year and the trustees are happy with the levels of reserves of the charity.

Statement of Director's responsibilities:

The Trustees (who are also directors of Just Homes Charity 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 Trustees to prepare financial statements for each financial year. Under company law the Trustees must not approve the financial statements unless they are satisfied that they 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 these financial statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the 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 charitable company will continue in operation.

The Trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the charitable company's transactions and disclose with reasonable accuracy at any time the financial position of the charitable company 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 charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

DISCLOSURE OF INFORMATION TO AUDITORS

Each of the persons who are Trustees at the time when this Trustees' report is approved has confirmed that:

- so far as that Trustee is aware, there is no relevant audit information of which the charitable company's auditors are unaware, and
- that Trustee has taken all the steps that ought to have been taken as a Trustee in order to be aware of any relevant audit information and to establish that the charitable company's auditors are aware of that information.

I approve the attached statement of financial activities and balance sheet for the year ended 31 March 2023, and confirm that I have made available all information necessary for its preparation.

Approved by order of the members of the board of Trustees on 6 December 2023 and signed on their behalf by:

Mr P Sell



**JUST HOMES CHARITY
(A COMPANY LIMITED BY GUARANTEE)**

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF JUST HOMES CHARITY

OPINION

We have audited the financial statements of Just Homes Charity (the 'charitable company') for the year ended 31 March 2023 set out on pages 9 to 22. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 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 charitable company'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; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

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 United Kingdom, including the Financial Reporting Council'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

We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:

- the Trustees' use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the Trustees have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the charitable company's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

**JUST HOMES CHARITY
(A COMPANY LIMITED BY GUARANTEE)**

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF JUST HOMES CHARITY

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 Auditor's report thereon. Our opinion on the financial statements does not cover the other information and 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.

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 Trustees' report is inconsistent in any material respect with the financial statements; or
- sufficient accounting records have not been kept; 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

RESPONSIBILITIES OF TRUSTEES

As explained more fully in the Trustees' responsibilities statement, 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 relating 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.

AUDITORS' RESPONSIBILITIES FOR THE AUDIT OF THE FINANCIAL STATEMENTS

We have been appointed as auditor under section 151 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 an Auditors' 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.

**JUST HOMES CHARITY
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INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF JUST HOMES CHARITY

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:

- We obtained an understanding of the legal and regulatory frameworks that are applicable to the charitable company and determined that the most significant are those that relate to the reporting framework in conformity with the requirements of the Companies Act 2006, Charities Act 2011 and the relevant direct and indirect tax compliance regulations in the United Kingdom.
- We understood how Just Homes Charity is complying with those frameworks by making enquiries of management to understand how the charitable company maintains and communicates its policies and procedures in these areas and corroborated this by reviewing supporting documentation and minutes of meetings of those charged with governance.
- We assessed the susceptibility of the charitable company's financial statements to material misstatement, including how fraud might occur by considering the risk of management override to be a fraud risk. In addition, we considered the risk of management override by sampling from the entire population of journals, identifying specific transactions which did not meet our expectations based on specific criteria and investigated these to gain an understanding and then agree back to source documentation.
- Based on this understanding we designed our audit procedures to identify noncompliance with such laws and regulations. Our procedures involved verifying that material transactions were recorded in compliance with Financial Reporting Standards in conformity with the requirements of the Companies Act 2006 and Charities Act 2011.

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 Auditors' report.

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 its trustees, as a body, for our audit work, for this report, or for the opinions we have formed.



Baldwin Scofield Ltd
Chartered Accountants
Statutory Auditors
3 Newhouse Business Centre
Old Crawley Road
Horsham
West Sussex
RH12 4RU

6 December 2023

Baldwin Scofield Ltd are eligible to act as auditors in terms of section 1212 of the Companies Act 2006.

JUST HOMES CHARITY
(A COMPANY LIMITED BY GUARANTEE)
STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31ST MARCH 2023

	Notes	Unrestricted Funds £	Restricted Funds £	TOTAL 2023/22 £	TOTAL 2022/21 £
INCOME AND ENDOWMENTS FROM:					
Donations and Legacies	2a	51,940	-	51,940	50,467
Investments	2b	905	-	905	37
Charitable Activities	2c	1,184,875	550	1,185,425	1,013,336
TOTAL INCOME		1,237,720	550	1,238,270	1,063,840
EXPENDITURE ON:					
Charitable Activities	3a	1,066,999	550	1,067,549	900,039
Raising Funds	3b	1,220	-	1,220	-
TOTAL EXPENDITURE		1,068,219	550	1,068,769	900,039
NET INCOME/(EXPENDITURE)		169,501	-	169,501	163,801
Transfers between funds		-	-	-	-
<u>Other recognised gains and losses:</u>					
Gains/(losses) on revaluation of fixed assets		-	-	-	-
Gains/(losses) on investment assets		-	-	-	-
Net movement in funds		169,501	-	169,501	163,801
Reconciliation of funds:					
Total Funds Brought Forward		504,453	-	504,453	340,652
TOTAL FUNDS CARRIED FORWARD		673,954	-	673,954	504,453

Movements on all reserves and all recognised gains and losses are shown above. All of the organisation's operations are classed as continuing.

The notes on pages 11 to 20 form part of these financial statements.

**JUST HOMES CHARITY
(A COMPANY LIMITED BY GUARANTEE)**

**COMPANY BALANCE SHEET
AS AT 31ST MARCH 2023**

Company number: 06777157

	Note	Unrestricted Funds £	Restricted Funds £	31-Mar-23 Total £	31-Mar-22 Total £
Fixed Assets					
Tangible assets	5	238,121	-	238,121	104,326
Current Assets					
Debtors	6	24,542	-	24,542	27,831
Cash at bank and in hand		451,179	-	451,179	411,863
Total Current Assets		<u>475,721</u>	<u>-</u>	<u>475,721</u>	<u>439,694</u>
Creditors: amounts falling due within one year	7	39,888	-	39,888	39,567
NET CURRENT ASSETS		435,833	-	435,833	400,127
Creditors: amounts falling due in more than one year		-	-	-	-
TOTAL ASSETS less current liabilities		673,954	-	673,954	504,453
NET ASSETS		<u>673,954</u>	<u>-</u>	<u>673,954</u>	<u>504,453</u>
Funds of the Charity					
General Funds	11	673,954	-	673,954	504,453
Restricted Funds	11	-	-	-	-
Total Funds		<u>673,954</u>	<u>-</u>	<u>673,954</u>	<u>504,453</u>

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

The Trustees consider that the company is entitled to exemption from the requirement to have an audit under the provisions of section 477 of the Companies Act 2006 ("the Act") and members have not required the company to obtain an audit for the year in question in accordance with section 476 of the Act. However, an audit is required in accordance with section 151 of the Charities Act 2011.

The Trustees acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of financial statements.

The financial statements were approved and authorised for issue by the Trustees on 6 December 2023 and signed on their behalf by:

Mr P Sell



The notes on pages 11 to 20 form part of these financial statements.

**JUST HOMES CHARITY
(A COMPANY LIMITED BY GUARANTEE)**

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31ST MARCH 2023**

1. Accounting Policies

The principal accounting policies adopted, judgements and key sources of estimation uncertainty in the preparation of the financial statements are as follows:

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

Just Homes Charity meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy.

1.1) Material prior period errors and changes to previous accounts

No material prior period errors have been identified in this accounting period and there have been no changes to previous accounts.

1.2) Preparation of accounts on a going concern basis

Preparation of the accounts is on a going concern basis. The Trustees are of the view that the level of reserves will support the charity going forward.

1.3) Income

Income is included in the Statement of Financial Activities (SOFA) when:

- the charity becomes entitled to the income;
- it is more likely than not that the trustees will receive the resources; and
- the monetary value can be measured with sufficient reliability.

1.4) Interest receivable

Interest on funds held on deposit is included when receipt is probable and the amount can be measured reliably by the charity; this is normally upon notification of the interest paid or payable by the Bank.

1.5) Grants and Donations

Grants and donations are only included in the SoFA when the general income recognition criteria are met (5.10 to 5.12 FRS 102 SORP).

1.6) Income Tax Recoverable

Gift Aid receivable is included in income when there is a valid declaration from the donor. Any Gift Aid amount recovered on a donation is considered to be part of that gift and is treated as an addition to the same fund as the initial donation unless the donor or the terms of the appeal have specified otherwise. Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation. Income tax recoverable in relation to investment income is recognised at the time the investment income is receivable.

1.7) Legacies

For legacies, entitlement is taken as the earlier of the date on which either: the company is aware that probate has been granted, the estate has been finalised and notification has been made by the executor(s) to the Trust that a distribution will be made, or when a distribution is received from the estate. Receipt of a legacy, in whole or in part, is only considered probable when the amount can be measured reliably and the company has been notified of the executor's intention to make a distribution. Where legacies have been notified to the company, or the company is aware of the granting of probate, and the criteria for income recognition have not been met, then the legacy is treated as a contingent asset and disclosed if material.

**JUST HOMES CHARITY
(A COMPANY LIMITED BY GUARANTEE)**

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31ST MARCH 2023**

1.8) Donated services and facilities

Donated services or facilities are recognised when the company has control over the item, any conditions associated with the donated item have been met, the receipt of economic benefit from the use of the company of the item is probable and that economic benefit can be measured reliably. In accordance with the Charities SORP (FRS102), the general volunteer time of the Friends is not recognised and refer to the Trustees report for more information about their contribution. On receipt donated professional services and donated facilities are recognised on the basis of the value of the gift to the company which is the amount the company would have been willing to pay to obtain services or facilities of equivalent economic benefit on the open market, a corresponding amount is recognised in expenditure in the period of receipt.

1.9) Government Grants

The charity has not received any government grants in the reporting period.

1.10) Fund accounting

General funds are unrestricted funds which are available for use at the discretion of the Trustees in furtherance of the general objectives of the company and which have not been designated for other purposes. Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donors or which have been raised by the company for particular purposes. The costs of raising and administering such funds are charged against the specific fund. The aim and use of each restricted fund is set out in the notes to the financial statements. Investment income, gains and losses are allocated to the appropriate fund.

1.11) Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, 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 classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central staff costs are allocated on the basis of time spent, and depreciation charges allocated on the portion of the asset's use.

Support costs are those costs incurred directly in support of expenditure on the objects of the company and include project management carried out at centrally. Governance costs are those incurred in connection with administration of the company and compliance with constitutional and statutory requirements. Charitable activities and Governance costs are costs incurred on the company's educational operations, including support costs and costs relating to the governance of the company apportioned to charitable activities. Grants payable are charged in the year when the offer is made except in those cases where the offer is conditional, such grants being recognised as expenditure when the conditions attaching are fulfilled. Grants offered subject to conditions which have not been met at the year end are noted as a commitment, but not accrued as expenditure.

1.12) Offsetting

There has been no offsetting of assets and liabilities, or income and expenses, unless required or permitted by the FRS 102 SORP or FRS 102.

1.13) Tangible Fixed Assets

The value of assets donated to the charitable company is not reflected in the financial statements unless the value is specifically advised.

Fixed Assets are capitalised if they can be used for more than one year, and cost at least £500. They are valued at cost.

Depreciation Expense

Depreciation is calculated at a rate to write off the cost less estimated residual value of tangible fixed assets over its expected life. The rates used are:

Motor Vehicles	25%	straight line
Leasehold Improvements	25%	straight line
Fixtures and Fittings	25%	straight line
Computer Software	25%	straight line
Computer Equipment	33.33%	straight line

**JUST HOMES CHARITY
(A COMPANY LIMITED BY GUARANTEE)**

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31ST MARCH 2023**

1.14) Investments

Fixed asset investments are a form of financial instrument and are initially recognised at their transaction cost and subsequently measured at fair value at the Balance sheet date, unless fair value cannot be measured reliably in which case it is measured at cost less impairment. Investment gains and losses, whether realised or unrealised, are combined and shown in the heading 'Gains/(losses) on investments' in the Statement of financial activities.

1.15) Interest Receivable

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the company; this is normally upon notification of the interest paid or payable by the Bank.

1.16) Operating leases

Rental charges payable under operating leases are charged on a straight line basis over the terms of the lease.

1.17) Taxation

The charity is exempt from tax on its charitable activities.

1.18) Legal status of the charity

The charity is a company limited by guarantee and has no share capital. 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.

1.19) Redundancy payments

The charity did not pay redundancy payments during this financial period.

1.20) Pensions

The company operates a defined contribution pension scheme and the pension charge represents the amounts payable by the company to the fund in respect of the year.

1.21) Debtors

Debtors (including trade debtors and loans receivable) are measured on initial recognition at settlement amount after any trade discounts or amount advanced by the charity. Subsequently, they are measured at the cash or other consideration expected to be received.

1.22) Creditors

The charity has creditors which are measured at settlement amounts less any trade discounts.

1.23) Cash at bank and in hand

Cash at bank and in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

1.24) Liabilities and Provisions

Liabilities are recognised when there is an obligation at the Balance sheet date as a result of a past event, it is probable that a transfer of economic benefit will be required in settlement, and the amount of the settlement can be estimated reliably. Liabilities are recognised at the amount that the company anticipates it will pay to settle the debt or the amount it has received as advanced payments for the goods or services it must provide. Provisions are measured at the best estimate of the amounts required to settle the obligation. Where the effect of the time value of money is material, the provision is based on the present value of those amounts, discounted at the pre-tax discount rate that reflects the risks specific to the liability. The unwinding of the discount is recognised within interest payable and similar charges.

1.25) Financial Instruments

The company 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 with the exception of bank loans which are subsequently measured at amortised cost using the effective interest method.

**JUST HOMES CHARITY
(A COMPANY LIMITED BY GUARANTEE)**

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31ST MARCH 2023**

2. INCOME AND ENDOWMENTS FROM:

	Unrestricted Funds £	Restricted Funds £	TOTAL 2023/22 £	TOTAL 2022/21 £
a) Donations and Legacies				
Donations (Just Giving)	1,295	-	1,295	49
Donations (Other)	645	-	645	418
Grants (First Fruit Charity)	50,000	-	50,000	50,000
	<u>51,940</u>	<u>-</u>	<u>51,940</u>	<u>50,467</u>
b) Investments				
Bank Interest	905	-	905	37
	<u>905</u>	<u>-</u>	<u>905</u>	<u>37</u>
c) Charitable Activities				
Men's Work	1,010,403	-	1,010,403	866,477
Income for Residents	-	550	550	1,550
Women's Work	174,472	-	174,472	145,309
	<u>1,184,875</u>	<u>550</u>	<u>1,185,425</u>	<u>1,013,336</u>

JUST HOMES CHARITY
(A COMPANY LIMITED BY GUARANTEE)

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31ST MARCH 2023

3. EXPENDITURE ON:

	Notes	Unrestricted Funds £	Restricted Funds £	TOTAL 2023/22 £	TOTAL 2022/21 £
a) Charitable Activities					
Project running costs:					
Project Staff and Volunteers		18,027	-	18,027	11,766
Food and Related Contracts		27,080	-	27,080	22,093
Furnishings and Furniture		17,326	-	17,326	24,149
Small household equipment		19,087	-	19,087	18,955
Household		11,647	-	11,647	12,498
Travel for project		5,296	-	5,296	4,680
Training Grant		2,903	-	2,903	2,154
Grant for Residents		-	550	550	1,550
Recruitment Costs		7,200	-	7,200	-
Building Running Costs:					
Building Insurance		18,135	-	18,135	17,143
Rent		230,939	-	230,939	173,487
Fire and Security		11,413	-	11,413	9,964
Council Tax		10,726	-	10,726	9,561
Recreation		1,384	-	1,384	1,278
Licences and Permits		9,019	-	9,019	1,200
Repairs and Professional Fees		70,931	-	70,931	43,665
Utilities		49,443	-	49,443	42,036
Telephone		17,767	-	17,767	11,891
Donation to First Fruit for property purchase		-	-	-	10,000
Project Management Costs:					
Van Costs		8,562	-	8,562	2,147
Dues and Subscriptions		2,727	-	2,727	1,379
Management Charge		90,000	-	90,000	90,000
Printing, Postage, Bank Charges and Reproductio		869	-	869	952
Small Tools and Equipment		356	-	356	3,117
Computer Consumables and Stationery		8,146	-	8,146	6,986
Staff salaries - Mens Work		267,972	-	267,972	257,237
Staff salaries - Womens Work		54,645	-	54,645	42,013
Other staff related costs - pension		5,625	-	5,625	6,594
Other staff related costs - training		2,446	-	2,446	651
Other staff related costs - travel and telephone		7,550	-	7,550	4,990
Depreciation	5	45,365	-	45,365	14,879
Governance Costs:					
Accountancy Fees		1,530	-	1,530	1,350
Audit Fees		3,300	-	3,300	3,300
IT Consultants		3,024	-	3,024	-
HR Costs		19,794	-	19,794	12,042
Legal and Professional Fees		6,665	-	6,665	34,332
Provision for Bad Debts		10,100	-	10,100	-
		1,066,999	550	1,067,549	900,039

3.a) CHARITABLE EXPENDITURE BY ACTIVITY

	Mens Work £	Womens Work £	General Costs £	TOTAL £
Project Running Costs	81,890	7,829	19,397	109,116
Building Running Costs	303,790	95,635	20,332	419,757
Project Management Costs	291,364	54,050	148,849	494,263
Governance Costs	2,100	-	42,313	44,413
	679,144	157,514	230,891	1,067,549

The charity identifies support and governance functions and the costs which relate to them. In main, these comprise administration, IT and finance functions. These costs are apportioned between the charitable activities carried out by the charity.

JUST HOMES CHARITY
(A COMPANY LIMITED BY GUARANTEE)

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31ST MARCH 2023

3. EXPENDITURE ON:

Notes	Unrestricted Funds £	Restricted Funds £	TOTAL 2023/22 £	TOTAL 2022/21 £
b) Raising Funds				
Website and publicity	1,220	-	1,220	-
	<u>1,220</u>	<u>-</u>	<u>1,220</u>	<u>-</u>

4. NET INCOME/(EXPENDITURE)

This is stated after charging:

	TOTAL 2023/22 £	TOTAL 2022/21 £
Auditors' remuneration - audit	3,300	3,300
Depreciation - Tangible Fixed Assets	45,365	14,879
	<u>48,665</u>	<u>18,179</u>

5. TANGIBLE FIXED ASSETS

		Motor Vehicles £	Leasehold Improvements £	Fixtures and Fittings £	Computer Software £	Computer Equipment £	Total £
EQUIPMENT							
Cost	01-Apr-22	11,774	339,291	21,086	6,000	3,632	381,783
Additions		-	179,160	-	-	-	179,160
Cost at	31-Mar-23	<u>11,774</u>	<u>518,451</u>	<u>21,086</u>	<u>6,000</u>	<u>3,632</u>	<u>560,943</u>
Depreciation	01-Apr-22	11,774	234,965	21,086	6,000	3,632	277,457
Charge		-	45,365	-	-	-	45,365
Depreciation at	31-Mar-23	<u>11,774</u>	<u>280,330</u>	<u>21,086</u>	<u>6,000</u>	<u>3,632</u>	<u>322,822</u>
Net Book Value	31-Mar-23	<u>-</u>	<u>238,121</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>238,121</u>
Net Book Value	31-Mar-22	-	104,326	-	-	-	104,326

The annual commitments under non-cancelling operating leases and capital commitments are as follows:

	2023/22 £
Rolling lease	234,360 per annum
Leases expiring within one to five years	- per annum
Leases expiring in over 5 years	42,827 per annum
	<u>277,187</u>

Rentals applicable to operating leases are charged to the SoFA over the period in which the cost is incurred. Assets purchased under finance leases are capitalised as fixed assets. Obligations under such agreements are included in creditors. The difference between the capitalised cost and the total obligation under the lease represents the finance charges. Finance charges are written off to the SoFA over the period of the lease so as to produce a constant periodic rate of change.

JUST HOMES CHARITY
(A COMPANY LIMITED BY GUARANTEE)

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31ST MARCH 2023

6. DEBTORS AND PREPAYMENTS

	Unrestricted Funds	Restricted Funds	Total 31-Mar-23	Total 31-Mar-22
	£	£	£	£
Housing Benefit held on account	2,548	-	2,548	989
Credit Balance held by HMRC	-	-	-	814
Staff Loans	-	-	-	200
Trade Debtors	21,994	-	21,994	25,828
	<u>24,542</u>	<u>-</u>	<u>24,542</u>	<u>27,831</u>

7. CREDITORS AND ACCRUALS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	Unrestricted Funds	Restricted Funds	Total 31-Mar-23	Total 31-Mar-22
	£	£	£	£
Accruals and Deferred Income	22,212	-	22,212	8,458
Other Creditors	11,900	-	11,900	26,752
Credit Card	5,776	-	5,776	4,357
	<u>39,888</u>	<u>-</u>	<u>39,888</u>	<u>39,567</u>

8. STAFF COSTS, NUMBERS AND THE COST OF KEY MANAGEMENT PERSONNEL

	31-Mar-23	31-Mar-22
	£	£
Gross Wages and Salaries	306,642	282,739
Employer's National Insurance Costs	28,025	25,501
Employer's Allowance	(5,000)	(4,000)
Ex-gratia and Redundancy Payments	500	-
Pension Contributions	5,625	6,594
	<u>335,792</u>	<u>310,834</u>

Average number of employees who were engaged in each of the following activities:

	31-Mar-23	31-Mar-22
	TOTAL	TOTAL
Activities in furtherance of organisation's objects	11.5	10.5

No employees received emoluments in excess of £60,000. Staff are paid through the PAYE system.

**JUST HOMES CHARITY
(A COMPANY LIMITED BY GUARANTEE)**

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31ST MARCH 2023**

8. STAFF COSTS, NUMBERS AND THE COST OF KEY MANAGEMENT PERSONNEL (continued)

The charity operates a defined contribution pension scheme. Contributions are charged to the Statement of Financial Activities as they become payable in accordance with the rules of the scheme. The charity is under no further obligation to make any extra payments irrespective of how that pension fund performs.

Employer pension contributions totalling £5,750 were paid on behalf of eight employees (2022/21: £6,594 - thirteen employees).

The Key Management Personnel comprises the Board of Trustees and the CEO.

The total employee benefits paid to key management personnel (including employer national insurance and employer pension contributions) was £0.

9. DIRECTORS AND OTHER RELATED PARTIES

No remuneration was paid to directors in respect of such office.

During the year, no payments were paid to directors (2022/21: None).

During the year, no remuneration was paid to related parties (2022/21: None). No payments were made to directors or any persons connected with them during this financial period. No material transaction took place between the organisation and a trustee or any person connected with them.

The company has taken advantage of the exemptions in Financial Reporting Standard 8 not to disclose any transactions between itself and any other group members. Consolidated accounts may be obtained from First Fruit at 34 Norwich Road, London E7 9JH.

In this financial year, a limited company of which a trustee/director of First Fruit (M Clements) is a director (Authentic HR Limited), received payments totalling £12,990 from Just Homes Charity (a subsidiary charity of First Fruit) under a contract for services for HR services rendered. These payments are permitted under the Memorandum and Articles of Association of Just Homes Charity (2022/21: trustee/director M Clements was appointed as a Trustee of First Fruit on 21st February 2022. In the 2022/21 financial year payments to Authentic HR Limited since his appointment as a trustee totalled £2,400. Payments to Authentic HR Limited prior to his appointment as a trustee totalled £9,300).

10. CONTROLLING PARTY

The ultimate controlling party is First Fruit, a registered charity and company limited by guarantee.

JUST HOMES CHARITY
(A COMPANY LIMITED BY GUARANTEE)

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31ST MARCH 2023

11. STATEMENT OF FUNDS

Statement of Funds

	Current Year				
	Balance 01-Apr-22	Income	Expenditure	Gains/(Losses)	Balance 31-Mar-23
	£	£	£	£	£
<u>Unrestricted funds</u>					
General Unrestricted Funds	504,453	1,237,720	(1,068,219)	-	673,954
<u>Restricted funds</u>					
Womens Work (Madeline House)	-	550	(550)	-	-
	-	550	(550)	-	-
TOTAL OF FUNDS	504,453	1,238,270	(1,068,769)	-	673,954

Statement of Funds

	Prior Year				
	Balance 01-Apr-21	Income	Expenditure	Gains/(Losses)	Balance 31-Mar-22
	£	£	£	£	£
<u>Unrestricted funds</u>					
General Unrestricted Funds	340,652	1,063,840	(900,039)	-	504,453
<u>Restricted funds</u>					
Womens Work (Madeline House)	-	1,550	(1,550)	-	-
	-	1,550	(1,550)	-	-
TOTAL OF FUNDS	340,652	1,065,390	(901,589)	-	504,453

12. SUMMARY OF FUNDS

Summary of funds

	Current Year				
	Balance 01-Apr-22	Income	Expenditure	Gains/(Losses)	Balance 31-Mar-23
	£	£	£	£	£
General funds	504,453	1,237,720	(1,068,219)	-	673,954
Restricted funds	-	550	(550)	-	-
	504,453	1,238,270	(1,068,769)	-	673,954
	Prior Year				
	Balance 01-Apr-21	Income	Expenditure	Gains/(Losses)	Balance 31-Mar-22
	£	£	£	£	£
General funds	340,652	1,063,840	(900,039)	-	504,453
Restricted funds	-	1,550	(1,550)	-	-
	340,652	1,065,390	(901,589)	-	504,453

JUST HOMES CHARITY
(A COMPANY LIMITED BY GUARANTEE)

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31ST MARCH 2023

13. ANALYSIS OF NET ASSETS BETWEEN FUNDS

	Current Year		
	Unrestricted	Restricted	Total
	Fund	Fund	31-Mar-23
	£	£	£
Tangible Fixed Assets	238,121	-	238,121
Fixed Asset Investments	-	-	-
Current assets	475,721	-	475,721
Creditors due within one year	(39,888)	-	(39,888)
Creditors due in more than one year	-	-	-
	<u>673,954</u>	<u>-</u>	<u>673,954</u>
	Prior Year		
	Unrestricted	Restricted	Total
	Fund	Fund	31-Mar-22
	£	£	£
Tangible Fixed Assets	104,326	-	104,326
Fixed Asset Investments	-	-	-
Current assets	439,694	-	439,694
Creditors due within one year	(39,567)	-	(39,567)
Creditors due in more than one year	-	-	-
	<u>504,453</u>	<u>-</u>	<u>504,453</u>

14. TAXATION

The charity is a registered charity (number 1128311) and is exempt from taxation in accordance with Part 10 of the Income Tax Act 2007; all expenditure is applied for charitable purposes and therefore has no liability to corporation tax. Value Added Tax is not recoverable by the charity and is therefore included in the relevant costs in the SoFA.

15. COMPANY STATUS

The charity is a company limited by guarantee. The members of the charitable company include the trustees named on page 2. In the event of the charitable company being wound up, the liability in respect of the guarantee is limited to £10 per member of the charity.

16. PENSION COMMITMENTS

The charity operates a defined contributions pension scheme. The assets of the scheme are held separately from those of the company in an independently administered fund. The pension cost charge represents contributions payable by the company to the fund and amounted to £5,750 (2022/21: £6,594).

**JUST HOMES CHARITY
(A COMPANY LIMITED BY GUARANTEE)**

**STATEMENT OF CASHFLOWS
FOR THE YEAR ENDED 31ST MARCH 2023**

	2023/22	2022/21
	£	£
Cash provided by/(used in) operating activities	217,571	209,219
Cash used from investing activities		
Interest income	905	37
Purchase of tangible fixed assets	(179,160)	(111,430)
Cash provided by/(used in) investing activities	(178,255)	(111,393)
Cash flows from financing activities		
Introduction/(Repayment) of long term borrowing	-	-
Cash used in financing activities	-	-
Increase/(decrease) in cash and cash equivalents in the year	39,316	97,826
Cash and cash equivalents at the start of the year	411,863	314,037
TOTAL cash and cash equivalents at the end of the year	451,179	411,863

	2023/22	2022/21
	£	£
Net movement in funds	169,501	163,801
Add back depreciation charge	45,365	14,879
Deduct interest income shown in investing activities	(905)	(37)
Decrease/(increase) in debtors	3,289	1,694
Increase/(decrease) in creditors	321	28,882
Net cash provided by/(used in) operating activities	217,571	209,219

(b) Analysis of cash and cash equivalents

	2023/22	2022/21
	£	£
Cash at bank and in hand	451,179	411,863
Fixed Term Bond	-	-
Total cash and cash equivalents	451,179	411,863

**JUST HOMES CHARITY
(A COMPANY LIMITED BY GUARANTEE)**

**STATEMENT OF CASHFLOWS
FOR THE YEAR ENDED 31ST MARCH 2023**

	At start of year	Cash flows	Acquisition/ disposal of subsidiaries	New finance leases	Fair value movements	Foreign exchange movements	At end of year
	£	£	£	£	£	£	£
Cash	411,863	39,316	-	-	-	-	451,179
TOTAL	411,863	39,316	-	-	-	-	451,179