

Trustees Report

2018-2019

This year has been a good year and the charity has made great improvements and has increased its stock for the benefit of the vulnerable homeless members of the society. There are still massive problems associated with the benefit changes as a result of the introduction of the universal credit, but the charity continues to accommodate them and help them to obtain favorable outcomes.

The Charity continued to provide its excellent and much needed services To its users including young people, ex-offenders, people with drug problems, refugees, Elderly and others from the vulnerable sections of the community. We have increasingly worked with organisations

like shelter, crisis, YMCA, Salvation Army and other approved charities and accommodated more homeless through them.

We also continued helping homeless families to link up and rent from the private sector and continued our tenants to get to employment and training opportunities. Easy Housing accommodated and supported 300 single homeless during the year.

During this year the association has not as previous years, received any particular grants and entirely depended on income generated through rent revenue.

We devoted a considerable time and effort in organizing workshops and surgeries on the welfare changes such as the universal credit as well issues such as trainings and employment for our tenant population. We are equally trying to acquire larger properties with more units in Birmingham which will allow us to accommodate more homeless singles. We have been very successful in helping many of our tenants to move on to more permanent flats.

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

The charity remains committed to pursue its three central themes

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

Abdi Gure
Trustee

Registration number 5439373

**Easy Housing Association
Company limited by guarantee**

Directors' report and financial statements

for the year ended 31 March 2019

Easy Housing Association
Company limited by guarantee

Company information

Directors	Mohamed Mohammed Yusuf Ahmed
Company number	5439373
Registered office	Empire House Empire Way Wembley Middlesex HA9 0EW
Accountants	Tally-Ho Accountancy Ltd 20-22 Wenlock Road London N1 7GU
Business address	Head Office Empire House, Empire Way Wembley Middlesex HA9 0EW

**Easy Housing Association
Company limited by guarantee**

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Easy Housing Association
Company limited by guarantee

Directors' report
for the year ended 31 March 2019

The directors present their report and the financial statements for the year ended 31 March 2019.

Principal activity

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

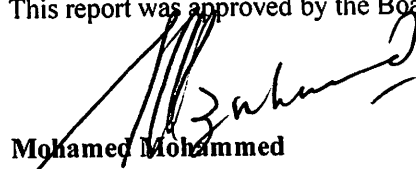
Directors

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

Mohamed Mohammed
Yusuf Ahmed

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

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


Mohamed Mohammed
Director

26/06/2019

Easy Housing Association
Company limited by guarantee

Profit and loss account
for the year ended 31 March 2019

		2019	2018
	Notes	£	£
Turnover	2	1,138,065	778,676
Cost of sales		(167,099)	-
Gross profit		970,966	778,676
Administrative expenses		(856,852)	(816,838)
Operating profit/(loss)	3	114,114	(38,162)
Other interest receivable and similar income		140	116
Profit/(loss) on ordinary activities before taxation		114,254	(38,046)
Tax on profit/(loss) on ordinary activities		-	-
Profit/(loss) for the year	8	114,254	(38,046)
Retained profit brought forward		59,544	97,590
Retained profit carried forward		173,798	59,544

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

**Easy Housing Association
Company limited by guarantee**

**Balance sheet
as at 31 March 2019**

		2019		2018	
	Notes	£	£	£	£
Fixed assets					
Tangible assets	5		73,510		71,062
Current assets					
Debtors	6	26,345		78,229	
Cash at bank and in hand		170,499		5,013	
		<u>196,844</u>		<u>83,242</u>	
Creditors: amounts falling due within one year	7	<u>(51,134)</u>		<u>(49,338)</u>	
Net current assets			<u>145,710</u>		<u>33,904</u>
Total assets less current liabilities			219,220		104,966
Net assets			<u>219,220</u>		<u>104,966</u>
Reserves					
Called up share capital			45,422		45,422
Profit and loss account	8		<u>173,798</u>		<u>59,544</u>
Members' funds			<u>219,220</u>		<u>104,966</u>

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

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

**Easy Housing Association
Company limited by guarantee**

Balance sheet (continued)

**Directors' statements required by Sections 475(2) and (3)
for the year ended 31 March 2019**

For the year ended 31 March 2019 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Directors' responsibilities:

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

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

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

**Mohamed Mohammed
Director**



26/06/2019

Registration number 5439373

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

Easy Housing Association
Company limited by guarantee

Notes to the financial statements
for the year ended 31 March 2019

1. Accounting policies

1.1. Accounting convention

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

1.2. Turnover

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

1.3. Tangible fixed assets and depreciation

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

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

2. Turnover

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

3. Operating profit/(loss)

	2019	2018
	£	£
Operating profit/(loss) is stated after charging:		
Depreciation and other amounts written off tangible assets	<u>18,378</u>	<u>17,765</u>

4. Directors' remuneration

	2019	2018
	£	£
Remuneration and other benefits	<u>32,977</u>	<u>30,194</u>

Easy Housing Association
Company limited by guarantee

Notes to the financial statements
for the year ended 31 March 2019

..... continued

5. Tangible fixed assets	Fixtures, fittings and equipment £	Motor vehicles £	Total £
Cost			
At 1 April 2018	134,943	6,600	141,543
Additions	20,826	-	20,826
At 31 March 2019	<u>155,769</u>	<u>6,600</u>	<u>162,369</u>
Depreciation			
At 1 April 2018	68,393	2,088	70,481
Charge for the year	17,476	902	18,378
At 31 March 2019	<u>85,869</u>	<u>2,990</u>	<u>88,859</u>
Net book values			
At 31 March 2019	<u>69,900</u>	<u>3,610</u>	<u>73,510</u>
At 31 March 2018	<u>66,550</u>	<u>4,512</u>	<u>71,062</u>

6. Debtors	2019 £	2018 £
Trade debtors	25,845	76,629
Prepayments and accrued income	500	1,600
	<u>26,345</u>	<u>78,229</u>

7. Creditors: amounts falling due within one year	2019 £	2018 £
Bank overdraft	-	35,866
Trade creditors	44,253	3,839
Other taxes and social security costs	4,268	7,020
Accruals and deferred income	2,613	2,613
	<u>51,134</u>	<u>49,338</u>

**Easy Housing Association
Company limited by guarantee**

**Notes to the financial statements
for the year ended 31 March 2019**

..... continued

8. Reserves	Profit and loss account £	Total £
At 1 April 2018	59,544	59,544
Profit for the year	114,254	114,254
At 31 March 2019	<u>173,798</u>	<u>173,798</u>

9. Company limited by guarantee

Easy Housing Association
Company limited by guarantee

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

Easy Housing Association
Company limited by guarantee

Detailed trading profit and loss account
and expenses schedule
for the year ended 31 March 2019

	2019		2018	
	£	£	£	£
Sales				
Rent receivable		1,127,359		747,108
Other income		10,706		31,568
		<u>1,138,065</u>		<u>778,676</u>
Cost of sales				
Direct costs	167,099		-	
		<u>(167,099)</u>		<u>-</u>
Gross profit	85%	970,966	100%	778,676
Administrative expenses				
Wages and salaries	208,014		268,775	
Directors' remuneration	32,977		30,194	
Employer's NI contributions	15,667		20,349	
Employer's Pension Contributions	3,750		1,624	
Tenant Training and Support	1,507		395	
Rent payable	301,795		247,724	
Rates	32,737		35,582	
Insurance	2,651		1,783	
Light and heat	82,288		72,524	
Cleaning	37,392		1,835	
Repairs and maintenance	59,304		79,239	
Printing, postage and stationery	5,403		7,882	
Advertising	1,080		615	
Telephone	3,296		2,542	
Computer costs	237		1,505	
Hire of equipment	3,754		2,493	
Travelling and entertainment	9,714		11,242	
Legal and professional	8,297		4,203	
Accountancy and Book-keeping	14,663		2,613	
Bank charges	1,037		943	
Bad debts	5,350		4,360	
General expenses	7,501		357	
Subscriptions	60		294	
Depreciation on fixtures & equipment	17,476		16,637	
Depreciation on motor vehicles	902		1,128	
		<u>856,852</u>		<u>816,838</u>
		114,114		(38,162)
Operating profit/(loss)	10%	114,114	5%	(38,162)
Other income and expenses				

Easy Housing Association
Company limited by guarantee

Detailed trading profit and loss account
and expenses schedule
for the year ended 31 March 2019

	2019		2018	
	£	£	£	£
Interest receivable				
Bank deposit interest	<u>140</u>		<u>116</u>	
		140		116
Net profit/(loss) for the year		<u><u>114,254</u></u>		<u><u>(38,046)</u></u>

EASY HOUSING ASSOCIATION LTD
HOMES AND COMMUNITIES AGENCY
ADDITIONAL NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31ST MARCH 2019

Part 1

Note A - Particulars of turnover, cost of sales, operating costs and operating surplus

	Turnover	Cost of Sales	Operating Costs	Operating Surplus/ (deficit)
	£	£	£	£
Social housing lettings (Note B)	1127359	301795	722156	103408
Other social housings activities:				
Current asset property sales	0	0	0	0
Charges for support services	10706	0	0	10706
Other	0	0	0	0
	<u>1138065</u>	<u>301795</u>	<u>722156</u>	<u>114114</u>
Memo only:				
Non-social housing activities				
Total	<u>1138065</u>	<u>301795</u>	<u>722156</u>	<u>114114</u>

EASY HOUSING ASSOCIATION LTD
HOMES AND COMMUNITIES AGENCY
ADDITIONAL NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31ST MARCH 2019

Part 1

Note B - Particulars of income and expenditure from social housing lettings

	General needs	Supported housing and housing for older people	Other	2019 Total	2018
	£	£	£	£	£
Income					
Rent receivable net of Identifiable service charges	0	1127359	0	1127359	747108
Service charge income	0	10706	0	10706	31568
Other revenue grants	0	0	0	0	0
 Turnover from social housing lettings	 0	 1138065	 0	 1138065	 778676
 Expenditure					
Management		261914	0	261914	321337
Service charge costs		623962	0	623962	359448
Routine/planned maintenance		0	0	0	0
Major repairs expenditure		59304	0	59304	79239
Bad Debts		5350	0	5350	4360
Depreciation of housing properties		0	0	0	0
Impairment of housing properties		0	0	0	0
Other costs		73421	0	73421	52454
 Operating costs on social housing lettings		 1023951	 0	 1023951	 816838
 Operating surplus (deficit) on social housing lettings		 114114	 0	 114114	 (38162)
 Void losses		 22686	 0	 22686	 10500

Registration number 5439373

**Easy Housing Association
Company limited by guarantee**

Directors' report and financial statements

for the year ended 31 March 2019

Easy Housing Association
Company limited by guarantee

Company information

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for the year ended 31 March 2019

The directors present their report and the financial statements for the year ended 31 March 2019.

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

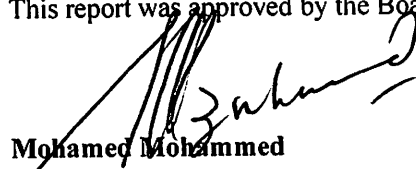
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Yusuf Ahmed

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Mohamed Mohammed
Director

26/06/2019

**Easy Housing Association
Company limited by guarantee**

**Profit and loss account
for the year ended 31 March 2019**

		2019	2018
	Notes	£	£
Turnover	2	1,138,065	778,676
Cost of sales		(167,099)	-
Gross profit		970,966	778,676
Administrative expenses		(856,852)	(816,838)
Operating profit/(loss)	3	114,114	(38,162)
Other interest receivable and similar income		140	116
Profit/(loss) on ordinary activities before taxation		114,254	(38,046)
Tax on profit/(loss) on ordinary activities		-	-
Profit/(loss) for the year	8	114,254	(38,046)
Retained profit brought forward		59,544	97,590
Retained profit carried forward		173,798	59,544

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

**Easy Housing Association
Company limited by guarantee**

**Balance sheet
as at 31 March 2019**

		2019		2018	
	Notes	£	£	£	£
Fixed assets					
Tangible assets	5		73,510		71,062
Current assets					
Debtors	6	26,345		78,229	
Cash at bank and in hand		170,499		5,013	
		<u>196,844</u>		<u>83,242</u>	
Creditors: amounts falling due within one year	7	<u>(51,134)</u>		<u>(49,338)</u>	
Net current assets			<u>145,710</u>		<u>33,904</u>
Total assets less current liabilities			219,220		104,966
Net assets			<u>219,220</u>		<u>104,966</u>
Reserves					
Called up share capital			45,422		45,422
Profit and loss account	8		173,798		59,544
Members' funds			<u>219,220</u>		<u>104,966</u>

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**Easy Housing Association
Company limited by guarantee**

Balance sheet (continued)

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**Mohamed Mohammed
Director**



26/06/2019

Registration number 5439373

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Easy Housing Association
Company limited by guarantee

Notes to the financial statements
for the year ended 31 March 2019

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1.1. Accounting convention

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

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

2. Turnover

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

3. Operating profit/(loss)

	2019	2018
	£	£
Operating profit/(loss) is stated after charging:		
Depreciation and other amounts written off tangible assets	<u>18,378</u>	<u>17,765</u>

4. Directors' remuneration

	2019	2018
	£	£
Remuneration and other benefits	<u>32,977</u>	<u>30,194</u>

Easy Housing Association
Company limited by guarantee

Notes to the financial statements
for the year ended 31 March 2019

..... continued

5. Tangible fixed assets	Fixtures, fittings and equipment £	Motor vehicles £	Total £
Cost			
At 1 April 2018	134,943	6,600	141,543
Additions	20,826	-	20,826
At 31 March 2019	<u>155,769</u>	<u>6,600</u>	<u>162,369</u>
Depreciation			
At 1 April 2018	68,393	2,088	70,481
Charge for the year	17,476	902	18,378
At 31 March 2019	<u>85,869</u>	<u>2,990</u>	<u>88,859</u>
Net book values			
At 31 March 2019	<u>69,900</u>	<u>3,610</u>	<u>73,510</u>
At 31 March 2018	<u>66,550</u>	<u>4,512</u>	<u>71,062</u>

6. Debtors	2019 £	2018 £
Trade debtors	25,845	76,629
Prepayments and accrued income	500	1,600
	<u>26,345</u>	<u>78,229</u>

7. Creditors: amounts falling due within one year	2019 £	2018 £
Bank overdraft	-	35,866
Trade creditors	44,253	3,839
Other taxes and social security costs	4,268	7,020
Accruals and deferred income	2,613	2,613
	<u>51,134</u>	<u>49,338</u>

**Easy Housing Association
Company limited by guarantee**

**Notes to the financial statements
for the year ended 31 March 2019**

..... continued

8. Reserves	Profit and loss account £	Total £
At 1 April 2018	59,544	59,544
Profit for the year	114,254	114,254
At 31 March 2019	<u>173,798</u>	<u>173,798</u>

9. Company limited by guarantee

Easy Housing Association
Company limited by guarantee

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

Easy Housing Association
Company limited by guarantee

Detailed trading profit and loss account
and expenses schedule
for the year ended 31 March 2019

	2019		2018	
	£	£	£	£
Sales				
Rent receivable		1,127,359		747,108
Other income		10,706		31,568
		<u>1,138,065</u>		<u>778,676</u>
 Cost of sales				
Direct costs	167,099		-	
		<u>(167,099)</u>		<u>-</u>
Gross profit	85%	970,966	100%	778,676
Administrative expenses				
Wages and salaries	208,014		268,775	
Directors' remuneration	32,977		30,194	
Employer's NI contributions	15,667		20,349	
Employer's Pension Contributions	3,750		1,624	
Tenant Training and Support	1,507		395	
Rent payable	301,795		247,724	
Rates	32,737		35,582	
Insurance	2,651		1,783	
Light and heat	82,288		72,524	
Cleaning	37,392		1,835	
Repairs and maintenance	59,304		79,239	
Printing, postage and stationery	5,403		7,882	
Advertising	1,080		615	
Telephone	3,296		2,542	
Computer costs	237		1,505	
Hire of equipment	3,754		2,493	
Travelling and entertainment	9,714		11,242	
Legal and professional	8,297		4,203	
Accountancy and Book-keeping	14,663		2,613	
Bank charges	1,037		943	
Bad debts	5,350		4,360	
General expenses	7,501		357	
Subscriptions	60		294	
Depreciation on fixtures & equipment	17,476		16,637	
Depreciation on motor vehicles	902		1,128	
		<u>856,852</u>		<u>816,838</u>
		114,114		(38,162)
Operating profit/(loss)	10%	114,114	5%	(38,162)
 Other income and expenses				

Easy Housing Association
Company limited by guarantee

Detailed trading profit and loss account
and expenses schedule
for the year ended 31 March 2019

	2019		2018	
	£	£	£	£
Interest receivable				
Bank deposit interest	<u>140</u>		<u>116</u>	
		140		116
Net profit/(loss) for the year		<u><u>114,254</u></u>		<u><u>(38,046)</u></u>

EASY HOUSING ASSOCIATION LTD
HOMES AND COMMUNITIES AGENCY
ADDITIONAL NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31ST MARCH 2019

Part 1

Note A - Particulars of turnover, cost of sales, operating costs and operating surplus

	Turnover	Cost of Sales	Operating Costs	Operating Surplus/ (deficit)
	£	£	£	£
Social housing lettings (Note B)	1127359	301795	722156	103408
Other social housings activities:				
Current asset property sales	0	0	0	0
Charges for support services	10706	0	0	10706
Other	0	0	0	0
	<u>1138065</u>	<u>301795</u>	<u>722156</u>	<u>114114</u>
Memo only:				
Non-social housing activities				
Total	<u>1138065</u>	<u>301795</u>	<u>722156</u>	<u>114114</u>

EASY HOUSING ASSOCIATION LTD
HOMES AND COMMUNITIES AGENCY
ADDITIONAL NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31ST MARCH 2019

Part 1

Note B - Particulars of income and expenditure from social housing lettings

	General needs	Supported housing and housing for older people	Other	2019 Total	2018
	£	£	£	£	£
Income					
Rent receivable net of Identifiable service charges	0	1127359	0	1127359	747108
Service charge income	0	10706	0	10706	31568
Other revenue grants	0	0	0	0	0
Turnover from social housing lettings	0	1138065	0	1138065	778676
Expenditure					
Management		261914	0	261914	321337
Service charge costs		623962	0	623962	359448
Routine/planned maintenance		0	0	0	0
Major repairs expenditure		59304	0	59304	79239
Bad Debts		5350	0	5350	4360
Depreciation of housing properties		0	0	0	0
Impairment of housing properties		0	0	0	0
Other costs		73421	0	73421	52454
Operating costs on social housing lettings		1023951	0	1023951	816838
Operating surplus (deficit) on social housing lettings		114114	0	114114	(38162)
Void losses		22686	0	22686	10500