



Leeds Action to Create Homes Limited
(Operating as LATCH)

Report and Financial Statements
For the year ended 31 March 2024

Leeds Action To Create Homes Limited
(operating as LATCH)
Reference and administration information – year ended 31 March 2024

Society number 27643R

Registered office and operational address

176 Chapeltown Road
Leeds
LS7 4HP

Name

Leeds Action to Create Homes Limited will be referred to as LATCH throughout this report.

Management committee (trustees)

The trustees of the charity are also directors of the society for the purposes of society law. The trustee body is referred to as the management committee in this report. The following people served during as trustees during the year and up to the date of this report:

David Clark	
Dennis Bernard	
Stephen Boyle	
Nic Crocker	Chair
Kat Donegan	
Keith Gibson	
Manjeet Gahir	
Maggie Gjessing	
Samia Hussain	
David Campbell	
Margaret Shevlin	(from 25/10/2023)

Society Secretary

Adrian Steele	(Up to October 2023 and from February 2025)
Ashe Russell	(From October 2023 to February 2025)

Key management personnel

James Hartley	Chief Executive
David Pitts	Property Services Manager
Simone Stapleton	Supported Housing Manager
Adrian Steele	Finance Manager
Ruth Frost	Fundraising Manager

Leeds Action To Create Homes Limited
(operating as LATCH)
Reference and administration information – year ended 31 March 2024

Auditor

Third Sector Accountancy Limited
Holyoake House
Hanover Street
Manchester
M60 0AS

Bankers

Virgin Money
6 Otley Road
Leeds
LS6 2AA

Solicitors

Wrigleys Solicitors LLP
19 Cookridge Street
Leeds
L32 3AG

Leeds Action to Create Homes Limited (operating as LATCH)

Trustees' annual report for the year ended 31 March 2024

The trustees present their report and the audited financial statements for the year ended 31 March 2024.

Reference and administrative information set out on pages 1-2 forms part of this report. The financial statements comply with current statutory requirements, the memorandum and articles of association and the Statement of Recommended Practice - Accounting and Reporting by Charities: SORP applicable to charities preparing their accounts in accordance with FRS 102.

Objectives and activities

The objects of the charity as set out in its governing document are:

The relief of persons in necessitous circumstances who are homeless or in housing need, in particular through the renovation and refurbishment of property for occupancy by such persons.

Activities

The activities which the charity undertakes to further its objectives are:

- Purchasing long terms empty houses in need of renovation from the council, social housing providers or private property owners. These properties are then refurbishing high standard; with all the components renewed and retrofitting works done. In addition young unemployed people are provided with opportunities to develops skills.
- Managing a residential housing portfolio of 110 homes which accommodates people who have previously been homeless and who also have support needs. This service looks to house the tenants in good quality accommodation and ensure that the properties are maintained to a good standard and that all compliance works are undertaken as required.
- Providing housing support services to Latch tenants and their children in order to assist them to have a successful tenancy with Latch and when they are ready to move on to independent living.

Contribution of volunteers

Volunteers at Latch operate in three areas: as trustees; as site volunteers; and trainees and as providers of services to Latch or our tenants. The trustee volunteers help with the management of Latch, the trainees work on the Latch properties and the other volunteers help with staff support, IT development projects etc.

The trustees review the aims, objectives and activities of the charity each year. This report looks at what the charity has achieved and the outcomes of its work in the reporting period. The trustees report the success of each key activity and the benefits the charity has brought to those groups of people that it is set up to help. The review also helps the trustees ensure the charity's aims, objectives and activities remained focused on its stated purposes.

The trustees have referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing the charity's aims and objectives and in planning its future activities. In particular, the trustees consider how planned activities will contribute to the aims and objectives that have been set.

Leeds Action to Create Homes Limited (operating as LATCH)

Trustees' annual report for the year ended 31 March 2024

Achievements and performance

The charity's main activities and who it tries to help are described below. All its charitable activities focus on homelessness and are undertaken to further LATCH's charitable purposes for the public benefit.

In line with our organisational mission LATCH continues to provide housing and support to people who are vulnerable and in housing need. Throughout the year we received a significant number of applications for our supported housing service.

We successfully assisted 55 individuals by re-letting 34 of our existing homes and occupying 5 newly developed properties. In total, LATCH provided housing and support to 255 tenants and their dependents throughout the year.

Key Objectives for the Year were:

- Complete the purchase and refurbishment of the four properties from the 2022-23 project.
- Acquire and refurbish 2 new long-term empty properties.
- Finalize the partnership work to become a Registered Provider of social housing.
- Explore options and begin establishing a subsidiary to register as a charity.
- Expand fundraising activities to include a broader range of grants, donations, individual giving, and CSR.
- Deliver high-quality housing, support, coaching, and training services to our clients.

Achievements

Housing development

During 2023-24 we continued to acquire and refurbish previously empty homes. During the financial year we purchased and completed the refurbishment and letting of five properties. These are now homes for formerly homeless people who are being supported to have successful tenancies. A sixth property, acquired after the end of the financial year, is currently under refurbishment.

Housing management

The Property Management Service has shown improvement, with all repairs handled satisfactorily, compliance with legal requirements fully met, and long-term maintenance tasks completed. We achieved a rental income loss to arrears of 1%, in line with our target. However, due to an increased number of tenant move-outs and longer preparation times for re-letting, our voids turnaround target of 6 weeks was not met, with an average turnaround time of 9.1 weeks.

Housing Support

We continue to receive a high volume of applications for housing and support and despite having additional properties, demand still exceeds our available properties. We plan to continue to increase property numbers to address this gap.

Our support work has made a significant impact on the housing and socio-economic outcomes of our tenants. Many have transitioned to independent living while also achieving notable improvements in areas such as health and wellbeing. This progress has been further enhanced by the work of the Latch Coach, who has been engaging tenants in innovative ways to support their health and overall well-being.

We provided training opportunities for unemployed individuals during the refurbishment of five properties, recruiting 15 trainees who worked on two properties. These trainees will continue to work on other projects into the summer of

Leeds Action to Create Homes Limited (operating as LATCH) Trustees' annual report for the year ended 31 March 2024

2024, receiving site inductions, health and safety training, and working towards CSCS card registration and other qualifications.

Beneficiaries of our services

The beneficiaries of our services are people in Leeds who are suffering from homelessness. The full details of our impact on beneficiaries is detailed in our annual report. These are the key highlights of this: 261 adults and children housed; 55 adults and their children newly housed; 2 x two bedroom homes created plus 3 x one bedroom flats; 47 tenants successfully moved on to independent living; 9 trainees gained construction skills to help them into work; 25 tenants engaged with the Latch Coach and Coach House services.

Financial review

The total surplus reported for the year is £112,363 (2023: £123,252), however following a revaluation of housing properties, this was reduced to a deficit of £1,221,462, because of an impairment charge of £1,333,825. Other properties recorded a total revaluation surplus of £2,672,082, resulting in a net increase in funds for the year of £1,450,620.

During the year £602,177 was raised in new community shares, and £26,633 was paid in interest on shares. Taking this into account, the total increase in reserves for the year was £2,016,165.

The society's unrestricted funds including share capital and the revaluation reserve at 31 March 2024 totalled £6,306,572 (2022: £4,536,979), although much of this is tied up in fixed assets. Free reserves (calculated as unrestricted general reserves less fixed assets net of the related borrowing) were £139,359 (2023: £129,168).

The principal funding sources were Leeds City Council Right to Buy grants, rental income, and community shares issued.

Expenditure in the year included professional fees of £89,091 which related to the consultancy work undertaken by support solutions with regards to the rental charges review with Leeds City Council. This resulted in significant uplift in rental income which was seen from the following financial year.

Reserves policy

The aim of the reserves policy is to ensure that the charity's ongoing and future activities are reasonably protected from unexpected fluctuations in its income and expenditure. The board reviewed the reserves policy and agreed that a minimum level of unrestricted general funds, also known as free reserves, of £x is appropriate given the risks faced by the charity and the sustainability of its different income streams. Free reserves were £139,359 (2023: £129,168).

Our ideal level of reserves is £192,602 which is above the current unrestricted undesignated funds in the balance sheet. The board aims to increase unrestricted income in order to reach the desired level.

Risks and uncertainties

With regards to the management of organisational risk an up to date Risk Register is maintained and reviewed by the management committee.

In the recent review of the register the potential pressures on our rental income have been identified and added to the register. The ongoing review of rental charges and the payment of these via housing benefit has seen increased scrutiny of our tenants housing benefit claims. The absence of clear criteria for decisions on assessing claims is

Leeds Action to Create Homes Limited (operating as LATCH) Trustees' annual report for the year ended 31 March 2024

leading to claims being challenged and payments delayed. We are seeking clarity on this emerging system and will work with the local authority to resolve problems as required.

We are also seeing an increase in the number of tenancy changes during the year leading to greater periods when properties are empty while being prepared for re-letting. This in turn can have an impact on property costs and rental revenues.

We are also awaiting the outcome of the 'regulatory review' of social housing wherein support standards are being reviewed. The change of government has led to a delay and uncertainty with regards to this work and we remain alert to any changes in practice that may arise.

Another area of concern is the continuing challenge we have obtaining grant funding. We are finding not being a registered charity is barring us from more and more opportunities. Also, our income of above £1m is acting as a barrier as some grant funders use this as an income cap for receipt of applications.

With regards to tenants we continue to be concerned ongoing costs of living crisis will affect people's ability to maintain tenancies and how they may suffer physical and emotional difficulties as a result of the challenges arising from the situation. Our food bank continues to offer some help and we have been able to secure financial and other resources to help tenants.

An area of concern is the continuing increase in property prices and building materials. The future projects have allowed for this to a degree and but we are finding that the situation is becoming more challenging and that this may require the utilisation of contingencies within the project budgets. We remain confident that project commitments can be delivered.

Plans for the future

- Purchase and Refurbish 5 new long term empty properties.
- Complete the partnership work with regards to 'becoming' a Registered Provider of social housing.
- Finalise the setting up a subsidiary to become a registered charity
- Expand fundraising activities to include a broader range of grants, donations, trusts & foundations, individual giving, and CSR.
- Continue delivering high quality housing, support, coaching and training services to our clients.

Structure, governance and management

LATCH is a charitable community benefit society registered with the Financial Conduct Authority on 16 July 1992. The society is recognised as charitable by HM Revenue and Customs.

LATCH is governed by its constitution which defines the charitable objects and rules of the society. The constitution is known as The Rules of Leeds Action to Create Homes Limited.

The board of trustees is known as the management committee. Recruitment of new members to the management committee is done through advertising and promotion of the service through local events and community contacts. There are two places on the committee for both tenant and volunteer representatives. All new members are required to attend a full induction session where they are provided with an induction pack. The induction provides new members with the opportunity to familiarise themselves with the history and organisational and operational structure of LATCH.

Committee members are encouraged to take up training opportunities which will enhance their knowledge and skills and a small budget is available for this purpose.

Leeds Action to Create Homes Limited (operating as LATCH) Trustees' annual report for the year ended 31 March 2024

Management of the society is organised so that the management committee meets regularly to manage its affairs. There are 4 staff members responsible for day to day operational and strategic management. Reports, both verbal and written, are submitted at bi-monthly meetings.

The management committee continues to conduct its own review of the major risks to which the society is exposed and systems are being established to mitigate those risks. Internal risks are minimised by the implementation of procedures for authorisation of all transactions and projects. These procedures are reviewed periodically to ensure they still meet the needs of the society.

The society allows members to join after purchasing a share with the nominal value of £1. The management committee is elected at the annual general meeting of the members. Each member has one vote, regardless of the number of shares they hold.

Progress toward becoming a Registered Provider of social housing has been slower than anticipated due to the complexity of obtaining the necessary legal approvals. We expect to complete this process in the coming year, which will help us achieve registered status for our properties, mitigate associated risks, and access benefits related to service standards and grant funding.

We have initiated the groundwork for establishing a registered charitable arm for LATCH to diversify funding sources, support tenants and trainees, and expand the LATCH Coach service. Legal work is underway, and we anticipate completing this process during 2024-25. Our fundraising efforts have been largely successful, with continued grants, donations, and CSR support.

Senior management remuneration policy

The management committee consider the Chief Executive, the Property Services Manager, the Finance Manager, the Fundraising Manager, and the Business and Supported Housing Manager as the society's key management personnel in charge of directing and controlling the society and running and operating the society on a daily basis.

The pay of the society's key management personnel is reviewed annually and increased in accordance with the guidance contained in the LATCH Remuneration Policies and Procedures. These procedures ensure that pay increases are affordable to LATCH and are in line with the pay rates within the sector.

Fundraising

Section 162a of the Charities Act 2011 requires charities to make a statement regarding fundraising activities. The legislation defines fundraising as "soliciting or otherwise procuring money or other property for charitable purposes". The charity does not actively raise funds from the public either directly or via use of an agent, accordingly no such amounts are presented in the financial statements for the year under review.

Given the nature of the funding of the charity the Trustees consider that it remains appropriate not to be voluntarily bound to be regulated by the Fundraising Regulator.

The charity has received no complaints in relation to fundraising activity for the year under review.

Leeds Action to Create Homes Limited (operating as LATCH)

Trustees' annual report for the year ended 31 March 2024

Statement of responsibilities of the trustees

The trustees (who are also directors of Leeds Action to Create Homes Limited for the purposes of society law, and are collectively known as the management committee) are responsible for preparing the trustees' annual report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Society 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 charity and of the incoming resources and application of resources, including the income and expenditure, of the charity 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 judgements and estimates that are reasonable and prudent
- State whether applicable UK Accounting Standards and statements of recommended practice 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 charity will continue in operation

The trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charitable group and enable them to ensure that the financial statements comply with the Co-operative and Community Benefit Societies Act 2014. 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 charity's auditors are unaware;
- 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.

The trustees are responsible for the maintenance and integrity of the corporate and financial information included on the charitable society's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

Auditors

Third Sector Accountancy Limited was re-appointed as the charitable company's auditor during the year and have expressed their willingness to continue in that capacity.

The trustees' annual report has been approved by the trustees on 25 / 03 / 2025 and signed on their behalf by:

Nicolas Crocker

Nic Crocker

Chair of Trustees

Independent auditor's report to Leeds Action to Create Homes Limited

Opinion

We have audited the financial statements of Leeds Action to Create Homes Limited (the 'society') for the year ended 31 March 2024 which comprise the revenue account, the balance sheet, the statement of changes in equity 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, 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 society's affairs as at 31 March 2024 and of its income and expenditure for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice;
- have been prepared in accordance with the requirements of the Co-operative and Community Benefit Societies Act 2014.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the society 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 directors' 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 directors with respect to going concern are described in the relevant sections of this report.

Other information

The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The Board is responsible for the other information. 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.

Independent auditor's report to Leeds Action to Create Homes Limited

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters in relation to which the Co-operative and Community Benefit Societies Act 2014 requires us to report to you if, in our opinion:

- a satisfactory system of control over transactions has not been maintained; or
- the society has not kept proper accounting records; or
- the financial statements are not in agreement with the books of account; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of the Board

As explained more fully in the Board's responsibilities statement set out on page 8, the Board is 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 Board determines 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 Board is responsible for assessing the society'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 Board either intends to liquidate the society or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

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

Capability of the audit in detecting irregularities, including fraud

Based on our understanding of the society and the environment in which it operates, we identified the principal risks of non-compliance with laws and regulations related to pension legislation, tax legislation, employment legislation, health and safety legislation, and other legislation specific to the industry in which the society operates, and we considered the extent to which non-compliance might have a material effect on the financial statements. We also considered those laws and regulations that have a direct impact on the preparation of the financial statements such as the Co-operative and Community Benefit Societies Act 2014, the reporting requirements under the Charities SORP and FRS102, and the Charities Act 2011.

We evaluated management's incentives and opportunities for fraudulent manipulation of the financial statements (including the risk of override of controls), and determined that the principle risks were related to the pressure on management to achieve particular results. Audit procedures performed by the society engagement team included:

- Discussions with management including consideration of known or suspected instances of non-compliance;
- Evaluating management's controls designed to prevent and detect irregularities;
- Identifying and testing journal entries; and
- Challenging assumptions and judgments made by management.

There are inherent limitations in the audit procedures described above and the further removed non-compliance with laws and regulations is from the events and transactions reflected in the financial statements, the less likely we would become aware of it. Also, the risk of not detecting a material misstatement due to fraud is higher than the risk of not

Independent auditor's report to Leeds Action to Create Homes Limited

detecting one resulting from error, as fraud may involve deliberate concealment by, for example, forgery or intentional misrepresentations, or through 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 auditor's report.

Use of the audit report

This report is made solely to the society in accordance with S87 of the Co-operative and Community Benefit Societies Act 2014. Our audit work has been undertaken so that we might state to the society those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the society for our audit work, for this report, or for the opinions we have formed.

Third Sector Accountancy Limited

Third Sector Accountancy Limited
Statutory Auditor
Holyoake House
Hanover Street
Manchester
M60 0AS

Date:

27 / 03 / 2025

Leeds Action To Create Homes Limited (operating as LATCH)
Statement of Financial Activities
for the year ended 31 March 2024

	Note	Unrestricted funds £	Restricted funds £	Total funds 2024 £	Unrestricted funds £	Restricted funds £	Total funds 2023 £
Income from:							
Donations and legacies	3	18,334	1,147	19,481	3,259	1,173	4,432
Charitable activities	4	1,090,561	591,141	1,681,702	970,658	411,567	1,382,225
Other income		47,977	-	47,977	-	-	-
Investments - bank interest received		10,789	-	10,789	3,085	-	3,085
Total income		1,167,661	592,288	1,759,949	977,002	412,740	1,389,742
Expenditure on:							
Charitable activities	5	1,601,668	45,917	1,647,585	1,194,872	71,618	1,266,490
Impairment of fixed assets	7	1,333,825	-	1,333,825	-	-	-
Total expenditure		2,935,493	45,917	2,981,410	1,194,872	71,618	1,266,490
Net income/(expenditure) for the year	8	(1,767,832)	546,371	(1,221,461)	(217,870)	341,122	123,252
Transfer between funds		289,799	(289,799)	-	537,170	(537,170)	-
Gains/(losses) on revaluation of fixed assets		2,672,082	-	2,672,082	-	-	-
Net movement in funds for the year		1,194,049	256,572	1,450,621	319,300	(196,048)	123,252
Reconciliation of funds							
Total funds brought forward		3,975,032	134,846	4,109,878	3,673,654	330,894	4,004,548
Share interest paid to members		(26,633)	-	(26,633)	(17,922)	-	(17,922)
Total funds carried forward		5,142,448	391,418	5,533,866	3,975,032	134,846	4,109,878

The statement of financial activities includes all gains and losses recognised in the year.

Leeds Action To Create Homes Limited (operating as LATCH)
Company number IP27643R
Balance sheet as at 31 March 2024

	Note	2024	2023
		£	£
Fixed assets			
Tangible assets	13	9,274,539	7,593,132
Total fixed assets		9,274,539	7,593,132
Current assets			
Debtors	14	464,898	196,577
Cash at bank and in hand		257,267	197,211
Total current assets		722,165	393,788
Liabilities			
Creditors: amounts falling due in less than one year	15	(287,568)	(212,996)
Net current assets		434,597	180,792
Total assets less current liabilities		9,709,136	7,773,924
Creditors: amounts falling due after more than one year	17	(3,011,146)	(3,102,099)
Net assets		6,697,990	4,671,825
The funds of the charity:			
Unrestricted funds			
Members' shares	18	127	127
Community shares	18	1,163,997	561,820
Revaluation Reserve		2,672,082	-
Designated funds	20	2,331,007	3,845,864
Unrestricted undesignated funds	20	139,359	129,168
Total unrestricted funds		6,306,572	4,536,979
Restricted income funds	19	391,418	134,846
Total charity funds		6,697,990	4,671,825

The notes on pages 16 to 34 form part of these accounts.

Approved by the trustees on 25 / 03 / 2025 and signed on their behalf by:

David Clark

David Clark (Trustee)

Nicolas Crocker

Nic Crocker (Chair of Trustees)

A Steele

Adrian Steele (Secretary)

Leeds Action To Create Homes Limited (operating as LATCH)
Statement of Changes in Equity
for the year ending 31 March 2024

	Share capital £	Unrestricted funds income funds £	Revaluation Reserve	Restricted income funds £	Total £
At end date 31 March 2022 and start date 1 April 2022	548,177	3,673,654	-	330,894	4,552,725
Comprehensive income for the year					
Surplus for period	-	319,300	-	(196,048)	123,252
Transactions with owners					
New shares issued to members	13,770	-	-	-	13,770
Share interest paid to members	-	(17,922)	-	-	(17,922)
At end date 31 March 2023 and start date 1 April 2023	561,947	3,975,032	-	134,846	4,671,825
Comprehensive income for the year					
Surplus for the year	-	(1,478,033)	-	256,572	(1,221,461)
Revaluation of tangible assets			2,672,082		2,672,082
Transactions with owners					
Share issue costs	(28,902)				(28,902)
New shares issued to members	631,079	-	-	-	631,079
Share interest paid to members	-	(26,633)	-	-	(26,633)
At end date 31 March 2024	1,164,124	2,470,366	2,672,082	391,418	6,697,990

Leeds Action To Create Homes Limited (operating as LATCH)
Statement of Cash Flows
for the year ending 31 March 2024

	Note	2024 £	2023 £
Cash provided by/(used in) operating activities	23	47,210	306,966
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<i>Cash flows from investing activities:</i>			
Dividends, interest, and rents from investments		10,789	3,085
Proceeds from sale of tangible fixed assets		133,002	2,928
Purchase of tangible fixed assets		(630,206)	(786,324)
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Cash provided by/(used in) investing activities		(486,415)	(780,311)
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<i>Cash flows from financing activities:</i>			
Proceeds of new loans		-	180,000
Repayment of loans		(79,171)	(88,840)
Share issue costs		(28,902)	-
Interest paid on members shares		(9,386)	(4,152)
Proceeds from issue of community shares		616,720	-
<hr/>			
Cash provided by/(used in) financing activities		499,261	87,008
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Increase/(decrease) in cash and cash equivalents in the year		60,056	(386,337)
Cash and cash equivalents at the beginning of the year		197,211	583,548
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Cash and cash equivalents at the end of the year		257,267	197,211
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1 Accounting policies

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

a Basis of preparation

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) issued in October 2019 - (Charities SORP (FRS 102), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Co-operative and Community Benefit Societies Act 2014.

Leeds Action To Create Homes Limited (operating as LATCH) meets the definition of a public benefit entity under FRS102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy note.

The financial statements are presented in sterling which is the functional currency of the charity and rounded to the nearest £ sterling.

b Judgments and estimates

In the application of the charity's accounting policies, the trustees are required to make judgments, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both the current and future periods.

Key sources of estimation uncertainty

Value of housing properties

during the year housing properties were revalued in the accounts based on estimated values provided by Savilles. The method of valuation was Existing Use Value for Social Housing.

c Preparation of the accounts on a going concern basis

The trustees consider that there are no material uncertainties about the charitable society's ability to continue as a going concern.

d Change in accounting policies

During the year, the charity has adopted the revaluation model (replacing the cost model) for all freehold and leasehold properties, for the first time.

e Income

Income is recognised when the charity has entitlement to the funds, any performance conditions attached to the item(s) of income have been met, it is probable that the income will be received and the amount can be measured reliably.

Income from government and other grants, whether 'capital' grants or 'revenue' grants, is recognised when the charity has entitlement to the funds, any performance conditions attached to the grants have been met, it is probable that the income will be received and the amount can be measured reliably and is not deferred.

Income received in advance of a provision of a specified service is deferred until the criteria for income recognition are met.

Rents receivable are stated net after voids but before provision is made for bad and doubtful debts.

f Donated services and facilities

Donated professional services and donated facilities are recognised as income when the charity has control over the item, any conditions associated with the donated item have been met, the receipt of economic benefit from the use by the charity of the item is probable and that economic benefit can be measured reliably. In accordance with the Charities SORP (FRS 102), general volunteer time is not recognised; refer to the trustees' annual 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 charity which is the amount the charity would have been willing to pay to obtain services or facilities of equivalent economic benefit on the open market; a corresponding amount is then recognised in expenditure in the period of receipt.

g Interest receivable

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

h Fund accounting

Unrestricted funds are available to spend on activities that further any of the purposes of charity.

Designated funds are unrestricted funds of the charity which the trustees have decided at their discretion to set aside to use for a specific purpose.

Restricted funds are donations which the donor has specified are to be solely used for particular areas of the charity's work or for specific projects being undertaken by the charity.

i Expenditure and irrecoverable VAT

Expenditure is recognised once there is a legal or constructive obligation to make a payment to a third party, it is probable that settlement will be required and the amount of the obligation can be measured reliably. Expenditure is classified under the following activity headings:

- Expenditure on charitable activities includes the costs of housing support, management and development activities, undertaken to further the purposes of the charity, and their associated support costs.
- Other expenditure represents those items not falling into any other heading.

Irrecoverable VAT is charged as a cost against the activity for which the expenditure was incurred.

j Allocation of support costs

Support costs are those functions that assist the work of the charity but do not directly undertake charitable activities. Support costs include back office costs, finance, personnel, payroll and governance costs which support the charity's programmes and activities. The bases on which support costs have been allocated are set out in note 9.

k Operating leases

Operating leases are leases in which the title to the assets, and the risks and rewards of ownership, remain with the lessor. Rental charges are charged on a straight line basis over the term of the lease.

l Tangible fixed assets

Individual fixed assets costing £1,000 or more are capitalised at cost and are depreciated over their estimated useful economic lives down to their estimated residual value on a straight line basis.

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

An increase in the carrying amount of the asset as a result of revaluation, is recognised in other comprehensive income and accumulated in capital and reserves, except to the extent it reverses a revaluation decrease of the same asset previously recognised in profit or loss. A decrease in the carrying amount as a result of revaluation is recognised in other comprehensive income to the extent of any previously recognised revaluation increase accumulated in capital and reserves in respect of that asset. Where a revaluation decrease exceeds the accumulated revaluation gains accumulated in capital and reserves in respect of that asset, the excess shall be recognised in profit or loss.

The basis of the valuation was Existing Use Value (Social Housing) (EUV-SH), and the valuation was carried out in 2024 by Savills.

Notes to the accounts for the year ended 31 March 2024 (continued)

The fixed assets are being depreciated over their useful economic life of on a straight line basis as follows:

Freehold buildings	2%
Leasehold buildings	2%
Fixtures and fittings	25%
Motor vehicles	25%

Freehold land is not depreciated.

m Debtors

Trade and other debtors are recognised at the settlement amount due after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

n Cash at bank and in hand

Cash at bank and cash 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.

o Creditors and provisions

Creditors and provisions are recognised where the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

p Financial instruments

The charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value with the exception of bank loans which are subsequently measured at amortised cost using the effective interest method.

q Pensions

Employees of the charity are entitled to join a defined contribution retirement benefit scheme. The charity's contribution is restricted to the contributions disclosed in note 11. There were no outstanding contributions at the year end. The costs of the defined contribution scheme are included within support and governance costs and allocated to the funds of the charity using the methodology set out in note 6.

2 Legal status of the charity

The charity is a community benefit society registered in England and Wales. The registered office address is disclosed on page 1.

Leeds Action To Create Homes Limited (operating as LATCH)

Notes to the accounts for the year ended 31 March 2024 (continued)

3 Income from donations and legacies

	Unrestricted £	Restricted £	Total 2024 £	<i>Unrestricted £</i>	<i>Restricted £</i>	<i>Total 2023 £</i>
General donations	18,334	1,147	19,481	3,259	1,173	4,432

4 Income from charitable activities

	Unrestricted £	Restricted £	Total 2024 £	<i>Unrestricted £</i>	<i>Restricted £</i>	<i>Total 2023 £</i>
Housing development						
Leeds City Council Right to Buy	-	497,563	497,563	-	349,567	349,567
LandAid	-	6,200	6,200	-	55,000	55,000
Other	-	-	-	-	7,000	7,000
	-	503,763	503,763	-	411,567	411,567

Housing support

Hatch	-	4,420	4,420	-	-	-
Optima	-	3,118	3,118	-	-	-
Leeds Building Society	-	54,500	54,500	-	-	-
Leeds Community Foundation	-	15,000	15,000	-	-	-
Other	5,196	-	5,196	9,737	-	9,737
	5,196	77,038	82,234	9,737	-	9,737

Housing management

Move On	-	-	-	(297)	-	(297)
Rents receivable	1,085,365	-	1,085,365	961,218	-	961,218
Co-operatives UK	-	10,340	10,340	-	-	-
	1,085,365	10,340	1,095,705	960,921	-	960,921
Total	1,090,561	591,141	1,681,702	970,658	411,567	1,382,225

Leeds Action To Create Homes Limited (operating as LATCH)

Notes to the accounts for the year ended 31 March 2024 (continued)

5 Analysis of expenditure on charitable activities

	Housing Support £	Housing Management £	Housing Development £	Total 2024 £	<i>Housing Support £</i>	<i>Housing Management £</i>	<i>Housing Development £</i>	<i>Total 2023 £</i>
Staff costs	204,905	158,889	-	363,794	243,701	162,937	29,979	436,617
Repairs and maintenance	-	240,054	-	240,054	-	49,163	142,280	191,443
Property management	8,746	204,173	-	212,919	5,683	117,552	605	123,840
Volunteer expenses	-	-	-	-	-	-	1,504	1,504
Training and courses	26,127	-	-	26,127	16,074	-	-	16,074
Vehicle costs	-	26,345	-	26,345	-	12,461	12,461	24,922
Loan interest	-	215,962	-	215,962	-	24,341	122,958	147,299
Depreciation	-	192,790	-	192,790	-	148,538	-	148,538
Bad debts	-	15,913	-	15,913	-	10,314	-	10,314
Professional fees	-	-	89,091	89,091	-	-	-	-
Governance costs (see note 6)	5,128	3,976	-	9,104	18,788	12,562	2,311	33,661
Support costs (see note 6)	143,901	111,585	-	255,486	73,832	49,364	9,082	132,278
	<u>388,807</u>	<u>1,169,687</u>	<u>89,091</u>	<u>1,647,585</u>	<u>358,078</u>	<u>587,232</u>	<u>321,180</u>	<u>1,266,490</u>

Leeds Action To Create Homes Limited (operating as LATCH)

Notes to the accounts for the year ended 31 March 2024 (continued)

6 Analysis of governance and support costs

	Support £	Governance £	Total 2024 £	Support £	Governance £	Total 2023 £
Staff costs	167,744		167,744	57,717	23,684	81,401
Depreciation	9,241	-	9,241	9,217	-	9,217
Office premises and repairs	14,172	-	14,172	12,053	-	12,053
Information technology	15,888	-	15,888	15,621	-	15,621
Other office costs	38,534	-	38,534	32,126	-	32,126
Professional fees	9,907	-	9,907	5,545	-	5,545
Governance costs	-	9,104	9,104	-	9,976	9,976
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
	255,486	9,104	264,590	132,279	33,660	165,939
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
Allocated in proportion to staff costs in each area as follows:						
Housing Support	143,901	5,128	149,029	73,832	18,788	92,620
Housing Management	111,585	3,976	115,561	49,364	12,562	61,926
Housing Development	-	-	-	9,082	2,311	11,393
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
	255,486	9,104	264,590	132,278	33,661	165,939
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>

Notes to the accounts for the year ended 31 March 2024 (continued)

7 Impairment of fixed assets

	2024 £	2023 £
Impairment of housing properties	1,333,825	-
	<u>1,333,825</u>	<u>-</u>

The impairment in the current year is due to an accounting policy change from historical cost model to the revaluation model. Some properties increased in value (the change was taken through the revaluation reserve) and some decreased (the impairment charge was recognised in the Profit or Loss. There was a net increase in the housing properties asset value of £1.3m as a result of the accounting policy change.

8 Net income/(expenditure) for the year

This is stated after charging/(crediting):	2024 £	2023 £
Depreciation	202,031	145,579
Loss/(profit) on disposal of fixed assets	(47,977)	12,176
Interest payable	215,962	147,300
Operating lease rentals:		
Property	7,541	7,542
Auditor's remuneration - audit fees	5,640	4,500
Auditor's remuneration - accountancy fees	2,190	3,250
	<u>215,962</u>	<u>147,300</u>

9 Staff costs

Staff costs during the year were as follows:

	2024 £	2023 £
Wages and salaries	547,223	566,905
Social security costs	45,612	49,429
Pension costs	48,120	28,345
Other staff costs	17,805	17,958
	<u>658,760</u>	<u>662,637</u>
Total staff costs	658,760	662,637
Staff costs capitalised in the year	(127,222)	(144,619)
	<u>531,538</u>	<u>518,018</u>

Staff costs (continued)**Allocated as follows:**

Charitable activities	363,794	436,617
Support and governance costs	167,744	81,401
	<hr/>	<hr/>
	531,538	518,018
	<hr/>	<hr/>

No employee has employee benefits in excess of £60,000 (2023: Nil).

The average number of staff employed during the period was 20 (2023: 19).

The average full time equivalent number of staff employed during the period was 17 (2023: 19).

The key management personnel of the charity comprise the trustees, the Chief Executive Officer, the Property Services Manager, Business Support Manager, Supported Housing Manager, Finance Manager, Operations Manager and Fundraising Manager. The total employee benefits of the key management personnel of the charity were £216,256 (2023: £243,028). The Business Support Manager left during the year and was no longer in post at the year-end.

10 Trustee remuneration and expenses, and related party transactions

Neither the management committee nor any persons connected with them received any remuneration or reimbursed expenses during the year (2023: Nil).

There are no donations from related parties which are outside the normal course of business and no restricted donations from related parties.

Each resident is also a member of the society. Rents of £1,075,397 (2023: £961,218) were paid by either the residents directly or via their benefit arrangements. No individual resident has significant influence over the organisation.

A member of the management committee Dennis Bernard is a director of Ark and Crafts. LATCH purchased goods to the value of £Nil in 2024 (2023: £450) from Ark and Crafts.

Margaret Shelvin is a trustee of LATCH. LATCH purchased psychotherapy services from her to the value of £3,015 in 2024 (2023: £Nil)

11 Government grants

The government grants recognised in the accounts were as follows:

	2024	2023
	£	£
Leeds City Council	497,563	349,567
	<hr/>	<hr/>
	497,563	349,567
	<hr/>	<hr/>

There were no unfulfilled conditions attaching to the grants, other than the restrictions imposed - see note 19.

Notes to the accounts for the year ended 31 March 2024 (continued)

12 Corporation tax

The charity is exempt from tax on income and gains falling within Chapter 3 of Part 11 of the Corporation Tax Act 2010 or Section 256 of the Taxation of Chargeable Gains Act 1992 to the extent that these are applied to its charitable objects. No tax charges have arisen in the charity.

13 Fixed assets: tangible assets

	<i>At valuation</i>	<i>At valuation</i>			
	Freehold land & buildings	Leasehold land & buildings	Fixtures and fittings	Motor vehicles	Total
	£	£	£	£	£
Cost					
At 1 April 2023	6,567,138	1,996,403	288,284	32,490	8,884,315
Reclassification	(4,302)	4,302	-	-	-
Additions	437,035	193,171	-	-	630,206
Disposals	(97,208)	-	-	-	(97,208)
Revaluation	288,392	173,421	-	-	461,813
At 31 March 2024	7,191,055	2,367,297	288,284	32,490	9,879,126
Depreciation					
At 1 April 2023	554,622	457,571	253,412	25,578	1,291,183
Reclassification	(4,302)	4,302	-	-	-
Charge for the year	128,483	38,084	32,189	3,275	202,031
Disposals	(12,183)	-	-	-	(12,183)
Revaluation	(607,252)	(269,192)	-	-	(876,444)
At 31 March 2024	59,368	230,765	285,601	28,853	604,587
Net book value					
At 31 March 2024	7,131,687	2,136,532	2,683	3,637	9,274,539
At 31 March 2023	6,012,516	1,538,832	34,872	6,912	7,593,132

The total net book value of fixed assets subject to a fixed charge by lenders is £5,764,721 (2023: £5,309,969).

The total net book value of fixed assets subject to grant agreements which prevent them being sold or used otherwise than for the provision of social housing was £3,353,305 (2023: £3,365,524).

The total net book value of fixed assets held under short leases was £85,254 (2023: £88,625).

During the year, 5 properties were purchased. At the year end, refurbishment was still in progress for 3 properties and therefore depreciation has not yet been charged on these.

Notes to the accounts for the year ended 31 March 2024 (continued)

Tangible assets (land and buildings) held at valuation

In respect of the tangible assets held at valuation, the aggregate cost, depreciation and comparable carrying amount that would have been recognised if the assets had been carried under the historical cost models are as follows:

	Freehold land & buildings £	Leasehold land & buildings £
Cost		
At 1 April 2023	6,567,138	1,996,411
Reclassification	(4,302)	4,302
Additions	437,035	193,171
Disposals	(97,208)	-
	<hr/>	<hr/>
At 31 March 2024	6,902,663	2,193,884
	<hr/> <hr/>	<hr/> <hr/>
Depreciation		
At 1 April 2023	554,622	457,571
Reclassification	(4,302)	4,302
Charge for the year	128,483	38,084
Disposals	(12,183)	-
	<hr/>	<hr/>
At 31 March 2024	666,620	499,957
	<hr/> <hr/>	<hr/> <hr/>
Net book value		
At 31 March 2024	6,236,043	1,693,927
	<hr/> <hr/>	<hr/> <hr/>
At 31 March 2023	6,012,516	1,538,840
	<hr/> <hr/>	<hr/> <hr/>

Leeds Action To Create Homes Limited (operating as LATCH)

Notes to the accounts for the year ended 31 March 2024 (continued)

14 Debtors

	2024	2023
	£	£
Tenant arrears	76,494	79,310
Prepayments and accrued income	387,304	115,857
Other debtors	1,100	1,410
	<hr/>	<hr/>
	464,898	196,577
	<hr/> <hr/>	<hr/> <hr/>

15 Creditors: amounts falling due within one year

	2024	2023
	£	£
Bank loans	72,120	57,344
Other loans	36,664	39,658
Trade creditors	70,664	61,998
Accruals and deferred income	108,120	53,996
	<hr/>	<hr/>
	287,568	212,996
	<hr/> <hr/>	<hr/> <hr/>

16 Deferred income

	2024	2023
	£	£
Deferred grant brought forward	34,489	14,299
Grant received	29,872	42,805
Released to income from charitable activities	(45,552)	(22,615)
	<hr/>	<hr/>
Deferred grant carried forward	18,809	34,489
	<hr/> <hr/>	<hr/> <hr/>

17 Creditors: amounts falling after more than one year

	2024 £	2023 £
Bank loans	2,425,698	2,490,091
Other loans	585,448	612,008
	<hr/>	<hr/>
	3,011,146	3,102,099
	<hr/> <hr/>	<hr/> <hr/>
Due after five years		
Repayable after more than 5 years by instalments		
Bank loans	2,120,278	2,204,483
Other loans	475,957	502,517
	<hr/>	<hr/>
Total	2,596,235	2,707,000
	<hr/> <hr/>	<hr/> <hr/>
Secured loans		
Total secured bank loans	2,497,818	2,547,435
Other secured loans	612,008	638,569
	<hr/>	<hr/>
Total secured on housing properties	3,109,826	3,186,004
	<hr/> <hr/>	<hr/> <hr/>

All loans are subject to variable interest rates, apart from one concessionary loan on which no interest is charged; the balance on the concessionary loan at 31 March 2024 was £29,250 (2023: £32,500).

Total loans

Loans payable falling due within one year	108,784	97,002
Loans payable falling due in more than one year but in less than five years	414,911	395,099
Loans payable falling due after five years	2,596,235	2,707,000
	<hr/>	<hr/>
	3,119,930	3,199,101
	<hr/> <hr/>	<hr/> <hr/>

Notes to the accounts for the year ended 31 March 2024 (continued)

18 Share capital

	2024 £	2023 £
Members' shares	127	127
	<u><u> </u></u>	<u><u> </u></u>

Core members, who are residents, hold one share only in the charity. These shares are fully paid prior to issue, neither transferrable nor withdrawable, shall carry no right to interest, dividend or bonus, and shall be forfeited and cancelled on cessation of membership from whatever cause, and the amount paid up on such cancelled shares shall become the property of the charity.

	2024 £	2023 £
Community shares	1,163,997	561,820
	<u><u> </u></u>	<u><u> </u></u>

548,050 community shares of £1 each were issued in 2022 at par and are non-transferable, interest accrues at 4% per year and will be added to the value of the investment on 31 March each year. They can be withdrawn by agreement between LATCH and the member holding the community share(s). Each shareholder is entitled to one vote irrespective of the shareholding, such that no individual has undue influence on the charity.

A further 627,079 community shares were issued in 2023/24. The new shares confer the same rights as the existing shares.

Leeds Action To Create Homes Limited (operating as LATCH)

Notes to the accounts for the year ended 31 March 2024 (continued)

19 Analysis of movements in restricted funds

	Balance at 1 April 2023 £	Income £	Expenditure £	Transfers £	Balance at 31 March 2024 £
LCC Right to Buy Leeds Community Foundation	58,340	497,563	-	(289,799)	266,104
LandAid - Changing Lives!	19,986	15,000	(19,986)	-	15,000
Volition	55,000	6,200	-	-	61,200
Donations for foodbank	1,520	-	(620)	-	900
Junction	-	736	(736)	-	-
Hatch	-	411	(411)	-	-
Optima	-	4,420	(3,105)	-	1,315
Leeds Building Society	-	3,118	(900)	-	2,218
Co-operatives UK Ltd	-	54,500	(9,819)	-	44,681
	-	10,340	(10,340)	-	-
Total	134,846	592,288	(45,917)	(289,799)	391,418

Comparative period

	Balance at 1 April 2022 £	Income £	Expenditure £	Transfers £	Balance at 31 March 2023 £
LCC Right to Buy Leeds Community Foundation	245,943	349,567	-	(537,170)	58,340
LandAid - Emergency Accommodation	39,964	-	(19,978)	-	19,986
LandAid - Changing Lives!	44,987	-	(44,987)	-	-
Volition	-	55,000	-	-	55,000
West Riding Masonic	-	5,000	(3,480)	-	1,520
Donations for foodbank	-	2,000	(2,000)	-	-
	-	1,173	(1,173)	-	-
Total	330,894	412,740	(71,618)	(537,170)	134,846

Notes to the accounts for the year ended 31 March 2024 (continued)

Transfers:

The transfers in the current and prior years relate to the purchase of Property with the LCC Right to Buy grant.

Name of restricted fund	Description, nature and purposes of the fund
LCC Right to Buy	Grants from Leeds City Council to enable LATCH to bring into use long term empty properties
Leeds Community Foundation	Grant income to fund support work and the coaching service over a two year period
Landaidd - Changing lives!	Creating energy efficient homes - retrofit costs across latest phase of 6 properties
Volition	Tenant support - fuel and food vouchers
Hatch	Tenant Support - Counselling, Psychotherapy & Meditation sessions
Optima	Tenant Support - Education Support Fund
Leeds Building Society	Tenant Support - Tenant Move On
Co-operatives UK Ltd	Share Issue Booster Fund - Development & launch of community share offer

20 Analysis of movement in unrestricted funds

	Balance at 1 April 2023 £	Income £	Expenditure £	Transfers and share interest £	As at 31 March 2024 £
General fund	129,168	1,167,661	(2,935,493)	1,778,023	139,359
Designated property assets fund	3,845,864	-	-	(1,517,357)	2,328,507
The James Hartley Award	-	-	-	2,500	2,500
Revaluation reserve	-	-	-	2,672,082	2,672,082
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
	3,975,032	1,167,661	(2,935,493)	263,166	5,142,448
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>

Leeds Action To Create Homes Limited (operating as LATCH)

Notes to the accounts for the year ended 31 March 2024 (continued)

Comparative period

	Balance at 1 April 2022 £	Income £	Expenditure £	Transfers £	As at 31 March 2023 £
General fund	421,678	977,002	(1,194,872)	(74,640)	129,168
Designated property assets fund	3,251,976	-	-	593,888	3,845,864
	<u>3,673,654</u>	<u>977,002</u>	<u>(1,194,872)</u>	<u>519,248</u>	<u>3,975,032</u>

Name of

unrestricted fund

Description, nature and purposes of the fund

General fund

The free reserves after allowing for all designated funds

Designated property
assets fund

The fixed assets are essential for the future operation of the charity and so are excluded from free reserves, as they are not readily convertible into cash. Many of the properties are also subject to fixed charges and grant agreements which prevent them from being sold or used for purposes other than social housing - see note 12 for further details.

21 Analysis of net assets between funds

	General fund £	Designated funds £	Restricted funds £	Total 2024 £
Tangible fixed assets	9,274,539	-	-	9,274,539
Net current assets/(liabilities)	(4,959,910)	5,003,089	391,418	434,597
Creditors of more than one year	(3,011,146)	-	-	(3,011,146)
	<u>1,303,483</u>	<u>5,003,089</u>	<u>391,418</u>	<u>6,697,990</u>

Comparative period

	General fund £	Designated funds £	Restricted funds £	Total 2023 £
Tangible fixed assets	7,593,132	-	-	7,593,132
Net current assets/(liabilities)	(3,799,918)	3,845,864	134,846	180,792
Creditors of more than one year	(3,102,099)	-	-	(3,102,099)
	<u>691,115</u>	<u>3,845,864</u>	<u>134,846</u>	<u>4,671,825</u>

Notes to the accounts for the year ended 31 March 2024 (continued)

22 Operating lease commitments

The charity's total future minimum lease payments under non-cancellable operating leases is as follows for each of the following periods:

	Property		Equipment	
	2024	2023	2024	2023
	£	£	£	£
Less than one year	7,541	7,541	-	-
One to five years	20,487	25,399	-	-
Over five years	26,498	29,123	-	-
	<hr/>	<hr/>	<hr/>	<hr/>
	54,526	62,063	-	-
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>

The charity holds 16 peppercorn leases upon which rent of £1 is paid annually to Leeds City Council. Costs incurred to bring the properties into use have been capitalised due to the long lease nature.

23 Reconciliation of net movement in funds to net cash flow from operating activities

	2024	2023
	£	£
Net income/(expenditure) for the year	(1,221,461)	123,252
Adjustments for:		
Depreciation charge	202,031	145,579
Loss on disposals	(47,977)	12,176
Dividends, interest and rents from investments	(10,789)	(3,085)
Decrease/(increase) in debtors	(268,321)	(16,822)
Increase/(decrease) in creditors	62,790	45,866
Donated share interest	(2,888)	-
Impairment of housing properties	1,333,825	-
	<hr/>	<hr/>
Net cash provided by/(used in) operating activities	47,210	306,966
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Notes to the accounts for the year ended 31 March 2024 (continued)

24 Net debt statement

	At 1 April 2023 £	Cash flows £	Other non- cash changes £	At 31 March 2024 £
Cash at bank and in hand	197,211	60,056	-	257,267
Loans falling due in one year	(97,002)	(11,782)	-	(108,784)
Loans falling due in two to five years	(2,599,582)	64,393	-	(2,535,189)
Loan falling due after 5 years	(502,517)	26,560	-	(475,957)
	<hr/>	<hr/>	<hr/>	<hr/>
	(3,001,890)	139,227	-	(2,862,663)
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