



ANNUAL REPORT and FINANCIAL STATEMENTS

For the 12 months ending 31st March 2024

KEY INDIVIDUALS

PATRONS

The Rev. Jonathan Aitken
The Rt Rev. Rachel Treweek

FELLOWS

Elfrida Calvocoressi
Anthony Howlett-Bolton
David Lane
Tony Pearson CBE
Ademola Oshodi
Professor Chris Lewis CBE
George Calvocoressi
Caroline Eady
Malcolm Hayes

TRUSTEE BOARD MEMBERS*

Chair

Ruth Williams R.N. DipN (Lon), MSc

Vice Chair (Development)

Stephen Cooper ACIB

Other Trustees

Andrew Newell MBA, FCIB
Michael Maiden BA, DMS (resigned 13th
Oct 2023)
Sandra Keene CBE, BSc, DSW
Amanda Coyle MSc, MBA, TksA
Stephen Lawes BA, ACA
Linda Faith Trew PGDip, CIOF (Cert)
Lyn Weston BA (Hons)
Richard Montgomery MBA, BSc

Anne Ranasinghe MBA, ACMA, MSc, BSc
(Hons) (from 12th July 2023)
Mark Curran LLB (from 12th July 2023)
Charles Anelay BSc, MSc, MCIOB (Co-
optee from 4th January 2024)
David Cooke BSc (Co-optee from 2nd
January 2024)
David Stokes BSc (Hons) (Co-optee from
2nd January 2024)
Johannes Etten BA, MA (Co-optee from
2nd January 2024)

EXECUTIVE DIRECTORS

Chief Executive

Tracy Wild MA BSc (Hons), CIH

Director of People

Olukemi Jeboda, Chartered FCIPD, MBA,
MSc (resigned 31st January 2024)

Director of Finance & Business Services

Simon Herbert ACA

Director of Operations

Chris Metcalfe, ILM Level 5 Strategic
Management

Director of Care and Quality

Stella Wint, BA (Hons)

Director of Chaplaincy Services

The Rev. Andy Rider MA BTh (Hons)

COMPANY SECRETARY

Simon Herbert ACA

*The Trustees are Directors and Members of the Company within the meaning of the Companies Act. The Executive Directors are neither Directors nor Members of the Company under the definition of the Companies Act.

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CHAIR'S REVIEW

I am delighted to present this year's Annual Report for Langley House Trust (now known as Langley Trust). The purpose of this report is to share a clear summary of who we are as an organisation, to celebrate what we have done during the past year, and to set out what we will do in the coming year.

This past year has seen some key projects brought to fruition and we have much to celebrate, truly a year of gratitude at Langley. I am proud to have led this organisation into its 65th anniversary celebrations, which in true Langley style, spanned several months, involved all staff and clients and culminated in a wonderful service of thanksgiving in London in September; an event enjoyed by many valued supporters and honoured guests as well as our own staff, clients and volunteers.

Our re-brand project was commissioned and delivered on time during 2023/24 and enabled us to consider what we stand for and how we represent our core mission and values. The way organisations like ours position themselves in the marketplace has become increasingly significant in the sectors we work in, and we offer so much more besides accommodation to offer our clients. We ensured that our new brand continues to reflect our mission through its revised tagline, 'everyone deserves another chance'. The essence of our work has not changed, although the name and packaging has been updated – we are now Langley Trust, or Langley.

2023/24 saw us open a new care home in Kent and the former site has become a hostel, expanding the provision for both care beds and supported housing in that area. Our search for a suitable new property in the north-west has continued during the year and I remain hopeful that a new property will be purchased in this new financial year.

I am committed to Langley Trust's growth, and this includes purchasing properties, wherever that makes good business sense. I am delighted that we were able to buy Hope House for our London-based service, Dorado.

Our care provision has gone from strength to strength with Care Quality Commission (CQC) recognition of Ashdene's provision as 'good' overall in April 2023. Park View also retained their 'good' rating when re-inspected by CQC in December 2023. In June 2023 our care team also attracted external recognition, winning the prestigious LaingBuisson Award for Excellence in Care.

As a Board, we thoroughly reviewed our strategic objectives. We concluded that Langley's three strategic priorities should be: growth, developing a high-performing culture and staying focused on our core strength; namely our mission, values and enabling sustainable transformation in our clients' lives.

I am delighted to have welcomed new co-optees onto the Board this year and to have seen the embedding of new committees we established last year. I am confident that the skills and experience our Board of Trustees bring to Langley are the right ones to meet the demands of the coming year.

As always, our staff and volunteers are the backbone of this organisation, helping clients on their transformation journey and providing care and support in keeping with Langley's values and Christian ethos. I am truly grateful for all that they contribute every day.



It is a privilege to be involved in this work and I offer my thanks and appreciation to all our supporters, who contribute financially and through their prayers. We could not sustain this vital work without your continued commitment.

On behalf of the Board, I thank you.

A handwritten signature in blue ink, appearing to read "Ruth Williams".

Ruth Williams
Chair of the Board
18th July 2024





STRATEGIC REPORT

ABOUT US

Langley House Trust (known as Langley Trust) is a Christian charity providing supported housing, complex care through our registered care homes, programmes and support services in the community for people with convictions. For over 65 years we have been helping people with convictions to transform their lives and thrive, promoting rehabilitation, preventing crime, and reducing re-offending. As a Christian charity working across England, we believe everyone deserves another chance.

The Trust seeks to use its faith base, which is centred in Christ and His teachings, to the advantage of clients, not by proselytizing them, but by having a living ethos where all individuals are seen as people of worth and capable of change. Since 1958 we have earned an enviable reputation for reducing re-offending with proven results.

Langley Trust worked with 722 clients who needed supported housing services during 2023/24. When we include complex care clients, and those who engaged with our other services such as finance, benefit and debt, and accommodation advice, the total number of clients who engaged with Langley rises to more than 1778 during the past year.

We work with adult men and women (18+) with convictions. We are particularly skilled in working with people who are deemed 'hard to place' and those with complex needs. This includes individuals who are subject to MAPPA (Multi-Agency Public Protection Arrangements).

OVERARCHING VISION AND MISSION

Our vision is of a society where no-one is unfairly disadvantaged because of their past.

Our mission is to support people with convictions so that they reintegrate into society, live crime-free and thrive.

Langley Trust will always see accommodation as a core part of its offer to the Criminal Justice sector. We know that without suitable accommodation no other rehabilitative intervention stacks up. Ensuring prison-leavers have an appropriate place to live is key to seeing them able to lead crime-free lives in the future.

The accommodation we provide for people with convictions is in 21 geographical locations in both urban and rural settings. The accommodation includes hostels, dispersed supported housing, registered care homes and dispersed accommodation with extra care provision. We also manage an Independent Approved Premises (IAP) to deliver a contract on behalf of His Majesty's Prison and Probation Service (HMPPS).

Our housing support services enable people to maintain a tenancy, develop their budgeting skills, access and manage support for addictions and mental health issues, engage with key



community services (e.g. GPs and advocacy services), access education and develop their employability skills.

Our residential care and extra-care services provide high levels of support for people with complex mental and physical care needs, offering one-to-one support, 24/7 staff supervision, specialist psychiatric and psychological support for mental health issues and the development of independent living skills where required.

Our registered care homes provide placements for individuals coming from medium secure units, who require step-down services and are under mental health sections (e.g. section 41 or section 117).

Each placement is individually assessed to ensure that individuals receive the correct level of care and support they require, responsive to changing needs.

ADVICE AND REHABILITATION IN PRISON

For many years we have provided targeted advice in 18 prisons addressing key issues relating to housing, debt, finance, benefits, gambling, and reintegration into the community for long- sentenced prisoners. During 2023 the long-term funding for these projects came to an end and service delivery ceased in December 2023.

In July 2023 Langley secured the contract for provision of similar services into HMP Fosse Way and so our experience of delivering this type of service in custody continues.

We have continued to deliver Challenge to Change during 2023/24, an accredited prison wing community programme, offered at HMP Lancaster Farms. Challenge to Change incorporates cognitive behaviour therapy and a therapeutic community environment in which participants live 24 hours a day, seven days a week for six months. The programme is based on the principles of forgiveness, accountability and restoration, challenging participants to examine their thinking, attitudes, and behaviour in order to live crime-free on release.

FORMER GROUP STRUCTURE

From 1st April 2023 Langley's structure changed to ensure viability for each of its subsidiaries. Clean Sheet has continued as a charity in its own right and was released from the former Langley Group.

Additionally, Kainos became fully integrated within Langley Trust and its independent charity status ceased. The trade and assets of Kainos Community were acquired by Langley House Trust at this point, given that it had been wholly owned as a subsidiary of the Trust, and had, since 2013, been supported by a grant of £50,000, as well as significant additional operational and management support. Without this package of support, Kainos would not have been viable, and until trading ceased, had been unable to repay Langley even in kind.



The transfer of assets from 1st April 2023, deemed in substance a gift, is outlined in note 10, p.50.

As a result of these changes there is no requirement for the Trust to produce Consolidated Financial Statements.

LANGLEY TRUST APPROACH

Our approach is pragmatic, responsive, and tailored to each person we work with. At the heart of our approach is the belief that everyone deserves another chance, and can change, regardless of their history. Consequently, we have a track record of success in working with people who have previously failed in other placements.

Our approach is:

Person-centred – with a focus on recovery and independence. Care and support are shaped around the distinct needs and aspirations of each person. We support people to live as independently as possible, develop living and financial skills, access training, education and employment opportunities, and participate in local community life.

Built around evidence-based interventions – trauma-informed approaches are being embedded in all levels of the organisation; Positive Behaviour Support (PBS) and the Good Lives model are further evidence-based intervention approaches being used with our clients across the Trust.

Respectful of privacy and dignity – we take the privacy and dignity of our clients seriously. We empower people to make their own choices wherever possible.

Risk-management focused – our risk assessments and risk management plans are comprehensive and responsive to changing risks and needs. We work in close partnership with stakeholders involved in the supervision of clients including the National Probation Service. Safeguarding is of primary importance, and we have comprehensive policies and procedures in place in relation to both the safeguarding of vulnerable adults and children.

Committed to partnership working – in addition to working with statutory agencies to manage risk, we also work with education and training providers, voluntary organisations, businesses, and faith groups to provide volunteering, education, training, and employment opportunities for our clients. We are committed to working in partnership to maximise resources, share good practice and ensure the best possible outcomes are achieved.

Responsive to client input – creating ownership and autonomy. Our National Consultative Group provides a forum for clients to meet with senior staff and Trustees. Co-chaired by a Trustee and a client, it meets three times a year and agendas include reviewing policies and procedures and discussing topical subjects that affect clients' everyday lives. We have a range of formal and informal feedback

options including an annual satisfaction survey, comment cards and client forums (regional and national). All formal feedback is monitored and used to improve services at a local and national level. The scrutiny section of the NCG was established in February 2024 and will be led by client representatives.

Focused on Equality, Diversity and Inclusion – our Equality, Diversity and Inclusion Policy covers all nine of the protected characteristics recognised by the Equality Act 2010. During the year we have delivered an Equality, Diversity and Inclusion (EDI) calendar, drawing attention to particular themes each month. We have 4 staff networks representing women, ethnically diverse groups, the younger workforce and the LGBTQIA community.

REOFFENDING RATE OF OUR CLIENTS

The reconviction rate for clients of the Trust whilst with us remained within the target of 3%. This is one of the lowest reconviction rates in the country, enabling men and women to live crime-free.

REVIEW OF 2023/24

During the past year the Trust has continued to focus on the charitable aims established when it was founded over 65 years ago, namely, to seek to support and care for clients, helping them to reach their full potential and become positive contributors to society. To meet these aims, the Trust has supported more than 1778 clients as follows:

1. Provided 108 beds in registered care homes and 396 rooms in supported accommodation, a total of 504 residential clients at any given time, with a suitable, safe place to live; an increase of 12 care beds and 18 supported housing beds since last year.
2. Accommodated a total of 722 clients in supported housing since April 2023, of which 302 were new lettings.
3. Provided specialist advice to 897 clients on issues such as gambling, debt, and accommodation needs, managing a total of £663,212 in debt.
4. Worked with 60 participants through Challenge to Change programme.
5. Led 15 staff through the online Alpha course as a means of exploring the Christian faith, with four services delivering Alpha for clients on-site. In addition, two other service chaplains have run sessions such as First Steps, Ninefold Path (Beatitudes study), the Bible Society course and Christian characteristics studies.
6. Strengthened client engagement with procedures that affect them, developing more accessible video summaries.
7. Enhanced the impact of client participation in the National Consultative Group (NCG) with a client co-chair and newly developed scrutiny agenda item, which is client-led.

In addition to our client-facing achievements, we have continued to invest in and develop other areas of the Trust:

People

- We strengthened our Equality, Diversity and Inclusion (EDI) offer with a particular focus on neurodiversity.
- The success of our 4 staff network groups to specifically engage women, the younger workforce, ethnically diverse colleagues and the LGBTQIA+ community has continued well.
- We continued the ITOL accredited Management Development Programme through which the Trust seeks to develop and retain talent already employed.
- We recruited 10 volunteer professional coaches, who provided coaching opportunities for 13 staff during 2023.

Governance

- Reviewed our KPIs, culminating in reduction from 20 to 10. Greater scrutiny of data and information at committee level.
- Strengthened our external profile and reach through a major re-brand, ensuring that our core offer is clearly defined and promoted widely across the digital landscape, through more consistent process of telling the Langley story and providing a useful resource for all stakeholders.
- Retained our ISO27001 accreditation, an important quality hallmark for data assurance.
- Obtained cyber essentials plus.
- Expanded the Board of Trustees and included IT and HR specialisms.

Awards

We were shortlisted as finalists for the following external awards during 2023-24:

- LaingBuisson 'Excellence in Specialist Care' Award – winner
- Investors in People Awards 2023, 'Employee Engagement' – finalist
- Charity Times Awards, 'Charity of the Year' – finalist
- Housing Heroes Awards – finalist
- Women in Housing Awards, 'Professional of the Year' – highly commended

Values Refresh

Along with our brand refresh we have also refreshed the Langley values:

1. **Christ-like** – We seek to build a culture that reflects Jesus' teaching & His love.
2. **Responsible** – We are diligent in all we do and take care of all people within Langley.
3. **Genuine** – We are honest, principled, and trustworthy.
4. **Respectful** – We respect all people, act inclusively, and engage widely.
5. **Visionary** – We are aspirational, enabling change, hope and flourishing throughout Langley.



LANGLEY TRUST values



CHRIST-LIKE

RESPONSIBLE

GENUINE

RESPECTFUL

VISIONARY

BIBLE REFERENCES

Philippians 2.5 • Hebrews 6.11 • 2 Corinthians 8.21
Matthew 7.12 • Jeremiah 29.11



GROWTH DURING 2023/24

As a business we continued to show income growth, with income increasing by 11% during 2023/24, Care income has seen a significant rise and we were able to purchase and open a new care home in Kent to replace our leased property, which allowed us to increase care bed spaces and accommodate wheelchair users more readily.

With the former Shrubbery (Kent) building vacated by our care home clients, we were able to develop a new supported housing service, Kadesh, using that site.

HMP Fosse Way brought an opportunity to deliver a new contract, providing specialist finance, benefit and debt advice in custody; this is an area of work we have delivered very effectively over many years and especially well within the prison estate.

STRATEGIC OBJECTIVES

The Trust's strategic objectives are directed towards:

Core Strength - To ensure we stay true and strengthen our core mission (creating sustainable transformation in client's lives) our values and ethos in all we do. To retain and enhance Christ at the centre of our work. To be nationally known and locally loved both as a trusted partner and an excellent employer to our people.

Growth – We are committed to developing and growing current models of delivery that we know change lives and are financially viable. We will strengthen the financial foundation to allow growth and maintain safe reserves. And we will work at becoming nationally known and locally loved within our target audiences.

High Performing Culture – To continue to develop and modernise internal processes, systems, procedures, and structures to ensure they are fit for purpose and future-proofed. To invest in and develop our people. To ensure we align closely the forecasting and actual performance outcomes. We recognise that we have within our reach God-given resources to achieve this.

The Trust has considered the principal risks and uncertainties to the Trust and has addressed these within the Trustees' Report (refer to page 26).

The Trust has several strategies that identify sufficient resources to improve its services and prioritise its improvement plan, ensuring that Langley remains a partner of choice within the varied sectors in which it operates.

It is anticipated that Langley will continue to grow and develop new services, providing support for people with convictions, in the following groups:

- Complex needs
- Elderly clients (including end of life care and those with long-term health conditions)
- Mental health issues (including enduring conditions)
- Learning disabilities
- Disabled access
- Neurodivergent needs
- Women
- High risk of harm clients

STRATEGIC FOCUS FOR 2024/25

The Trust remains in robust financial health with a strong balance sheet and a determination to proactively expand the reach of the services provided. There continues to be a need for the work the Trust undertakes, and we remain well-placed to meet those increasing needs.

Within the next twelve months, the Trust aspires to:

- Explore potential for purchase of a new care home in the northwest of England to replace a current facility that is leased. This will allow for longer term investment in environmental issues as well as expand the number of beds.
- Invest in medium to long term digitalisation of the services we provide, securing efficiencies and reducing duplication, making the best use of digital opportunities to benefit internal users and enhance our engagement with the external market.
- Complete the purchase of a new property to open a new service in the northeast of England.
- Develop a systematic approach to replacing supported housing properties we currently lease with properties we own, creating commercial value for money benefit upside, improving the quality of accommodation for our clients, and allowing for mid-term investment into the greening of our property portfolio.
- Win at least one significant contract for service delivery to enhance our current offer to our stakeholders.
- Ensure we continue to invest in systems and processes that assist the Trust in enhancing the quality of service to our clients and to ensure compliance with all regulatory requirements.

Our people continue to be the most valuable resource the Trust has. Now, more than ever, it is vital that the Trust has a strategy to attract and retain the right kind of staff. To that end, the Trust will:

- Continue to be a values-based organisation and build on the review of the key competences and behaviours required in all those employed by the Trust, recognising that increasingly employees are motivated to work for organisations that can clearly express and display their underlying core values.
- Complete the process of succession planning so that we can develop and retain talent that is already within the Trust.



- Develop a suite of flexible benefits that rewards each member of staff in the most suitable way by giving them some control over their package.
- Agree a Trust-wide approach to working patterns in a post-pandemic economy so as not to disadvantage the Trust when competing for staff against more flexible employers.
- Prepare to undertake assessment for Investors in People Platinum standard in 2025, ensuring that we continue to develop a high-performing culture, improve the professional experience of our staff, keep ourselves bench-marked against other organisations and remain an employer of choice for the future.
- Continue to build on our Level 2 Disability Confident Employer accreditation, attained in 2023.

FUNDRAISING

The Trust uses several different communication methods to attract and retain support, including:

- direct mail of newsletters and appeals
- emailing newsletters and appeals
- opportunities for regular giving via Standing Order
- use of the website and social media accounts
- opportunities for planned giving through a legacy programme.

The Trust seeks to be transparent as to how donated funds will be used and, in all cases, any restriction placed on a donation is strictly followed and fulfilled. In cases where the Trust is unable to use the donation, the supporter will be contacted and either another use for the funds agreed or they are returned.

The Trust maintains and monitors the wishes of each supporter and will only communicate using methods the supporter has given clear and informed consent for us to use. The Trust does not knowingly communicate with young people below the age of 18 or any vulnerable adult. Where we are made aware that such people may be receiving communications from us, our records are amended to prevent further communication.

The Trust has robust systems in place to ensure that where a supporter wishes to cease being contacted, either directly with us or through the Fundraising Preference Scheme, this action can be implemented immediately.

The Trust is compliant with the Institute of Fundraising Code of Practice and received no serious complaints about its fundraising practices during the year.



THANKS

Langley Trust has loyal supporters, who generously support our work. We are so grateful for their ongoing support. This support allows the Trust to invest in new growth and new initiatives, which in turn improve the lives of our clients.

We are extremely grateful for all those who have generously supported our work – individuals, churches, charitable foundations, and businesses. Their support has been invaluable in helping to sustain and enhance the services we provide in challenging times,

The importance of having these funding streams cannot be underestimated; they enable us to respond to local needs and to be more flexible in our support approach. This enhances our core services and makes a significant difference between managing a problem and transforming someone's life for the future.

We are thankful to all our volunteers for the value they add to our work and the difference it makes to the lives of our clients. We would also like to thank our staff, who are committed to changing the lives of those we work with and who often go the extra mile to ensure our work makes a difference.

OUR PARTNERS

Langley is grateful to colleagues in partner agencies and organisations including Homes England (previously the Homes and Communities Agency), the Ministry of Justice, His Majesty's Prison and Probation Service, Supporting People Teams, Social Services, the Police, Local Authorities, National Health Service Trusts, Integrated Offender Management Teams, Police and Crime Commissioners and all those who work alongside us to help people to live crime-free.

The Trustees also acknowledge with gratitude those partner organisations from whom we lease property including: BPHA, Cheltenham Borough Council, Coventry City Council, the Methodist Church in Great Britain, Milnrow Properties, MHS Homes, Places for People and Your Housing.

FUNDERS

The Trustees thank all of those who have funded initiatives in the year. We would particularly like to thank:

- AS Charitable Trust
- The David Pickford Charitable Foundation
- Hale Family Fund
- The Gardner Fund
- The Norman Evershed Trust
- The Shone No 2 Charitable Trust
- The Velnoweth Good Companions Trust



LEGACY

We would like to especially thank the families of those who kindly left a legacy in support of our work. These gifts are gratefully received, and the following individuals will be remembered in building a better future for our clients and the growth of the Group:

- Philip Smith
- Adam Pyke
- Miss Sheila Hooper
- J C Cahill

Their legacy lives on through all we do in helping individuals live crime-free lives.

FINANCIAL REVIEW

A summary of the five-year financial performance is as follows:

Year	Income £'000	Operating Costs £'000	Operating Surplus £'000	Operating Surplus %	Net Surplus £	Net Surplus %
2019-20	13,430	13,156	274	2.0%	698	5.2%
2020-21	15,512	14,734	778	5.0%	977	6.3%
2021-22	16,084	16,119	(35)	(0.2%)	60	0.4%
2022-23	18,274	18,670	(396)	(2.2%)	(383)	(2.1%)
2023-24	20,291	20,601	(310)	(1.5%)	(204)	(1.0%)

The Trust is reporting an operating deficit of £310k, which is an improvement on the prior year deficit of £396k. The Trustees recognise that this position is the result in part of some proactive decisions taken during the period, which directly support the clients and staff of the Trust during a challenging economic period. The Trust has also invested in a significant new project that will deliver long-term growth and service opportunities.

The operation deficit in the period has been impacted through:

- The Trust is going through a period of transition during which it has been re-structured to position it for sustainable and achievable growth in the next decade. This has involved investment in new teams and systems, and the positive impact of this is beginning to be seen in underlying activity. The Trustees are cognizant that a further year of operational deficit is not sustainable, and the operating budget for 2024-25 has been set to generate an operating surplus and an operating cash inflow.
- The wider economic context has created cost pressures on our major inputs, not all of which have been recoverable.
- As a result of cost pressures on our clients, the Trustees agreed that a energy rebate of £400 per qualifying tenant would be given from accumulated reserves. This cost the Trust £153k and increased the deficit directly by the same amount. However, this action is in line with our values as a Christian organisation and was very much welcomed by our clients. The Trust has been able to normalise the utility supply contracts during the year and so it is not necessary to repeat this in 2024-25.
- In October 2023, the Trust was able to open a new care home in Kent. This 27-bed facility replaces a 15-bed home and will provide a higher standard of accommodation and allow the Trust to accommodate clients with higher levels of physical need. This project will deliver positive returns for the foreseeable future,

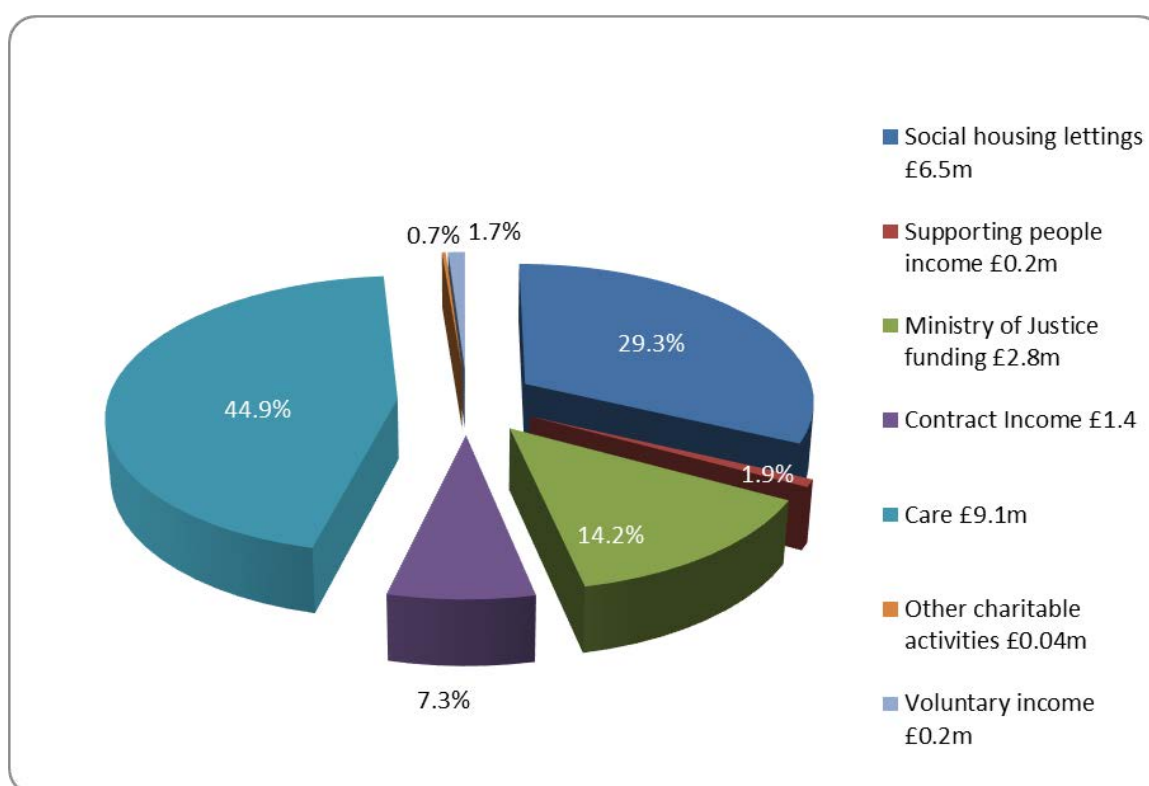
but the Trust did incur £141k of one-off costs that were written off in the year, in order to open this new home.

- In line with many other providers, the Trust has seen a sharp increase in non-payment of rents. The provision for bad debts for the year has jumped by £203k to £421k, nearly double the amounts provided for in previous years.

The Trust continues to write off all set-up costs at the point of a unit becoming available for occupancy.

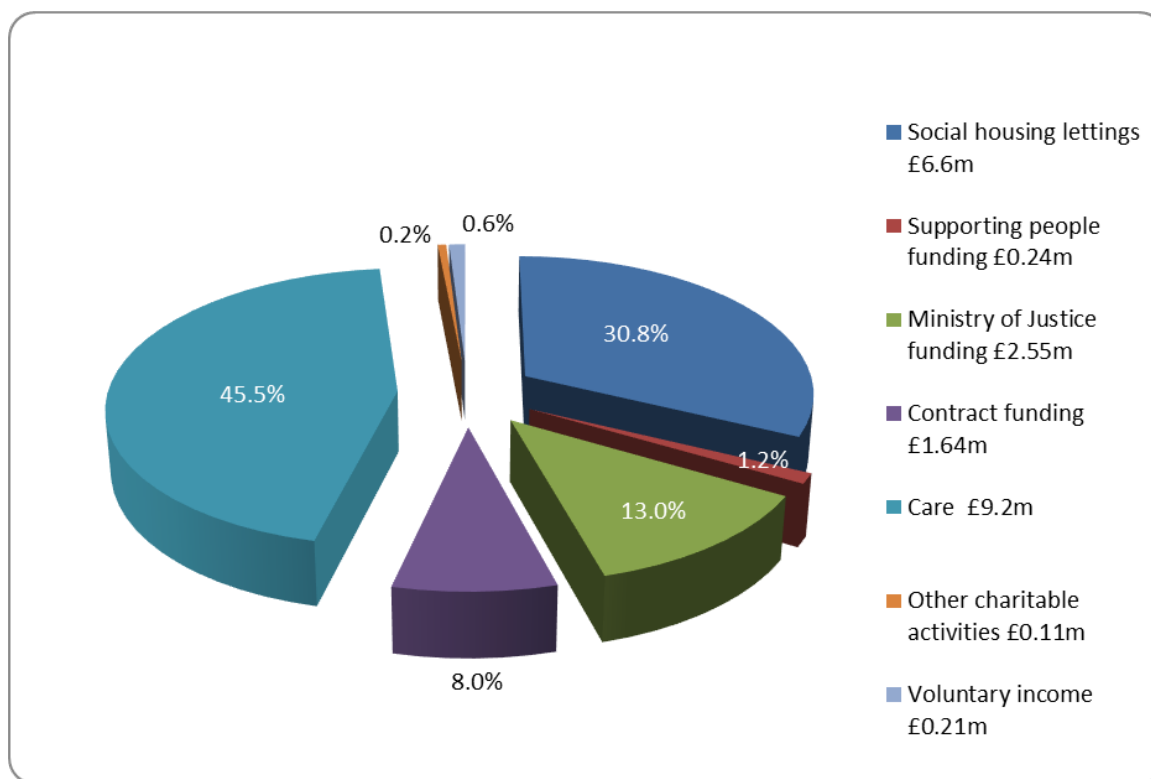
OPERATING INCOME

The operating income for the year is split across the following categories:

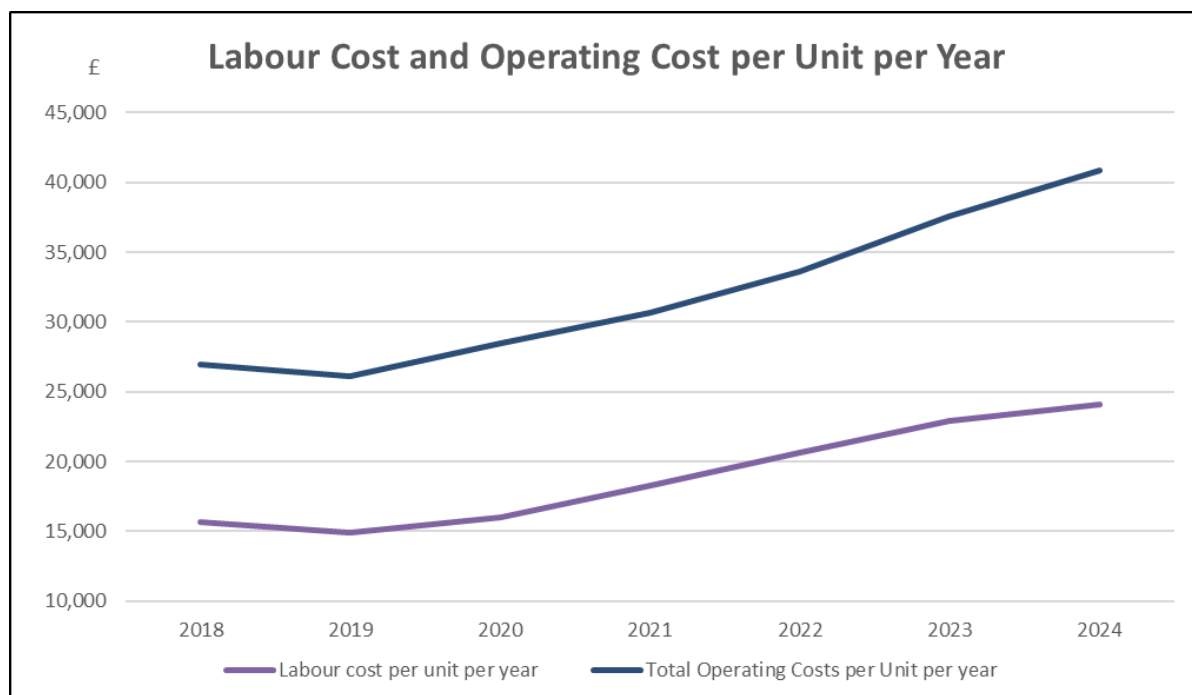


OPERATING EXPENSE

The operating expense for the year is split across the following categories:



The graph below reflects the change in the cost base of the Trust over the years:



This data shows a trend of increasing costs over the last five years. This reflects the change in operational model over that period, which has seen the main income and activity for the



Trust move from Supported Accommodation services to a greater emphasis on Residential Care, which is now the largest single revenue stream for the Trust. The provision of residential care is more expensive on a unit basis, with more staffing requirements and other specialist services such as psychology.

We have also seen significant cost pressures on the main inputs into these services, including utility, food and building maintenance; factors which have driven the cost profile shown above.

The transition of Box Tree Cottage to an Independent Approved Premise has also shifted the cost profile, as the underlying costs for providing an IAP bed are higher than in a normal hostel or supported housing environment.

After allowing for interest received, movement on investments and any disposal of fixed assets, the surplus on ordinary activities in the year was £79k (2022/23: deficit £383k).

Capital expenditure of £1,987 (2022/23: £1,993k) was spent on the Trust's housing properties, in improving the existing stock and the refurbishment of the new care home purchased in the previous year.

In accordance with the accounting standards the components that were replaced have been removed from the value of the Trust's fixed assets.

The Trust spent £269k (2022/23: £89k) on other capital equipment.

The Trust generated a cash inflow from operating activities of £518k (2022/23: £10k).

KEY PERFORMANCE INDICATORS (KPIs)

The Board used 10 KPIs to monitor the delivery of the Trust's strategic objectives. The range of KPIs includes key metrics from all areas of the Trust – operational, financial and people. The KPI performance report is a standard item that is reviewed by the Board at each meeting.

In addition, the KPI's and a fuller range of other performance indicators are reviewed at each relevant committee meeting, ensuring that all of the key metrics for the Trust are visible and can be interrogated by Committee members.

All KPI's form part of the monthly reporting to the Executive Team, allowing for further scrutiny and accountability. This forum is important as it allows for collaborative working to ensure that the Trust meets agreed performance levels in every area.



VALUE FOR MONEY (VfM)

Our Approach to VfM

As a charity and recipient of funding from both local and national government bodies, the Trust recognises that it is accountable to its supporters, funders, clients, and staff for the money it receives. The Trust is committed to making sure it gets the best value for the money it spends and actively takes steps to identify and implement improvements, which will reduce costs, remove waste and add value for its stakeholders.

The Trust has a robust framework for measuring, evidencing, and improving VfM activity and fostering a culture of empowering continuous improvement. The Trust's value chain approach of economy, efficiency and effectiveness demonstrates the culture for improving the efficiency of its processes and evidencing value for money to clients, regulators, funders and other stakeholders.

The Trust believes there is intrinsic VfM in the services it provides. The Trust works with a complex client group with unique needs that cannot be met through a general needs accommodation provider. The fact that the Trust is able to meet the needs of this group of clients represents a clear VfM outcome in itself; without the successful intervention of the Trust, these clients are likely to be placed into less appropriate services which are unable to fully meet their needs or impact on their potential to re-offend in the way Langley does.

VfM Performance During the Year

The difficulty of the Regulator applying seven metrics across the housing sector in a generic "one size fits all" approach to a provider the size of Langley Trust is that you can lose the true value and achievement of purpose.

The table below indicates an adverse outcome for the Trust with the metrics showing a mixed picture. We acknowledge that the Trust is going through a period of transition and that the fruits of that work are only now beginning to be realised. We reported last year that we expected to see improvements, so we are pleased to be able to demonstrate a reduced operating deficit while still be able to provide the quality of care that our clients require.

The Trust has also been impacted by the wider economic situation that all sectors have faced. One notable impact this year has been the increase in provision for non-payment of rent and services charges. This is against a backdrop of continued high energy and food prices, and a difficult labour market.

The UK property rental market continues to be turbulent, and we have seen numerous landlords increase their rental rates significantly. This has a direct impact on our ability to generate the level of margin we had planned for.

Nevertheless, we remain mindful that the headline for Langley Trust is that during the year

2023/2024 we were able to have a positive impact on the Clients we engaged with as detailed elsewhere in this report.

We work with adult men and women (18+), who have offended or who are at risk of offending. We are skilled in working with those deemed 'hard to place' and those with complex needs. This includes individuals who are subject to MAPPA (Multi-Agency Public Protection Arrangements).

		2023/24	2022/23	2021/22	2020/21	2019/20	Direction of Travel
1	Reinvestment	10.5%	15.8%	5.2%	0.8%	2.3%	↓
2A	New Supply (Social Housing)	2.4%	2.2%	2.7%	2.1%	6.1%	↑
2B	New Supply (Non-Social Housing)	0.0%	0.0%	0.0%	0.0%	0.0%	
5	Headline Social Housing Cost per Unit	£12,557	£10,910	£10,578	£10,429	£9,689	↓
6A	Operating Margin (Social Housing)	(3.4%)	(7.5%)	(6.4%)	(7.1%)	(6.9%)	↑
6B	Operating Margin (Overall)	(1.5%)	(2.2%)	(0.2%)	5.0%	2.0%	↑
7	Return on Capital Employed (ROCE)	(2.5%)	(3.4%)	(0.3%)	6.4%	6.2%	↑

Specific remarks on the RSH's metrics are:

- 1. Re-investment** - is the acquisition and repairs and maintenance costs, plus expenditure on works to existing owned properties divided by the value of the properties owned by the organisation. The table shows that in 2023/24 the Trust's investment in properties decreased to 10.5% (down from 15.8% in 2022/23). This is largely driven by the significant reinvestment of funds to purchase a new care home in 2022/23 which was not repeated in the current period.
- 2. New supply** – the Regulator expects providers to report on both the supply of social and non-social housing units. It will calculate new supply from the total number of housing units acquired in the reporting period divided by the total number of units held at the end of that period. The number of new or replacement units taken on within the year amounts to 12 units compared to 11 in 2022/23.
- 3. Gearing** – this metric is designed to assess the provider's reliance on debt and appetite for growth. It divides the total owed in loans and finance leases by the

cost or deemed cost and/or valuation of housing properties and would therefore not be applicable to the Trust.

- 4. Earnings Before Interest, Tax, Depreciation, Amortisation, Major Repairs Included (EBITDA MRI)** – overall surplus (or deficit), plus other income received, less grants and capitalised repairs, plus total depreciation charge divided by the total capitalised interest in housing properties and interest payable and other financing costs. Designed to assess investment capacity by measuring surplus against a provider’s interest payments, it would not currently apply to the Trust.
- 5. Headline social housing cost per unit** – an amalgamation of management, service charge, maintenance and repair costs, including capitalised major repairs and other related social housing expenditure such as neighbourhood and community costs divided by the total number of social housing units at the end of the reporting period. The increase to the cost base for social housing reflects the cost pressures in this area particularly with the external economic pressures driving significant increases in utility costs.
- 6. Operating margin** – designed to assess the profitability of operating assets before exceptional expenses are taken into account and to give the Regulator an indication of overall value for money performance. The Regulator has proposed two measures: operating margin for social housing lettings calculated by dividing the operating surplus (or deficit) for social housing lettings by the turnover from social housing lettings only and operating margin overall, calculated by dividing the overall surplus (or deficit) by overall turnover. The Trust’s overall operating margin increased by 0.7% in 2023/24 to (1.5%). The most significant factors impacting this measure are improved occupancy rates in both our social housing and care settings, less reliance on agency workers and significantly better energy pricing for the last half of the year.
- 7. Return on Capital Employed (ROCE)** – a common measure used in commercial business; the Regulator suggests that this metric will demonstrate the level of efficient investment of resources. Calculated by dividing the overall surplus (or deficit), the income from any joint venture partnerships and any gain or loss from the disposal of housing properties by the provider’s total assets, less its liabilities. The Trust continues to face difficulty trading circumstances but has seen improvements in key areas during the year, including improved occupancy rates in both our social housing and care settings, less reliance on agency workers and significantly better energy pricing for the last half of the year. This has resulted in a negative ROCE of 2.5%, which is an improvement on the prior year negative figure of 3.4%.

MATERIAL ESTIMATES, CONTROL AND JUDGMENTS

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported for assets and liabilities as at the balance sheet date and the amounts reported for revenues and expenses during the year. However, the nature of estimation means that actual outcomes could differ from those estimates.

The Principal Accounting Policies set out the Key Judgement Areas within Note 2.

The main judgement areas that have had the most significant effect on the Trust's accounts are:

- a. Depreciation and amortisation provisions relating to fixed asset accounting, which are based on estimated useful economic lives of individual assets and apportionment of costs between components of composite assets.
- b. Provision for bad debts, which are based on specific balances and past experience of bad debts.

The impact on the Trust's accounts of these estimates for the year ended 31st March 2024 is as follows:

Description	Expenditure	Income
Depreciation	£568k	
Grant Amortisation		£83k
Bad Debts Expense	£421K	

VfM and non-social housing activity

The VfM Standard requires the Board to give full consideration of value for money across their whole business. Where the Trust invests in non-social housing activity, the Board should consider whether this generates returns commensurate to the risk involved and justification where this is not the case.

The Board is satisfied that the investments made in complex need care provision, and the various advice work undertaken with ex-offenders provides real value to the Trust and is essential in enabling the Trust to meet both its charitable objects and biblical mandate.

BOARD'S RESPONSIBILITY STATEMENT

The Board is responsible for preparing the Trustees' Strategic Report and the financial statements in accordance with applicable law and regulations.

The Companies Act 2006 and registered social housing legislation require the Board to prepare financial statements for each financial year, which give a true and fair view of the state of affairs of the Trust and of the income and expenditure for that period.

In preparing these financial statements the Board is required to:

- Select suitable accounting policies and then apply them consistently
- Observe the methods and principles in the Housing SORP 2018 (FRS 102)
- Make judgements and estimates that are reasonable and prudent
- State whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statement
- Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the association will continue in business

The Board is responsible for keeping proper books of account, which disclose with reasonable accuracy at any time the financial position of the Trust and enable it to ensure that the financial statements comply with the Companies Act 2006, the Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing in England 2019.

The Board has general responsibility for taking such steps as are reasonably open to it to safeguard the assets of the Trust, and to prevent and detect fraud and other irregularities.

The Trustees, who held office at the date of approval of this Trustees' report confirm that, so far as they are each aware, there is no relevant audit information of which the Trust's auditors are unaware, and each Trustee has taken all steps that they ought to have taken as a Trustee to make themselves aware of any relevant audit information and to establish that the Trust's auditors are aware of that information.

The strategic report was approved by the Board on 18th July 2024 and signed on its behalf by:



Ruth Williams
Chair of the Board
18th July 2024



TRUSTEES' REPORT

The Trustees present their report and accounts for the year ended 31st March 2024.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Langley House Trust was first registered as a charity in September 1958.

The charity is a company limited by guarantee, incorporated on 20th December 2012 and registered as a charity with the Charity Commission on 8th March 2012. The company was also registered with the Regulator of Social Housing on 1st March 2012 as a non-profit social housing landlord and was registered with the Financial Conduct Authority (FRN716378) on 4th January 2016.

The company was established under a Memorandum of Association, which established the objects and powers of the charitable company and is governed under its Articles of Association. In the event of the company being wound up, members are required to contribute an amount of no more than £1.

The Trustees, who are also Directors for the purpose of company law and who served during the year, are listed on page 2.

From 1st April 2023, all of the former subsidiaries were divested and so this report relates solely to the charity.

The Board is responsible for major strategic decisions and has ultimate responsibility for the conduct and financial stability of the Trust. It seeks to support the Executive in a culture of mutual confidence and trust. During the year, two new Trustees were appointed following an open selection process based on relevant skills and knowledge.

In addition to the Board members, the Trust has a number of honorary roles, namely Patrons and Fellows, who represent the Trust externally in different capacities.

The Trust has an Audit, Risk & Compliance Committee, a People Committee, a Finance & Resources Committee, a Mission Committee, a Quality Committee and a National Consultative Group. These Committees have clear terms of reference and report directly to the Board. Each is chaired by a Trustee and serviced by Executive Directors. The Board delegates to the Chief Executive full control over the operation of the Trust within policy. The Chief Executive and other members of the Executive, titled Directors, attend meetings of the Board. The term "Directors" should not be construed as Directors under the Companies Act. It is the duty of the Chief Executive to further the mission of the Trust and to ensure that management is efficient, effective and runs in accordance with good business practice. The Board determines the remuneration and the conditions of employment of the staff. The Board monitors and reviews the quality, effectiveness and timeliness of information provided by the Executive. The Board has access to independent professional advice if necessary.



The Articles of Association allow the Trustees to deposit or invest its funds. The Board will secure expert advice, where necessary, before investing funds. In deciding where and how to invest its funds, the Board will always consider suitability of the investment and the overall diversification of the funds it has already invested. The Board has approved a Treasury Management Policy to assist with this area of responsibility.

The Board is content that the Trust complies with the NHF Code of Governance 2020 in the areas in which it applies to the Trust. Any potential conflicts of interest are declared at every meeting. None are declared as existing at the date of this report.

COMPLIANCE WITH THE GOVERNANCE AND VIABILITY STANDARD

The Board confirms that the Trust has met the Regulator of Social Housing's regulatory expectations in relation to the governance and financial viability standard, the exception of the guidance on the terms for Board tenure. The Board considers that to fully comply with the Code requirements on Board tenure would create unacceptable risks in the short to medium term.

The Trust is currently not a member of a peer benchmarking group and is actively seeking a group which will add value to the Trust's Value for Money agenda.

The Board confirms compliance with all legal and regulatory requirements for companies registered under the Companies Act 2006 and for charities registered under the Charities Act 2011.

STAFF AND VOLUNTEERS

Our people are at the centre of what we do at Langley, and we would not be able to achieve our mission without them. Many staff and volunteers join the Trust because they are committed to the mission and values of the organisation, and they go above and beyond to deliver great services and care for our clients.

As of 31st March 2024, Langley House Trust had 312 employees, including temporary staff, and excluding relief and agency workers (March 2023- 309 comparison). The Trust has increased its staffing by just less than 1% over the past year.

The Trust recognises the vital role volunteers play in assisting in the delivery of a high-quality service to clients. Volunteers provide valuable support in a range of different contexts and work alongside our staff enabling us to undertake value-added activities with clients. During 2023 the Trust appreciated the support of 97 volunteers working across a range of roles. This includes Trustees, Chaplains, professional coaches who supported our staff development, and volunteers working within services supporting client activities and carrying out work around the service grounds.

GENDER AND ETHNICITY PAY GAP REPORTING

The Trust is committed to fair pay and in line with this we published our Gender Pay Gap Report during the year. The mean gender pay was 7% (2023: 9%) representing higher mean hourly pay for males. The median gender pay gap of 0.4% (2023: 0%) reflects a small gap in the median pay for males and females.

It is not mandatory to measure the ethnicity pay gap; however, we have chosen to report on this measure to identify and address any emerging issues. The mean ethnicity pay gap in hourly pay is 5% (2023:2%) lower for ethnically diverse employees. The median ethnicity pay gap is at 3% (2023: 4%) lower for white staff due to the higher number of white staff in the employee population.

We have ongoing plans to monitor, publish and create action plans for the gender and ethnicity pay each year so this continues to support our values within the Trust.

STATEMENT ON THE TRUST'S SYSTEM OF INTERNAL CONTROL

The Board has overall responsibility for establishing and maintaining the system of internal control and reviewing its effectiveness. Trustees recognise that no system of internal control can provide absolute assurance against material misstatement or loss or eliminate all risk of failure to achieve business objectives, however, the system of internal control implemented by the Trust has been designed to manage key risks and provide reasonable assurance that planned business objectives and outcomes are achieved. It also exists to give reasonable assurance to the Board regarding the preparation and reliability of financial and operational information and the safeguarding of the Trust's assets and interests.

In meeting their responsibilities, the Trustees have adopted a risk-based approach to internal controls, which are embedded within the normal management and governance process. This approach includes the regular evaluation of the nature and extent of risks to which the Trust is exposed. The process adopted by the Trustees in reviewing the effectiveness of the system of internal control, together with some of the key elements of the control framework includes:

- 1. Identification and evaluation of key risks** – Management responsibility has been clearly defined for the identification, evaluation, and control of significant risks. There is a formal and on-going process of management review in each area of the Trust's activities. The Executive Team regularly considers significant risks facing the Trust and the Chief Executive is responsible for reporting to the Trustees any significant changes affecting key risks. In accordance with the Trust's Risk Management Policy, the Summary Risk Map is formally reviewed by the full Board at least once a year and the highest risks facing the Trust are discussed at each Audit, Risk & Compliance Committee meeting.
- 2. Environment and control procedures** – The Trustees retain responsibility for a

defined range of issues covering strategic, operational, financial and compliance issues. The Trust's Articles of Association, policies and procedures cover issues such as delegated authority, segregation of duties, accounting, health and safety, data protection, fraud, and whistleblowing. The Trust also has an extensive range of policies and procedures relating to the safe management of the client group with which it works to minimise the risk to clients, staff and the wider public.

The Trust also holds an Asset and Liability Register in line with regulatory requirements, which provides a collated view of the Trust's assets and contract liabilities. The integrity of the register is audited and reported to the Executive Team on a quarterly basis.

3. **Information and financial reporting systems** – The Trustees review and approve the annual budget and the 5-year financial plan for the Trust. Financial reporting procedures include detailed management accounts and forecasts, which are reviewed by the Executive Team and are presented to the full Board of Trustees monthly. The Board also reviews key performance indicators to assess progress towards the achievement of key business objectives, targets, and outcomes at each Board meeting.
4. **Monitoring and corrective action** – A process of regular management reporting on control issues provides assurance to senior management and to Trustees. This includes ensuring that corrective action is taken in relation to any significant control issues, particularly those that may have a material impact on the financial statements and delivery of our services.

The internal control framework and the risk management process are subject to regular review by Internal Auditors, who advise the Executive Team and report to the Audit, Risk & Compliance Committee. A three-year Internal Audit Plan exists to assist in this process and is approved annually by the Audit, Risk & Compliance Committee. Progress against the plan is also monitored throughout the year and the Audit, Risk & Compliance Committee formally reviews the performance of the Internal and External Auditors once a year. The Audit, Risk & Compliance Committee considers internal control and risk at each of its meetings during the year. In addition to Internal Audit, the Executive Team receives assurance on the operation of internal controls through a self-assessment audit toolkit used by the managers of its various services.

The Audit, Risk & Compliance Committee conducts an annual review of the effectiveness of the system of internal control and has taken account of any changes needed to maintain the effectiveness of risk management and control process. The Audit, Risk & Compliance Committee reports on progress to each Board meeting and submits an annual report to the Board of Trustees. In preparing its report, the Audit, Risk & Compliance Committee takes into account the various reports of the Internal and External Auditors, the Chief Executive's Annual Report on Internal Control, other reports from the Executive to the Audit, Risk & Compliance Committee and full Trustee Board and inspection reports from the Care Quality Commission, the Regulator of Social Housing and other regulatory bodies.

THE PREVENTION, DETECTION, REPORTING AND RECOVERY OF FINANCIAL CRIME AND FRAUD

The Trust takes fraud and other financial crime seriously. The Trust's Fraud and Prevention of Financial Crime Policies set out management responsibilities to ensure an adequate control system is in place to minimise the risk of fraud and other financial crimes such as money laundering and to ensure a reasonable likelihood of early detection. These policies also state the procedure to be followed in the event of suspected fraud, money laundering or other financial crime, including reporting requirements and any subsequent action to be taken for recovery.

The Trust maintains a register of actual and attempted frauds and thefts. The contents of the register are reported annually to the Audit, Risk & Compliance Committee. During 2023-2024 there were no significant losses identified as a result of fraud. The Trustees confirm that there is an on-going process for identifying and managing significant risks of fraud and other financial crime faced by the Trust. This process has been in place throughout the year, up to the date of the annual report and accounts, and is regularly reviewed by the Audit, Risk & Compliance Committee.

PRINCIPAL RISKS AND UNCERTAINTIES

The Trust's main sources of income are various forms of government funding and grants. This means that the Trust is therefore at risk from changes in policy in regard to funding and the strategic priorities given to the rehabilitation of offenders both at a national and local level by the government.

There is ever-increasing public scrutiny of the quality of housing provided by housing associations. The Trust is aware of the risk of properties we hold under rent or lease arrangements not being maintained by the Landlords to the correct standard. During the year the Trust employed a new Head of Property with a clear focus on the quality of the housing stock held by the Trust., whose role includes overseeing our social housing improvement programme.

A further serious risk to the Trust is the ability to recruit and train sufficient staff of the correct calibre, at all levels throughout the Trust, to deliver safe services to the quality our clients expect and deserve. This is a sector-wide issue, and the Trust is implementing a number of initiatives within our cost envelope to make the Trust an attractive employer.

The post-pandemic developments around hybrid working and the increasing use of IT systems inevitably increases the gateways for our systems to be subject to cyber threat. During the year, a comprehensive review of the IT infrastructure was undertaken and as a result a new senior IT post was created. This specific aim of this role is to ensure the Trust's systems remain safe and secure, but also to place the Trust on a pathway to digitalisation that will enhance what we can do for our clients and increase Value for Money. We have successfully retained ISO27001 and obtained Cyber Essentials +.

RESERVES

The Trust's Reserves Policy has identified that a contingency equivalent to twelve weeks' operating expenditure needs to be maintained to cover identifiable and quantified risk and to allow the Trust sufficient time to be able to restructure its operations minimising the disruption to clients. The Trust is compliant with this policy.

Analysis of the Trust's reserves is shown in the Statement of Changes in Reserves.

EQUALITY, DIVERSITY AND INCLUSION

The Trust's approach to Equality, Diversity and Inclusion is set out in its Trust Equality, Diversity and Inclusion Policy.

The Trust understands the vital role that Equality, Diversity and Inclusion plays in creating an environment in which our staff, volunteers and clients can reach their full potential. We appreciate and celebrate difference and individuality, respecting everyone as being made in God's image and having an intrinsic value, a view strongly upheld by our Trustees and senior management team.

There is no place for racism or any other form of discrimination within the Trust. It is not just illegal but goes against all that we stand for as outlined in our values. Trust staff are asked to challenge any racist or discriminatory behaviour that they witness, experience, or hear about and then report it. The CEO's commitment is to ensure all allegations are investigated and appropriate action taken.

HEALTH AND SAFETY

The Board and the Trust's employees maintain a high level of attention to and awareness of Health and Safety across the organisation. The Board, through the Audit, Risk & Compliance Committee, receives regular reports in relation to Health and Safety and over the last few years has ensured it remains an area for Internal Auditors to validate.

Regular internal Health and Safety audits have taken place during the reporting period alongside unannounced audits from an external health and safety professional. The findings lead to the creation and implementation of an action plan.

QUALITY AND QUALITY MANAGEMENT

The Director of Care and Quality is the lead officer for the Quality Strategy and regularly reports on performance to the newly formed Quality Committee and where required, to the Audit, Risk & Compliance Committee and to the Board.

PARTNERSHIPS

The Trust is well regarded by its partner agencies. It is commissioned by a range of public bodies, including the Ministry of Justice and Local Authorities. The Trust has also entered into a number of formal sub-contracting arrangements, which has enabled it to deliver targeted services in new and existing areas. The Trust holds regular meetings with its stakeholders to discuss progress, service delivery and to ensure targets are met.

We appreciate the confidence shown to us by those organisations, who have provided grant funding to ensure the Trust can flourish, evolve, and develop new services. Some of these organisations have provided funding over several years.

PUBLIC BENEFIT

The Trustees confirm that they have complied with the duty in Section 17 of the Charities Act 2011 to have due regard to public benefit guidance published by the Charity Commission. Reducing reoffending benefits the whole population. The Trust's work is financed through funding from local and central government and other public authorities, and through legacies, donations, and grants. Residents contribute to their accommodation costs but are entitled to claim Housing Benefit and other benefits to allow them to finance their stay; therefore, those in poverty are not excluded from the opportunity to benefit from the Trust's services.

The Trustees' report was approved by the Board on 18th July 2024 and signed on its behalf by:



Ruth Williams
Chair of the Board
18th July 2024



STATISTICS

for the year 2023-2024

121

clients identifying as ethnically diverse

274

clients with self-disclosed disability

495

bed spaces available

1778

clients received our services in the last year

89%

of care clients surveyed reported their care and support is either good or excellent

554

clients accessed Activity Hubs in the community

302

new lettings

75%

of clients surveyed knew how to raise a complaint

4th

Staff Network launched

1

new care home opened



Independent Auditor's Report to the Members of Langley House Trust Year ended 31 March 2024

Opinion

We have audited the financial statements of Langley House Trust ('the Trust') for the year ended 31 March 2024 which comprise Statement of Comprehensive Income, Statement of Financial Position, Statement of Changes in Reserves, Statement of Cash Flow and notes to the financial statements, including 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 Trust's affairs as at 31 March 2024 and of its incoming resources and application of resources, including its income and expenditure for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006, the Housing and Regeneration Act 2008 and the Accounting Direction for Private Registered Providers of Social Housing.

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 charitable company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the Trustee's 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 Trust's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

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

Other information

The Trustees are responsible for the other information contained within the annual report. 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, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Independent Auditor's Report to the Members of Langley House Trust Year ended 31 March 2024

Opinions on other matters prescribed by the Companies Act 2006

In our opinion based on the work undertaken in the course of our audit

- the information given in the Trustees' report, which includes the directors' report and the strategic report prepared for the purposes of company law, for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the strategic report and the directors' report included within the Trustees' report have been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In light of the knowledge and understanding of the Trust and their environment obtained in the course of the audit, we have not identified material misstatements in the strategic report or the directors' report included within the Trustees' report.

We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 requires us to report to you if, in our opinion:

- the company has not kept adequate accounting records; or
- the company financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of Trustees' remuneration specified by law are not made; 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 set out on page 23, the Trustees (who are also the directors of the Trust 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 Trust's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the Trust 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.

Details of the extent to which the audit was considered capable of detecting irregularities, including fraud and non-compliance with laws and regulations are set out below.

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.

Extent to which the audit was considered capable of detecting irregularities, including fraud

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We identified and assessed the risks of material misstatement of the financial statements from irregularities, whether due to fraud or error, and discussed these between our audit team members. We then designed and performed audit procedures responsive to those risks, including obtaining audit evidence sufficient and appropriate to provide a basis for our opinion.



Independent Auditor's Report to the Members of Langley House Trust Year ended 31 March 2024

We obtained an understanding of the legal and regulatory frameworks within which the Trust operates, focusing on those laws and regulations that have a direct effect on the determination of material amounts and disclosures in the financial statements. The laws and regulations we considered in this context were the Companies Act 2006, the Charities Act 2011, the Housing and Regeneration Act 2008 and the Accounting Direction for Private Registered Providers of Social Housing, together with the Housing SORP. We assessed the required compliance with these laws and regulations as part of our audit procedures on the related financial statement items.

In addition, we considered provisions of other laws and regulations that do not have a direct effect on the financial statements but compliance with which might be fundamental to the Trust's ability to operate or to avoid a material penalty. We also considered the opportunities and incentives that may exist within the Trust for fraud. The laws and regulations we considered in this context for the UK operations were the Regulator of Social Housing regulations, CQC Regulations for service providers and managers, employment legislation and taxation legislation.

Auditing standards limit the required audit procedures to identify non-compliance with these laws and regulations to enquiry of the Trustees and other management and inspection of regulatory and legal correspondence, if any.

We identified the greatest risk of material impact on the financial statements from irregularities, including fraud, to be within the timing of recognition of income, and the override of controls by management. Our audit procedures to respond to these risks included enquiries of management and the Audit, Risk & Compliance Committee about their own identification and assessment of the risks of irregularities, sample testing on the posting of journals, designing audit procedures over the timing of income, reviewing accounting estimates for biases, reviewing internal audit reports, reviewing regulatory correspondence and reading minutes of meetings of those charged with governance.

Owing to the inherent limitations of an audit, there is an unavoidable risk that we may not have detected some material misstatements in the financial statements, even though we have properly planned and performed our audit in accordance with auditing standards. For example, the further removed non-compliance with laws and regulations (irregularities) is from the events and transactions reflected in the financial statements, the less likely the inherently limited procedures required by auditing standards would identify it. In addition, as with any audit, there remained a higher risk of non-detection of irregularities, as these may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal controls. We are not responsible for preventing non-compliance and cannot be expected to detect non-compliance with all laws and regulations.

Use of our report

This report is made solely to the Trust's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the Trust's members 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 Trust and the Trust's members as a body, for our audit work, for this report, or for the opinions we have formed.

Guy Biggin

Senior Statutory Auditor

For and on behalf of

Crowe U.K. LLP

Statutory Auditor
Fourth Floor
St James House
St James' Square
Cheltenham
GL50 3PR

Date: 21 August 2024

Langley House Trust
Statement of Comprehensive Income
For the Year Ended 31 March 2024



	Note	2024 £000	2023 £000
Turnover	3	20,291	18,274
Cost of sales		-	-
Gross profit		<u>20,291</u>	<u>18,274</u>
Operating expenditure	3	(20,601)	(18,670)
Operating deficit	3	<u>(310)</u>	<u>(396)</u>
Movement in fair value of investments	17	66	(40)
Surplus/(loss) on disposal of fixed assets	7	31	(7)
Interest receivable and other income	8	105	60
Grant payable	9	(100)	-
Gift from Kainos Community	10	287	-
Surplus/(Deficit) before tax		<u>79</u>	<u>(383)</u>
Taxation		-	-
Surplus/(Deficit) for the year after tax		<u>79</u>	<u>(383)</u>
Total comprehensive income for the year		<u><u>79</u></u>	<u><u>(383)</u></u>

The notes on pages 41 to 56 form an integral part of these accounts.



Langley House Trust
Statement of Financial Position
For the Year Ended 31 March 2024

	Note	2024 £000	2023 £000
FIXED ASSETS			
Housing properties	15	9,046	7,984
Other fixed assets	16	371	253
Investments	17	883	963
Total fixed assets		10,300	9,200
CURRENT ASSETS			
Debtors	18	1,724	1,908
Cash in hand and at bank		2,636	3,298
Total current assets		4,360	5,206
CURRENT LIABILITIES			
Less Creditors: amounts falling due within one year	19	(3,113)	(2,856)
Net current assets		1,247	2,350
Total assets less current liabilities		11,547	11,550
Creditors: amounts falling due after more than one year	20	(2,678)	(2,760)
Total net assets		8,869	8,790
Reserves			
Restricted reserves		8	8
Revenue reserves		8,861	8,782
Total capital & reserves		8,869	8,790

The financial statements were approved and authorised for issue by the Board on 18 July 2024 and were signed on its behalf by:

Ruth Williams
Chair of the Board

Stephen Cooper
Board Member

Simon Herbert
Secretary

Registered Company number: 7888191

The notes on pages 41 to 56 form an integral part of these accounts.

Langley House Trust
Statement of Changes in Reserves
For the Year Ended 31 March 2024



	Income and expenditure reserve £000	Restricted reserves £000	Total £000
Balance as at 31 March 2022	9,168	5	9,173
Deficit for the year	(383)	-	(383)
Transfers from restricted reserves	(3)	3	-
Balance as at 31 March 2023	8,782	8	8,790
Surplus for the year	79	-	79
Balance as at 31 March 2024	8,861	8	8,869

The notes on pages 41 to 56 form an integral part of these accounts.



Langley House Trust
Cash Flow Statement
For the Year Ended 31 March 2024

	Note	2024 £000	2023 £000
Net cash from operating activities	i	518	10
Cash flow from investing activities			
Purchase of housing properties		(1,482)	(1,993)
Purchase of other fixed assets		(270)	(89)
Proceeds on sale of fixed assets		34	-
Sale of investments		146	-
Current liabilities acquired on transfer of undertaking		(28)	-
Net cash acquired with subsidiary undertakings		315	-
		(1,285)	(2,082)
Cash flow from financing activities			
Interest received		105	60
		(662)	(2,012)
Net change in cash equivalent			
		(662)	(2,012)
Cash and cash equivalents at beginning of the year		3,298	5,310
		2,636	3,298
Cash and cash equivalents at the end of the year		2,636	3,298
		2024	2023
		£000	£000
Note i - reconciliation of net cash flow from operating activities			
(Loss)/Surplus for the year		(310)	(396)
Depreciation of tangible fixed assets		568	504
Amortisation of Grants		(83)	(83)
(Increase)/Decrease in debtors		184	(180)
Increase in creditors		259	165
Clean Sheet grant		(100)	-
Net cash inflow from operating activities		518	10

The notes on pages 41 to 56 form an integral part of these financial statements.

Langley House Trust
Notes to the Financial Statements
Year ended 31 March 2024



1. LEGAL STATUS

Langley House Trust is registered in England and Wales as a Company Limited by Guarantee (No. 7888191), as a charity with the Charity Commission (No. 1146304) and as a Social Housing Provider with the Regulator of Social Housing (No. 4693) as defined by the Housing and Regeneration Act 2008. The registered office is 3 & 4 The Square, Mansfield Avenue, Walsgrave, Coventry, CV2 2QJ.

2. PRINCIPAL ACCOUNTING POLICIES

The financial statements have been prepared in accordance with applicable United Kingdom Accounting Generally Accepted Accounting Practice (UK GAAP) and the Statement of Recommended Practice for registered housing providers: Housing SORP 2018.

Basis of accounting

The financial statements comply with the Housing and Regeneration Act 2008 and the Accounting Direction for Private Registered Providers of Social Housing. The accounts are prepared on the historical cost basis of accounting as modified by current asset investments held at valuation and are presented in sterling £.

The financial statements have been prepared in compliance with FRS 102.

As a public benefit entity, Langley House Trust has applied the public benefit entity 'PBE' prefixed paragraphs of FRS 102.

Going concern

The financial statements have been prepared on a going concern basis which assumes an ability to continue operating for the foreseeable future. No significant concerns have been noted and we consider it appropriate to continue to prepare the financial statements on a going concern basis.

Turnover

Turnover comprises rental income, service charge income, income from contracts with statutory bodies, including Supporting People Block contracts and care fee income, Ministry of Justice contract, other revenue grants and income from the sale of other goods and services. Such income is recorded in the accounts as it becomes receivable.

The turnover of the Trust also includes legacies, donations, gifts and other income, the accounting treatment of which is included in separate accounting policies.

Supporting People income and expenditure

The Trust operates a number of Supporting People Block contracts. The income from these contracts is recognised in the Statement of Comprehensive Income in the year in which it is receivable and expenditure charged to it in accordance with the matching concept.

Legacies

Legacies are credited as income where the legacy has been received or if, before receipt, where there was sufficient evidence to provide the necessary certainty that the legacy would be received and its value known with sufficient reliability.

Langley House Trust
Notes to the Financial Statements
Year ended 31 March 2024



Donations, gifts and other income

Donations, gifts and other income are credited as income in the year in which they were receivable.

Operating leases

Amounts due under operating leases are charged to the income and expenditure account as incurred.

Pensions

Contributions made by the Trust into pension schemes on behalf of employees are recognised within operating costs in the income and expenditure account for the period to which it relates.

Employee Benefits

A liability is recognised to the extent of any employee benefits including unused holiday pay entitlement which has accrued at the balance sheet date and carried forward to future periods. This is measured at the undiscounted cost to the employees of the future holiday entitlement and accrued at the statement of financial position date.

Fixed assets

Valuation of housing properties

The Trust operates many of its services from properties it either owns or leases in which living accommodation is provided for clients. Housing properties are included in the accounts at cost less depreciation, unless impairment has occurred or the properties have been transferred from another Registered Provider or charity.

A housing property comprises of several components with substantially different useful economic lives. Each major component is accounted for separately and depreciated over its individual useful economic life as set out in the Fixed Assets section above. Land is treated as a separate asset and not depreciated.

The cost of acquiring land and buildings, including professional fees, and development costs are included in the costs.

Langley House Trust
Notes to the Financial Statements
Year ended 31 March 2024



Depreciation and impairment of fixed assets, including housing properties

Freehold land is not depreciated. Depreciation on all other assets is calculated to write off the cost of fixed assets on a straight line basis over their estimated useful economic lives.

Fixed assets are depreciated on a straight line basis by equal instalments over their useful economic lives at the following annual rates:

Freehold properties (excluding land):

	Useful economic life	Depreciation rate
Pitched roofs	50 years	2%
Flat roofs	20 years	5%
Windows and external doors	25 years	4%
Heating	20 years	5%
Electrical	25 years	4%
Bathrooms	25 years	4%
Kitchens	20 years	5%
Lifts	10 years	10%
Structure	50 years	2%
Plant and equipment	5 years	20%
Computers	4 years	25%
Motor vehicles	4 years	25%

Leasehold properties are depreciated by equal instalments over the life of the lease or their estimated useful economic life if shorter.

The carrying values of tangible assets are reviewed for impairment where events or changes in circumstances indicate that the carrying values may not be recoverable.

Works to existing housing properties

Expenditure which results in an enhancement of the economic benefits of a property, the creation of a new property component or the replacement of a component that has been treated separately for depreciation purposes is capitalised. In all other instances expenditure on existing properties is charged to the income and expenditure account. This includes expenditure incurred to ensure that the property can maintain its expected level of net rental income or the standard of performance anticipated when the asset was first acquired or constructed or last replaced.

An enhancement of the economic benefits means an increase in the rental stream, a reduction in future maintenance costs or a significant extension of the life of the property.

Social Housing and Government Grants (SHG)

Where developments have been financed wholly or partly by social housing and other grants, the amount of the grant received has been included as deferred income and recognised in Turnover over the estimated useful life of the associated asset structure (not land), under the accruals model. SHG received for items of cost written off in the Statement of Comprehensive Income Account is included as part of Turnover.

Langley House Trust
Notes to the Financial Statements
Year ended 31 March 2024



SHG must be recycled by the Trust under certain conditions, if a property is sold, or if another relevant event takes place. In these cases, the SHG can be used for projects approved by the Homes England. However, SHG may have to be repaid if certain conditions are not met. If grant is not required to be recycled or repaid, any unamortised grant is recognised as Turnover. In certain circumstances, SHG may be repayable, and, in that event, is a subordinated unsecured repayable debt.

Non-monetary government grants

On disposal assets for which non-monetary government grants are held as liabilities in the Statement of Financial Position, the unamortised amount in creditors is derecognised and recognised as income in the Statement of Comprehensive Income.

Investments

Investments are stated at market value.

The Investments held have been classified as fixed asset investments as the Trust intends to hold them on a continuing basis, are re-measured to market value at each statement of financial position date. Gains and losses on re-measurement are recognised in the Statement of Comprehensive Income for the period.

Provisions

The use of provisions is restricted to situations where a liability exists, for example arising under a contract, but where there is some uncertainty as to the timing of the amount of the expenditure or the identity of the creditor.

Restricted reserves

Grants and donations received which have restrictions as to their use are included in restricted reserves. The value of the reserve shown in the balance sheet is shown net of any transfers to the general revenue reserve in respect of expenditure to be financed by the restricted reserve.

Revenue reserves

Due to the ever changing nature of policy, funding streams and risk, Trustees are of the view that not every risk and impact can be envisaged.

The Trust's reserves policy has identified that a contingency equivalent to twelve weeks' operating expenditure needs to be maintained in order to cover identifiable and quantified risk and to allow the Trust sufficient time to be able to restructure its operations minimising the disruption to clients.

Financial instruments held by the Trust are classified as follows:

Financial instruments which meet the criteria of a basic financial instrument as defined in Section 11 of FRS 102 are accounted for at amortised historic cost.

Non-basic financial instruments are recognised at fair value using a valuation technique with any gains or losses reported in surplus or deficit. The Trust has no non-basic financial instruments at the year end.

Langley House Trust
Notes to the Financial Statements
Year ended 31 March 2024



Judgements and key sources of estimation uncertainty

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported for assets and liabilities as at the balance sheet date and the amounts reported for revenues and expenses during the year. However, the nature of estimation means that actual outcomes could differ from those estimates. The following judgements (apart from those involving estimates) have had the most significant effect on amounts recognised in the financial statements.

a) Categorisation of housing properties:

The Trust has undertaken a detailed review of the intended use of all housing properties. In determining the intended use, the Trust has considered if the asset is held for social benefit or to earn commercial rentals.

b) Impairment:

The Trust has identified a cash generating unit for impairment assessment purposes at a property scheme level.

Other key sources of estimation and assumptions:

Tangible fixed assets

Tangible fixed assets are depreciated over their useful lives taking into account residual values, where appropriate. The actual lives of the assets and residual values are assessed annually and may vary depending on a number of factors. In reassessing asset lives, factors such as technological innovation, product life cycles and maintenance programmes are taken into account. Residual value assessments consider issues such as future market conditions, the remaining life of the asset and projected disposal values.

Recoverability of rent arrears

The Trust make an estimate of the recoverable value of rent arrears based on factors including the ageing profile of the rental debtors in addition to historical experience of difficulties in recovering rent arrears for clients that have moved on from our services.

Langley House Trust
Notes to the Financial Statements
Year ended 31 March 2024



3. PARTICULARS OF TURNOVER, OPERATING COSTS AND OPERATING SURPLUS / (DEFICIT)

	2024		
	Turnover	Operating costs	Operating Surplus/ (deficit)
	£000	£000	£000
Social Housing Lettings (Note 5)	6,483	6,605	(122)
Other social housing activities			
Supporting People	176	246	(70)
Activities other than social Housing			
Care and spot funding	9,099	9,208	(109)
Ministry of Justice	2,791	2,547	244
Other government contracts	1,445	1,637	(192)
Voluntary Income	213	206	7
Other	47	115	(68)
Income for generating funds	37	37	-
	20,291	20,601	(310)

	2023		
	Turnover	Operating costs	Operating Surplus/ (deficit)
	£000	£000	£000
Social Housing Lettings (Note 5)	5,347	5,749	(402)
Other social housing activities			
Supporting People	349	354	(5)
Activities other than social Housing			
Care	8,176	8,491	(315)
Ministry of Justice	2,603	2,423	180
Other government contracts	1,340	1,475	(135)
Voluntary income	295	114	181
Other	129	32	97
Income for generating funds	35	32	3
	18,274	18,670	(396)

Langley House Trust
Notes to the Financial Statements
Year ended 31 March 2024



4. UNITS/BED SPACES

	Social Housing Lettings		Other Social Housing		Total
	Supported Housing	Care Homes	Registered Care Beds	General Needs	
Social Housing					
At 31 March 2024	395	-	101	-	496
<i>At 31 March 2023</i>	<i>381</i>	<i>-</i>	<i>116</i>	<i>-</i>	<i>497</i>
		2024	2023		
Non-social Housing					
Under management at start of year		3	3		
Under management at end of year		3	3		

The Trust also owns 43 units (*2023: 43 units*) of accommodation managed by a third party. As the rights and obligations of the scheme have been transferred to the managing organisation, these units are not included in these accounts.

Langley House Trust
Notes to the Financial Statements
Year ended 31 March 2024



5. TURNOVER AND OPERATING EXPENDITURE

	Supported housing 2024 £000	Care Homes 2024 £000	TOTAL 2024 £000	<i>TOTAL 2023 £000</i>
INCOME				
Rents receivable	3,054	109	3,163	2,633
Service income	3,155	82	3,237	2,632
Amortised government grants	65	17	82	82
Turnover from Social Housing Lettings	6,274	208	6,482	5,347
EXPENDITURE				
Management	2,174	90	2,264	2,390
Services	3,115	43	3,158	2,493
Routine maintenance	533	15	548	379
Planned maintenance	17	11	28	47
Bad debts	448	19	467	228
Depreciation of Housing Properties	231	10	241	212
Operating costs on Social Housing Lettings	6,518	188	6,706	5,749
OPERATING (DEFICIT) /SURPLUS ON SOCIAL HOUSING LETTINGS ACTIVITIES				
Void losses	(815)	(46)	(861)	(853)

Langley House Trust
Notes to the Financial Statements
Year ended 31 March 2024



6. OPERATING SURPLUS

Is stated after charging/(crediting):	2024	2023
	£000	£000
Depreciation of housing properties	420	363
Depreciation of other tangible fixed assets	149	142
Operating lease rentals:		
Land and buildings	537	493
Office equipment	5	5
Auditors remuneration (excluding VAT):		
In their capacity as external auditors	24	16
Other fees	6	6
Gain/(Loss) on sale of other fixed assets	31	(7)

7. SURPLUS/(LOSS) ON DISPOSAL OF FIXED ASSETS

	2024	2023
	£000	£000
Proceeds of sales	34	-
Carrying value of fixed assets disposed of during the year	(3)	(7)
SURPLUS/(LOSS) ON DISPOSAL	31	(7)

8. INTEREST RECEIVABLE AND OTHER INCOME

	2024	2023
	£000	£000
Dividends received on investments	32	30
Bank interest	73	30
TOTAL	105	60

9. GRANT PAYABLE

	2024	2023
	£000	£000
Clean Sheet Grant	100	-

From 1 April 2023 Clean Sheet became its own independent charity again. The Trust agreed to provide a grant of £300k to Clean Sheet between April 2023 up to March 2026 to support Clean Sheet in its onward sustainability. The grant is paid in three equal annual instalments, this is the first payment made in relation to the grant.

Langley House Trust
Notes to the Financial Statements
Year ended 31 March 2024



10. GIFT FROM KAINOS COMMUNITY

On 1 April 2023, the trade and assets of Kainos Community which was a wholly owned subsidiary of the Trust were acquired by Langley House Trust, and Kainos Community ceased trading. This transaction is accounted as a combination that is in substance a gift as defined in FRS 102 and the SORP.

11. EMPLOYEE INFORMATION

	2024	2023
The average number of staff employed during the year, expressed as full time equivalents, (i.e. 35 hours per week) was:	313	289
Staff costs	2024	2023
	£000	£000
Wages and salaries	9,114	8,056
Social security costs	847	774
Other pension costs	358	335
Other Employee benefits	-	5
TOTAL	10,319	9,170

During the year ended 31 March 2024, the Trust made severance and redundancy payments of £26k (2023: £10k).

The number of staff whose emoluments plus taxable benefits amounted to over £60,000 during the year was as follows:

	2024	2023
£70,000 - £80,000	3	2
£80,000 - £90,000	1	2
£110,000 - £120,000	1	1

12. PENSION OBLIGATIONS

The Trust contributes to a group personal (defined contribution) pension scheme for those qualifying employees who have chosen to join the scheme.

The Trust has no legal or constructive obligation to pay further contributions if the pension provider does not have sufficient assets to pay all benefits relating to employees' service in current and prior periods. Individual members benefits are determined by reference to contributions paid into the scheme in respect of that member.

The cost of the pension scheme is equal to the contributions payable to the scheme for the accounting period. The cost is recognised within operating costs in income and expenditure account for the period to which it relates.

Langley House Trust
Notes to the Financial Statements
Year ended 31 March 2024



13. DIRECTORS' EMOLUMENTS

No emoluments were paid to Company Directors in 2024 or 2023 by the Trust. They do receive reimbursement of necessary expenses incurred on behalf of the Trust. In 2024 reimbursement of Directors' expenses totalled £4k (2023: £3k).

	2024	<i>2023</i>
	£000	<i>£000</i>
The aggregate emoluments paid to or receivable by non-executive Directors and former non-executive directors	-	-
The aggregate emoluments paid to senior officers, including salary, employer's pension contributions and benefits-in-kind	501	<i>490</i>
The emoluments paid to highest paid officer (Chief Executive), including benefits-in-kind but excluding employer's pension contributions	118	<i>117</i>

The Chief Executive was the highest paid officer and is an ordinary member of the pension scheme. The pension scheme is a group personal (defined contribution) pension scheme funded by the employer, with voluntary contributions payable by the employee. No enhanced or special terms apply to the Chief Executive and there are no additional pension arrangements.

Directors (key management personnel) are defined as members of the Board, the Chief Executive and any other person who is a member of the Senior Management Team or its equivalent.

14. TAXATION STATUS

HM Revenue & Customs accepts that Langley House Trust is a charity for tax purposes. The Trust's taxable turnover falls below that required for VAT registration. The Trust has not elected to be taxed.

Langley House Trust
Notes to the Financial Statements
Year ended 31 March 2024



15. TANGIBLE FIXED ASSETS - HOUSING PROPERTIES

	Completed £000	Under Construction £000	Total £000
COST/VALUATION			
At 1 April 2023	12,545	38	12,583
Additions	1,482	-	1,482
Transfers	38	(38)	-
At 31 March 2024	<u>14,065</u>	<u>-</u>	<u>14,065</u>
DEPRECIATION			
At 1 April 2023	4,599	-	4,599
Charge for year	420	-	420
At 31 March 2024	<u>5,019</u>	<u>-</u>	<u>5,019</u>
NET BOOK VALUE at 31 MARCH 2024	<u>9,046</u>	<u>-</u>	<u>9,046</u>
NET BOOK VALUE at 1 April 2023	<u>7,946</u>	<u>38</u>	<u>7,984</u>

Housing properties comprise:

	2024 £000	2023 £000
Freeholds	8,672	7,572
Long Leaseholds	16	16
Short Leaseholds	358	358
Assets under construction	-	38
	<u>9,046</u>	<u>7,984</u>

Langley House Trust
Notes to the Financial Statements
Year ended 31 March 2024



16. TANGIBLE FIXED ASSETS – OTHER

	Plant & equip £000	Motor vehicles £000	Total £000
COST/VALUATION			
At 1 April 2023	822	308	1,130
Additions	151	119	270
Disposals	(111)	(51)	(162)
At 31 March 2024	862	376	1,238
DEPRECIATION			
At 1 April 2023	631	246	877
Charge for year	104	45	149
Disposals	(111)	(48)	(159)
At 31 March 2024	624	243	867
NET BOOK VALUE at 31 March 2024	238	133	371
NET BOOK VALUE at 1 April 2023	191	62	253

17. FIXED ASSET INVESTMENT

	2024 £	2023 £
Market value of investments at start of year	963	1,003
Market value of investment sold during the year	(146)	-
Market value of investments at end of year	883	963
(Loss)/Gain in value during the year	66	(40)
(Loss)/Gain recognised in the Statement of Comprehensive Income	66	(40)
Historic Cost of Investments	464	599

All investments are either unit trusts or fixed term investments with UK banks.

Langley House Trust
Notes to the Financial Statements
Year ended 31 March 2024



18. DEBTORS

	2024	2023
	£000	£000
Amounts falling due within one year:		
Rent arrears	1,811	1,186
Less: provision for bad debts	(1,376)	(987)
Non rental arrears	859	1,274
Less: provision for bad debts	(77)	(145)
Prepayments and accrued income	507	480
Intercompany balance	-	100
	1,724	1,908

19. CREDITORS - AMOUNTS FALLING DUE WITHIN ONE YEAR

	2024	2023
	£000	£000
Rent credit balances	311	239
Non rental credit balances	531	613
Trade creditors	334	217
Taxation, social security and pension payable	262	260
Accruals and deferred income	1,592	1,443
Deferred capital grant (note 20b)	83	84
	3,113	2,856

On June 28th, 2024, the Trust entered a new loan agreement for £490,000 with Kingdom Bank Limited, to enable the purchase of a freehold building. This loan was on normal commercial rates.

20. (a) CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	2024	2023
	£000	£000
Deferred capital grant (note 20b)	2,678	2,760
	2,678	2,760

Langley House Trust
Notes to the Financial Statements
Year ended 31 March 2024



20. (b) DEFERRED CAPITAL GRANT

	2024	2023
	£000	£000
At the start of the year	2,844	2,927
Grant received during the year	-	-
Released to income in the year	(83)	(83)
At the end of the year	<u>2,761</u>	<u>2,844</u>
Amount due to be released <1 year	83	84
Amount due to be released >1 year	2,678	2,760
	<u>2,761</u>	<u>2,844</u>
Total grant received	4,721	4,721

21. CAPITAL COMMITMENTS

	2024	2023
	£000	£000
Capital expenditure that has been contracted for but has not been provided for in the financial statements.	-	559

The commitments as at 31 March will be financed as follows:

	2024	2023
	£000	£000
Revenue reserves of the Trust	-	559
	<u>-</u>	<u>559</u>

22. OPERATING LEASES

The Trust holds properties and office equipment under non-cancellable operating leases. At the end of the year the Trust had commitments of future minimum lease payments as follows:

	2024	2023
	£000	£000
Land and buildings:		
In one year or more but less than two years	155	150
In two years or more and less than five years	314	371
In five years or more	17	54
Others, which expire:		
In one year or more but less than two years	5	4
In two years or more and less than five years	9	5

Langley House Trust
Notes to the Financial Statements
Year ended 31 March 2024



23. RELATED PARTY TRANSACTIONS

The Charity has not entered into any related party transactions during the year, nor are there any outstanding balances owing between related parties and the Charity at 31 March 2024.

24. FINANCIAL INSTRUMENTS

	2024	2023
	£000	£000
Financial Assets Measured at Amortised Cost:		
Rent and Service Charge Debtors	435	199
Other Debtors	782	1,129
Cash and Cash Equivalents	2,636	3,298
Total Financial Assets	3,853	4,626
Financial Liabilities Measured at Amortised Cost:		
Trade Creditors	334	217
Other Creditors	2,435	2,295
Total Financial Liabilities	2,769	2,512