Brighton & Hove Seaside Community Homes Limited

TRUSTEES'/DIRECTORS' REPORT
AND FINANCIAL STATEMENTS

for the year ended

31 March 2026

Charity registration number No. 1133436

Company Registration No. 06861227

Brighton & Hove Seaside Community Homes Limited
LEGAL AND ADMINISTRATIVE INFORMATION

DIRECTORS	C J Carlisle (Chair) F A Baghoth M Koakae L J Holden M A Jasper P O'Dwyer K M Pickett P S Woodgate
CHIEF EXECUTIVE OFFICER	S Bulbeck
COMPANY NUMBER	06861227
CHARITY NUMBER	1133436
REGISTERED OFFICE AND OPERATIONS ADDRESS	Unit F, Hove Technology Centre St Joseph's Close Hove East Sussex BN3 7ES
AUDITOR	bk plus Audit Limited, 44 Grand Parade Brighton East Sussex BN2 9QA
SOLICITORS	Trowers & Hamlin 3 Bunhill Row London EC1Y 8YZ
BANK	Santander UK Plc 2 Triton Square Regent's Place London NW1 3AN
FINANCIAL ADVISORS	RSM Corporate Finance LLP 6th Floor 25 Farringdon Street London EC4A 4AB

Brighton & Hove Seaside Community Homes Limited
TRUSTEES' AND DIRECTORS' REPORT
For the year ended 31 March 2026

The trustees, who are also directors of the charity for the purposes of the Companies Act, present their annual report and the financial statements for the year ended 31 March 2026.

The trustees confirm that these accounts comply with current statutory requirements, the Financial Reporting Standard applicable in the U.K. and Republic of Ireland (FRS102) (effective from 1 January 2019) following the Charities SORP, and with the terms of the company's Memorandum and Articles of Association under which it is governed. The trustees have had due regard to the public benefit guidance published by the Charity Commission.

STRUCTURE

The charity is a company limited by guarantee and registered under the Companies Act 2006, registration number 06861227, and is governed by a Memorandum and Articles of Association that determine its legal framework. It is a registered charity, number 1133436. The company was incorporated on 27 March 2009 and is registered in England and Wales. It was registered as a charity on 4 January 2010. The charity is a Public Benefit Entity.

TRUSTEES

The following trustees have held office since 1 April 2025:

F A Baghoth	(Appointed 10/4/25)
C J Carlisle	
C I El-Shabba	(Resigned 24/09/25)
L J Holden	
M A Jasper	
M Koakae	(Appointed 31/03/26)
E L Loughran	(Resigned 2/07/26)
P O'Dwyer	
K M Pickett	
P S Woodgate	

STRUCTURE, GOVERNANCE AND MANAGEMENT

BOARD OF TRUSTEES (DIRECTORS)

The board of trustees is responsible for the strategic direction, governance, and performance monitoring of the organisation. It meets four times per year. Under the requirements of the Memorandum and Articles of Association, board members are comprised of Brighton & Hove City Councillors, Council Tenants, and Independents. To be quorate there must be at least five board members present when board decisions are made. The day-to-day management of the organisation is delegated to the Chief Executive.

RECRUITMENT AND APPOINTMENT OF TRUSTEES (DIRECTORS)

Councillor board members are appointed by Brighton & Hove City Council (BHCC). The council has the right to appoint and remove the council board members independent of any rights council company members may have. Council Tenants may serve three terms of three years. They are elected to the board as a result of selection by council tenant area panels. Independents are recruited by way of open advertisement and may serve three terms of three years. They are recruited for their technical expertise in relevant areas such as housing, law, development, finance, and human resources. All trustees receive an induction briefing with reference to relevant documents including external guidance and are encouraged to attend training in relation to their responsibilities as a trustee. All trustees give their time voluntarily and receive no benefits.

REMUNERATION OF SENIOR STAFF

The pay of senior staff is set by the board of trustees. In view of the nature of the charity, the complexity of its financial model and the expertise required, the trustees benchmarked against senior housing roles in the public sector.

PARTNERSHIPS

The company works in partnership with Brighton & Hove City Council to deliver services that effectively address homelessness in Brighton & Hove. The partnership is a key factor in the success of the organisation so far and is essential to continuing the provision of suitable sub-market rented housing for homeless people.

PUBLIC BENEFIT

The Charities Act 2011 requires all charities to consider explicitly how their charitable aims are carried out for the public benefit. The board of trustees must:

- ensure that they carry out the aims of Brighton & Hove Seaside Community Homes for the public benefit;
- have regard to the Charity Commission's guidance on public benefit; and
- report on Brighton & Hove Seaside Community Homes' public benefit in the trustees' annual report.

The board of trustees has considered these requirements alongside the company's charitable purpose and its activities, all of which are detailed in this report. It is satisfied that the company has charitable aims that are carried out for the public benefit, in particular:

- the benefits to individuals and families are clear and in line with the company's charitable objectives;
- the beneficiaries are entirely appropriate to the aims; and
- there is no private benefit.

BENEFICIARIES

The company commenced its main activities on 1 November 2011, and at the time of writing this report the company has acquired and refurbished 499 properties, which have been subsequently let to homeless single people, homeless families or other households owed a statutory duty by the local authority.

RISK MANAGEMENT AND INTERNAL CONTROLS

The board of trustees is responsible for ensuring that the company operates effectively and achieves its objectives. The board acknowledges their ultimate responsibility for ensuring that the company has in place a sound system of internal controls that are appropriate to the various business environments in which it operates.

These controls focus on the significant risks that threaten the company's ability to meet its objectives and provide reasonable assurance with respect to:

- the reliability of key information and performance indicators used within the company or for publication.
- the maintenance of proper records.
- the safeguarding of assets against unauthorised use or disposal; and
- the company's compliance with relevant laws and regulations.

The board are confident that procedures are in place that effectively identify risks that might prevent the company achieving its objectives and that these procedures manage such risks and mitigate their effects. The company has management arrangements, resources, skills, and systems that are appropriate to the circumstances, scale and scope of its operations and ensures that its activities are backed by proper systems of assurance for internal control.

The major risks to which the company is exposed, as identified by the trustees, have been reviewed and systems or procedures have been established to manage those risks.

The company's risk management and risk identification activities provide assurance that the company is focusing on and identifying the key risks that threaten the attainment of the company's business objectives. Activities comprise:

- the maintenance of a risk register
- an annual review of financial controls
- a quarterly board review of the principal risks and uncertainties that the company faces
- a monthly management review of all risks
- the establishment of policies, systems, and procedures to mitigate those risks; and
- the implementation of procedures designed to minimise or manage any potential impact on the company should those risks materialise.

These activities have identified that the key financial risk for the company is meeting its loan covenants set out in its Facility Agreement. The key element of managing this risk is close monitoring and review of the company's performance against the financial model agreed with its lender, by senior management and financial advisors, ensuring that there are sufficient funds to cover the company's future financial commitments.

Attention has also been focussed on non-financial risks arising from Health & Safety responsibilities. These risks are managed by monitoring the performance of the managing agent through key performance indicators to ensure compliance with Health & Safety legislation. Specifically focussing on Gas Safety, Electrical Safety, Fire Safety, Asbestos Management, Legionella Management, Lifts, and Damp, Mould & Condensation.

The board recognises that performance indicators have an important role in assurance by allowing the board to assess whether the organisation is meeting its objectives. Key performance indicators are reported to board meetings.

OBJECTIVES AND ACTIVITIES

PRINCIPAL ACTIVITIES

The principal activities of the company are the redevelopment and refurbishment of empty properties, and the ongoing provision of sub-market rented accommodation for homeless people or those threatened with homelessness.

The company has achieved and continues to seek to achieve these objectives by raising investment, leasing council stock in need of refurbishment; refurbishing it to Decent Homes Standards and then utilising it for the purposes of the charitable objectives of the company as set out below. BHCC has reinvested the capital receipts received from the company for the leases into refurbishing 100% of its own housing stock to meet Decent Homes Standards.

CHARITABLE OBJECTIVES

The objects for which the company is established are:

- to provide for rent houses or hostels and any associated amenities for persons in necessitous circumstances upon terms appropriate to their means;
- to provide for aged, disabled (whether mentally or physically) or chronically sick persons in need thereof houses or hostels and any associated amenities specifically designed or adapted to meet the disabilities and requirements of such persons;
- to provide services, advice or assistance upon terms appropriate to their means to aged, disabled (whether mentally or physically) or chronically sick persons in need thereof and providing any associated amenities specially designed or adapted to meet the disabilities and requirements of such persons;
- the relief of poverty amongst the residents of the local authority area in which the company owns or manages housing stock;
- the advancement of education, training or retraining, particularly among unemployed people and providing unemployed people with work experience; and
- the maintenance, improvement or provision of public amenities for the public benefit in the interests of regeneration in areas of social and economic deprivation in the administration area of the council.

EQUALITIES AND INCLUSION

The company is committed to promoting equality, diversity, and inclusion in all aspects of its work. It operates equal opportunities policies and procedures to ensure that no individual or organisation is unlawfully discriminated against. This includes discrimination on the basis of any protected characteristic as defined by the Equality Act 2010—namely age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex, or sexual orientation—as well as other unjust grounds such as socio-economic status or caring responsibilities.

The company recognises its legal and ethical duty to protect staff and tenants from harassment, discrimination and victimisation, including conduct related to any protected characteristic, and to promote an inclusive, respectful and safe working and living environment. The company takes appropriate and proactive steps to prevent sexual harassment in the workplace and maintains policies, procedures and reporting arrangements aimed at preventing and addressing unacceptable conduct.

The company is committed to supporting employees with disabilities, makes reasonable adjustments where required, and seeks where practicable to remove barriers and provide appropriate support to promote equal access to employment and opportunity.

In doing so, the company aims to follow good professional practice and to comply with all relevant legislation, statutory requirements, official guidance and recognised codes of practice relating to equality, diversity, inclusion and non-discrimination.

ACHIEVEMENTS AND PERFORMANCE

The company commenced its main activities on 1 November 2011 when it leased its first batch of sixty-one properties. Since that time, it has leased, refurbished, and brought back into use four hundred and ninety-nine empty homes, many of which were a blight on the community, attracting anti-social behaviour and vandalism. The investment of £29M brought all company housing up to Decent Homes Standards and the capital receipt received by BHCC allowed the council to do the same with its own housing stock.

The leasing and refurbishment of these properties provides a good quality, home for local single people and families who may otherwise be housed in unsuitable temporary accommodation, or in Bed & Breakfast, or in either of these outside of Brighton & Hove, away from a household's support networks and services such as GP's and local schools. All the company's properties are let at sub-market rents and are self-contained, meaning beneficiaries do not have to share bathroom and cooking facilities with other households.

The company is the largest residential leaseholder of council properties in the city and provides around 25% of the temporary housing used by BHCC for people in housing need. It has housed 1,726 households since trading began and saw the successful move-on of 64 tenants into social housing in 2025/26. The average length of stay for these tenants was two years and eight months.

The company has appointed a managing agent to manage the properties on its behalf and agreed to a set of key performance indicators to ensure its service is delivered to a high standard. These are provided and reviewed on a monthly and quarterly basis.

Tenant Engagement remains a key priority for the Company. During the year, the Company has continued to maintain the high standards reflected in its TPAS accreditation and to involve tenants in shaping services and informing service improvements. Feedback from the annual satisfaction survey and the quarterly Tenant Panel has helped to ensure that tenant views remain central to the development of services.

The Company has continued to keep tenants informed of relevant national and local developments, together with opportunities and support available to them, through its website and quarterly newsletter. It has also maintained its tenant support schemes, responding to 82 applications during the year. In addition, a new Furniture Scheme has been introduced for tenants working with the Housing Support Worker who lack essential household items, helping to meet immediate need and support tenancy sustainment.

The Company's Housing Support Service remains an important part of its preventative work, helping tenants to sustain their tenancies and improve their overall wellbeing. During the year, the service supported 31 tenants affected by the

benefit cap. This work includes helping tenants access immediate support, such as discretionary housing payments, food vouchers and other essential items, to relieve financial pressure and create some short-term stability.

The service also provides longer-term support, including help to return to work, access passported benefits and bid for social housing. During the year, 20 tenants were supported to move out of the benefit cap, helping to improve financial resilience for those households and reduce the risk of tenancy failure.

FINANCIAL REVIEW

The company's principal financial instruments comprise bank balances, trade debtors, trade creditors and loans to the company. The main purpose of these instruments is to finance the company's operations.

The company received £6,308,557 (2025: £6,419,918) in revenue and had £5,685,794 (2025: £5,608,364) outgoings in 2025/26, and the result of the year was net income of £622,763 (2025: £811,554).

The company has a forty-year business plan to cover the financing and management of its current leasing programme. While the company currently has a deficit of reserves this will gradually reverse in line with the projections from the detailed financial model which underpins the forty-year business plan, and a significant surplus is anticipated at the end of the project. The trustees are pleased to report that the business plan and the financing arrangement with Santander indicate appropriate funding for the company to operate.

As a result of the assurance given by the robust financial forecast within the detailed financial model (which is subject to additional external review and auditing) the board are satisfied that the company has adequate resources to continue to operate for the foreseeable future. On this basis the principle of a going concern has been operated in the preparation of the financial statements.

RESERVES POLICY

The long-term financial plan and projections prepared have anticipated reserves, although these are in deficit at present and will be for some time to come. However, the board is keen to designate part of the charity's cash funds to be used for cash reserves and in the light of the main risks to the organisation, has decided to set aside three months overheads and operating costs plus redundancy costs for such a purpose. The generation of these reserves will enable the charity to continue to support the delivery of organisational objectives providing working capital funding for running costs as well as a buffer for unforeseen expenditure and variations in cash flow, which will ensure that the company can continue to service its debt and comply with all debt covenants.

FUTURE PLANS

Having completed its programme to lease and refurbish properties for use by homeless single people and homeless families, the Company's focus remains on ensuring the continued success of the programme through high-quality accommodation and service delivery, meaningful tenant engagement, and housing-related support aimed at improving tenants' wellbeing and tenancy sustainment. The Company also remains focused on maintaining strong partnership working with its key stakeholders.

The Company continues to see scope to make a wider contribution to meeting housing need in the Brighton & Hove area and remains committed, where opportunities arise, to providing further properties and related services consistent with its charitable objects. While the strategic context remains under discussion, the Company remains open to constructive engagement on proposals that would support its continued role and future development.

However, the timing and extent of any future growth will depend on the outcome of discussions with key stakeholders, access to finance and wider property market conditions.

In addition to its core activity, the Company continues to strengthen its infrastructure and organisational capacity so that the support, governance and systems needed to further its charitable objects remain in place and fit for purpose.

The Company remains committed to ensuring that tenants have a meaningful voice in shaping the services they receive. Its tenant engagement activity is designed to enable tenants to scrutinise and comment on services, inform service improvement, participate in activities that enrich their lives, and access opportunities for training, environmental improvement and enhanced wellbeing.

The Company also continues to provide targeted housing-related support to tenants affected by the welfare benefit cap, alongside the broader practical assistance required to help mitigate its effects, improve financial stability and sustain tenancies.

The health and safety of tenants remains a key priority. The Company therefore continues to work to ensure that both it and its managing agent take all necessary steps to comply with relevant legislation and recognised good practice in the management and provision of its homes.

TRUSTEES' RESPONSIBILITIES

The trustees (who are also directors of Brighton and Hove Seaside Community Homes Limited for the purposes of company law) are responsible for preparing the Trustees' and Directors' report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

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

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP (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 statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

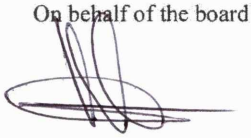
The trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets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

STATEMENT OF DISCLOSURE TO AUDITOR

The directors who are in office on the date of approval of these financial statements have confirmed that, as far as they are aware, there is no relevant audit information of which the auditor is unaware. Each of the directors have confirmed that they have taken all the steps that they ought to have taken as directors in order to make themselves aware of any relevant audit information and to establish that it has been communicated to the auditor.

This report has been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies.

On behalf of the board



P S Woodgate

DIRECTOR/TRUSTEE

Date: 15th September 2026

REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF BRIGHTON & HOVE SEASIDE COMMUNITY HOMES LIMITED

Opinion
We have audited the financial statements of Brighton & Hove Seaside Community Homes Limited (the 'charitable company') for the year ended 31 March 2026 which comprise the Statement of Financial Activities, the Balance Sheet, the Cash Flow Statement and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 March 2026 and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

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

Conclusions relating to going concern

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

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

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

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

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

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

Opinion on other matters prescribed by the Companies Act 2006
In our opinion, based on the work undertaken in the course of the audit:

- the information given in the Report of the Trustees for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Report of the Trustees has been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception
In the light of the knowledge and understanding of the charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the Report of the Trustees.

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

- adequate accounting records have not been kept or returns adequate for our audit have not been received from branches not visited by us; or
- the 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; or
- the trustees were not entitled to take advantage of the small companies exemption from the requirement to prepare a Strategic Report or in preparing the Report of the Trustees.

Responsibilities of trustees

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

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

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

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

Based on our understanding of the charity and its activities, and through discussion with the trustees and management, we identified the principal risks of material misstatement both at the financial statement level and at the assertion level.
We considered these risks in the light of various factors including the level of complexity, subjectivity, uncertainty, potential management bias, fraud, materiality and any other relevant factors. We considered the extent to which these would have a material impact on the financial statements and designed our audit work accordingly. Our procedures included the following:

- We obtained an understanding of the legal and regulatory framework that the charity operates in, focusing on those laws and regulations that had a material effect on the financial statements or that had a fundamental effect on the operations of the charity from our professional and sector experience.

- We performed analytical procedures to identify any unusual or unexpected relationships that may indicate risks of material misstatement due to fraud, and reviewed significant or unusual transactions to identify their underlying supporting rationale

- We inspected the minutes of meetings of those charged with governance, and made direct enquiries of management and the board of trustees concerning the charity's policies and procedures relating to:

    - Identifying, evaluating, and complying with laws and regulations and whether they were aware of any instances of non-compliance;
    - Detecting and responding to the risks of fraud and whether they have knowledge of any actual, suspected, or alleged fraud;
    - The internal controls established to mitigate risks related to fraud or non-compliance with laws and regulations.

In addressing the risk of fraud through management override of controls, we tested the appropriateness of journal entries and other adjustments, assessed whether the judgements made in making accounting estimates were indicative of a potential bias and tested significant transactions that were unusual or those outside the normal course of business.

We also

- Discussed and reviewed the charity's business model and forward planning to assess going concern
- communicated applicable laws and regulations throughout the audit team and remained alert to any indications of non-compliance throughout the audit.
- reviewed the financial statement disclosures and tested these to supporting documentation to assess compliance with applicable laws and regulations.
- Carried out substantive testing on income and expenditure
- Re-performed reconciliations of control accounts, and recalculated items such as depreciation

There are inherent limitations in the audit procedures described above and, the further removed non-compliance with laws and regulations is from the events and transactions reflected in the financial statements, the less likely we would become aware of it. We did not identify any key audit matters relating to irregularities, including fraud. As in all our audits, we also addressed the risk of management override of internal controls, including testing journals and evaluating whether there was evidence of management bias by the trustees that represented a risk of material misstatement due to fraud.

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

Use of our report

This report is made solely to the charitable company'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 charitable company's members those matters we are required to state to them in an auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charitable company and the charitable company's members as a body, for our audit work, for this report, or for the opinions we have formed.

Shona Wardrop

Shona Wardrop CA (Senior Statutory Auditor)
for and on behalf of bk plus Audit Limited
Chartered, Certified Accountants and Statutory Auditor
44 Grand Parade
Brighton
East Sussex
BN2 9QA

Date: 16 September 2026

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Brighton & Hove Seaside Community Homes Limited

STATEMENT OF FINANCIAL ACTIVITIES (INCORPORATING AN INCOME AND EXPENDITURE ACCOUNT)

For the year ended 31 March 2026

	Notes	2026	2025
		£	£
INCOME AND ENDOWMENTS FROM:			
Charitable activities		6,156,723	6,239,376
Investment Income	15	151,834	180,542
Total		6,308,557	6,419,918
EXPENDITURE ON:			
Charitable activities	11	(5,685,794)	(5,608,364)
NET INCOME/(EXPENDITURE)		622,763	811,554
RECONCILIATION OF FUNDS:			
TOTAL FUNDS BROUGHT FORWARD		(6,443,320)	(7,254,874)
TOTAL FUNDS CARRIED FORWARD		(5,820,557)	(6,443,320)

The surplus for the year arises from the charitable company's continuing operations.

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

Brighton & Hove Seaside Community Homes Limited

BALANCE SHEET

As at 31 March 2026 — Company Registration No. 06861227

	Notes	2026 £	2025 £
FIXED ASSETS			
Tangible assets	3	19,193,644	19,961,173
CURRENT ASSETS			
Debtors	4	1,061,745	1,033,332
Cash at bank and in hand		4,870,898	4,701,078
		5,932,643	5,734,410
CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR	5	(1,043,443)	(916,786)
NET CURRENT ASSETS		4,889,200	4,817,624
TOTAL ASSETS LESS CURRENT LIABILITIES		24,082,844	24,778,797
CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR	6	(29,903,401)	(31,222,117)
NET LIABILITIES		(5,820,557)	(6,443,320)
UNRESTRICTED FUNDS			
Deficiency		(5,820,557)	(6,443,320)
TOTAL DEFICIENCY	8	(5,820,557)	(6,443,320)

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime.

The financial statements on pages 11 to 20 were approved by the board of directors and authorised for issue on 15th September 2026 and are signed on its behalf by:



P S Woodgate
DIRECTOR/TRUSTEE

Brighton & Hove Seaside Community Homes Limited
STATEMENT OF CASH FLOWS
For the year ended 31 March 2026

	Note	2026 £	2025 £
CASH PROVIDED BY / (USED IN) OPERATING ACTIVITIES	13	3,049,633	3,004,411
CASH FLOWS FROM INVESTING ACTIVITIES:			
Interest Received		153,298	182,274
Purchase of fixed assets		(1,041)	(1,565)
CASH FROM IN INVESTING ACTIVITIES		152,257	180,709
CASH FLOWS FROM FINANCING ACTIVITIES:			
Repayments of borrowing		(1,196,981)	(1,225,664)
Interest payments on borrowing		(1,835,089)	(1,881,639)
NET CASH FROM FINANCING ACTIVITIES		(3,032,070)	(3,107,303)
CHANGE IN CASH AND CASH EQUIVALENTS IN THE REPORTING PERIOD		169,820	77,817
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE REPORTING PERIOD		4,701,078	4,623,261
CASH AND CASH EQUIVALENTS AT THE END OF THE REPORTING PERIOD		4,870,898	4,701,078

Brighton & Hove Seaside Community Homes Limited
ACCOUNTING POLICIES
For the year ended 31 March 2026

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

The functional currency of the company is pounds sterling because that is the currency of the economic environment in which it operates. All figures have been rounded to the nearest pound.

As the company has net liabilities, the directors have considered whether it is appropriate to prepare the financial statements on the basis that the company is a going concern. As long-term funding has been secured, the directors consider it appropriate to adopt the going concern basis for the preparation of its financial statements.

INCOMING RESOURCES

Income is recognised when the charity is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

Rental Income is accounted for on the basis of monies receivable during the year.
Interest income is recognised when it is probable that the economic benefits will flow to the charity and the amount of revenue can be measured reliably.

TANGIBLE FIXED ASSETS AND DEPRECIATION
Tangible fixed assets are stated at cost less depreciation. Depreciation is provided at rates calculated to write off the cost less estimated residual value of each asset over its expected useful life, as follows:

Land and buildings Leasehold	Over the life of the lease
Computer equipment	3 years on a straight-line basis
Furniture, fixtures and fittings	3 years on a straight-line basis

Depreciation is calculated for a full year in the year of acquisition of the asset.

Small items of equipment under £500 in cost are not capitalised and are written off in the year of purchase.

OPERATING LEASES
Rentals payable under operating leases are charged against income on a straight-line basis over the lease term.

RESOURCES EXPENDED
All expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all costs related to that category. Expenditure is recognised where there is a legal or constructive obligation to make payments to third parties, it is probable that the settlement will be required, and the amount of the obligation can be measured reliably. All expenditure including support costs and governance costs are allocated or apportioned to the applicable expenditure headings, as noted below:

Support costs are those that assist the work of the charity but do not directly represent charitable activities and include office and governance costs. They are incurred directly in support of expenditure on the objects of the charity. Where support costs cannot be directly attributed to particular headings they are allocated on a basis consistent with the use of the resources.

Governance costs comprise all costs involving the public accountability of the charity and its compliance with regulation and good practice. These costs include costs related to statutory audit and legal fees. Where they cannot be directly attributed to particular headings they are allocated on a basis consistent with the use of the resources.

VAT
As the company's turnover consists of rental income which is exempt from VAT the company is unable to recover VAT suffered on expenditure. The expenditure headings are shown net of VAT while irrecoverable VAT is included in total under its own expenditure heading.

LIABILITIES
Liabilities are classified according to the substance of the contractual arrangement entered into and are stated at their nominal amount.

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

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

DEVELOPMENT COSTS
Costs of legal and professional fees will be capitalised where they are directly attributable to the organisation's initial programme of transfer of properties from Brighton & Hove City Council.

Legal and professional fees and other costs incurred in the running of the company are not capitalised to the cost of the properties but written off in the period the costs are incurred.

PENSION CONTRIBUTIONS
The charity makes pension contributions on behalf of eligible employees into personal pension plans. The charity's contribution is restricted to the contributions disclosed in Note 7.

FUND ACCOUNTING
The charity has no restricted or endowment funds. All funds are, therefore, unrestricted and can be used in accordance with the charitable objects at the discretion of the trustees.

1 NET OUTGOING RESOURCES FOR THE YEAR

	2026	2025
	£	£
Net outgoing resources is stated after charging:		
Depreciation of tangible assets		
- Owned assets	873	833
- Leased assets	767,697	767,697
Operating lease rentals	9,480	9,640

2 TAXATION

The company is a registered charity and as such its income and gains falling within Sections 471 to 489 of the Corporation Tax Act 2010 or Section 256 of the Taxation of Chargeable Gains Act 1992 are exempt from corporation tax to the extent that they are applied to its charitable objectives.

3 TANGIBLE FIXED ASSETS

	Leasehold Land and buildings	Computer equipment etc.	Total
	£	£	£
COST			
At 1 April 2025	29,498,181	12,281	29,510,462
Additions	-	1,041	1,041
Disposals		-	-
At 31 March 2026	29,498,181	13,322	29,511,503
DEPRECIATION			
At 1 April 2025	9,538,071	11,218	9,549,289
Charge for the year	767,697	873	768,570
Disposals	-	-	-
At 31 March 2026	10,305,768	12,091	10,317,859
NET BOOK VALUE			
At 31 March 2026	19,192,413	1,231	19,193,644
At 31 March 2025	19,960,110	1,063	19,961,173

4 DEBTORS

	2026	2025
	£	£
Trade debtors	702,055	668,122
Other debtors and prepayments	359,690	365,210
	1,061,745	1,033,332

5 CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR	2026	2025
	£	£
Trade creditors	222,814	211,148
Taxation and social security	-	-
Other creditors	117,085	123,830
Loan - Santander	703,544	581,808
	1,043,443	916,786

6 CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR	2026	2025
	£	£
Other creditors - Brighton and Hove City Council	895,119	1,510,292
Loan - Santander	29,008,282	29,711,825
	29,903,401	31,222,117

An analysis of the maturity of Loan - Santander is given below:	2026	2025
	£	£
Amounts falling due in more than one year, but less than two years:	835,304	703,544
Amounts falling due between two and five years:	3,407,335	2,944,782
Amounts falling due in more than five years:	24,765,643	26,063,500

The other creditors due to the Brighton and Hove City Council are repayable when funds become available which as a result of current cash flow forecasts will not be within twelve months of the date of the approval of these financial statements.

Brighton and Hove Seaside Homes has a 30-year fixed rate loan facility with Santander which commenced in September 2011. This is accounted for as a basic financial instrument. This is secured by a fixed and floating charge on the assets of the company. The amount of the loan was £33 million, which was drawn down over a five-year period. Capital repayments commenced in September 2017 with repayment in full by 31 March 2041. The company is currently paying fixed interest at a rate of 6.1% which will increase to 6.25% in October 2031 until the end of the loan period.

7 PENSION AND OTHER POST-RETIREMENT BENEFIT COMMITMENTS

DEFINED CONTRIBUTION

	2026	2025
	£	£
Contributions payable by the company for the year	34,177	32,433

8 LIABILITIES OF MEMBERS

Under clause 6 of the Memorandum of Association, every Company Member undertakes to contribute such amount as may be required (not exceeding £1) to the Company's assets if it should be wound up while he/she is a Member or within one year after he/she ceases to be a Member, for payment of the Company's debts and liabilities contracted before he/she ceased to be a Member, and of the costs, charges and expenses of winding up, and for the adjustment of the rights of the contributors among themselves.

9 FINANCIAL COMMITMENTS

At 31 March 2026 the company was committed to making the following future minimum lease payments under non-cancellable operating leases.

	Equipment		Land and Buildings	
	2026	2025	2026	2025
	£	£	£	£
Operating lease payments due:				
Not later than one year	1,540	1,440	6,667	8,000
Between two and five years	260	1,800	-	6,667
Later than five years	-	-	-	-

10 RELATED PARTY TRANSACTIONS

	2026	2025
	£	£
Short term creditors owing to Brighton & Hove City Council at the year end	214,919	207,304
Amounts received from Brighton & Hove City Council on the company's behalf in the year	5,390	0
Long term creditors owing to Brighton & Hove City Council at the year end	895,119	1,510,292
Rental income received in the year from Brighton & Hove City Council as managing agents	6,156,723	6,239,376
Charges in the year from Brighton & Hove City Council for management fees	2,533,374	2,443,640
Repayment of Available Monies to Brighton and Hove City Council	620,563	756,216

There are currently three directors of the company who are also council members of the Brighton and Hove City

11 EXPENDITURE ON CHARITABLE ACTIVITIES

	2026	2025
	£	£
Property management fees (See note 10)	2,533,374	2,443,640
Support costs	299,860	278,147
Depreciation	768,570	768,530
Office and general overheads	101,949	102,476
Legal and professional fees	116,495	103,378
Finance costs (Santander Loan)	1,855,347	1,901,897
Audit fee	10,199	10,296
	5,685,794	5,608,364

12 STAFF COSTS AND TRUSTEES' REMUNERATION

	2026	2025
	£	£
Salaries	237,876	219,403
Social security	19,262	16,776
Pension contribution	34,177	32,433
	291,315	268,612

The average number of employees for 2026 was 4 (2025: 5) and one employee earned more than £100,000, but not more than £110,000 (2025: one employee earned more than £100,000 but less than £110,000).

The total employee benefits of the key management personnel of the charity were £136,439 (2025: £131,353).

None of the Trustees received any emoluments or other payment for their services during either year.

Four trustees were reimbursed expenses during the year of £1,141 in total (2025: Five trustees, £675). These expenses included travelling expenses, stationery and IT equipment.

13 RECONCILIATION ON NET MOVEMENTS IN FUNDS TO NET CASH FLOW FROM OPERATING ACTIVITIES

	2026	2025
	£	£
Net movement in funds	622,763	811,554
Adjustments for:		
Depreciation charge	768,570	768,530
Interest from investments	(153,298)	(182,274)
Interest on loan	1,835,089	1,881,639
(Increase) in debtors	(28,413)	(269,208)
Increase in creditors	4,922	(5,830)
NET CASH PROVIDED BY / (USED IN) OPERATING ACTIVITIES	3,049,633	3,004,411

14 ANALYSIS OF CHANGES IN NET DEBT

	At start of year	Cash Flows	Other non-cash Changes	At end of year
	£	£	£	£
Cash	4,701,078	169,820	-	4,870,898
Loans falling due within one year	(581,808)	581,808	(703,544)	(703,544)
Loans falling due after more than one year	(31,222,117)	615,172	703,544	(29,903,401)
Total	(27,102,847)	1,366,800	-	(25,736,047)

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15 INVESTMENT INCOME

	2026	2025
	£	£
Bank Interest Received	151,834	180,542