



# Annual Report

2023-24



International  
Students House

Cover: Adityakumar Shrimali,  
Tara Nirula (ISH and UAL) scholar 2023-24 from India

International Students House  
229 Great Portland Street  
  
London W1W 5PN  
A Registered Charity and Company  
Limited by Guarantee No. 724811

# Contents

<b>Governors' annual report</b>	
Objectives	04
Principal activities	06
Public benefit test	07
Measuring success	09
Strategic report	12
Performance and achievements	14
Financial and investment report	20
Structure, governance and management	26
Organisational structure	29
Statement of governors' responsibilities	30
<b>Independent auditor's report</b>	<b>31</b>
<b>Consolidated statement of financial activities</b>	<b>35</b>
<b>Consolidated balance sheet</b>	<b>36</b>
<b>Consolidated cash flow statement</b>	<b>37</b>
<b>Notes to the accounts</b>	<b>39</b>

# Governors' annual report

## Objectives

The origins of International Students House (the House; ISH; the Charity) date back to 1917 with the founding of Student Movement House in Bloomsbury. This social centre for some of the many overseas students who came to London each year, was established to increase international understanding and friendship.

Mary Trevelyan, founder and first Director of International Students Trust which subsequently became the House, was Warden at Student Movement House in the 1930s.

ISH officially opened as a residence for students on 4 May 1965 and continues to provide an environment that facilitates the growth and development of today's young people from all over the world.

It gives them the opportunity to live in a supportive community in central London and experience a wealth of cultures; not only British, but also the many nationalities of their peers at International Students House.

The ISH Board of Governors approved the updated Memorandum and Articles of Association of International Students House on 11 October 2023 and the Charity's vision and mission statement was updated in June 2021. The objects of the House, as restated in the updated Memorandum and Articles of Association, are as follows:



To provide and maintain premises in the United Kingdom with a view to assisting students (including postgraduate students and persons engaged in research) (hereinafter called "the beneficiaries") to pursue research at universities, colleges, and other institutions of further education, by affording them hostel accommodation and facilities for rest, recreation, study, lectures and meetings.



To foster harmony between the beneficiaries and the countries, and/or ethnic or racial groups they represent.

## Vision

To transform the futures of students from around the globe by providing a safe community in London that fosters international friendship and positive change.

## Mission

To provide an affordable home away from home for students of different nationalities and diverse cultures, supported by a substantial scholarship programme, with the opportunity to live and learn together in a safe and secure community of mutual respect, understanding and international friendship.

“Having the opportunity to live together with other people helped me to feel less lonely. I also find it very nice to be able to share moments of my day together with other residents, such as the brunch or the various events organized by ISH. Here I feel a bit like family; a home away from home.”

- UCL scholar



## Principal activities

### Affordable accommodation

The principal activity of the House is the provision of affordable accommodation for overseas and UK students. In 2023-24 ISH was 'home away from home' for more than 250 residents from over 63 different countries, including UK nationals.

The students typically study at one of the nearby universities, either at undergraduate or postgraduate level, during their stay. ISH also provides a small number of flats for students with partners or dependents.

### Scholarship programme

ISH runs a scholarship programme in partnership with local universities and scholarship providers. In this programme, the House provides free or discounted accommodation and the academic partner waives or reduces their tuition fees. In 2023-24, 34 scholars of 25 different nationalities benefited from this provision.

### Events and Travel Club

The House is also a social hub for students, with weekly events and outings delivered free of charge or at a subsidised cost to residents and members. The Events team and the ISH Travel Club organise a varied programme of activities such as themed suppers, fitness classes, art workshops and culture nights, as well as supporting student-led initiatives like concerts and movie nights.

### Promotion of international friendship

The House has an active alumni association called Goats International. ISH is proud that so many students make lifelong friendships during their stay in the House, as well as subsequently when they became alumni.

Many Goats stay in touch with ISH, dropping in to visit or renting a room when in London, and sending us news and updates from their lives and careers. ISH communicates with alumni through a quarterly e-newsletter and an annual magazine.

There are also monthly Goats Bar Nights throughout the year, a London reunion every three to four years and we encourage local activities around the world.

### Mental health support

In 2023-24, the House continued to offer access to professional, external counselling free of charge for any resident in need of mental health support.

This provides an alternative pathway for those who cannot readily access over-subscribed services on campus or via their GP surgery. Four residents were referred to counsellors over the course of the year for support with issues such as stress, anxiety and homesickness.

## Public benefit test

The Governors have paid due regard to the provisions of the 2011 Charities Act that require charities to prove that they deliver public benefits. ISH, through the fulfilment of its objectives, provides a wide public benefit.

Residents return to their home nations with a broadened perspective of the world and are equipped with skills which benefit their home countries and communities.

In partnership with 13 London universities and academic partners, the House's scholarship programme provides accommodation and tuition fee grants to overseas students, who would not otherwise have the opportunity to gain a UK qualification. ISH's contribution to this provision in 2023-24 amounted to approximately £403k (2022-23: £466k).

In addition to the ISH-funded scholars, four academic partners chose to place a total of nine scholars in the House, using their own funding to cover ISH accommodation fees.

Social events, trips and welfare support are subsidised or delivered free of charge to residents and members to ensure that cost is not a barrier to participation. These activities enable overseas students to settle in quickly, adapt to life in the UK and make new friends.

International students are a key component of the London and UK economy. ISH offers them a warm welcome, a supportive community and affordable accommodation. The House also provides opportunities for the integration of overseas students with UK students and the chance to learn about other cultures.

In addition to supporting students from all over the world, the House also contributes to the local community by hosting an annual Christmas lunch for around 100 senior citizens who use day centres or are in sheltered housing in the neighbourhood.

Scholars and residents volunteer to serve the food and provide entertainment, giving them an opportunity to experience British Christmas traditions and engage with our neighbours. The meal is held on a Saturday in December and is free of charge to attendees.



Increasing access to UK education.



Creating space for life-long friendships.



Building international understanding.



Supporting vulnerable people in the local community.



Supporting integration into British life.



Offering new skills and experiences.

## Davis Projects for Peace

Another way in which our residents make a real difference in our world is by winning Davis Projects for Peace grants and delivering enriching projects around the world.

In 2023-24, one ISH resident was awarded \$10,000 to deliver a grassroots project in Nepal: Digital Kala - Empowering Underprivileged Young Women through Digital Literacy

The aim of this project was to empower young women in Nepal to step into the tech field and help build their skills and confidence to venture into new spaces.



Above: Digital Kala co-founder, Labbi Karmacharya, and project lead, Aminesh Singh Basnet, with participants from Mary Ward school

Below: Project lead, Aminesh Singh Basnet, conducting a session on the basics of Python programming



## Measuring Success

### Student experience

International Students House participates in the Global Student Living Index, which measures residents' satisfaction with the accommodation, services and the variety of social activities provided by the House.

Attendance at social events is monitored throughout the year and regular feedback on ISH events and services in general is sought via resident advisors (RAs) at fortnightly RA meetings and Student Management Committee meetings each term.

Also attending the Student Management Committee and the Board of Governors meetings is the Student President, acting as an independent representative for residents. Elections are held in November. Nic Thakkar from India was elected in 2023 and served until June 2024, while Bachar Chhadeh from Lebanon took up the position in November 2024.

### Affordability

The House's affordability is measured each year when setting accommodation fees, through market research on competitor London providers. Students are also asked about their perception of value for money in the Global Student Living Survey.

### Scholarships

The success of the scholarship programme is measured in terms of: the number of scholars in the House; the number of scholarship partners who assist with tuition fee support; and through an annual monitoring exercise led by the Dean of Student Life, where an academic report is received from each scholar's tutor.

### Alumni engagement

Success in alumni relations is measured by: the quality of information held on the alumni database against each individual record; attendance at alumni events; the rate of engagement with digital communications; fundraising income; and gifts in kind.

**“The facilities in the building, the opportunity to buy food at affordable prices at different times of the day, being able to print inside the building, being able to do laundry, free brunch on weekends, location and most important of all: the quality of the staff”**

- 2024 Global Student Living survey comment in response to the question “What makes ISH different?”

# International Students House in figures

2023-24



13

Academic partners  
waiving and reducing tuition  
fees for our scholars



63

Countries represented



403k

in residential scholarships



250

residents

34

scholars

“Being an ISH scholar has been an incredibly positive journey for me. The atmosphere is not only friendly but also remarkably calm, fostering a sense of community and collaboration. What stands out is the genuine commitment from everyone to offer immediate support, care, and swift solutions to any challenges that may come up. This nurturing environment has truly enhanced my experience as a scholar.”

- Birkbeck, University of London scholar



## Strategic Report

International Students House's business strategy is summarised in our mission statement:

**“To provide an affordable home from home for students of different nationalities and diverse cultures, supported by a substantial scholarship programme, with the opportunity to live and learn together in a safe and secure community of mutual respect, understanding and international friendship.”**

ISH's medium term business strategy was updated in March 2023 to reflect the challenging financial climate and the revised property strategy.

The priority of ISH is to maintain a financially sustainable position over the next one to two years until the new student accommodation building is up and running.

The revised plan maintains the objective of increasing the number of scholarships sustainably over a five-year period, in line with increased accommodation provision.

The property strategy was also revised in March 2023 due to the competitive real estate market in central London. The search area was expanded beyond Westminster and Camden with the aim to remain within Zone 1.

The expansion of the property strategy allowed ISH to identify new property opportunities, all of which were assessed and appraised by the Board. The most appealing and feasible prospect was a site in Kennington Lane. 238 Kennington Lane was purchased in September 2023. The property was acquired with planning permission to build a 187-bed Purpose-Built Student Accommodation (PBSA) building on the site.

This acquisition is in line with both the property and business strategies as it will enable the House to get to a more financially sustainable position as well as replace some of the lost bed spaces when the building at York Terrace East (YTE) was sold in 2020. A second freehold property, adjacent to 238 Kennington Lane was identified and ISH secured a purchase agreement for the freehold acquisition of the second property at 250 Kennington Lane. The purchase agreement is subject to planning and will be completed when planning permission to construct a PBSA building is received from the Council.

These two properties will enable the House to welcome over 370 more students. The Board continue to ensure that the operations are run and property investments are made sustainably and in line with its strategic plan.

The Board approved a new Fundraising Strategy for the House in March 2024. A Working Party was set up to drive this new initiative, led by consultants Red Pencil. The long-term aim is to establish a culture supportive of fundraising and philanthropy. This new strategy will support the capital growth the Charity has embarked on as well as grow our charitable giving in the form of scholarships and hardship fund grants. The key aims relating to the House's charitable mission are:

- (i) To develop the residential scholarship programme to assist students from financially challenged backgrounds. In 2024-25, 36 scholarships have been awarded in line with the charitable objectives.
- (ii) To ensure a geographically and academically diverse and well-balanced residential student community with the aim of having up to 20% of the total student numbers from the UK.
- (iii) To ensure the House's residential fees are competitive with central London student halls.
- (iv) To increase the diversity and variety of events and activities to meet the changing needs of ISH's residential and non-residential community and facilitate integration of different nationalities.

(v) To support our residents' mental health and wellbeing during their time at ISH.

(vi) To continue to provide services to former students through the alumni association and keep them engaged with the House.

The directors have had regard to the matters set out in Companies Act 2006, section 172(1) (a) to (f) when performing their duties under section 172, which is to promote the success of the Charity.

## Performance and achievements

### Student experience

The Global Student Living Survey, which benchmarks ISH against local university halls and local private halls, provides useful data on the student experience and the impact life at ISH has on its residents.

In 2023-24, the House received an overall approval rating of 99%, where 99% of respondents said that their level of satisfaction with ISH was “very good”, “good” or “OK”.

This is higher than the score given to private halls in London (89%) and to university halls in London, which have just 80% satisfaction.

When asked about individual aspects of their accommodation, resident responses show that ISH outperforms other providers surveyed in the following criteria: care and support, communal spaces, condition and quality, communications, environmental impact, internet, local amenities, location, mail handling, opportunities for social interaction, overall management, personal safety, relationships with other residents, safety and security, study environment, value for money.

In addition, 91% of ISH residents said their accommodation had a positive impact on their wellbeing, whereas London private halls scored just 65%.

### Global student living score

International Students House achieved a score of 81 for 2023-24 and was awarded Gold Certification, for the second consecutive year.



### Affordability

In the 2024 Global Student Living Survey, 78% of survey respondents said ISH's value for money is “good” or “very good”, compared to just 55% in London private halls and 41% in London university halls. This is a key method through which the House monitors its affordability, alongside market research on competitor London providers.

### Events and travel club

Events organised by the House were viewed extremely positively by survey respondents, 96% of whom gave the ISH social programme a positive rating.

As well as 195 social events during the year, there were also 19 daytrips and weekend excursions organised by the ISH Travel Club. These achieved a 96% satisfaction in the 2024 survey.

### Awards

The House was awarded Best Specialist Housing, UK & Ireland at the 2024 Global Student Living Awards.



ISH was awarded the Gold ECOSMART accreditation in both 2023 and 2024, reflecting our dedication to environmental responsibility and continuous improvement in energy and water conservation.

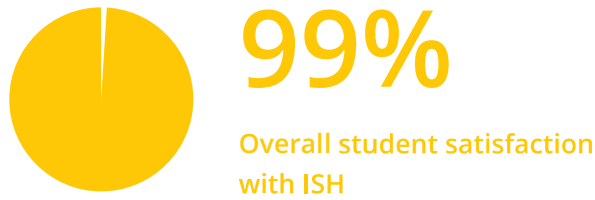


Our music venue, 229, received the Music Venue Trust's Outstanding Contribution to Grassroots Music Award in 2024.



Above: Ben Sutherland, Laurie Young and Stuart Ellerker presented with MVT's Outstanding Contribution to Grassroots Music Award 2024

## 2024 Global Student Living survey results



## Measuring the impact of scholarships

### Current scholars

Every year, the Dean of Student Life conducts a mid-year monitoring exercise with current scholars to assess their general progress both academically and socially. A report from their place of study is also received at this time.

One common theme that emerged in 2023- 24, was the importance of the International Students House community as a source of peer support and learning:

**“Surrounded by students from diverse backgrounds facilitates cultural exchange, friendship, and a support network that is invaluable in adjusting to a new country and academic environment.”**

- Chevening scholar, City University

Scholars also reported that in addition to the financial support provided, they value the opportunity to develop personal and professional friendships.

## Alumni

The monthly **Goats Bar Night**, held in the House's onsite bar, The Thirsty Scholar, continued throughout 2023-24 and was well attended by ISH alumni. ISH's digital engagement also grew, with an average communication open rate of over 39%.

In Spring 2024, our alumni shared their professional experiences and career tips with current residents through **Coffee Connect**.



Coffee Connect was launched with the aim of creating meaningful connections between current ISH residents and the broader alumni network. The intention was to offer current residents valuable insights and support from those who have walked a similar or completely different path, whether that be in their chosen field, further studies, or transitioning into new careers. The response was enthusiastic, with 25 alumni and 36 residents

engaged—some through virtual meetings, others in person in the Thirsty Scholar.

International Students House alumna and former scholar Oteri Okolo (at ISH 2021-22) was Highly commended in the **International Alumni of the Year** category at the 2024 PIONEER awards. This is the 4th consecutive year in which our alumni featured in the awards.



Above: Oteri Okolo



Above: 2023-24 scholars

## Acknowledgments

The House gratefully acknowledges the support of the following partners, without whom the scholarship programme would not have been so successful:

ISH's catering contractors BaxterStorey, who provided a free breakfast for 20 of the 34 scholars.

The following academic partners, who waived or reduced their tuition fees for the following number of scholars:

3 scholars	UCL, Institute of Education
3 scholars	Royal Academy of Music
3 scholars	Royal College of Music
3 scholars	The School of Oriental & African Studies
3 scholars	Council for At-Risk Academics (cara)
3 scholars	UCL, United World Colleges
2 scholars	Birkbeck, University of London
2 scholars	London Institute of Banking and Finance
2 scholars	London School of Economics and Political Science
2 scholars	London School of Hygiene & Tropical Medicine
2 scholars	UCL, Institute of Global Health
2 scholars	Chevening
2 scholars	London Metropolitan University
1 scholar	University of the Arts
1 scholar	ISH Scindia Scholarship*

\*Both academic and accommodation scholarship sponsored by International Students House.

“ISH is a melting pot for fellow scholars from all around the world to bring in, share and live their different cultures. In addition to its vibrant atmosphere, has facilities that I have always been impressed with - and this is provided by ISH constantly being on top of things with maintenance. The staff have always offered me a helping hand, not only whenever I needed it but also when I needed but was not able to ask for support - I have always been aided, and I am very grateful for that.”

- Royal Academy of Music scholar



# Financial and investment review

## Financially significant events

### Acquisition of new properties

Following the purchase of the freehold property at 238 Kennington Lane for £19.25m on 26 September 2023, ISH entered into an agreement to acquire another freehold property for 250 Kennington Lane, subject to a successful planning permission. The purchase price for 250 Kennington Lane will be dependent on the number of bedrooms in the property. The minimum price for the property is £13.95m.

ISH entered into a Development Funding Agreement with the property developer, HG Living, to develop 187-bed, purpose-built student accommodation at 238 Kennington Lane. Practical completion of the building is currently planned for 31 March 2026 ahead of the 2026-27 academic year. The total construction cost for the property is expected to be £36m and the project is currently on track with budget. The funds received from the sale of the property at York Terrace East (YTE), which was sold in February 2020 for £58m, will be utilised to secure both freehold properties. The development of 238 Kennington Lane is being debt funded through a combination of a Lombard Loan from HSBC UK and an additional loan from CAF Bank.

There are currently discussions ongoing with financial institutions and banks to identify the most cost-effective solution to fund the construction cost for 250 Kennington Lane.

### Financial market growth and Investment portfolio management

During 2023-24, financial markets were very positive, especially the US market. The market experienced strong equity gains, led by a resilient economy and easing inflation.

As a result, ISH's investments achieved a net 3.3%

growth for the year with 6.6% capital gains. Dividend pay-out was marginally higher than expectations and the dividend income as well as the returns received on fixed interest equities supported the charitable activities of the House for the year.

Furthermore, ISH adjusted its investment risk profile to a low to medium from medium to high. The revised strategy was implemented to reduce the volatility of the investment portfolio and be more resilient to market fluctuations.

The Lombard facility received from HSBC UK is secured against the investment portfolio and the revised strategy will ensure that the portfolio valuation will remain above the required threshold in order not to breach the HSBC covenant.

## General financial performance

The Net Operating Income for 2023-24 was £400k (2022-23: £337k). The net gain on investment assets was £3,656k (2022-23: loss of £651k). This gave rise to an overall net income position for the year of £4,056k (2022-23: net expenditure of £314k).

As a result, the total value of unrestricted funds (including designated funds) increased to £85,548k (2022-23: £80,728k). The total value of restricted funds increased by £236k to £5,398k (2022-23: £5,162k) giving ISH a total reserve level of £89,946k (2022-23: £85,890k).

### Improvement in performance

ISH ended the 2023-24 financial year with an improvement on the previous year.

Whilst investment income experienced a reduction during the year due to a £20m draw down to fund the freehold acquisition of 238 Kennington Lane, income from both trading and charitable activities showed an increase in turnover from 2022-23. Conference income, together with revenue from venues improved by 12% to £2,352k while accommodation income increased by 8% to £2,943k during the year. Room bookings have consistently remained above 98.5% over the year, reflecting the

high demand for bed spaces at ISH. The second and final tranche of £66k for a legacy donation, totaling £216k, received this year will support the Mary Trevelyan Hardship Fund for many years to come.

Total Income increased by 1.6% year on year whereas expenditure increased by 0.8% to £6,967k. This has resulted in an increase in the Net Operating surplus to £400k for the year, which is 18.7% better than the previous year.

The tangible assets increased by £8.3m mainly due to the construction costs of the new property. The current assets increased by £1.8m for the year due to the deposit paid for the freehold property acquisition of 250 Kennington Lane and the work completed for the planning application.

The significant increase in the creditors falling due within one year mainly relates to the funds drawn down from the Lombard Loan to cover the construction costs of the property at 238 Kennington Lane.

In addition to the property acquisition, £741k (2022-23: £428k) was spent on capital expenditure. The bulk of this was for an ongoing ventilation project and property maintenance work of the Grade 1 listed building at Great Portland Street (GPS). The work completed is in line with the ongoing maintenance plan developed following the 2021-22 property survey.

## Pension liability

The House is required to provide for and disclose their share of any deficit reduction scheme for schemes of which they are a member.

The House is a contributing employer of the University Superannuation Scheme (USS), for which the House's estimated liability for the pension reduction plan is £67,493.

The House is also a contributing employer of the Superannuation Arrangements of the University of London (SAUL) scheme, for which the House's estimated liability for the pension reduction plan is £106,114. Refer to note 20 below for further detail.

## Investments

The House's Investment Committee has delegated authority from the ISH Board of Governors to oversee the investment portfolio with Quilter Cheviot (QC), who have been the discretionary investment managers of the House since October 2017.

The investment portfolio's market value at the end of 2023-24 was £57.1m (2022-23: £55.3m). The increase in the portfolio reduction was mainly due to the strong performance of the market and easing of inflation. Investment Income and interest received during the year was marginally ahead of expectations at £2,000k (2022-23: £2,252k).

58% of the investment portfolio was invested in fixed interest securities during the year. The remainder of the investments are in a range of asset classes including UK equities, overseas equities, commercial property and infrastructure funds and private equity.

## Scholarship funds

The value of the scholarship funds (both restricted and designated funds) increased from £8,045k to £8,499k during the year as a direct result of the performance of the investment portfolio.

## Environmental, social and corporate governance policy

The House's Environmental, Social and Governance (ESG) policy sets out a fundamental guiding principle that Quilter Cheviot must apply investment criteria based on ESG Standards. During the regular review meetings with the investment manager, the application of ESG policies in making investment decisions is considered. ISH is committed to being a responsible investor.

## Ethical investment policy statement

The House does not apply an overall ethical exclusionary policy to its dealings with its stakeholders. There is therefore no existing ethical framework for an exclusionary (or positively screened) investment policy. Should ISH develop such a stance in the future, an investment policy will be developed to dovetail with this, as part of a more holistic approach.

## Responsible investment

ISH's investment manager, Quilter Cheviot (QC), provide annual reporting, as well as quarterly updates on its responsible investment activity. This includes a breakdown of voting, including votes against management over the twelve months as well as engagement activity with the underlying holdings within the portfolio. On an annual basis, the Investment Committee have a responsible investment focused session with QC and its Responsible Investment team.

As of 30 September 2024, ISH's portfolio had a Weighted Average Carbon Intensity (WACI) of 69 tCO<sub>2</sub>e/\$m revenue for its Scope 1 and 2 corporate constituents, significantly lower than that of the benchmark (90 tCO<sub>2</sub>e/\$m revenue). The portfolio's financed emissions highlight its exposure to heavy-emitting sectors, and how concentrated this can be; just 5% of issuers account for over three-quarters (84%) of financed emissions. Holdings within the Energy sector account for nearly half (48%) of the portfolio's emissions, compared to only 17% of the benchmark's emissions. Holdings in the Materials industry group contributes 35% compared to only 16% for the benchmark.

QC are in the process of modifying their reporting methodology, so there may be changes to reported metrics in future years that are not linked to performance changes in the underlying holdings. Any methodological changes implemented will be clearly explained in future annual reports.

## Reserves policy

As at 30 September 2024, the value of the restricted funds stood at £5,398k and the value of the designated funds was £37,472k.

The various designated and restricted reserves of the House are as follows:

### Designated reserves for property acquisition and development

The first designated reserve is the funds set aside for property acquisitions and developments. The sale of YTE was agreed in September 2016 with the sale completed on 12 February 2020. All the proceeds of the sale have been set aside for future acquisitions.

The objective of the Board is to increase the number of bed spaces and setting the funds aside clearly identifies the purpose of the funds generated from the sale of YTE. The acquisition of the freehold land and the building construction costs at 238 Kennington Lane is funded from this designated reserve.

### Designated reserves for major repairs

As ISH has completed a full refurbishment programme of its accommodation at GPS in 2021, setting aside a designated fund will prevent new major repair and renovation projects from impacting the free reserves of the Charity.

This designated reserve has been in place for six years and enables the House to have a long-term repair and renovation plan without jeopardising its charitable objectives.

### Designated reserves for the scholarship programme

The ISH Scholarship Fund is used each year to provide bursaries to overseas students. The intention is to grow the scholarship funds so that they are self-sufficient, to ensure the perpetuity of scholarships.

### Restricted reserves

The restricted scholarship reserves relate to donations and contributions made to ISH to support ISH's scholarship programme. The allocation is based on specific criteria agreed with the respective donors.

The restrictions imposed on the charitable donation from the International Students Trust (IST) to ISH are as follows:

- IST Scholarships – For student accommodation in collaboration with higher education (HE) partners.
- IST Travel Bursaries – For use by ISH Travel Club, to support ISH's mission to promote global friendship and cultural understanding.
- The Mary Trevelyan Hardship Fund – To support students in hardship during their studies.

### General reserves

Out of the £47,076k of general reserves, £38,934k is tied up in the Charity's fixed assets and not freely available. This leaves the level of free reserves as at 30 September 2024 at £8,142k (2022-23: £6,011k).

The free reserves are sufficient to cover over 14 months' worth of operating expenditure, in line with the reserves policy. Guidance from Charity Commission is that charities could consider undesignating reserves to increase their free reserves should there be a need to do so. ISH currently has designated reserves of £37,472k, which can be utilised should the need arise.

The Governors' view is that there is a reasonable expectation that the Charity has adequate resources to continue in operational existence for the foreseeable future and financial statements have therefore been prepared on a going concern basis.

Reserves	FY24 Position (£'000)	FY23 Position (£'000)	Further Information
Funds represented by property, plant and equipment	38,934	30,644	The funds invested in tangible fixed assets are not freely available to the Charity and therefore excluded from the free reserves.
Restricted scholarship reserves	5,398	5,162	Funds restricted to scholarship funding based on donors' specification for the use of their donation. These funds are not freely available. The restricted funds now include funds donated from IST.
Designated ISH scholarship fund	3,101	2,883	The fund is designated to ensure that ISH can satisfy its obligations towards scholars during the course of their scholarships
Designated funds for major repairs	1,800	1,500	Following the significant refurbishment programme which started - in 2018, funds are being set aside to cover for future repairs on the works recently completed.
Designated funds for property acquisition and developments	32,571	39,690	Following the sale agreement of the YTE Building, funds for property acquisition and developments have been designated to either acquire new accommodation properties or develop existing properties to increase accommodation provision.
Free reserves	8,142	6,011	The free reserves level target is to cover 10 - 18 months of expenditure level. The current position covers more than 14 months of operating expenditure.
<b>Total reserves</b>	<b>89,946</b>	<b>85,890</b>	

## Principal risks and uncertainties

The Governors confirm that the major risks to which the House is exposed as identified by the Governors are regularly reviewed, and systems have been established to mitigate those risks.

The Governors review the Risk Register on a quarterly basis to ensure mitigating actions are in place for all the risks identified.

The key risks along with the strategies the Board have identified to mitigate these risks are as follows:

**Growth strategy** - Finding alternative accommodation, following the sale of the property at YTE and renewal of the property lease at GPS, is the key risk for the Charity. The sale of YTE led to a reduction of 275 bed spaces. The GPS lease has 38 years left and with the renewal discussions still ongoing with The Crown Estate, there is a risk that the negotiations are not successful. The acquisition of new properties helps mitigate this risk and secures the future of the House.

**Business continuity** - The risk revolves around incidents and events that limit ISH's ability to operate normally. Regularly reviewing the emergency response procedures and the business continuity plan, as well as having a procedure for rapid restoration of business activities, are part of the risk mitigation.

**Safeguarding** - This risk is about failures to safeguard the Charity's beneficiaries or associated vulnerable persons from abuse and harm. The main mitigating actions are: having robust policies in place with ongoing training for key personnel and embedding a community spirit in ISH's culture. This helps provide a safe environment for all.

**Financial sustainability and reserves level** - The risk revolves around having insufficient income and reserves for ISH to achieve strategic objectives and maintain its operations. The key mitigating actions are: the constant review of the financials, costs monitoring, forward planning on an annual and three year cycle as well as remaining within the free

reserves level to ensure that operations are not disrupted for financial reasons.

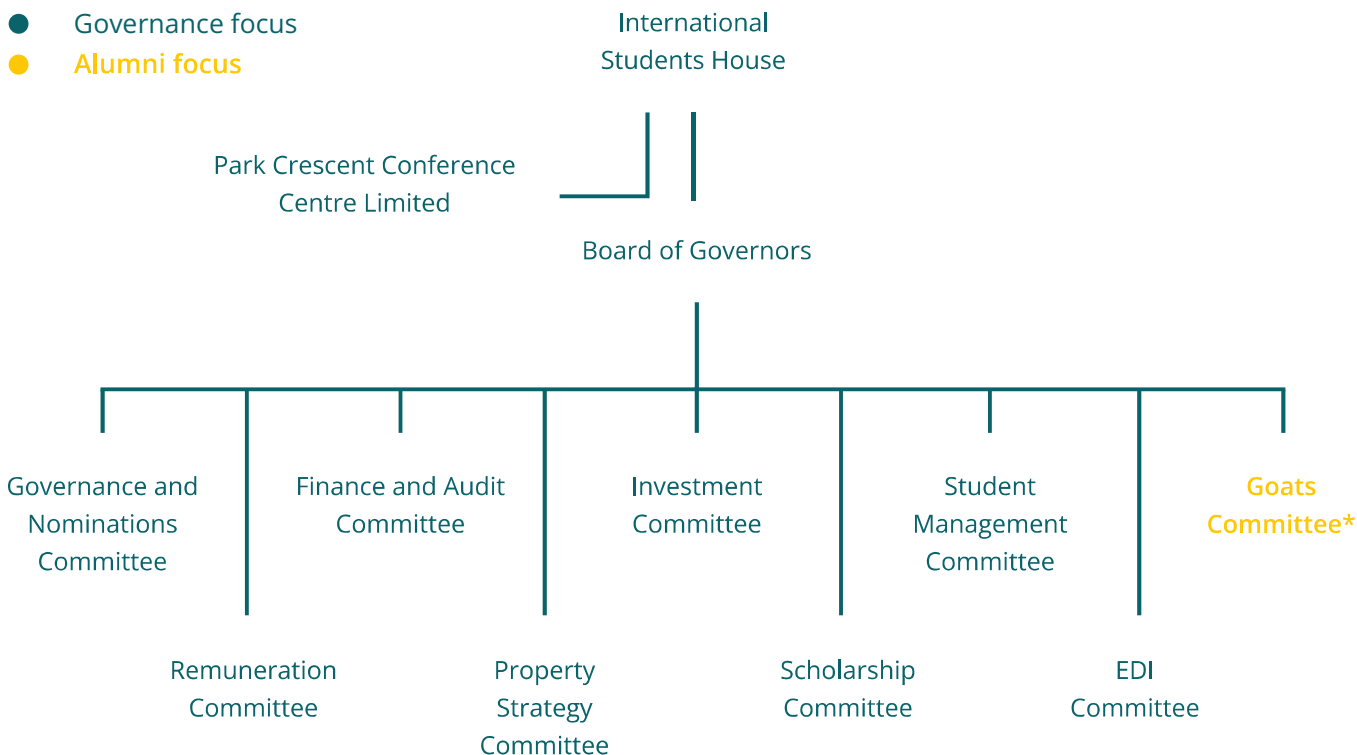
## Plans for future periods – operational

The House has a five-year, medium-term strategy from 2023 to 2028, which was reviewed by the Board of Governors in March 2023.

The operational key points are outlined below:

- To increase the capacity of the Charity, to acquire major freehold or long-lease residential accommodation.
- To maintain and provide new student facilities to improve the student experience.
- To continue to provide scholarships to students from disadvantaged backgrounds.
- To promote student welfare in other ways, such as the provision of free or subsidised meals.
- To balance the charitable and commercial needs by ensuring the commercial activities complement and support ISH's charitable aims.
- To maintain close institutional links with colleges and universities in London and other key stakeholders.
- With the acquisition of the two new properties, the Board of Governors plans to undertake a strategic review in May 2025 to assess the Charity's performance against the five-year business plan.

# Structure, governance and management



\* The Goats Committee represents the Alumni Association of International Students House.

## Charity details

International Students House is a Registered Charity (registration number 313512) and a Company Limited by Guarantee (registration number 724811).

The Charity is governed in line with the Memorandum and Articles of Association, which was updated in October 2023.

## Board of Governors

The Board of Governors is responsible for the management of the House. The Governors meet at least four times a year. There are up to 15 Governors who are elected for a three-year period as approved by the existing Governors. These Governors are directors for the purposes of the Companies Act 2006.

The structure of the Board of Governors and its sub-committees is shown above.

## Board and committees

Each committee has specific terms of reference and functions delegated by the Board and has a chair, also appointed by the Board. Formal attendance monitoring arrangements for the Governors are in place and are monitored regularly by the Governance and Nominations Committee and the Board.

In June 2024, the House set up an Equality, Diversity and Inclusion Committee to drive its EDI initiatives. The aim of the Committee is to promote, encourage and champion EDI related issues to bring about positive change and make recommendations on the direction of the strategy.

All the Governors are directors of the company and guarantee to contribute £1 in the event of the company winding up.

### **Charity governance code**

In order to ensure that the Charity has the correct structure to achieve its ambitions and aims, ISH continues to follow the Charity Governance Code. This code is designed as a tool to support continuous improvement and sets out principles and recommended practices. A Code of Conduct for ISH Governors is also in place and is regularly reviewed to ensure the Charity is adhering to recommended governance practices.

The Governors have had due regard to the need to foster the Charity's business relationships with suppliers, students, customers and others, which is considered when making principal decisions.

### **Appointments and resignations**

John Garbutt stepped down as an ISH Governor in June 2024 after 31 years as the Chair of the sister charity, International Students Trust and six years on the Board of ISH. John Kirkland was appointed on 13 June 2024 as a replacement.

The Governors wish to record their appreciation and gratitude to John Garbutt for his great contribution during his tenure.

There are currently ten Governors on the Board and there is no immediate intention to appoint additional Governors to the Board. However, there is the potential to increase to 15 if so required.

Philip Boafo was appointed as the ISH internal auditor of the House on 13 June 2024.

## **Auditors**

Moore Kingston Smith LLP was re-appointed as the House's auditor during the year. A benchmarking exercise was undertaken in July 2023 and following the review, Moor Kingston Smith LLP was re-appointed for a further three years.

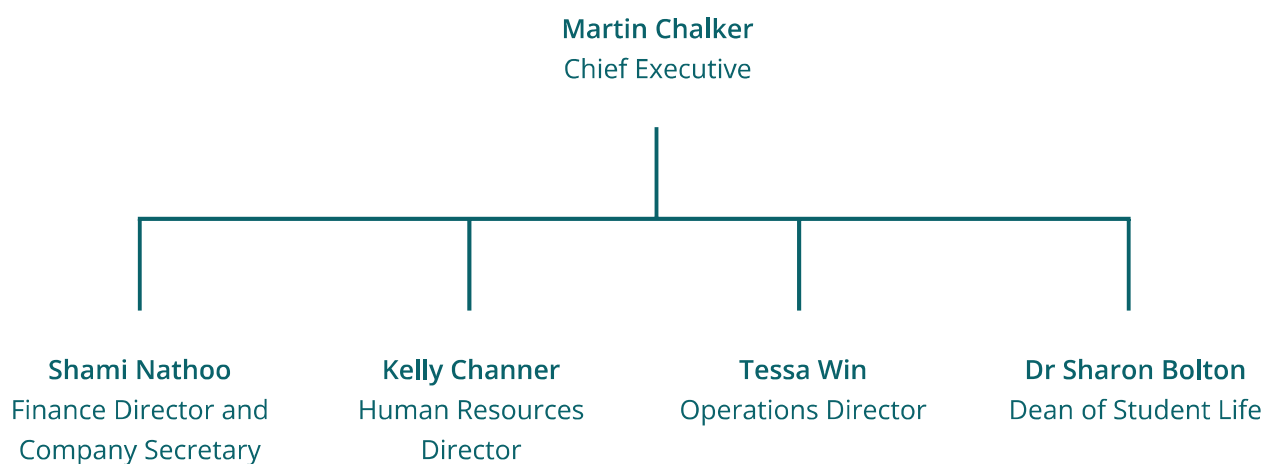
The next review of the external auditors will be undertaken in 2025-26.

## Organisation details

The reference and administrative details of the House, its governors and advisers are as follows:

<b>Chair</b>	Lord Nicholas Bourne		
<b>Governors</b>	Azlinda Ariffin-Boromand (Vice Chair)	Diane Flynn	
	Donal Anand-Shaw	Julie Yang	
	Kalyan Das	Andrea Williams	
	Richard McDonald	John Garbutt (Retired 13/06/2024)	
	Karan Daswani	John Kirkland (Appointed 13/06/2024)	
<b>Patron</b>	HRH The Princess Royal		
<b>President</b>	Lord Charles Fitzroy		
<b>Vice Presidents</b>	Dr Geoffrey Copland CBE	Gill Hammond	
	Baroness Diana Warwick of Undercliffe	Toshihiko Ota	
	Rosamund Horwood-Smart QC	Sir John Ritblat	
	John Garbutt		
<b>Chief Executive</b>	Martin Chalker		
<b>Company Secretary</b>	Shami Nathoo		
<b>Honorary Fellows</b>	Teresa Akpeki	Peter Anwyl	Dato Yeoh Soo Min
	Lord Amir Bhatia	Sir Nigel Carrington	Ian Barry
	Jonathan Day	Ipek De Vilder	Dorothy Dalton
	Mary Mackie	Judge David Owen Jones	Lord Khalid Hameed CBE
	Michael Pitts	Richard Porter	Russell Peters
	Neville Surti	Margret Swinley OBE	Roy Rohatgi
	Major John Vaughan	Albert McKendry	Andrew Tennant
	Colin Matheson	Jamie Hambro	Vikram Mathur
	David Anderson-Evans	George Egerton	Jeremy Connor
	Sikander Khan	Julie Costley-White	John Wolfe
	Kevin Coyne	Carol Sutcliffe	David O'Brien
	Zenobia Nadirshaw MBE	Fethi Thabet	Jerry Vincent
	Aziz Wahied	Anirbed Baruah	Rajarshi Sahai
	Hanna Fleck	Sara Kironde-Strain	Dawn Evans
	Darshak Shah	Brent Sobol	Ashok Khanna
	Tracey Aquino	Rajiv Bendre	
<b>Registered Office</b>	1 Park Crescent, Regents Park, London, W1B 1SH		
<b>Company Limited by Guarantee in England</b>	724811		
<b>Charity Number</b>	313512		
<b>Solicitors</b>	Bircham Dyson Bell, 50 Broadway, Westminster, London SW1H 0BL Shakespeare Martineau LLP, Exchange Square, 21 North Fourth Street, Milton Keynes, MK91 1HL		
<b>Bankers</b>	Handelsbanken, 3rd Floor, 86 Jermyn Street, London SW1Y 6JD		
<b>Investment Managers</b>	Quilter Cheviot Investment Management, Senator House, 85 Queen Victoria Street, London, EC4V 4AB		
<b>Auditor</b>	Moore Kingston Smith LLP, 9 Appold Street, London, EC2A 2AP		

## Organisational structure



## Remuneration

The remuneration bands for the five senior managers earning over £60k per annum are disclosed in note 9 below.

### Pay policy for senior staff

The Remuneration Committee is formed of Governors. The committee meets in November each year and approves the pay for senior staff.

The committee also approves the application of any annual bonuses to staff, from a capped bonus pool via a performance-related assessment. In 2023-24 a pay award and an annual bonus was approved for all staff of as a result of the positive operational performance of the Charity.

Remuneration is assessed after looking at market rates and industry benchmarks.

## Related entities

### Toyota-Shi Trevelyan Trust

The House has a close association with the charity Toyota-Shi Trevelyan Trust (TSTT) which provides grant income for UK students studying in Japan, and Japanese students studying in the UK.

ISH and the Trust appoint 50% of the Trustees of this charity. The Chief Executive of ISH is also Chief Executive of all the related entities and Shami Nathoo, is the Company Secretary of the House and all the related entities.

### Park Crescent Conference Centre Limited

ISH has a wholly owned subsidiary – Park Crescent Conference Centre Limited (PCCC). PCCC reported a profit of £337,486 (2022-23 £268,560) in the year ending 30 September 2024. This amount will be paid as a distribution to ISH in 2025.

# Statement of Governors' responsibilities

## Governors' report

The Governors (the Directors of International Students House for the purposes of company law and Trustees of International Students House for the purposes of charity law) are responsible for preparing the Governors' Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

## Financial statements

Company law requires Governors to prepare financial statements for each financial year that give a true and fair view of the state of the affairs of the charitable company and the group and of the incoming resources and application of resources, including the income and expenditure, of the charitable group for that period.

In preparing these financial statements, the Governors are required to:

- Select suitable accounting policies and then apply them consistently.
- Observe the methods and principles in the Charities SORP.
- Make judgements and estimates that are reasonable and prudent.
- State whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements.
- Prepare the financial statements on a going concern basis unless it is inappropriate to presume that the charitable company will continue in business.

## Accounting records

The Governors are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charitable company and enable them to ensure that the financial statements comply with the Companies Act 2006.

## Safeguarding assets

They are also responsible for safeguarding the assets of the charitable company and the group, and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.


## Disclosure of information to auditors

In the case of each of the persons who are Governors of the company at the date when this report was approved:

- So far as each of the Governors is aware, there is no relevant audit information (as defined in the Companies Act 2006) of which the company's auditors are unaware; and
- Each Governor has taken all the necessary steps to make themselves aware of any information relevant to the audit and to establish that the auditors are aware of that information.

This confirmation is given and should be interpreted in accordance with the provisions of s234ZA of the Companies Act 2006.

This report was approved by the Board of Governors and signed on behalf of the Board on 24 April 2025.

  
[Nicholas Bourne \(May 12, 2025 14:31 GMT+1\)](#)  
Lord Nicholas Bourne (Chair)

## Independent auditor's report

### Independent auditor's report to the members of International Students House (a registered Charity and Company Limited by Guarantee).

#### Opinion

We have audited the financial statements of International Students House (the 'parent charitable company') and its subsidiaries (the 'group') for the year ended 30 September 2024 which comprise the Group Statement of Financial Activities, the Group Summary Income and Expenditure Account, the Group and Parent Charitable Company Balance Sheets, the Group Cash Flow Statement 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 group's and the parent charitable company's affairs as at 30 September 2024 and of the group's 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 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 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 group's and parent 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 other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The trustees are responsible for the other

information contained in the annual report. 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 course of 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 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.

## Opinions 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 strategic report and the trustees' annual report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- The strategic report and the trustees' annual report have 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 group and parent charitable company and their environment obtained in the course of the audit, we have not identified material misstatements in the strategic report or the trustees' annual report. 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:

- The parent charitable company has not kept adequate and sufficient accounting records, or returns adequate for our audit have not been received from branches not visited by us; or
- The parent charitable company's 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, 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 group and parent 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 group or parent charitable company 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 aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with ISAs (UK) we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purposes of expressing an opinion on the effectiveness of the group and parent charitable company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the trustees.

- Conclude on the appropriateness of the trustees' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the group and parent charitable company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the group or parent charitable company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit report.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

## Explanation as to what extent the audit was considered capable of detecting irregularities, including fraud

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.

The objectives of our audit in respect of fraud, are: to identify and assess the risks of material misstatement of the financial statements due to fraud; to obtain sufficient appropriate audit evidence regarding the assessed risks of material misstatement due to fraud, through designing and implementing appropriate responses to those assessed risks; and to respond appropriately to instances of fraud or suspected fraud identified during the audit. However, the primary responsibility for the prevention and detection of fraud rests with both management and those charged with governance of the charitable company.

Our approach was as follows:

- We obtained an understanding of the legal and regulatory requirements applicable to the charitable company and considered that the most significant are the Companies Act 2006, the Charities Act 2011, the Charity SORP, and UK financial reporting standards as issued by the Financial Reporting Council.
- We obtained an understanding of how the charitable company complies with these requirements by discussions with management and those charged with governance.
- We assessed the risk of material misstatement of the financial statements, including the risk of material misstatement due to fraud and how it might occur, by holding discussions with management and those charged with governance.
- We inquired of management and those charged with governance as to any known instances of non-compliance or suspected non-compliance with laws and regulations.
- Based on this understanding, we designed specific appropriate audit procedures to identify instances of non-compliance with laws and regulations. This included making enquiries of

management and those charged with governance and obtaining additional corroborative evidence as required.

There are inherent limitations in the audit procedures described above. We are less likely to become aware of instances of non-compliance with laws and regulations that are not closely related to events and transactions reflected in the financial statements. Also, the risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error, as fraud may involve deliberate concealment by, for example, forgery or intentional misrepresentations, or through collusion.

## 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 which 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 any party other than the charitable company and charitable company's members as a body, for our audit work, for this report, or for the opinions we have formed.

*Moore Kingston Smith LLP*

Moore Kingston Smith LLP (May 19, 2025 15:58 GMT+1)

Neil Finlayson (Senior Statutory Auditor)  
for and on behalf of Moore Kingston Smith LLP,

Statutory Auditor  
9 Appold Street London  
EC2A 2AP

## Consolidated statement of financial activities

Incorporating an income and expenditure account for the year ended 30 September 2024.

	Note	Unrestricted funds	Designated funds	Restricted funds	Total 2024 funds	Total 2023 funds
		£'000	£'000	£'000	£'000	£'000
<b>Income and endowments</b>						
Charitable activities	3	2,943	-	-	2,943	2,726
Other trading activities	4	2,319	31	2	2,352	2,103
Donations and legacies	5	5	-	66	71	168
Investment income	6	1,762	100	139	2,001	2,253
<b>Total incoming resources</b>		<b>7,029</b>	<b>131</b>	<b>207</b>	<b>7,367</b>	<b>7,250</b>
<b>Expenditure on</b>						
Raising funds	7	(2,400)	(21)	(14)	(2,435)	(2,233)
Charitable activities	8	(4,390)	(15)	(127)	(4,532)	(4,680)
<b>Total resources expended</b>		<b>(6,790)</b>	<b>(36)</b>	<b>(141)</b>	<b>(6,967)</b>	<b>(6,913)</b>
<b>Net operating income</b>		<b>239</b>	<b>95</b>	<b>66</b>	<b>400</b>	<b>337</b>
Net gain/(loss) on investment assets	12	1,674	1,812	170	3,656	(651)
<b>Net income/(expenditure)</b>		<b>1,913</b>	<b>1,907</b>	<b>236</b>	<b>4,056</b>	<b>(314)</b>
Transferring between funds in the year		8,508	(8,508)	-	-	-
<b>Net movements in funds</b>		<b>10,421</b>	<b>(6,601)</b>	<b>236</b>	<b>4,056</b>	<b>(314)</b>
<b>Fund balances</b>						
At 1 October 2023		36,655	44,073	5,162	85,890	86,204
At 30 September 2024		<b>47,076</b>	<b>37,472</b>	<b>5,398</b>	<b>89,946</b>	<b>85,890</b>

# Consolidated balance sheet as at 30 September 2024

Company registration no. 724811

	Note	Consolidated		Charity	
		2024	2023	2024	2023
		£'000	£'000	£'000	£'000
<b>Fixed assets</b>					
Tangible assets	11	38,934	30,644	38,934	30,644
Investments	12	49,336	55,111	49,336	55,111
		<u>88,270</u>	<u>85,755</u>	<u>88,270</u>	<u>85,755</u>
<b>Current assets</b>					
Stocks		17	20	17	20
Debtors	14	1,736	343	1,682	329
Short term deposits		8,683	1,110	8,683	1,110
Cash at bank and in hand		1,026	591	602	555
		<u>11,462</u>	<u>2,064</u>	<u>10,984</u>	<u>2,014</u>
<b>Creditors</b>					
Amount falling due within one year	15	(9,618)	(1,810)	(9,476)	(2,028)
Net current assets/(liabilities)		<u>1,844</u>	<u>254</u>	<u>1,508</u>	<u>(14)</u>
Total assets less current liabilities		<u>90,114</u>	<u>86,009</u>	<u>89,778</u>	<u>85,741</u>
Creditors - amounts falling due after more than one year		-	-	-	-
Provisions for liabilities and charges	16	(168)	(119)	(168)	(119)
Net assets		<u>89,946</u>	<u>85,890</u>	<u>89,610</u>	<u>85,622</u>
<b>Unrestricted funds</b>					
General fund	18	47,076	36,655	46,740	36,387
Funds for major repairs (designated)	18	1,800	1,500	1,800	1,500
Reserve for future repairs (designated)	18	32,571	39,690	32,571	39,690
ISH scholarship fund (designated)	18	3,101	2,883	3,101	2,883
<b>Restricted funds</b>					
Total restricted funds	18	<u>5,398</u>	<u>5,162</u>	<u>5,398</u>	<u>5,162</u>
		<u>89,946</u>	<u>85,890</u>	<u>89,610</u>	<u>85,622</u>

These financial statements were approved and authorised for issue by the Governors on 24 April 2025. The accompanying notes form part of the financial statements. No separate SOFA has been presented for the Charity alone, as permitted by section 408 of the Companies Act 2006. The Charity's income for 2023-24 was £5,203k (2022-23: £5,181K) and it made a surplus of £3,987k (2022-23: £507k deficit).

Signed on behalf of the Governors by:



Nicholas Bourne (May 12, 2025 14:31 GMT+1)

Lord Nicholas Bourne (Chair)



Azlinda Ariffin-Boromand (May 12, 2025 14:52 GMT+1)

Azlinda Ariffin-Boromand (Vice Chair)

## Consolidated cash flow statement: year ended 30 September 2024

	Note	2024	2023
		£'000	£'000
Cash outflows for operating activities	A	(805)	(734)
Cash (outflows)/inflows from investing activities	B	(7,840)	2,533
Cash inflows from financing activities	C	6,582	-
<b>Change in cash and cash equivalents in the reporting period</b>		<b>(2,063)</b>	<b>1,799</b>
Cash and cash equivalents at 1 October		5,890	4,091
<b>Cash and cash equivalents at 30 September</b>	<b>C</b>	<b>3,827</b>	<b>5,890</b>

Cash and cash equivalents at 30th September consists of		2024	2023
		£'000	£'000
Cash component of fixed assets investments	12	2,801	5,299
Cash at bank and in hand		1,026	591
<b>Total</b>		<b>3,827</b>	<b>5,890</b>

A. Reconciliation to changes in resources		2024	2024
		£'000	£'000
Net income for the year		400	337
Investment income receivable		(2,000)	(2,252)
Increase in loans received		(6,582)	-
Interest receivable and sundry income		(1)	(1)
Profit on disposal of fixed assets		(4)	-
Net provisions charges (see note 16)		49	44
Depreciation of tangible fixed assets		915	906
Decrease in stocks		3	1
(Increase)/decrease in debtors		(1,393)	33
Increase in creditors		7,808	198
<b>Net cash used in operating activities</b>		<b>(805)</b>	<b>(734)</b>

## Notes to the cash flow statement: year ended 30 September 2024

B. Cash flows from investing activities	2024	2023
	£'000	£'000
Investment income receivable	2,000	2,252
Interest receivable and sundry income	1	1
Profit on disposal of fixed assets	4	-
Purchases of tangible fixed assets	(9,205)	(20,487)
Purchases of investment assets	(38,371)	(9,845)
Less: Sales of investment assets	37,731	30,612
<b>Net cash (used in)/provided by investing activities</b>	<b>(7,840)</b>	<b>2,533</b>

C. Cash flows from financing activities	2024	2023
	£'000	£'000
Increase in bank loan	6,582	-
<b>Net cash provided by financing activities</b>	<b>6,582</b>	<b>-</b>

D. Analysis of cash and cash equivalents	2024	2023
	£'000	£'000
Cash component of fixed asset investments	2,801	5,299
Cash in hand and at bank	1,026	591
<b>Total cash and cash equivalents</b>	<b>3,827</b>	<b>5,890</b>

	Opening balance	Cash flows	Closing balance
	£'000	£'000	£'000
D.i. Analysis of changes in net debt for the year			
Cash and cash equivalents	5,890	(2,063)	3,827
Loan falling due within one year		(6,582)	(6,582)
<b>Total</b>	<b>5,890</b>	<b>(8,645)</b>	<b>(2,755)</b>

# Notes to the Accounts

## 1. Company information

International Students House (ISH) is a registered charity (registration number 313512) and a company limited by guarantee (company registration number 724811) incorporated in England and Wales.

The registered office is: 1 Park Crescent, Regents Park, London, W1B 1SH.

### Basis of preparation

These financial statements have been prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" (FRS 102) and the requirements of the Companies Act 2006.

The Charitable Company is a public benefit company as defined by FRS 102 and therefore the Charity also prepared its financial statements in accordance with the 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 (The FRS 102 Charities SORP), the Companies Act 2006 and the Charities Act 2011.

The financial statements are prepared in sterling, which is the functional currency of the company. Monetary amounts in these financial statements are rounded to the nearest pound.

These financial statements are prepared on the going concern basis, under the historical cost convention as modified by the revaluation of investments and in accordance with the Companies Act 2006 and applicable accounting standards in the United Kingdom. The principal accounting policies, which have been applied consistently throughout the year, are set out below.

### Going concern

The Governors have assessed whether the use of the going concern basis is appropriate and have considered possible events or conditions, including assessing the current economic climate, that might cast significant doubt on the ability of the Charity one year from the date of approval of the financial statements. In particular, the Governors have considered the Charity's forecasts and projections and have taken account of pressures on accommodation income and other trading activities. After making enquiries the Governors have concluded that there is a reasonable expectation that the Charity has adequate resources to continue in operational existence for the foreseeable future.

The Charity therefore continues to adopt the going concern basis in preparing its financial statements.

### Group accounts

The income and expenditure account of the consolidated operation only has been presented, as permitted by Section 408 of the Companies Act 2006.

### Incoming resources

Charitable income represents income received and receivable from the provision of accommodation and associated services.

Income is recognised in the accounting period when the person enjoying the accommodation was in residence.

Other trading income reflects the revenue received in the year from the following activities; hiring out of the function venues, income from conference activities, and rent received from the lease of car park and garages spaces.

Investment income represents the income from the investment portfolio.

All income originates from within the United Kingdom.

## Resources expended

Resources expended are included in the Statement of Financial Activities on an accruals basis. Liabilities are recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably.

Certain expenditure is directly attributable to specific activities and has been included in those cost categories. Certain other costs, which are attributable to more than one activity, are apportioned across cost categories on the basis of occupancy rates between the Charity and its subsidiary, and the proportion of time spent by staff on those activities.

## Investments

Investments are stated at market value. It is the Charity's policy to keep valuations up to date such that when investments are sold there is no realised gain or loss arising.

As a result, the Statement of Financial Activities does not distinguish between the valuation adjustments relating to sales and those relating to continued holdings as they are together treated as changes in the investment portfolio throughout the year.

Investments that mature within 12 months of the year-end date are classified as short term deposits.

## Stocks

Stocks are valued at the lower of cost and net realisable value and represent goods for resale.

## Depreciation

Depreciation policy was reviewed during the year, and is calculated to write down the cost of tangible fixed assets in equal annual instalments to their estimated residual values over the period of their estimated useful economic lives, which are considered to be:

Leasehold lease extension: over the duration of the lease, for up to 150 years

Freehold & long leasehold property: 50 years

Freehold & leasehold improvements: 10 or 20 years

Furniture fittings & equipment: 5, 8 or 10 years

Computers & equipment: 3 or 10 years

An impairment review of all tangible fixed assets of significant value is undertaken annually. Items below £1,000 each are not treated as capital items. Depreciation of Work in Progress (WIP) commence once the asset is placed in service. Costs are accumulated in the construction work in progress in the interim.

## Financial assets

The Charity has elected to apply the provisions of section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial assets are recognised in the company's statement of financial position when the company becomes party to the contractual provisions of the instrument.

Financial assets are classified into specified categories. The classification depends on the nature and purpose of the financial assets and is determined at the time of recognition.

Basic financial assets are initially measured at fair value plus transaction costs, unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Other financial assets classified as fair value through profit or loss are measured at fair value.

## Impairment of financial assets

Financial assets, other than those held at fair value through profit and loss, are assessed for indicators of impairment at each reporting end date.

Financial assets are impaired where there is objective evidence that, as a result of one or more events that occurred after the initial recognition of the financial asset, the estimated future cash flows have been affected. The impairment loss is recognised in the statement of financial activities.

### **Impairment of tangible and intangible assets**

At each reporting end date, the Charity reviews the carrying amounts of its tangible and intangible assets to determine whether there is any indication that those assets have suffered an impairment loss.

If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any). Where it is not possible to estimate the recoverable amount of an individual asset, the Charity estimates the recoverable amount of the cash-generating unit to which the asset belongs.

Intangible assets with indefinite useful lives and intangible assets not yet available for use are tested for impairment annually, and whenever there is an indication that the asset may be impaired.

Recoverable amount is the higher of fair value less costs to sell and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset for which the estimates of future cash flows have not been adjusted.

If the recoverable amount of an asset (or cash-generating unit) is estimated to be less than its carrying amount, the carrying amount of the asset (or cash-generating unit) is reduced to its recoverable amount.

An impairment loss is recognised immediately in profit or loss, unless the relevant asset is carried at a revalued amount, in which case the impairment loss is treated as a revaluation decrease.

Recognised impairment losses are reversed if, and only if, the reasons for the impairment loss have ceased to apply. Where an impairment loss

subsequently reverses, the carrying amount of the asset (or cash-generating unit) is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset (or cash-generating unit) prior years. A reversal of an impairment loss is recognised immediately in profit or loss, unless the relevant asset is carried in at a revalued amount, in which case the reversal of the impairment loss is treated as a revaluation increase.

### **Financial liabilities**

Basic financial liabilities are initially measured at transaction price, unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future receipts discounted at a market rate of interest. Other financial liabilities classified as fair value through profit or loss are measured at fair value.

### **Other financial liabilities**

Other financial liabilities are initially measured at fair value, net of transaction costs. They are subsequently measured at amortised cost using the effective interest method, with interest expense recognised on an effective yield basis.

The effective interest method is a method of calculating the amortised cost of a financial liability and of allocating interest expense over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash payments through the expected life of the financial liability to the net carrying amount on initial recognition.

### **Loan and receivables**

Loans and other receivables that have fixed or determinable payments that are not quoted in an active market are classified as 'loans and receivables'. Loans and receivables are measured at amortised cost using the effective interest method, less any impairment.

Interest is recognised by applying the effective interest rate, except for short-term receivables when the recognition of interest would be immaterial. The effective interest method is a method of calculating the amortised cost of a debt instrument and of allocating the interest income over the relevant period.

The effective interest rate is the rate that exactly discounts estimated future cash receipts through the expected life of the debt instrument to the net carrying amount on initial recognition.

### **Pensions**

Pension payments represent payments made to the University Superannuation Scheme Limited (USS Scheme) for senior staff and the Superannuation Arrangements of the University of London (SAUL Scheme) for other staff.

These payments are charged to the income and expenditure account in the year in which they fall due.

The schemes are contracted out of the State Earnings Related Pension Scheme. The schemes are valued formally every three years by professionally qualified and independent actuaries using the projected unit method. Reviews of the schemes' positions are carried out in the period between valuations.

### **Provisions**

The movement on the provision for the exterior redecoration of the property is charged annually to the Income & Expenditure statement.

### **Foreign currency accounting**

The accounting records show foreign currency bank account balances at the sterling equivalent at the balance sheet date.

### **Operating lease**

Rentals payable with regard to operating leases are charged against income on a straight-line basis over the period of the lease.

### **Fund accounting**

Funds held by the Charity are either:

Unrestricted general funds – these are funds which can be used in accordance with the charitable objects at the discretion of the Governors.

Restricted funds – these are funds that can only be used for particular purposes specified by the donor or when funds are raised for particular purposes within the objects of the Charity.

Unrestricted designated funds – these funds represent funds which have been separately designated by the Trustees of the Charity, as part of unrestricted funds.

### **Rounding**

Amounts shown on the financial statements are rounded to the nearest thousand-pound sterling unless stated otherwise in the header.

### **Critical accounting estimates and areas of judgement**

In preparing financial statements it is necessary to make certain judgements, estimates and assumptions that affect the amounts recognised in the financial statements. In the view of the Governors in applying the accounting policies adopted, no judgements were required that have a significant effect on the amounts recognised in the financial statements nor do any estimates or assumptions made carry a significant risk of material adjustment in the next financial year.

## 2. The operating surplus is arrived at after charging

	2024	2023
	£'000	£'000
Auditor's remuneration	32	31
Repairs and maintenance	481	491
Fuel and power	329	273
Insurances	89	85
Depreciation – owned assets	915	906
Provision for exterior redecoration	49	48
Other professional fees	532	547

## 3. Analysis of charitable income

	2024	2023
	£'000	£'000
<b>Income from accommodation</b>	<b>£'000</b>	<b>£'000</b>
Gross income	3,309	3,104
Less: Bursaries and scholarships funded by ISH	(366)	(378)
	<u>2,943</u>	<u>2,726</u>

## 4. Analysis of other trading income

	2024	2023
	£'000	£'000
Public entertainment license and bar revenue	1,157	1,091
Conference revenue	738	542
Contract revenue	80	67
Membership income	49	43
Travel club revenue	14	17
Cafe income	260	301
Miscellaneous	54	42
	<u>2,352</u>	<u>2,103</u>

## 5. Analysis of donations and legacies

	2024	2023
	£'000	£'000
Donations	5	18
Legacies	66	150
	<u>71</u>	<u>168</u>

## 6. Analysis of investment income

	2024	2023
	£'000	£'000
Dividends from investments	2,000	2,252
Interest receivable	1	1
	<u>2,001</u>	<u>2,253</u>

## 7. Expenditure on raising funds

	2024	2023
	£'000	£'000
Conference, bar and other expenses	2,014	1,862
Investment expenses	421	371
	<u>2,435</u>	<u>2,233</u>

## 8. Expenditure on charitable activities

	2024	2023
	£'000	£'000
Bursaries and grants payable	105	137
Other charitable purposes expenses	4,386	4,503
Governance expenses	41	40
	<u>4,532</u>	<u>4,680</u>

## 9. Employees

	2024	2023
<b>Average number of persons employed by the Charity and its subsidiary:</b>	<b>No.</b>	<b>No.</b>
Administration	27	26
Student services	12	14
Maintenance and housekeeping	15	16
	<u>54</u>	<u>56</u>
<b>Employees' costs during the year for the Charity and its subsidiary:</b>	<b>£'000</b>	<b>£'000</b>
Wages and salaries	2,498	2,498
Social security costs	244	244
Other pension costs (note 20)	405	405
	<u>3,147</u>	<u>3,147</u>
<b>Remuneration of higher paid staff (senior management), excluding pension contribution but including benefits in kind:</b>	<b>No.</b>	<b>No.</b>
£60,001 - £70,000	2	2
£70,001 - £80,000	2	1
£90,001 - £100,000	1	1
£100,001 - £110,000	1	1
£130,001 - £140,000	1	1
	<u>7</u>	<u>6</u>

The above seven staff members (2023: six) received a total of £116k in employer's pension contributions in the year (2022-23: £111k). The total employee benefits of the Charity's key management personnel were £634k (2022-23: £629k).

## 10. Governors' emoluments

No Governor received emoluments during the year (2022-23: £nil). Two Governors claimed a total of £92 for travel expenses during the year (2022-23: £393).

## 11. Tangible fixed assets - consolidated and charity

	Freehold properties	Long leasehold properties	Freehold & leasehold improvements	Equipment furniture & fittings	Computers & equipment	Total
Costs:	£'000	£'000	£'000	£'000	£'000	£'000
At 30 September 2023	21,014	5,392	10,249	2,885	282	39,822
Additions	8,808	-	563	159	19	9,549
Disposals	-	-	(549)	(24)	(49)	(622)
<b>At 30 September 2024</b>	<b>29,822</b>	<b>5,392</b>	<b>10,263</b>	<b>3,020</b>	<b>252</b>	<b>48,749</b>
<b>Depreciation:</b>						
At 30 September 2023	336	2,315	4,365	1,887	275	9,178
Charge for the year	19	45	589	253	9	915
Disposals	-	-	(206)	(23)	(49)	(278)
<b>At 30 September 2024</b>	<b>355</b>	<b>2,360</b>	<b>4,748</b>	<b>2,117</b>	<b>235</b>	<b>9,815</b>
<b>Net book value:</b>						
At 30 September 2023	20,678	3,077	5,884	998	7	30,644
<b>At 30 September 2024</b>	<b>29,467</b>	<b>3,032</b>	<b>5,515</b>	<b>903</b>	<b>17</b>	<b>38,934</b>

Work in progress (WIP) balance as at 30 September 2024, included in the tangible fixed assets, is £28,914k (2022-23: £20,109k). This balance has not been depreciated in the year. £28,867k of this balance relates to the property acquisition and construction costs at 238 Kennington Lane and depreciation of this asset will commence after completion of the building works in 2026.

## 12. Investments – consolidated and charity

	2024 Listed	2024 Other	2024 Total	2023 Total
	£'000	£'000	£'000	£'000
<b>Non-cash investments:</b>				
Market value at 1 October	50,039	883	50,922	72,340
Purchases	38,371	-	38,371	9,845
Disposals	(37,731)	-	(37,731)	(30,612)
Net investment gains/(losses)	3,653	3	3,656	(651)
<b>Market values at 30 September</b>	<b>54,332</b>	<b>886</b>	<b>55,218</b>	<b>50,922</b>
Cash held for investments	2,801	-	2,801	5,299
<b>Total investments</b>	<b>57,133</b>	<b>886</b>	<b>58,019</b>	<b>56,221</b>
<b>Breakdown of investments:</b>				
Long term investments	48,450	886	49,336	55,111
Short term deposits	8,683	-	8,683	1,110
	<b>57,133</b>	<b>886</b>	<b>58,019</b>	<b>56,221</b>

	2024	2023
	£'000	£'000
The portfolio of the listed investments at 30 September are as follows:		
<b>Investments categories</b>		
Fixed interest – Long term investment UK	22,786	3,989
Fixed interest - Short term deposits UK	8,683	1,110
Equities – United Kingdom	6,802	4,123
Equities – North America	6,960	19,065
Equities – Europe (Ex. U.K)	1,666	4,830
Equities – Japan	1,060	1,225
Equities – Asia Pacific (Ex. Japan)	1,261	1,633
Equities - Emerging markets	759	1,318
Equities – global	-	1,014
Infrastructure	-	3,523
Commercial Property	4,174	6,558
Commodities	-	1,024
Private Equity	181	627
<b>Investments total</b>	<b>54,332</b>	<b>50,039</b>
Cash products	2,801	5,299
<b>Total at 30 September</b>	<b>57,133</b>	<b>55,338</b>

	Listed	Other	Total
	£'000	£'000	£'000
<b>Book costs of investments</b>			
Cost at 30 September 2024	54,870	14	54,884
Cost at 30 September 2023	52,482	14	52,496

## 13. Investment in subsidiary

The Charity holds an investment of £1 in Park Crescent Conference Centre Limited, which is a trading company registered in England and Wales with company number 04096563. This £1 investment represents 100% of the ordinary share capital of Park Crescent Conference Centre Limited.

## 14. Debtors

	Consolidated		Charity	
	2024	2023	2024	2023
	£'000	£'000	£'000	£'000
Trade debtors	150	60	96	46
Amounts owed by connected trusts				
- Toyota-Shi Trevelyan Trust	6	2	6	2
Other debtors	154	84	154	84
Prepayments and accrued income	1,426	197	1,426	197
<b>Closing balance at 30 September</b>	<b>1,736</b>	<b>343</b>	<b>1,682</b>	<b>329</b>
<b>Provision for doubtful debts</b>				
Opening balance	4	6	4	6
Write-offs from provision	(1)	(2)	(1)	(2)
Additions to provision	2	-	2	-
<b>Closing balance at 30 September</b>	<b>5</b>	<b>4</b>	<b>5</b>	<b>4</b>

As at 30 September 2024, there was a debt of £6k (2022-23: £2k) owed by ISH by the Toyota-Shi Trevelyan Trust. This debt will be settled by a transfer of investment assets to the value of £6k in April 2025.

Park Crescent Conference Centre Limited (PCCC Ltd.) is a trading subsidiary of ISH. PCCC Ltd ended the financial year with a surplus of £337k (2022-23: £269k) and the profit will be paid as a distribution to ISH in 2024-25.

## 15. Creditors: amounts falling due within one year

	Consolidated		Charity	
	2024	2023	2024	2023
	£'000	£'000	£'000	£'000
Trade creditors	581	619	515	582
Bank Loan – Lombard facility	6,582	-	6,582	-
Amount owed to subsidiary	-	-	11	340
Other taxation and social security	56	56	56	55
Other creditors	308	393	309	388
Accruals and deferred income	2,091	742	2,003	663
<b>Closing balance at 30 September</b>	<b>9,618</b>	<b>1,810</b>	<b>9,476</b>	<b>2,028</b>

ISH secured a Lombard facility from HSBC in January 2024 to finance the construction project at 238 Kennington Lane. ISH's investment portfolio have been used as collateral against facility. To mitigate the risk of volatility of the portfolio, ISH has transferred £31m in Fixed Interest securities (note 12) to cover for the loan.

## 16. Provisions for liabilities and charges - consolidated and charity

	2024	2023
	£'000	£'000
Opening balance at 1 October	119	75
Provided during the year	49	48
Expenditure incurred during the year	-	(4)
<b>Closing balance at 30 September</b>	<b>168</b>	<b>119</b>

Under the terms of its lease with the Crown Estate, International Students House is obliged to maintain the external fabric of the Great Portland Street site. The Governors decided to increase the provision for external redecoration in 2017-18 following the extension of the lease at Wills House in order to cover the redecoration costs of both properties.

## 17. Movement in accruals and deferred income in the year

	Consolidated		Charity	
	2024	2023	2024	2023
	£'000	£'000	£'000	£'000
Opening balance at 1 October	742	845	663	773
Deferred income brought to account	(692)	(746)	(613)	(674)
Accrued expenditure paid out	(50)	(99)	(50)	(99)
Income received in year and deferred	678	692	590	613
Expenditure accrued at year end	1,413	50	1,413	50
<b>Closing balance at 30 September</b>	<b>2,091</b>	<b>742</b>	<b>2,003</b>	<b>663</b>

Deferred income principally consists of prepayments of accommodation income.

## 18. (Section 1) Analysis of net assets between funds – consolidated

	General fund (unrestricted)	Designated funds	Restricted funds	Total funds
	£'000	£'000	£'000	£'000
<b>Fund balances as at 30th September 2024 are represented by:</b>				
<b>Consolidated assets</b>				
Tangible fixed assets	38,934	-	-	38,934
Current assets and investments	18,226	37,172	5,398	60,796
Current liabilities	(3,034)	-	-	(3,034)
Long term liabilities	(6,582)	-	-	(6,582)
Provision for liabilities and charges	(168)	-	-	(168)
Movement in reserves	(300)	300	-	-
<b>Total net assets</b>	<b>47,076</b>	<b>47,076</b>	<b>5,398</b>	<b>89,946</b>

	Balance 1 Oct 2023	Income	Expenditure	Gains and losses	Transfers between funds	Balance 30 Sep 2024
	£'000	£'000	£'000	£'000	£'000	£'000
<b>Consolidated funds</b>						
General fund (unrestricted)	36,655	7,029	(6,790)	1,674	8,508	47,076
Funds for major repairs (designated)	1,500	-	-	-	300	1,800
Reserve for future purposes (designated)	39,690	-	-	1,690	(8,808)	32,572
ISH Scholarship Fund (designated)	2,883	131	(36)	122	-	3,100
International Students Trust Fund (restricted)	4,202	116	(60)	136	-	4,394
Mary Trevelyan Fund (restricted)	422	76	(28)	11	-	481
William Ross Murray Scholarship (restricted)	89	2	-	4	-	95
ISH African Students Bursary (restricted)	297	10	(29)	13	-	291
Tara Nirula Arts Scholarship (restricted)	75	3	(13)	3	-	68
Ellenor Mary Anwyl Scholarship (restricted)	53	-	(11)	2	-	44
Wahid Butt Donation (restricted)	15	-	-	1	-	16
Goats Indian Scholarship Fund (restricted)	9	-	-	-	-	9
<b>Total funds</b>	<b>85,890</b>	<b>7,367</b>	<b>(6,967)</b>	<b>3,656</b>	<b>-</b>	<b>89,946</b>

### The International Students House Scholarship Fund

The ISH Scholarship Fund is a designated fund which was established in 1996 to fund scholarships for students from the developing world. During 2023-24 this fund received £52k from International Students Trust restricted fund and expended an additional £105k on academic scholarships for students from developing countries.

### The International Students Trust Fund

The IST Fund is a restricted fund which provides accommodation scholarships attributed in collaboration with higher education partners. The fund is also used by the ISH Travel Club.

### The Mary Trevelyan Hardship Fund

The Mary Trevelyan Hardship Fund is used to support students in unexpected hardship during their studies at ISH.

### The William Ross Murray Scholarship

The William Ross Murray Scholarship was established in 1998 to fund scholarships for students from the developing world.

### The International Students House African Students Bursary

The International Students House African Students Bursary was established in 2000 and provides scholarships to students born and resident in Africa who wish to study in London.

### The Tara Nirula University of the Arts Scholarship

The Tara Nirula University of the Arts Scholarship was established in 2008 and provides tuition fees, accommodation and food for a student from India with a place on a master's course at the London College of Fashion, University of the Arts.

### The Ellenor Mary Anwyl Scholarship

The Ellenor Mary Anwyl Scholarship was established in 2014. It has provided a master's scholarship since 2016 for a female student from South Asia, jointly

awarded and funded with the School of Oriental and African Studies.

#### Wahid Butt donation

In 2018 Wahid Butt donated funds to be used towards accommodation for an ISH scholar from Palestine or Pakistan, studying science or medicine. We have allocated the funds to support a scholar with Imperial College London and the Bseisu Foundation in 2024-25.

#### The Goats Indian Scholarship Fund

The Goats Indian Scholarship Fund was established in 2013 to fund scholarships for students from India.

## 18. (Section 2) Analysis of net assets between funds – charity

	General fund (unrestricted)	Designated funds	Restricted funds	Total funds
	£'000	£'000	£'000	£'000
<b>Fund balances as at 30th September 2024 are represented by:</b>				
<b>Charity assets</b>				
Tangible fixed assets	38,934	-	-	38,934
Current assets and investments	17,751	37,171	5,398	60,796
Current liabilities	(2,894)	-	-	(3,034)
Long term liabilities	(6,582)	-	-	(6,582)
Provision for liabilities and charges	(168)	-	-	(168)
Movement in reserves	(300)	300	-	-
<b>Total net assets</b>	<b>46,741</b>	<b>37,471</b>	<b>5,398</b>	<b>89,610</b>

	Balance 1 Oct 2023	Income	Expenditure	Gains and losses	Transfers between funds	Balance 30 Sep 2024
	£'000	£'000	£'000	£'000	£'000	£'000
<b>Consolidated funds</b>						
General fund (unrestricted)	36,387	5,135	(4,964)	1,675	8,508	46,741
Funds for major repairs (designated)	1,500	-	-	-	300	1,800
Reserve for future purposes (designated)	39,690	-	-	1,692	(8,808)	32,574
ISH Scholarship Fund (designated)	2,883	131	(36)	119	-	3,097
International Students Trust Fund (restricted)	4,202	117	(61)	136	-	4,394
Mary Trevelyan Fund (restricted)	423	76	(28)	11	-	482
William Ross Murray Scholarship (restricted)	89	2	-	4	-	95
ISH African Students Bursary (restricted)	296	10	(29)	13	-	290
Tara Nirula Arts Scholarship (restricted)	75	3	(13)	3	-	68
Ellenor Mary Anwyl Scholarship (restricted)	53	-	(11)	2	-	44
Wahid Butt Donation (restricted)	15	-	-	1	-	16
Goats Indian Scholarship Fund (restricted)	9	-	-	-	-	9
<b>Total funds</b>	<b>85,622</b>	<b>5,474</b>	<b>(5,142)</b>	<b>3,656</b>	<b>-</b>	<b>89,610</b>

A description of each of the Charity's restricted funds is provided on page 50.

## 19. Total resources expanded

	Grants	Other direct costs	Support costs	Total 2024
	£'000	£'000	£'000	£'000
<b>2024</b>				
Raising funds	-	1,444	991	2,435
Charitable resources	24	1,893	2,615	4,532
Total resources expended	24	3,337	3,606	6,967
<b>2023</b>				
Raising funds	-	1,321	912	2,233
Charitable activities	60	1,774	2,846	4,680
Total resources expended	60	3,095	3,758	6,913

Bursaries and grants paid are allocated on the basis of need and merit, after careful consideration of applications received with reference to the allocation terms of the various funds.

Cost allocation includes an area of judgment, and the Charity has had to consider the cost benefit of detailed calculations and record keeping. Direct overheads including payroll are allocated within other costs above. Indirect costs have been allocated on the basis of the table below.

Support costs and basis of allocation:		2024	2023
		£'000	£'000
<b>Nature of cost</b>	<b>Allocation basis</b>		
Staff payroll and on costs	Estimated time spent	1,403	1,286
Premises and utilities	Floor area	1,440	1,574
Administration and other overheads	Sales income	763	898
<b>Total support costs</b>		<b>3,606</b>	<b>3,758</b>

## 20. Pension schemes

Pension arrangements for staff of International Students House are based on final salary benefit schemes with the University Superannuation Scheme (USS) Ltd for two senior members of staff and the Superannuation Arrangements of the University of London (SAUL) for other staff.

### Universities Superannuation Scheme (USS)

#### Significant accounting policies

The Charity participates in the USS scheme. The assets of the scheme are held in a separate trustee-administered fund. Because of the mutual nature of the scheme, the assets are not attributed to individual institutions and a scheme-wide contribution rate is set.

The institution is therefore exposed to actuarial risks associated with other institutions' employees and is unable to identify its share of the underlying assets and liabilities of the scheme on a consistent and reasonable basis.

As required by Section 28 of FRS 102 "Employee benefits", the institution therefore accounts for the scheme as if it were a defined contribution scheme. As a result, the amount charged to the profit and loss account represents the contributions payable to the scheme and the deficit recovery contributions payable under the scheme's Recovery Plan.

Where a scheme valuation determines that the scheme is in deficit on a technical provision's basis (as was the case following the 2020 valuation), the trustee of the scheme must agree a Recovery Plan that determines how each employer within the scheme will fund an overall deficit.

The institution recognises a liability for the contributions payable that arise from such an agreement (to the extent that they relate to a deficit) with related expenses being recognised through the income statement. Further disclosures relating to the deficit recovery liability can be found in this note.

### Critical accounting judgements

FRS 102 makes the distinction between a group plan and a multi-employer scheme. A group plan consists of a collection of entities under common control typically with a sponsoring employer.

A multi-employer scheme is a scheme for entities not under common control and represents (typically) an industry-wide scheme such as UAS.

The accounting for a multi-employer scheme where the employer has entered into an agreement with the scheme that determines how the employer will fund a deficit, results in the recognition of a liability for the contributions payable that arise from the agreement (to the extent that they relate to the deficit) with the resulting expense charged through the Income and Expenditure Statement in accordance with section 28 of FRS 102.

### Key sources of estimation uncertainty

At 30 September 2024, ISH's balance sheet included a liability of £67,493 for future contributions payable under the deficit recovery agreement which was concluded on 30 September 2021, following the 2020 valuation when the scheme was in deficit.

No deficit recovery plan was required from the 2023 valuation, because the scheme was in surplus. Changes to contribution rates were implemented from 1 January 2024 and from that date the institution was no longer required to make deficit recovery contributions. Further disclosures relating to the deficit recovery liability can be found in the next section of this note.

### Deficit recovery liability

The total cost charged to the Income and Expenditure statement for the year ending 30 September 2024 was £49,904 (2022-23: £65,691). The deficit recovery contributions due within one year for the institution is £67,493 (2022-23: £64,076). This amount has been reflected in the financial statements above under other creditors. A deficit recovery plan was put in place as part of the 2020 valuation, which required payment of 6.2% of salaries over the period 1 April 2022 until

31 March 2024, at which point the rate would increase to 6.3%. As set out in this Note, no deficit recovery plan was required under the 2023 valuation because the scheme was in surplus on a technical provision's basis. The institution was no longer required to make deficit recovery contributions from 1 January 2024 and accordingly released the outstanding provision to the Income and Expenditure statement.

The latest available complete actuarial valuation of the Retirement Income Builder is as at 31 March 2023 (the valuation date), which was carried out using the projected unit method. Since the institution cannot identify its share of USS Retirement Income Builder (defined benefit) assets and liabilities, the following disclosures reflect those relevant for those assets and liabilities as a whole.

The 2023 valuation was the seventh valuation for the scheme under the scheme-specific funding regime introduced by the Pensions Act 2004, which requires schemes to have sufficient and appropriate assets to cover their technical provisions (the statutory funding objective). At the valuation date, the value of the assets of the scheme was £73.1 billion and the value of the scheme's technical provisions was £65.7 billion indicating a surplus of £7.4 billion and a funding ratio of 111%.

The key financial assumptions used in the 2023 valuation are described below. More detail is set out in the Statement of Funding Principles ([uss.co.uk/about-us/valuation-and-funding/statement-of-funding-principles](http://uss.co.uk/about-us/valuation-and-funding/statement-of-funding-principles)).

### CPI assumption

Term dependent rates in line with the difference between the Fixed Interest and Index Linked yield curves less: 1.0% p.a. to 2030, reducing linearly by 0.1% p.a. from 2030.

### Pension increases (subject to a floor of 0%)

Benefits with no cap: CPI assumption plus 3bps  
Benefits subject to a "soft cap" of 5% (providing inflationary increases up to 5% and half of any excess inflation over 5% up to a maximum of 10%):

CPI assumption minus 3bps.

### Discount rate (forward rates)

Fixed interest gilt yield curve plus:

Pre-retirement: 2.75% p.a.

Post-retirement: 0.9% p.a..

The main demographic assumptions used relate to the mortality assumptions. These assumptions are based on analysis of the scheme's experience carried out as part of the 2023 actuarial valuation. The mortality assumptions used in these figures are as follows:

### Mortality base table

101% of S2PMA "light" for males and 95% of S3PFA for females.

### Future improvements to mortality

CMI 2021 with a smoothing parameter of 7.5, an initial addition of 0.4% p.a., 10% w2020 and w2021 parameters, and a long-term improvement rate of 1.8% p.a. for males and 1.6% p.a. for females.

The current life expectancies on retirement at age 65 are:

	2024	2023
Males currently aged 65 (years)	23.7	24.0
Females currently aged 65 (years)	25.6	25.6
Males currently aged 45 (years)	25.4	26.0
Females currently aged 45 (years)	27.2	27.4

### Superannuation Arrangements of the University of London (SAUL)

ISH participates in the SAUL, which is a centralised defined benefit scheme within the United Kingdom and was contracted out of the Second State Pension (prior to April 2016).

SAUL is an independently managed pension scheme for the non-academic staff of over 50 colleges and institutions with links to higher education. Pension benefits accrued within SAUL currently build up on a Career Average Revalued Earnings (CARE) basis.

ISH is not expected to be liable to SAUL for any other current participating employer's obligations under the Rules of SAUL, but in the event of an insolvency of any participating employer within SAUL, an amount of any pension shortfall (which cannot otherwise be recovered) in respect of that employer, may be spread across the remaining participating employers and reflected in the next actuarial valuation.

### **Funding policy**

SAUL's statutory funding objective is to have sufficient and appropriate assets to meet the costs incurred by the Trustee in paying SAUL's benefits as they fall due ("Technical Provisions"). The Trustee adopts assumptions which, taken as a whole, are intended to be sufficiently prudent for pensions and benefits already in payment to continue to be paid and for the commitments which arise from Members' accrued pension rights to be met.

The Technical Provisions assumptions include appropriate margins to allow for the possibility that events turn out worse than expected. However, the funding method and assumptions do not completely remove the risk that the Technical Provisions could be insufficient to provide benefits in the future.

A formal actuarial valuation of SAUL is carried out every three years by a professionally qualified and independent actuary. The last actuarial valuation was carried out with an effective date of 31 March 2023. Informal reviews of SAUL's position, reflecting changes in market conditions, cash flow information and new accrual of benefits, are carried out between formal valuations.

The funding principles were agreed by the Trustee and employers in June 2024 and will be reviewed again at SAUL's next formal valuation in 2026. At the 31 March 2023 valuation, SAUL was 105% funded on its Technical Provisions basis. As SAUL was in surplus on its Technical Provision basis, no deficit contributions were required. The Trustee and the Employers agreed that the ongoing Employers' contributions will fall from a rate of 21% of CARE

Salaries to 19% of CARE Salaries from 1 September 2024.

### **Accounting policy**

ISH is a Participating Employer in SAUL. The actuarial valuation applies to SAUL as a whole and does not identify surpluses or deficits applicable to individual employers. As a whole, the market value of SAUL's assets at 31 March 2023 was £3,096 million representing 105% of the liabilities.

It is not possible to identify an individual Employer's share of the underlying assets and liabilities of SAUL. ISH accounts for its participation as if it were a defined contribution scheme. Pension costs are based on the amounts actually paid (cash amounts) in accordance with paragraphs 28.11 of FRS 102.

As there was a Technical Provisions surplus at 31 March 2023, no deficit contributions were required following the 2023 valuation and there is no defined benefit liability (the present value of any deficit contributions due to SAUL) to be recognised by ISH.

## 21. Subsidiaries

The Charity's trading subsidiary, Park Crescent Conference Limited, which is wholly owned and registered in England and Wales, was activated during 2005-06. The Charity holds 100% of the ordinary share capital of the company which is £1.

Its principal activity is the supply of conference, bar and related facilities and services to residents, clients and patrons.

Results for the year ended 30 September 2024 were as follows:

	2024	2023
	£	£
<b>Profit and loss account</b>		
Turnover	2,456,304	2,143,164
Costs of sales	(308,180)	(302,938)
<b>Gross profit</b>	<b>2,148,124</b>	<b>1,840,226</b>
Other expenses	(1,810,638)	(1,571,666)
<b>Profit for the year</b>	<b>337,486</b>	<b>268,560</b>
<b>Balance sheet</b>		
<b>Net assets</b>	<b>337,487</b>	<b>268,561</b>
Share capital	1	1
Retained profit	337,486	268,560
<b>Total shareholders' funds</b>	<b>337,487</b>	<b>268,561</b>

During the year Park Crescent Conference Limited made a surplus of £337,486 (2022-23: £268,560); this amount will be paid as a distribution in 2024-25 to ISH.

## 22. Related parties

ISH is connected with two other charities; the Toyota-Shi Trevelyan Trust of which Lord Nicholas Bourne is the Chair; and International Students Trust, a dormant charity of which John Garbutt is the Chair. Shami Nathoo is the Company Secretary of both these charities.

There were no transactions with these parties during the year (2022-23: nil).

Amounts owed by connected trusts at the year-end are disclosed in note 14.

## 23. Operating lease commitments

At 30 September 2024, ISH had outstanding commitments for future minimum lease payments under non-cancellable operating lease.

	2024	2023
	£	£
<b>Office equipment</b>		
Due within one year	54,883	54,883
Due between two to five years	80,107	134,990
	<u>134,990</u>	<u>186,044</u>

## 24. Capital commitments

At 30 September 2024, the group had capital commitments for fixtures and fittings and equipment (Ventilation upgrade) of £438k (2022-23: £421k).

## 25. Taxation

ISH is a registered charity and as such its income and gains falling within s505 ICTA 88 or s256 TCGA 92 are exempt from corporation tax to the extent that they are applied to its charitable objectives. Its subsidiary Park Crescent Conference Limited has not incurred a tax charge, as it has donated the surpluses it has achieved in the last few financial years to ISH.

## 26. Future commitments

ISH entered into a Development Funding Agreement with HGL Kennington Limited (Company Registration no. 15003450) in relation to the development of a student accommodation property at 238 Kennington Lane, London with a maximum commitment of £34m for the project. The target completion date of the property is June 2026. A charge on the Charity's investment portfolio was taken by HSBC UK on 22 January 2024 for the provision of a Lombard Loan to fund the development of the property.















# ISH Annual Report 2023-24\_FINAL\_24.04.25 Approved by Board


Final Audit Report


2025-05-19


Created:	2025-05-12
By:	Shami Nathoo (s.nathoo@ish.org.uk)
Status:	Signed
Transaction ID:	CBJCHBCAABAAdQ8veJ_08w3_p8LHNjEV9j4RHigTPs0Z


## "ISH Annual Report 2023-24\_FINAL\_24.04.25 Approved by Board" History


-  Document created by Shami Nathoo (s.nathoo@ish.org.uk)  
2025-05-12 - 1:16:11 PM GMT
-  Document emailed to nickbourne1@hotmail.co.uk for signature  
2025-05-12 - 1:16:23 PM GMT
-  Email viewed by nickbourne1@hotmail.co.uk  
2025-05-12 - 1:30:05 PM GMT
-  Signer nickbourne1@hotmail.co.uk entered name at signing as Nicholas Bourne  
2025-05-12 - 1:31:37 PM GMT
-  Document e-signed by Nicholas Bourne (nickbourne1@hotmail.co.uk)  
Signature Date: 2025-05-12 - 1:31:39 PM GMT - Time Source: server
-  Document emailed to aeariffin@gmail.com for signature  
2025-05-12 - 1:31:43 PM GMT
-  Email viewed by aeariffin@gmail.com  
2025-05-12 - 1:51:03 PM GMT
-  Signer aeariffin@gmail.com entered name at signing as Azlinda Ariffin-Boromand  
2025-05-12 - 1:52:01 PM GMT
-  Document e-signed by Azlinda Ariffin-Boromand (aeariffin@gmail.com)  
Signature Date: 2025-05-12 - 1:52:03 PM GMT - Time Source: server
-  Document emailed to nfinlayson@mks.co.uk for signature  
2025-05-12 - 1:52:06 PM GMT

 Email viewed by nfinlayson@mks.co.uk  
2025-05-12 - 1:52:41 PM GMT


 Email viewed by nfinlayson@mks.co.uk  
2025-05-14 - 1:56:53 PM GMT

 Email viewed by nfinlayson@mks.co.uk  
2025-05-16 - 1:56:43 PM GMT

 Email viewed by nfinlayson@mks.co.uk  
2025-05-18 - 1:56:21 PM GMT

 Signer nfinlayson@mks.co.uk entered name at signing as Moore Kingston Smith llp  
2025-05-19 - 2:58:35 PM GMT

 Document e-signed by Moore Kingston Smith llp (nfinlayson@mks.co.uk)  
Signature Date: 2025-05-19 - 2:58:37 PM GMT - Time Source: server

 Agreement completed.  
2025-05-19 - 2:58:37 PM GMT