



habitat &  
humanisme



H&H  
2022

# FINANCIALS

SEPTEMBER 2023

The Habitat et Humanisme  
Movement comprises:

**1** Federation with accredited  
charity status, bringing together:

**58** non-profits covering  
**86** departements

**1** non-profit in Belgium  
and **1** non-profit in Luxembourg

**2** socially responsible property  
companies

**10** AIVS  
(socially responsible letting  
agencies)

For 38 years, Habitat et Humanisme has been working to combat the exclusion and isolation of people in difficulty by promoting access to housing, integration and social connection.

**Habitat et Humanisme's mission is to:**

- ▶ enable people with limited resources, who are at risk because of their social situation, age, disability or health, to access a housing solution adapted to their situation and resources,
- ▶ contribute to inclusive city living, with a focus on housing in balanced neighbourhoods,
- ▶ offer personalised or group support to encourage new social connections and integration.

To fulfil its role, Habitat et Humanisme's activities are organised into 3 branches: supported housing, nursing and care homes, emergency and refugee accomodation

# 2022

# FINANCIAL REPORT

The figures are taken from the combined financial statements of the Habitat et Humanisme Movement. They describe the activities, income and net assets of the various organisations that enable Habitat et Humanisme to implement its mission to support vulnerable people.

The Movement chiefly comprises around 60 local non-profits, the Habitat et Humanisme Soins non-profit, 10 social housing agencies, a federation and 2 property companies.

These financial statements have been audited without reserve by the Statutory Auditor, Acti Conseil. The full financial report is available on request and can be consulted at [www.habitat-humanisme.org](http://www.habitat-humanisme.org)

## BUSINESS MODEL

The combined financial statements highlight the two main, highly complementary economic models of the Movement's structures: the model applied by the property companies, which produce housing and residence centres for dependent elderly people; and the model applied by local Habitat et Humanisme non-profits and by the Habitat et Humanisme Soins non-profit.

The model is also underpinned by the commitment of 5,667 volunteers who provide a large part of the support for the individuals and families housed, as well as projects to source new housing, oversee refurbishments, raise funds, and more.

## HOW DOES HABITAT ET HUMANISME FUND ITS WORK?

### Production of housing and senior care homes

To fund their housing and senior care home\* purchase and renovation operations, the State-accredited Habitat et Humanisme and EHD property companies receive **subsidies and long-term loans**, as well as **equity contributions**. These are built up through capital increases. These funds collected from the public constitute **social investments** of which the shareholders retain ownership.

In addition, the property companies receive **rents on the housing they produce**. These are contractual rents and daily rates (for senior care homes), which enable them to repay **the loans taken out** from Caisse des Dépôts and banks.

### Socially responsible landlords

Habitat et Humanisme calls on rental accommodation landlords to entrust their properties to it. This accommodation is then managed either through a management mandate via a social housing agency\*\* or through direct subletting. Rent is collected and paid to the landlords.

### Support

Within the H&H Movement, 3,340 volunteers are involved in supporting people housed in its accommodation (excluding senior care homes). They volunteer alongside 491 employees.

The costs inherent in providing this support (salaries, training, travel, etc.) are covered by subsidies, sponsorship and funds raised from the public (donations, etc.).

### Medical and social welfare facilities

The medical and social welfare facilities receive allowances for accommodation, care and dependency from their supervisory authorities, département local authorities and regional health agencies. They also receive fees from residents.

### Emergency and refugee accommodation

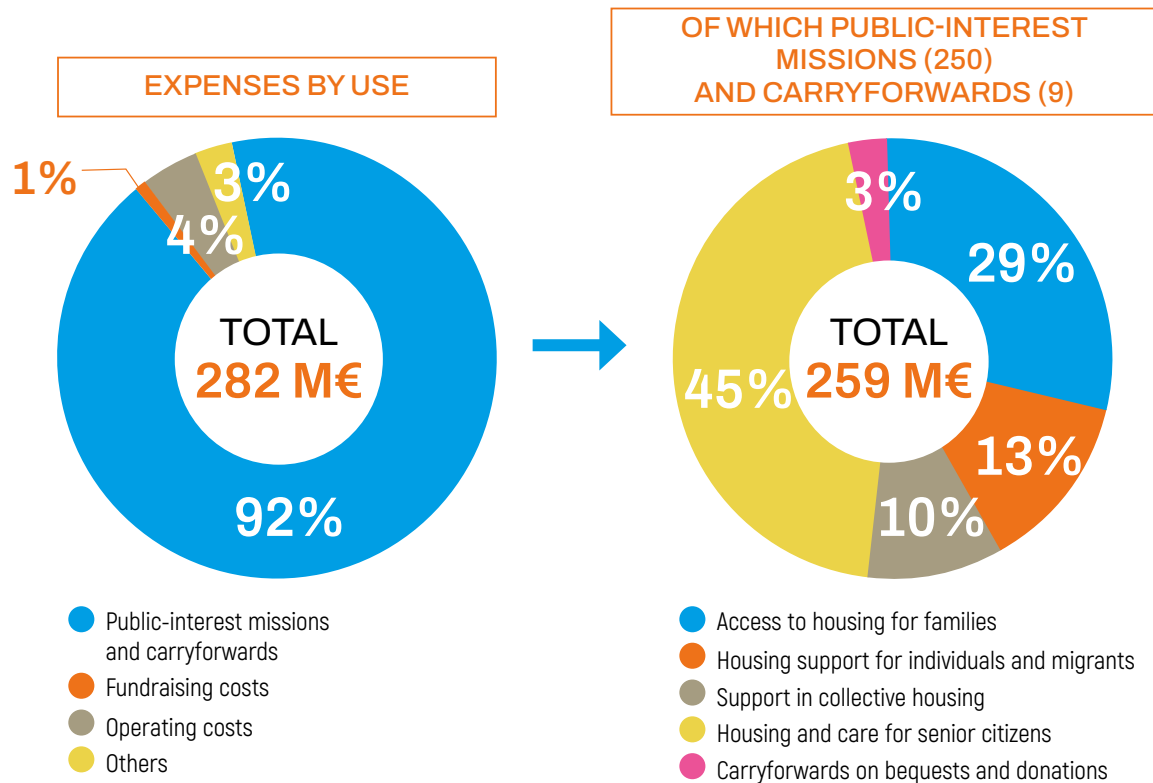
Emergency and refugee centres and facilities are funded by French State grants and by funds raised from the public.

### Operations, communication and fundraising

These costs are mainly covered by funds raised from the public: donations, membership fees, public-interest savings schemes, and sponsorship.

\* French EHPADs (Etablissement d'Hébergement pour Personnes Agées Dépendantes).

\*\* French AIVS (Agence Immobilière à Vocation Sociale).



Total expenses increased from €238 million to €282.4 million.

Public-interest missions and carryforwards amounted to €259.2 million i.e. 92% of total expenses, breaking down as follows:

- ▶ Access to housing for families: €75.8 million. These are the expenses incurred by the property companies and by the social housing agencies to produce housing and use existing housing and to help people in difficulty to access decent accommodation.
- ▶ Support in individual housing and accommodation for migrants: €33.2 million. This includes expenditure related to volunteers helping families with social integration and costs related to emergency sheltering in hotels.
- ▶ Support for people in collective housing: €26.2 million, corresponding to the total costs of the collective residences.
- ▶ Housing and care for senior citizens: €115.3 million. This corresponds to all expenses incurred in senior care homes.
- ▶ Carryforwards on bequests and donations: €8.7 million.

These amounts do not include voluntary contributions in kind, valued at €14.4 million of which €10.8 million in time spent by the 5,667 volunteers, €2.4 million in skills sponsorship and €1.2 million in services in kind.

The €28.8 million raised from the public was used to fund:

- ▶ Initiatives completed in 2022 for €13.5 million and initiatives scheduled for completion in the next few years for €10.9 million (allocations to dedicated funds). 81% of expenditure is therefore allocated to public-interest missions.
- ▶ Fundraising costs and expenses on bequests and donations of €2.4 million, or 8% of the total. To be noted that these expenses include costs related to the capital raised by two property companies, which amounts are not reported in the income statement.
- ▶ Operating costs of €3.4 million, or 11% of the total.
- ▶ The balance was carried forward.

In conclusion, the funds raised from the public are mostly being used the year they are received, in accordance with the Movement provisions and reserves policy.

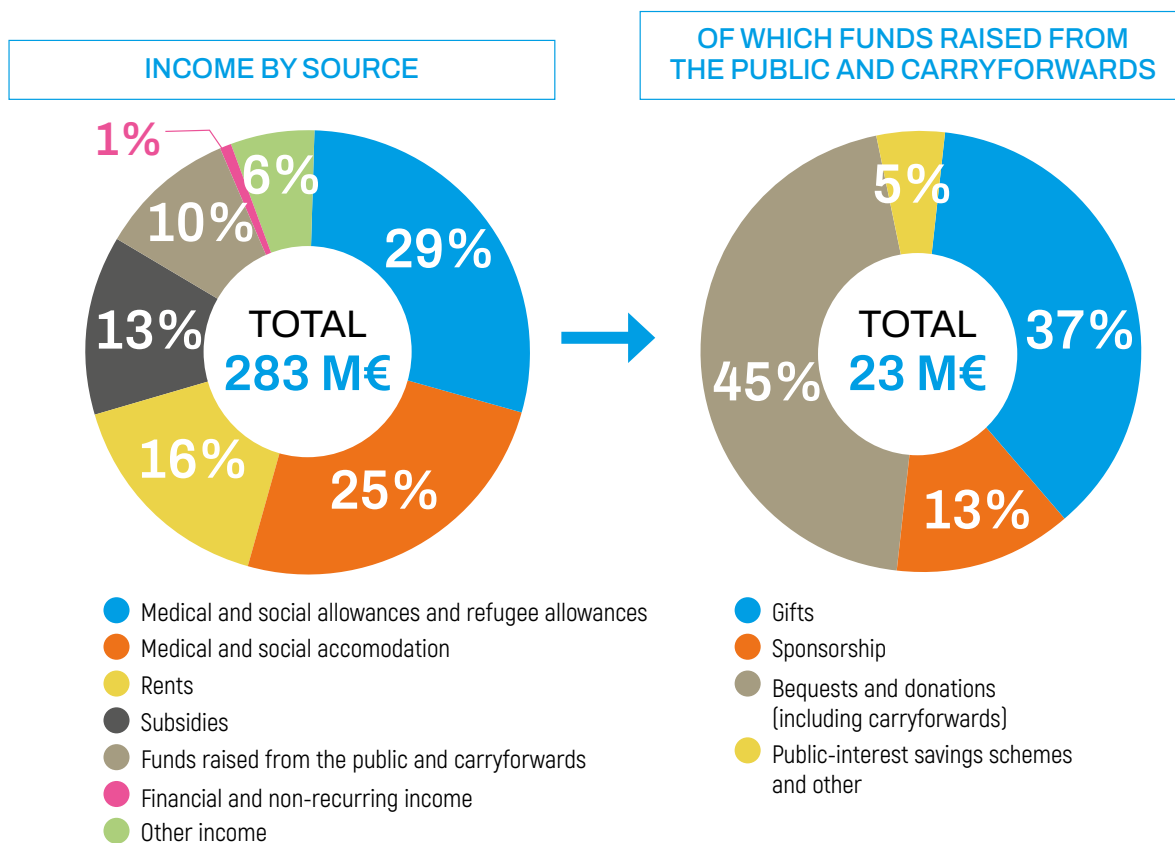
Fundraising costs amounted to €3.4 million, or 1% of total expenses. They enabled the Movement to perform capital increases for €34.3 million and to raise €28.8 million from the public (including carryforwards), i.e., €63.1 million overall. They represent 4.9% of the funds collected.

Operating costs amounted to €11.1 million, i.e., 4% of expenses. They mainly comprise expenses for general management, communications, administrative and financial management and IT, which are necessary for the Movement to run smoothly.

Other uses of funds comprise additions to provisions, corporate income tax and allocations to dedicated funds.

These expenses by use do not include the €113.8 million in property investments made by the property companies, which represent part of the Movement's missions.

In summary, at 92% the increased income continued to be mostly used for public-interest missions.



Total income rose from €242.7 million to €283.3 million, reflecting an increase in the Movement's activities.

Income in funds raised from the public amounted to €23.2 million. Including carryforwards of bequests and donations for €5.6 million, this income amounts to €28.8 million and represents 10% of total income. This good performance testifies to people's loyal support for the Habitat et Humanisme Movement. To better understand the effort made by supporters, an additional €34.3 million in capital increases carried out by the two property companies should also be taken into account.

Income not related to funds raised from the public reached €128.2 million, or 45% of total income. This amount includes the accommodation contributions made by the residents of the medical and social centres (€71.1 million) and rent paid by the tenants of accommodation (€45.3 million). All tenants and residents pay a small rent, which engages their sense of responsibility as tenants. Other income (€8.2 million), financial income (€2.7 million) and non-recurring income (€0.9 million) make up the balance.

Subsidies and other public assistance amounted to €117.1 million. These comprise subsidies received from the French State and local authorities (€35.2 million), mainly to fund support for people, the social activities of boarding houses, and investments in the real estate property companies. Medical and social allowances (€69.3 million), also paid by the State and local authorities, help cover the care and dependency expenses of residents in centre for frail or dependent elderly people with limited resources. Refugee allowances (€12.6 million) cover the costs of emergency and refugee accommodation centers.

Reversals of provisions and expense transfers amounted to €5.9 million.

The use of dedicated funds (€3.3 million) corresponds to the amounts committed during the year that were recorded in the previous year as dedicated funds.

IN K€	TOTAL	
	2022	2021
<b>VOLUNTARY CONTRIBUTIONS FROM THE PUBLIC</b>	<b>14 437</b>	<b>12 375</b>
Volunteering	10 792	9 096
Skills sponsorship	2 384	1 598
Services and donations in kind	1 261	1 681

## VOLUNTARY CONTRIBUTIONS IN KIND

Voluntary contributions amounted to €14.4 million are essential to the Movement's business model. They comprise volunteers' time, skills sponsorship and services provided free of charge.

# CONDENSED STATEMENT OF FINANCIAL POSITION

ASSETS IN K€	2022	2021	Difference
<b>NON-CURRENT ASSETS</b>	<b>859 074</b>	<b>769 466</b>	<b>89 609</b>
Property, plant and equipment and intangible assets	849 369	761 792	87 577
Long-term financial assets	9 706	7 674	2 032
<b>CURRENT ASSETS</b>	<b>292 854</b>	<b>262 070</b>	<b>30 784</b>
Subsidies receivable	45 744	45 010	734
Other receivables	61 701	43 322	18 379
Cash and cash equivalents	185 408	173 738	11 670
<b>TOTAL ASSETS</b>	<b>1 151 928</b>	<b>1 031 536</b>	<b>120 392</b>

LIABILITIES IN K€	2022	2021	Difference
<b>SHAREHOLDERS' EQUITY</b>	<b>549 952</b>	<b>512 364</b>	<b>37 588</b>
Share capital and reserves	548 984	507 708	41 275
Surplus	968	4 656	-3 688
Of which Group share	160 062	146 746	13 316
Of which non-Group share	389 890	365 618	24 272
<b>INVESTMENT SUBSIDIES</b>	<b>171 291</b>	<b>164 034</b>	<b>7 257</b>
<b>TOTAL EQUITY</b>	<b>721 243</b>	<b>676 398</b>	<b>44 845</b>
<b>PROVISIONS FOR LIABILITIES AND CHARGES</b>	<b>19 690</b>	<b>16 004</b>	<b>3 687</b>
<b>CARRYFORWARDS AND DEDICATED FUNDS</b>	<b>25 268</b>	<b>20 253</b>	<b>5 015</b>
<b>BORROWINGS</b>	<b>385 727</b>	<b>318 881</b>	<b>66 846</b>
Borrowings and debt	292 364	261 021	31 343
Other liabilities	93 363	57 860	35 503
<b>TOTAL LIABILITIES</b>	<b>1 151 928</b>	<b>1 031 536</b>	<b>120 393</b>

## ASSETS

The €90 million increase in non-current assets is due to the real estate investments in both social housing and senior care homes, and by the change in the Movement perimeter.

Current assets (€293 million) chiefly comprise subsidies notified by the local authorities at the start of the project but not yet received, cash on hand, and other receivables.

Available cash is primarily intended to fund committed and ongoing property investments and to deal with possible contingencies within the non-profits.

## LIABILITIES

The increase in shareholders' equity is due to the capital increases subscribed by supporters in the two property companies. Net income for the year is €1 million.

Debt relates to loans obtained by the property companies from Caisse des Dépôts to fund their property projects. The borrowing rate (share of debt in the statement of financial position) remains stable at 25%.

The financial position remains solid, with equity covering 84% of non-current assets, and the resulting financial indicators paint an encouraging picture of the Movement's future development.

# STATEMENT OF CASH FLOWS

IN K€	2022	2021
<b>CASH SURPLUS</b>	<b>968</b>	<b>4 656</b>
DEPRECIATION, AMORTISATION AND PROVISIONS	52 006	36 488
INVESTMENT SUBSIDIES AND PROVISIONS	-25 591	-20 214
<b>CASH FLOWS FROM RECURRING OPERATIONS</b>	<b>27 400</b>	<b>20 930</b>
DISPOSALS OF FINANCIAL ASSETS	9 268	11 548
CAPITAL INCREASES	34 315	39 313
INVESTMENT SUBSIDIES	13 518	12 315
BORROWINGS	42 142	35 199
<b>SOURCES OF FUNDS</b>	<b>99 243</b>	<b>98 375</b>
PROPERTY INVESTMENTS	-113 797	-87 642
FINANCIAL INVESTMENTS	-9 654	-9 212
REPAYMENT OF BORROWINGS	-10 799	-9 961
<b>USES OF FUNDS</b>	<b>-134 250</b>	<b>-106 815</b>
- CHANGE IN WORKING CAPITAL REQUIREMENT	19 295	-11 624
<b>CHANGE IN CASH AND CASH EQUIVALENTS</b>	<b>11 671</b>	<b>866</b>

The statement of cash flows shows that the Movement generated cash of €11.6 million over the year, reflecting:

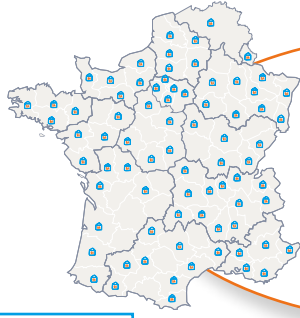
- ▶ Positive cash-flows from recurring operations of €27.4 million, generating a net positive cash-flow of €16.6 million, after loans reimbursements.
- ▶ The completion of property transactions following capital increases for a total of €34.3 million, inflows from loans and investment subsidies for €55.6 million, and outflows on real estate transactions for €113.7 million (of which 16 million were effectively paid out in 2021 for the INLI operation, and are included in the working capital requirement).

- ▶ An inflow from the sale of shares in the property companies for €0.4 million (Disposals of financial assets – Financial investments), which corresponds to the difference between the price of the shares purchased from subscribers and the price of reselling them (mainly to institutional investors).
- ▶ A change in perimeter with the inclusion of 5 new senior care homes for €3.2 million.
- ▶ A variation of working capital requirement of €16.1 million, mostly due to the effect of the prefinancing of the INLI operation in 2021.

The financial model in place allows the Movement to continue to develop its activities to support the most vulnerable people.



SOCIALLY RESPONSIBLE PROPERTY COMPANIES



**58 local non-profits**

1 non-profit in Belgium and 1 in Luxembourg

**Foncière d'Habitat et Humanisme**  
property company

**Entreprendre pour Humaniser la Dépendance (EHD)**  
property company



**Fédération Habitat et Humanisme**  
Accredited charity

**10 social housing agencies (AIVS)**

**Socially responsible home ownership/property organisations (OFS)**

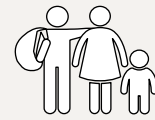
**3 BRANCHES OF ACTIVITY**



**Nursing and care homes**



**Supported housing**



**Emergency and refugee accommodation**

## 2022 key figures

**10 620** housing units

**1 860** emergency and refugee accommodation places

**47** senior care homes

More than **15 000** families and single people housed or sheltered

**2 450** employees

**5 670** volunteers

## Transparency and controls

The "Essentials" information is taken from the annual report and the financial statements. The financial statements, including the statement of sources and uses of funds, have been audited by the Statutory Auditor and were approved by the Annual General Meeting on 26 June 2023. They can be consulted on the website [www.habitat-humanisme.org](http://www.habitat-humanisme.org) or obtained by written request to Habitat et Humanisme, 69 Chemin de Vassieux, 69300 Caluire.

**The Audit Committee** audits several of the Movement's non-profits and structures each year.

**The Risk Committee** is responsible for the mapping of risks and resolution procedures.

**The Donors' Committee** ensures that the funds collected are used appropriately. **Le Don en Confiance** (Comité de la Charte) oversees the appeal to donations from the public and has awarded the "Don en Confiance" (giving with confidence) label to the Movement after carrying out continuous and independent monitoring of the principles of respect for donors, transparency, efficiency, integrity and objectivity.