

THRESHOLD HOUSING LINK
REPORT OF THE TRUSTEES AND
UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2021

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The trustees present their report with the financial statements of the charity for the year ended 31 March 2021. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

OBJECTIVES AND ACTIVITIES

PUBLIC BENEFIT

The Trustees confirm that they have complied with their duty as defined in section 17 of the Charities Act 2011 to have due regard to the public benefit guidance published by the Charity Commission for England and Wales. The Trustees further confirm that the activities of Threshold Housing Link are carried out in line with its objectives and aims and such other charitable purposes according to the law of England and Wales as the Trustees think fit from time to time in order to deliver a public benefit as described within this report.

OBJECTIVES AND AIMS

Threshold Housing Link (established 1972) is a charity based in Swindon, Wiltshire, that actively tackles the multiple issues connected to homelessness by providing street-based Outreach Services and Supported Accommodation projects for single homeless rough sleepers and sofa surfers.

SUPPORTED RESETTLEMENT ACCOMMODATION PROJECTS

Our supported accommodation service users, who are predominantly rough sleepers and sofa surfers at the time of accessing our assistance, often have complex issues requiring assistance which are related to substance misuse, unmet mental health needs, social exclusion, a loss of self-esteem due to being homeless, a decline in physical and emotional wellbeing and difficulty sustaining positive relationships due to the entirety of their experiences. Our supported accommodation has a pro-active personal development and resettlement programme to enable move-on from hostel accommodation into more independent living.

Threshold provides encouragement and training to help homeless people move from the streets to a home, supporting them to regain independence and develop their ability to take advantage of or (re)join education, employment or training opportunities. All residents undergo a comprehensive needs assessment prior to taking up their accommodation and a support plan is co-constructed with them by our staff, which is reviewed regularly throughout the resident's stay. Our needs assessments are evidence based and person-centred, focusing on the resident's desired outcomes, particularly outcomes which allow them to live well and increasingly become less reliant on support services towards total independent and sustainable living. During this reporting period twenty-two individuals were accommodated in Threshold's resettlement accommodation projects, the number would have been higher due to individuals with planned move-on into independent accommodation offers which were delayed by the pandemic. The impact of the COVID-19 pandemic, related lockdowns and other elements of social movement and habitation restriction, removed the capacity for individuals to move-on to independent accommodation from our Resettlement Projects during the year this report covers. The same factors naturally also prevented the move of individuals to our projects who were instead accommodated first of all under the "Everyone In" scheme, residing throughout the year in Hotels and B&B's, and then provided extended stays in shelter under a discretionary duty offered by the Local Authority.

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Planning took place throughout the year for the acquisition of an additional property to be purposed to provide a safe space, a house of respite for homeless sex-workers in Swindon, who have historically and still experience multiple levels of profound disadvantage, higher degrees of vulnerability, risk and poorer outcomes in all respects than the general homeless population. A new property was acquired for Threshold's homeless Sex Worker Accommodation Project (SWAP) during month twelve of this reporting period.

STREET OUTREACH SERVICE

Threshold has provided Swindon's rough sleeper Outreach Service for decades, proactively patrolling the town's streets, car parks, parks, commercial precincts and outlying industrial estates in order to locate and assist rough sleepers and provide professional support to help them access the services available that can help the homeless acquire safe shelter. During the year concerned in this report, Threshold was commissioned to provide an Assertive Rough Sleeper Outreach Service to Swindon Borough Council. As part of the Central Government initiative, "Everyone In", with its directive to accommodate all rough sleepers, Threshold participated as a key partner to the Local Authority, assisting with the care of the homeless who were accommodated predominately in Swindon's Great Western Hotel, and a small number of B&B's as well as outlying hotels within the Borough. The Outreach Service adapted to the demands of the Pandemic by operating seven days per week, predominately in shift patterns covering the daily twenty-four-hour cycle, for the entire duration of the first six-month lockdown. Working around the clock, our Outreach Team was able to respond swiftly to emergency reports of rough sleepers, acting within minutes, or a couple hours at most, to find and assist individuals in need. Individuals experiencing homelessness during lockdowns were assisted by Threshold and the Local Authority in record speed.

Threshold remained working entirely frontline throughout the entire reporting period, increasing the number of services offered by our entire team to support the homeless. Our Outreach Team assisted the first suspected COVID-19 positive rough sleeper into emergency accommodation provided by the Local Authority (an isolation house) and supported that first individual throughout their isolation period, delivering food and other supplies. Throughout the first lockdown, Threshold's Outreach Team sourced and delivered food to the Great Western Hotel, to individuals in supported housing, both within Threshold's own projects and those provided by other organisations who were accommodating the recently homeless, but then in temporary accommodation.

As volunteer groups ceased operations from the onset of the first lockdown, the Threshold team were able to provide services to fill the gaps left by the ceased operations. Many volunteer groups and other charities no longer working frontline provided resources to Threshold which were distributed where they were needed most by our Outreach Team. We worked to support those key service provider organisations our service users (the homeless) relied upon when, like volunteer groups, the majority of service providers tasked to deliver health and other support predominately ceased all face-to-face provision of their services. The additional gap-filling burden placed upon the entire Threshold team as a consequence of the continued and acute needs experienced by service users during the reporting period was difficult to carry, but a source of great pride for our organisation. The provision of such extended and evolved Outreach Services to meet the demands created throughout the worst phases of the COVID-19 pandemic came at a heavy financial cost to the organisation, which was managed in part through grants bestowed by Homeless Link (COVID-19 Homelessness Response Fund) and Wiltshire Community Fund (COVID-19 Response Grant) to support our Outreach response work.

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More than a dozen individuals from the homeless community in Swindon died during this reporting period. The analysis of contributing factors leading to their morbidity has yet to be undertaken or undertaken in a fully transparent way. We cannot therefore speak in elaborate or speculative terms about factors of causation at this stage. We can, albeit speculatively, state that many more individuals would have died had those few lifelines of face-to-face, responsive, adaptive frontline services not been available to serve the hundreds of individuals in temporary emergency or supported accommodation in Swindon during the period concerned in this reporting.

We intensively supported hundreds of individual rough sleepers and other homeless individuals through our Outreach Service activities. As the directive to house all rough sleepers eased after the first six months of the initial lockdown, we remained quick to remind the Local Authority of their long-standing 'no second night out' ambition, helping them to identify any case where improvement in response could have been made. Over eleven thousand individual meals, were part or fully sponsored by Threshold supporters during the reporting period. Near to nine hundred food hampers were distributed by Threshold, thanks to sponsorship by the Wiltshire Community Fund, the generosity of Friends of Threshold, including Tesco (Ocotol Way, Swindon) and Waitrose and Partners Swindon, The Scrapstore Swindon, Alternative Angels, the Filling Station, Swindon Street Friends, and many local retail stores and private individuals who channelled donations and support efforts via Threshold during the various lockdowns. Threshold also sponsored or provided essentials such as clothing and footwear, hygiene supporting toiletries items, reading, learning and other boredom reducing materials as well as face-to-face, supportive contact - when possible - for individuals in emergency accommodation or in solitary isolation during the year.

OUR PURPOSE AND OBJECTIVES

The charity's purposes are set out in the objects contained in the charity's Constitution. The aim of the charity is to reduce the impact of homelessness on people through the provision of Outreach Services, Supported Accommodation Projects, and telephone and face-to-face support and advice to single homeless people through our day centre. Our aims fully reflect the purposes that the charity was set up to further and we take care to ensure our work delivers in line with our Vision and Mission.

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

The Trustees met to hold Management Board Meetings eight times during the year in order to receive management reports, discuss proposals and plans for development and service improvement in the undertaking of their Governance responsibilities of being Trustees of this Charitable Incorporated Organisation.

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THE FOCUS OF OUR WORK

Throughout the year Threshold continued to focus on the provision, operation and management of services to assist those who are homeless. All our schemes and services can be accessed by self-referrals or via direct referral from other agencies such as Probation, Social Services and the Local Authority. An effect of the COVID-19 pandemic was that our organisation was compelled, through urgent need, to gap-fill those services which would otherwise, in principle, have been met for service users by other agencies as well as other charities and volunteer groups. Our focus, therefore, expanded to include the provision of a raft of vital and additional services we most certainly would not have attempted to provide or undertake without extensive prior planning had the unique circumstance created by the COVID-19 pandemic not made doing so at a great pace and in a largely reactionary and evolving way an imperative.

Emergency assistance is available through our:

- Street Homeless Outreach Service: Supporting, assessing risks and needs of those sleeping on the streets. In non-pandemic times our Outreach Team would typically engage with the homeless through our drop-in day centre and also through our staff attending a local breakfast club and evening food handouts provided by The Filling Station (Soup Run), The Alternative Angels and on occasion at other evening food handouts provided by a growing number of volunteer groups, including the Swindon Street Friends. The onset of the COVID-19 pandemic, and first national lockdown, just prior to the commencement of this reporting period, caused enormous change in the way we worked with our service users, particularly through our outreach service. Working closely in partnership with the Local Authority, our Outreach Service provides the primary point of contact for, and assistance to, the homeless of Swindon.
- Three fully operational move-on resettlement hostel projects for men & women; supporting 5 residents at each property with an additional out-of-hours, on-call, support service. A further freehold property was secured at the end of this reporting period which will serve to accommodate up to five female residents in the coming year, when operational.

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The strategies we use to meet our objectives include:

- Providing a range of services that meet identified needs of single homeless people and a focused service provision specifically for rough sleepers
- Empower our service users to take control and have a very active voice in matters concerning their welfare
- Empowering professionalism in our staff by providing continuous professional development to ensure best practice is adopted and delivered by well informed and well-motivated staff
- Building organisational resilience to meet the challenges of an increasingly demanding and evolving local environment
- Working in partnership with other agencies to secure and ensure that the widest range of support and advice is available to meet the needs of our client group; and by
- Creating opportunities for people to encounter positive activities that increase self-esteem, confidence, positive social and leisure time interactions and for our resettlement project residents to experience a 'home environment' whilst exploring and learning the skills necessary to secure and maintain independent accommodation and feel confident to sustain a positive lifestyle of their choosing.

SIGNIFICANT ACTIVITIES

Rough Sleeping

We continue to see a considerable number of people sleeping rough in Swindon. Threshold undertook the November 2020, Swindon rough sleepers street count ('rough sleeper snapshot') in partnership with Swindon Borough Council, which identified nine people as sleeping rough on the night. This annual national rough sleeper snapshot provides only an indication of who was seen on that given night and only occasionally takes into consideration those not seen but known to be rough sleeping and this must be kept in mind as the figure is not truly representative of the number of rough sleepers, or even a good indication as an average. The indirect costs associated with the consequences of rough sleeping (e.g. physical health and mental health problems, drug/alcohol misuse, crime and so forth) can be significant. Sleeping rough is dangerous and damaging to both individuals and communities alike. The longer someone sleeps rough, the worse their problems will likely become and the costlier it is to resolve those problems once the individual accesses support services available to them. Just prior to the commencement of this reporting period, which coincided closely with the 'Everyone In' directive from Central Government, an initial intake of thirty-eight rough sleepers were accommodated in temporary emergency housing from late March 2020. That number of confirmed rough sleepers who were provided emergency accommodation in the first intake for 'Everyone In' equated to nearly double those estimated by the Local Authority to be rough sleeping just weeks earlier when a single night snapshot took place, and more than double the amount confirmed sleeping rough during the national rough sleeper snapshot undertaken in Autumn 2019 (fifteen individuals), demonstrating that 'rough sleeper snapshots' only provide an indication of rough sleeping on a single night and do not provide the full picture of local and national rough sleeper numbers.

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In this year of reporting, Rough Sleeper Outreach was funded from Threshold's own free reserves, a proportional payment contributed from Swindon Borough Council (restricted specifically to this project under terms of a supply agreement to provide an Assertive Rough Sleeper Outreach Service), from donations and fundraising efforts as well as grant funding (in part) acquired for the purpose of supporting efforts that responded to those additional needs created by the pandemic. Threshold's Outreach Service typically makes first and primary contact with the town's rough sleeper and homeless community. Those who are rough sleeping, sofa surfing or threatened with homelessness are offered support to access essential aid and interact with the Local Authority towards securing emergency accommodation and other forms of ongoing and sustainable housing. Over the past year, close to two hundred individuals were directly assisted into emergency accommodation by our Street Outreach Service Team. Many more individuals were assisted by the diversified services we provided, which included delivery of food parcels and essential items as well as collection and delivery of medications. Our Outreach Team provided urgent transport to medical appointments from emergency and supported accommodation locations at a time when other forms of transport were unavailable due to measures imposed in response to the pandemic. Additionally, the Outreach Team provided in-house support at Hotels and B&B's utilised to house the homeless, which all in effect acted as temporary supported accommodation hostels.

Threshold provided assistance to our service users to prevent homelessness, access accommodation if already homeless, support benefit applications and appeals against unfair and punitive decisions, organise physical and mental health care interventions, as well as providing robust advocacy and practical support in multiple other ways, including challenging decisions made by the Local Authority in respect of housing duty and eviction notices. Our Outreach Team are skilled at, and are proactive in, identifying and raising welfare and safeguarding concerns. As the commitment to house all rough sleepers as a national policy, and in a local context, waned following the end of 'Everyone In', Threshold ramped up our efforts to provide emergency bedding, clothing, food and other essential supplies, including enhanced sanitary measures, providing hand sanitiser, masks and so forth, to immediately improve the welfare of rough sleepers while emergency accommodation was advocated for, and then afterwards also where there was an ongoing need identified.

Just two months prior to the end of this reporting period, Swindon Borough Council confirmed the extension of the commissioning of the Assertive Rough Sleeper Outreach Service, awarding a further twelve months of funding contribution to Threshold Housing Link for delivery from the 10th of Feb 2021. The service was initially commissioned for a period of twelve months from 9th February 2020 with potential renewal for a further year, subject to funding being made available to the Local Authority and our organisation successfully meeting the terms of the service level agreement. The current extended contract is due to end 9th of Feb 2022.

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Resettlement Housing Hostels, Move-On Projects

As at 31st of March 2021, Threshold owns the freehold of four properties which serve as move-on resettlement hostel projects, offering up to twenty bed spaces. Residents can stay for circa two years in the majority of resettlement properties, a little longer in exceptional circumstances, whilst they recover from the multiple traumatic effects of being homeless. Residents, who would benefit from doing so, have the opportunity to learn essential life skills, emotional coping strategies, and access professional keywork support to enable them to attain, maintain and sustain independent accommodation in the community; learning to be self-sufficient, good tenants and great neighbours. It is intended that residents benefiting from respite within the SWAP will spend periods of around six to nine months receiving intensive support before moving into medium-level supported accommodation in order to swap a life of high risk, often dangerous activity, for a safe space where a path of emotional recovery leading to a sustainable future can unfold. Although acquired during the reporting period, the SWAP building will not host its first residents until the second quarter of the forthcoming year, following this reporting period.

MONITORING AND EVALUATION

All our divisions of services collate quantitative data and request qualitative feedback from service users, suppliers and partner agencies. This is used to review the charity's activities, plan for developments and create innovative solutions for issues that are identified as requiring attention and support.

The utilisation of the IN-Form management information system (MIS) has continued to provide Threshold staff with a comprehensive method of tracking and evaluating service user progress through their journey from rough sleeping to resettlement accommodation and then into independent living. In general, the IN-Form MIS has better enabled Threshold to monitor, report and analyse data to inform our service development and benchmark our performance. All new appointees to the organisation engage in online IN-Form training modules to ensure competency in using the MIS. Importantly, IN-Form provides Threshold with a robustly secure data MIS and ability to confidently fulfil our obligations for safe data storage under the directives of associated legislation.

ACCESS TO OUR SERVICES

Equal access to our services is an important issue for us. We monitor the access to our services by gender, disability and sexual orientation. We are aware that Black, Asian and Minority Ethnic (BAME) communities are disproportionately represented in some deprived areas of our town. We believe equal access to our services is vital to our success and that successful outcomes must be shared by all communities that use our services.

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FINANCIAL REVIEW

Financial position

The financial position of the charity at the year-end is set out on page 19. The charity had total funds of £1,190,053 at 31 March 2021 of which £1,186,053 represented unrestricted funds and £4,000 represented restricted funds.

Threshold's principal activity continues to be the provision of a range of services that alleviate the suffering of homeless people. Over the past year our primary sources of income from our direct service provision activity were derived from rent and service charges for our Resettlement Projects and payments by the Local Authority for our Outreach Service. Incoming resources generated from these and other charitable activities amounted to £356,661 which was available for operating the accommodation and other related services for single homeless people. Resources expended to operate those services amounted to £311,548, producing a surplus of £45,113.

Principal Funding Sources

Our main funder during 2020/21 was Swindon Borough Council, predominantly through the payment of Housing Benefit. Aside from the income generated by the fees charged for the supported accommodation (£203,215), we also received a grant to support the work of the Street Outreach Service (£59,000). Grants were also received from Wiltshire Community Fund and Homeless Link, (total £30,000), for COVID-19 related expenses including food distribution (and distribution costs), PPE and staffing related expenses; Columbia Threadneedle Foundation (£2,000) towards research activity. Additional fundraising activities generated a total of £33,208 in donations and gifts made by many corporate supporters, 'Business Against Homelessness' members, and by the many generous members of the public whose support for the annual Swindon SleepOut and seasonal appeals made by the charity allows Threshold to better serve the homeless.

As of the 31 March 2021 we employed 5 contracted employees (3 full-time & 2 part-time) which represented an increase in staff (from 3 full-time & 1 part-time as of 31 March 2020), reflecting the further changes in business needs. One staff member was made redundant during the reporting period. Across the period reflected in the statement, staffing costs represent the greatest overall expenditure at £167,136. Administration and organisational support costs amounted to £143,569 which includes admin staff, rates, council tax and water, light and heat, insurance, premises costs, depreciation, rent, telephone, fax and internet, printing, postage and stationery, computer and website costs plus mortgage interest and bank charges. Governance costs amounted to £4,614.

Investment policy and objectives

Each year most of the charity's income is spent, so aside from retaining a prudent amount of reserves in accordance with the charity's policy, there are few funds available for long-term investment. However, notwithstanding this, we place some income and/or grants that are received in advance, into high interest savings accounts before drawdown in an effort to attract additional revenue. Donations can also accrue Gift Aid. The Board of Trustees do not speculate in commercial money markets.

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Reserves policy

Cash flow projections for income and expenditure are regularly reviewed to ensure that the level of available assets and income reserves are adequate, and that the charity is in a position to meet all of its commitments. The charity's reserves policy states that Threshold will accrue funds "sufficient to cover three month's running costs in order to ensure an orderly closure of the project should this become necessary, taking into account future needs, forecasts of future income and expenditure, and the level of liabilities - both current and future". Once this level is ascertained, a review of general reserves is undertaken and potential investment in property to provide additional accommodation schemes is considered. A designated reserve fund of £10,000 was previously established to cover future replacement costs of all IT hardware and associated software following a previous need to replace the server and backup provisions for the business IT systems.

A major repairs and renewals designated fund of £20,000 is kept to fund all major renewals, refurbishments and repairs to the charity's residential properties. This fund covered major purchases within the hostels and offices so that they could operate and be managed in good repair and order, to uphold health and safety and support wellness and efficiency of staff. This fund, in general, provides cover for the replacement of boilers, roofs, windows, bathrooms, kitchens, carpets, large household goods and other necessary office equipment etc.

At the year-end free reserves amount to £nil (2020 £nil). Free reserves represent unrestricted reserves less designated reserves and those tied up in fixed assets.

FUTURE PLANS

- We will robustly maintain our focus on delivering an excellent standard of Assertive Rough Sleeper Outreach Service, which demonstrates high impact and positive outcomes for our service users, so long as Local Authority funding continues. In the event Local Authority funding ceases we will draw on our decades of insight into Outreach Services and consider to what extent we may continue to provide some form of professional and proactive Outreach Service. Our goal in the coming year is to continue to build further our staff capacity to sustain and grow our service resilience so that we can continue to effectively and positively transform the lives of people who use and rely upon Threshold's Outreach Service.
- We will continue to maintain a pro-development focus and seek to expand our resettlement property portfolio. There is an absence of suitable accommodation stock in Swindon for medium to high risk (and high needs) individuals, many of whom can be identified as dual diagnosis clients. We will continue to work with the Local Authority towards identifying need and then providing resettlement property projects which specifically target local priorities of high importance and unmet fulfilment need. Our SWAP is a further step taken by the charity to fulfil our commitment to address local and unmet service needs.

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- Where it is possible, we will seek to strengthen our partnership and joint working capabilities through developing initiatives that will not only lever in additional funding but also provide holistic approaches to support single homeless people. Gaps in the provision of services remain much as they were at the onset of the initial lockdown in March 2020, where since that time progress was stifled by the restrictions imposed by the pandemic, a year like no other in recent history. The need to increase supported accommodation stock for women in crisis and women released from incarceration who face homelessness remains to be fulfilled; accommodation for high needs and substance dependent persons with mental health treatment needs remains; additional resettlement and move-on accommodation (which is significantly under resourced in Swindon) has considerable unmet capacity needs; and accessible bathing and toileting facilities for the homeless, open at least five days per week does not exist at present and therefore remains a pressing need. We continue with the development of plans to bridge these gaps through collaborative working practices and protocols, seeking to substantially expand our property portfolio, and through restructuring and increasing our current staffing profile while also maintaining a strong focus on staff professional skills development through increased training, specialist support and supervision.
- We have determined to recruit additional professionally qualified staff with highly specialist skills to fulfil key roles within the organisation. We seek to maintain a work-place environment where individuals are happy to come to work, feel valued and will desire to remain with the organisation for a long time in order that they can make an enormous contribution to improving the lives of our service users.
- Our Board of Trustees remains at five members however we can recruit up to a total of ten Trustees. We will continue seeking to strengthen the Board of Trustees by recruiting further members, as outlined below in the 'Structure, Governance and Management' section of this report (Recruitment and Appointment of New Trustees). Underrepresented groups on the Board, currently include people from ethnic minorities, those with disabilities and women. Therefore, we aim to be more proactive to encourage people from these groups to consider joining our membership and becoming a Trustee.
- Our strategy in terms of increasing sources of funding will be continually reassessed in the coming year in response to further or additional limitations imposed by Public Health designed to manage the effects of the COVID-19 pandemic; with easing of social gathering restrictions there may be possibilities to return to holding events. We will continue to apply for all relevant grant funding for our projects and to enable the organisation to sustain or develop key posts that will allow both for a professional skills expansion within the team and also to support major project development. We will, in the absence of imposed PHE restrictions, seek to expand our corporate relationships and introduce to them fundraising targets for general and specific targets, seek that they provide business and other skills mentorship for our service users, and provide a skills exchange and awareness raising function for Threshold staff. We will further develop and widen our 'friends and supporters' network to assist in supporting our aims to raise awareness of homelessness and the work Threshold do to relieve homelessness in Swindon, and also to independently undertake a number of fundraising events for Threshold across the year.

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- We will seek funding in the next year to develop our capacity to manage our SWAP and other high needs resettlement accommodation projects.
- We will continue with the development of a comprehensive skills training programme for volunteers and peer mentors. We recognise that volunteers and peer mentors (individuals with lived experience and positive journeys through and beyond homelessness) make an enormous contribution to the work that Threshold undertakes, and we will strive to provide training in professional skills that will allow an even fuller and diverse potential for volunteers to contribute. Our goal is to offer clear and substantive routes to employment, be it with Threshold or a similar organisation, and therefore we desire to ensure success through high level training and practical skills acquisition obtained through placement alongside our employed, professional staff.
- We will continue to develop our use of IN-Form (management and information system / database for service user and service delivery monitoring) and strengthen our outcomes and intelligence data to robustly evidence the social impact that we provide.
- We will further develop our utilisation of social media and digital marketing to build upon the enormous growth in following experienced throughout the pandemic and determinedly attract more recognition of our position as Swindon's longest established homeless charity, raising further awareness of the diverse and critically important work being undertaken by Threshold as well as to highlight our current development projects.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The organisation was formed in June 1972 and was known as The Swindon Cyrenians (AGAPE) when first registered as a charity. The charity is now branded as Threshold Housing Link, a Charitable Incorporated Organisation (CIO) 1017599. The Organisation is governed by its Constitution. The trustees have no beneficial interest in the CIO.

Recruitment and appointment of new trustees

For the purposes of charity law and under the organisation's Constitution, members of the Board are known as Trustees. Under the requirements of the Constitution, the Trustees are elected to serve for a period of three years, after which they must be re-elected at a Management Board Meeting.

Recruitment is undertaken continually through recommendations, typically advertised on our website, through presentations to business and community groups and through Voluntary Action Forums. There is a documented induction process, which usually takes three months to complete and includes observing management meetings, visiting our projects and schemes, meeting other Trustees, staff and service users, as well as completing a full application form, providing references and undergoing a Disclosure and Barring Service (DBS) check. The Board of Trustees seek to maximise the skill base of the Board and training is available in areas pertaining to the specific knowledge required for the nature of the charity's business and operations and knowledge specific to fulfilling the role of a Trustee. This assists people's understanding and capability to review services, monitor and evaluate data relating to the outputs and outcomes of the schemes and services. A broad skills mix is required of the Board; an annual skills review monitors and highlights any learning that has taken place and identifies areas of potential skill loss due to retirement, thereby creating a need for growth and expansion among the Board with particular skill sets.

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The Board met to hold Management Board Meetings, remotely via the ZOOM platform on seven occasions due to isolation and social distancing measures required throughout the year, and on one additional occasion met face-to-face and received reports from all departments as well as financial overviews, project development updates and ideas for modernisation and improvement. Overwhelmingly however, updates focussed upon our efforts to manage those demands unique to the circumstances created by the pandemic. Additionally, in this reporting period there was a strong focus on the search for a property acquisition suitable to support expansion objectives. Throughout the reporting period three suitable properties were identified and offers for purchase were submitted to each successively. The first property on which an offer was made was then withdrawn from the market. The second offer was declined and the final offer, on the third property was accepted, securing the organisation a wonderful building from which to run the SWAP. All Trustees give their time voluntarily and receive no benefits from the charity.

Richard Clowes served as Chair of Trustees for the entire duration and beyond of the reporting period referenced in this report. The number of members on the Board of Trustees at the end of this reporting period stood at five. The maximum number of board members, as outlined in the Constitution, is determined as up to ten people during this reporting period.

Decision making

The overall responsibility for the charity rests with the Board of Trustees, who are appointed as Trustees of the Charitable Incorporated Organisation. The Trustees who served or were appointed during the year and up to the end date of this reporting period are listed in the 'REFERENCE AND ADMINISTRATION DETAILS' section of this report. Trustees provide leadership and oversight of the organisation's charitable objectives. The Board of Trustees have overview of senior management pay and terms and conditions and remuneration is set by the Trustees after considering the remuneration of equivalent staff at similar charitable organisations. Authority from the Trustees for the day to day running of the charity is delegated to the Chief Development Officer.

External Relationships

The charity was part funded by Swindon Borough Council to deliver the Assertive Rough Sleeper Outreach Service within Swindon during the reporting period.

The charity also maintains close collaborative and strategic links with other homelessness relief and health and social care organisations both within Swindon and nationally.

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Risk management

The charity is aware of non-financial risks presented by events and their outcomes that may have a significant effect on:

- Operational Performance
- Achievement of aims and objectives
- Meeting expectations of stakeholders

No other year, in Threshold's history since inception, has presented the same extent of environmental and operational challenges and risks of such high degree as were experienced in the period concerned in this report. The charity's activities are subject to a variety of regulatory and legal compliance duties and as such the organisation has considered those major risks to which it is exposed and maintains a comprehensive risk register which is regularly reviewed and systems have been designed to mitigate those risks. At the onset of the COVID-19 pandemic a full review of Health and Safety measures to implement initial advice from Public Health England in respect of mitigating the risks associated with COVID-19 transmission. A COVID-19 policy was created, a related risk assessment was undertaken and then revised periodically in line with PHE guidance. Regular reports are presented to the Board of Trustees.

All operational and building risk assessments are reviewed annually, with routine inspection being undertaken at frequent intervals. Specific staff members have been identified as having Health and Safety responsibilities. All monitoring requirements are adhered to, with reports being submitted to funders as per specific arrangements. A Business Continuity Plan is in place which covers eventualities such as fire, flooding, loss of use of buildings and pandemic situations affecting staff and residents.

It is envisaged that during the next financial year all of the charity's computers will need to be replaced and that a cloud-based data storage platform will be utilised as a more suitable and efficient long-term solution to the existing and much aged server onsite at Threshold headquarters. Such a move should also mitigate the various risk factors arising with increasingly aging IT equipment. It is considered that portability of IT equipment has become a significant issue. Weaknesses of our current resources became evident when diversified and offsite working became desirable or mandated by Public Health England in response to the COVID-19 pandemic. It is considered that such investment in equipment and cloud-based storage will help protect our business continuity capability and increase workplace efficiency while also meeting the demands of the new pandemic and associated flexible working environments.

Most of Threshold's income is derived from property rents, service charges, donations, and grants. Most costs relate directly to service provision. Our fixed assets relate to freehold ownership of our Resettlement Project's accommodation facilities. Our balance sheet reflects the value of these property assets but these funds are not available for general charitable expenditure. It is further recognised that these fixed assets generate periodic maintenance and repair costs for the charity.

The level and extent of services provided by Threshold mainly corresponds to the level of grant funding and fundraised income received. As such the charity will not be able to operate independently in its current form without a continuance of Local Authority funding to conduct Outreach and associated services provided through our central office / day centre, combined with a significant amount of public and corporate sponsorship. Any significant loss of funding would require major organisational restructuring in line with the reduction in income.

THRESHOLD HOUSING LINK
REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2021

Insurance provides cover against the inability to provide services due to damage to buildings, etc. The risks to service charge income associated with each room at each property is covered by a cautious estimate of occupancy levels and bad debts which may be accrued in each year's budget. Considerable work was undertaken throughout the year to reduce voids which had resulted in much improvement in reducing voids rates on the previous year. Management accounts, cash flow forecasts and budget variances are regularly monitored and acted upon.

Preparation of cashflow forecasts and budgets allow the Board and Senior Management to closely identify variances arising during monthly reporting cycles and therefore monitor key business risks and swiftly apply risk mitigation strategies.

Threshold was awarded a Local Authority supply contract to deliver an Assertive Rough Sleeper Outreach Service from 9th February 2020 for a period of twelve months with potential to extend a further twelve months. The award amount provided for this contracted service represented a significant increase on contributions made previously over the past decade. The Local Authority retain the right to terminate the contract on non-performance of specified terms, which are reviewed by both Threshold and the Local Authority on a regular basis. The Local Authority decided to extend the contract, which is now due to end on the 9th Feb 2022.

Fundraising is incredibly important to Threshold as it typically provides crucial funds to support the organisation's vital services. The organisation's fundraising strategy, developed prior to the pandemic, focused upon increasing events and direct appeals to corporate and individual donors. The unprecedented challenges presented by the COVID-19 pandemic prevented the overwhelming majority of planned activities. Our annual BIG SleepOut event, a significant fundraising event, became a 'virtual event', well supported but falling very short of our fundraising target. Ongoing losses from projected and usual fundraising income as a result of the COVID-19 pandemic presented the charity with unprecedented challenges and necessitated that we adapted our fundraising strategy in the year of this report and going forward to account for further PHE restrictions and potential lockdowns in order that we can raise those vital funds that ensure the organisation's ability to meet key service level objectives.

Another significant area of risk identified pertains to staff retention and recruitment. Throughout the year of this reporting period recruitment had been extremely challenging due, in part, to the nature of frontline work during a pandemic and the reluctance of suitably qualified staff willing to change roles or employers during periods of such uncertainty. Nationally, sector employers experienced difficulty recruiting staff and there remains a risk of continued inability to recruit sufficiently skilled staff due to COVID-19 and other related factors. Rolling recruitment campaigns to fill vacancies continued throughout the year and will do so into the next reporting period. The organisation is managing the fulfilment of commissioned services through the employment of contract staff in order to relieve the pressure of increased work-related demands upon current staff. With the expansion of further specialist supported housing projects, the risk of adverse impact upon operations will be significant in the absence of additional recruitment of suitably qualified and experienced staff.

THRESHOLD HOUSING LINK
REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2021

Our risk register is updated regularly by Senior Management and reviewed by Trustees. Risks are prioritised in terms of potential impact and likelihood of occurrence and considered at Management Board Meetings. Risk mitigation is considered by the Senior Management Team who are then responsible for taking all necessary actions. The Board recognises that risk management systems and protocols can only provide reasonable but not absolute assurance that major risks have been adequately managed in order to mitigate operational risks. Threshold implements an annual review of operational services to identify areas of good practice and highlight areas where improvement is required.

Further improvements to strengthen risk management have been agreed for implementation in 2021-22.

REFERENCE AND ADMINISTRATIVE DETAILS

Charitable Incorporated Organisation number

1017599

Principal address

2nd Floor
1 John Street
Swindon
Wiltshire
SN1 1RT

Trustees

Lindsey Cattelain
Richard Clowes
Clare Metcalfe
Bryan Saunders
Ross Peters
Ash Zuberi (joined 29 June 2021)

Chief Development Officer

Michael Keenan

Company Secretary

Michael Keenan

Independent Examiner

Susan Plumb, ACA
Haines Watts
Chartered Accountants
Old Station House
Station Approach
Newport Street
Swindon
Wiltshire
SN1 3DU

THRESHOLD HOUSING LINK

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2021**

Legal Advisors

Francis George
Solicitor Advocate
16 High Street
Old Town
Swindon, SN1 3EP

Bankers

Co-Operative Bank
PO Box 250
Skelmersdale
WN8 6WT

Approved by order of the board of trustees on 22nd January 2022 and signed on its behalf by:



.....
Mr Richard Clowes

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF
THRESHOLD HOUSING LINK**

Independent examiner's report to the trustees of Threshold Housing Link

I report to the charity trustees on my examination of the accounts of Threshold Housing Link (the Trust) for the year ended 31 March 2021.

Responsibilities and basis of report

As the charity trustees of the Trust you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the Trust's accounts carried out under section 145 of the Act and in carrying out my examination I have followed all applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

Since your charity's gross income exceeded £250,000 your examiner must be a member of a listed body. I can confirm that I am qualified to undertake the examination because I am a registered member of The Institute of Chartered Accountants in England and Wales which is one of the listed bodies.

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the Trust as required by section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a true and fair view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

S Plumb ACA

Susan Plumb
ACA
Haines Watts
Chartered Accountants
Old Station House
Station Approach
Newport Street
Swindon
Wiltshire
SN1 3DU

Date: *24th January 2022*

THRESHOLD HOUSING LINK

**STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 MARCH 2021**

	Notes	Unrestricted funds £	Restricted funds £	2021 Total funds £	2020 Total funds £
INCOME AND ENDOWMENTS FROM					
Donations and legacies		33,208	2,000	35,208	31,435
Charitable activities	4				
Supported accommodation		203,215	89,000	292,215	234,782
Other trading activities	2	28,879	-	28,879	26,863
Investment income	3	<u>359</u>	<u>-</u>	<u>359</u>	<u>2,252</u>
Total		265,661	91,000	356,661	295,332
EXPENDITURE ON					
Raising funds		2,156	-	2,156	1,506
Charitable activities	5				
Supported accommodation		<u>220,392</u>	<u>89,000</u>	<u>309,392</u>	<u>282,720</u>
NET INCOME		43,113	2,000	45,113	11,106
Other recognised gains/(losses)					
Gains on revaluation of fixed assets		<u>234,343</u>	<u>-</u>	<u>234,343</u>	<u>-</u>
Net movement in funds		277,456	2,000	279,456	11,106
RECONCILIATION OF FUNDS					
Total funds brought forward		<u>908,597</u>	<u>2,000</u>	<u>910,597</u>	<u>899,491</u>
TOTAL FUNDS CARRIED FORWARD		<u><u>1,186,053</u></u>	<u><u>4,000</u></u>	<u><u>1,190,053</u></u>	<u><u>910,597</u></u>

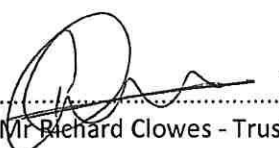
The notes form part of these financial statements

THRESHOLD HOUSING LINK

STATEMENT OF FINANCIAL POSITION
31 MARCH 2021

	Notes	Unrestricted funds £	Restricted funds £	2021 Total funds £	2020 Total funds £
FIXED ASSETS					
Tangible assets	8	1,228,968	-	1,228,968	666,641
CURRENT ASSETS					
Debtors	9	17,102	-	17,102	27,936
Cash at bank		<u>336,596</u>	<u>4,000</u>	<u>340,596</u>	<u>387,339</u>
		353,698	4,000	357,698	415,275
CREDITORS					
Amounts falling due within one year	10	(104,282)	-	(104,282)	(100,786)
NET CURRENT ASSETS		<u>249,416</u>	<u>4,000</u>	<u>253,416</u>	<u>314,489</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		1,478,384	4,000	1,482,384	981,130
CREDITORS					
Amounts falling due after more than one year	11	(292,331)	-	(292,331)	(70,533)
NET ASSETS		<u>1,186,053</u>	<u>4,000</u>	<u>1,190,053</u>	<u>910,597</u>
FUNDS	14				
Unrestricted funds				1,186,053	908,597
Restricted funds				<u>4,000</u>	<u>2,000</u>
TOTAL FUNDS				<u>1,190,053</u>	<u>910,597</u>

The financial statements were approved by the Board of Trustees and authorised for issue on 24th January 2021 and were signed on its behalf by:


Mr Richard Clowes - Trustee

The notes form part of these financial statements

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2021**

1. ACCOUNTING POLICIES**Basis of preparing the financial statements**

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention, as modified by the revaluation of certain assets.

The financial statements are prepared in sterling, which is the functional currency of the entity and is rounded to the nearest £.

Going concern

The COVID-19 viral pandemic has been and continues to be one of the most significant economic events for the UK with unprecedented levels of uncertainty of outcomes. It was therefore difficult to predict all of the potential implications on the charity's operations, funding, suppliers and wider economy at the commencement of the reporting period although this was certainly evaluated frequently throughout the year. The Trustees' view on the potential impact of COVID-19 going forward, given the organisation's resilience over the reporting period, is that measures that could be undertaken to mitigate current and future adverse conditions, and the current resources available, provides that they can continue to adopt the going concern basis in preparing the financial statements.

Income

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Allocation and apportionment of costs

Support and governance costs are re-allocated on the following basis which is an estimate, based on direct expenditure, of the amount attributable to each activity

Support accommodation	99%
Fundraising	1%

Governance costs are the costs associated with the governance arrangements of the charity. These costs are associated with constitutional and statutory requirements and include any costs associated with the strategic management of the charity's activities.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

THRESHOLD HOUSING LINK

NOTES TO THE FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 31 MARCH 2021

1. ACCOUNTING POLICIES - continued

Tangible fixed assets

Freehold property	50 years
Hostel equipment	3 years
Motor vehicles	3 years
Computer equipment	3 years
Office equipment	15% reducing balance

Taxation

The charity is exempt from tax on its charitable activities.

Fund accounting

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

Hire purchase and leasing commitments

Rentals paid under operating leases are charged to the Statement of Financial Activities on a straight line basis over the period of the lease.

Pension costs and other post-retirement benefits

The charity operates a defined contribution pension scheme. Contributions payable to the charity's pension scheme are charged to the Statement of Financial Activities in the period to which they relate.

Debtors

Trade and other debtors are recognised at the settlement amount due. Prepayments are valued at the amount prepaid.

Creditors

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

THRESHOLD HOUSING LINK

NOTES TO THE FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 31 MARCH 2021

2. OTHER TRADING ACTIVITIES

	Unrestricted funds £	Restricted funds £	2021 Total funds £	2020 Total funds £
Sleepout	17,103	-	17,103	20,107
Miscellaneous income	<u>11,776</u>	<u>-</u>	<u>11,776</u>	<u>6,756</u>
	<u>28,879</u>	<u>-</u>	<u>28,879</u>	<u>26,863</u>

3. INVESTMENT INCOME

	Unrestricted funds £	Restricted funds £	2021 Total funds £	2020 Total funds £
Deposit account interest	<u>359</u>	<u>-</u>	<u>359</u>	<u>2,252</u>

4. INCOME FROM CHARITABLE ACTIVITIES

	Unrestricted funds £	Restricted funds £	2021 Total funds £	2020 Total funds £
Fees from residents	203,215	-	203,215	172,658
Swindon Borough Council				
Outreach workers	-	59,000	59,000	57,124
Nationwide grant	-	-	-	5,000
Wiltshire Community Fund	-	10,000	10,000	-
Homeless Link	-	20,000	20,000	-
	<u>203,215</u>	<u>89,000</u>	<u>292,215</u>	<u>234,782</u>

5. CHARITABLE ACTIVITIES COSTS

	Direct Costs £	Support costs £	Totals £
Supported accommodation	<u>167,259</u>	<u>142,133</u>	<u>309,392</u>

THRESHOLD HOUSING LINK

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2021

5. CHARITABLE ACTIVITIES COSTS - continued

	Cost of raising funds £	Supported accommo- dation £	Support costs £	2021 Total £	2020 Total £
Staff costs	-	45,223	121,913	167,136	155,860
Consultancy costs	-	42,953	-	42,953	32,195
Rates, council tax and water	-	-	3,535	3,535	5,821
Light and heat	-	-	8,307	8,307	8,645
Repairs and maintenance	-	6,098	-	6,098	8,104
Bad debts	-	6,144	-	6,144	(14,415)
Insurance	-	5,304	-	5,304	4,143
Other premises costs	-	5,564	-	5,564	7,214
Staff recruitment, training etc	-	1,780	-	1,780	4,617
Depreciation	-	27,188	-	27,188	22,484
Fundraising events	720	-	-	720	-
Mortgage interest	-	2,330	-	2,330	3,164
Legal and professional fees	-	-	1,314	1,314	13,974
Independent Examiners fee	-	-	3,300	3,300	3,586
Rent	-	-	5,200	5,200	6,000
Telephone	-	6,117	-	6,117	6,099
Advertising	-	2,715	-	2,715	-
Postage and stationery	-	2,328	-	2,328	1,743
Computer and website costs	-	10,384	-	10,384	6,234
Subscriptions	-	700	-	700	576
Bank charges	-	446	-	446	397
Sundry expenses	-	1,985	-	1,985	7,785
	720	167,259	143,569	311,548	284,266
Support costs	1,436	142,133	(143,569)	-	-
Total expenditure 2021	<u>2,156</u>	<u>309,392</u>	<u>-</u>	<u>311,548</u>	
Total expenditure 2020	<u>1,506</u>	<u>282,720</u>	<u>=</u>	<u>284,266</u>	

Of the expenditure, £222,548 was unrestricted (2020 £217,284) and £89,000 was restricted (2020 £66,942).

THRESHOLD HOUSING LINK

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2021

5. CHARITABLE ACTIVITIES COSTS – continued

Support Costs	Management	Governance	Totals
	£	£	£
Supported accommodation	<u>137,519</u>	<u>4,614</u>	<u>142,133</u>

6. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 March 2021 nor for the year ended 31 March 2020.

Trustees' expenses

There were no trustees' expenses paid for the year ended 31 March 2021 nor for the year ended 31 March 2020.

THRESHOLD HOUSING LINK

NOTES TO THE FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 31 MARCH 2021

7. STAFF COSTS

	2021 £	2020 £
Wages and salaries	155,805	143,966
Social security costs	10,355	10,492
Other pension costs	976	1,402
	<u>167,136</u>	<u>155,860</u>

The average monthly number of employees during the year was as follows:

2021	2020
<u>4</u>	<u>6</u>

One employee earned emoluments between £60,001 and £69,999

Key management personnel include all persons that have authority and responsibility for planning, directing and controlling the activities of the charity. The total compensation paid to key management personnel for services provided to the charity was £136,056 (2020: £100,629).

In addition to the regularly incurred staff costs above, £14,450 of costs relating to staff redundancy were paid (2020: £2,825).

8. TANGIBLE FIXED ASSETS

	Freehold property £	Office equipment £	Hostel equipment £
COST OR VALUATION			
At 1 April 2020	720,000	23,435	137,798
Additions	354,049	-	-
Revaluations	<u>180,000</u>	<u>-</u>	<u>-</u>
At 31 March 2021	<u>1,254,049</u>	<u>23,435</u>	<u>137,798</u>
DEPRECIATION			
At 1 April 2020	54,343	23,435	137,798
Charge for year	25,081	-	-
Revaluation adjustments	<u>(54,343)</u>	<u>-</u>	<u>-</u>
At 31 March 2021	<u>25,081</u>	<u>23,435</u>	<u>137,798</u>
NET BOOK VALUE			
At 31 March 2021	<u>1,228,968</u>	<u>-</u>	<u>-</u>
At 31 March 2020	<u>665,657</u>	<u>1,228,968</u>	<u>-</u>

THRESHOLD HOUSING LINK

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2021

8. TANGIBLE FIXED ASSETS - continued

	Motor vehicles £	Computer equipment £	Totals £
COST OR VALUATION			
At 1 April 2020	14,673	102,964	998,870
Additions	-	1,123	355,172
Revaluations	-	-	180,000
	<u>14,673</u>	<u>104,087</u>	<u>1,534,042</u>
At 31 March 2021	<u>14,673</u>	<u>104,087</u>	<u>1,534,042</u>
DEPRECIATION			
At 1 April 2020	14,673	101,980	332,229
Charge for year	-	2,107	27,188
Revaluation adjustments	-	-	(54,343)
	<u>14,673</u>	<u>104,087</u>	<u>305,074</u>
At 31 March 2021	<u>14,673</u>	<u>104,087</u>	<u>305,074</u>
NET BOOK VALUE			
At 31 March 2021	<u>-</u>	<u>-</u>	<u>1,228,968</u>
At 31 March 2020	<u>-</u>	<u>984</u>	<u>666,641</u>

Freehold property includes three properties held at valuation on an open market basis of £900,000. The valuation was carried out in July 2020 by independent, qualified valuers, Richard James Estate Agents.

All of the above are used for charitable purposes.

9. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2021 £	2020 £
Other debtors	12,220	25,105
Prepayments and accrued income	<u>4,882</u>	<u>2,831</u>
	<u>17,102</u>	<u>27,936</u>

THRESHOLD HOUSING LINK

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2021**

10. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2021	2020
	£	£
Bank loans and overdrafts (see note 12)	22,300	20,700
Other creditors	<u>81,982</u>	<u>80,086</u>
	<u><u>104,282</u></u>	<u><u>100,786</u></u>

11. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	2021	2020
	£	£
Bank loans (see note 12)	<u>292,331</u>	<u>70,533</u>

12. LOANS

An analysis of the maturity of loans is given below:

	2021	2020
	£	£
Amounts falling due within one year on demand:		
Bank loans	<u>22,300</u>	<u>20,700</u>
Amounts falling between one and two years:		
Bank loans - 1-2 years	<u>51,189</u>	<u>20,700</u>
Amounts falling due between two and five years:		
Bank loans - 2-5 years	<u>191,233</u>	<u>27,448</u>
Amounts falling due in more than five years:		
Repayable by instalments:		
Bank loans more 5 yr by instal	49,909	22,385

13. SECURED DEBTS

The following secured debts are included within creditors:

	2021	2020
	£	£
Bank loans	<u>314,631</u>	<u>91,233</u>

Bank loans totalling £314,631 (2020 £91,233) are secured against freehold property held by the charity.

THRESHOLD HOUSING LINK

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2021

14. MOVEMENT IN FUNDS

	At 1/4/20 £	Net movement in funds £	At 31/3/21 £
Unrestricted funds			
General funds	610,183	73,113	683,296
IT reserve fund	10,000	-	10,000
Designated major repair fund	50,000	(30,000)	20,000
Revaluation reserve	<u>238,414</u>	<u>234,343</u>	<u>472,757</u>
	908,597	277,456	1,186,053
Restricted funds			
Threadneedle	2,000	2,000	4,000
	<u> </u>	<u> </u>	<u> </u>
TOTAL FUNDS	<u>910,597</u>	<u>279,456</u>	<u>1,190,053</u>

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses/transfer £	Movement in funds £
Unrestricted funds				
General funds	265,661	(222,548)	30,000	73,113
Designated major repair fund	-	-	(30,000)	(30,000)
Revaluation reserve	<u>-</u>	<u>-</u>	<u>234,343</u>	<u>234,343</u>
	265,661	(222,548)	234,343	277,456
Restricted funds				
Outreach workers	59,000	(59,000)	-	-
Threadneedle	2,000	-	-	2,000
Wiltshire Community Fund	10,000	(10,000)	-	-
Homeless Link	<u>20,000</u>	<u>(20,000)</u>	<u>-</u>	<u>-</u>
	<u>91,000</u>	<u>(89,000)</u>	<u>-</u>	<u>2,000</u>
TOTAL FUNDS	<u>356,661</u>	<u>(311,548)</u>	<u>234,343</u>	<u>279,456</u>

THRESHOLD HOUSING LINK

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2021

14. MOVEMENT IN FUNDS - continued

Comparatives for movement in funds

	At 1/4/19 £	Net movement in funds £	At 31/3/20 £
Unrestricted funds			
General funds	594,259	15,924	610,183
IT reserve fund	10,000	-	10,000
Designated major fund	50,000	-	50,000
Revaluation reserve	<u>238,414</u>	<u>-</u>	<u>238,414</u>
	892,673	15,924	908,597
Restricted funds			
Threadneedle	2,000	-	2,000
National Lottery	3,685	(3,685)	-
Zurich	<u>1,133</u>	<u>(1,133)</u>	<u>-</u>
	<u>6,818</u>	<u>(4,818)</u>	<u>2,000</u>
TOTAL FUNDS	<u>899,491</u>	<u>11,106</u>	<u>910,597</u>

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General funds	233,208	(217,284)	15,924
Restricted funds			
Outreach workers	57,124	(57,124)	-
National Lottery	-	(3,685)	(3,685)
Zurich	-	(1,133)	(1,133)
Nationwide	<u>5,000</u>	<u>(5,000)</u>	<u>-</u>
	<u>62,124</u>	<u>(66,942)</u>	<u>(4,818)</u>
TOTAL FUNDS	<u>295,332</u>	<u>(284,226)</u>	<u>11,106</u>

THRESHOLD HOUSING LINK

NOTES TO THE FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 31 MARCH 2021

14. MOVEMENT IN FUNDS - continued

Purpose of restricted funds

Outreach Workers funds are amounts received to support the work of the Assertive Rough Sleeper Outreach Service.

Threadneedle funds are amounts received to support the Homeless Narratives project and report.

Nationwide funds are amounts received to purchase lockers.

Wiltshire Community Fund, COVID-19 Response Grant, received to fund staff overtime, personal protection equipment, and initiatives undertaken to distribute food and to cover additional expenses incurred in doing so at the onset of the pandemic, throughout the initial national lockdown.

Homeless Link, COVID-19 Homelessness Response Fund, received to primarily fund staffing resource costs associated with additional demand and supporting operational resilience, predominately throughout the winter period.

Repair fund

A major repairs and renewals designated fund of £20,000 is kept to fund all major renewals, refurbishments and repairs to the charity's properties and ensures the agencies obligations of repair to the leased entities.

IT replacement fund

To fund the replacement of the charity's IT systems.

Revaluation reserve

This represents the difference between the revalued amount of the freehold property and the value under the historic cost basis.

15. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 31 March 2021.

16. CHARITABLE INCORPORATED ORGANISATION

The charity became a Charitable Incorporated Organisation on 4 June 2020.