ST ANNE'S HOSTEL

England & Wales · Charity number 1037430

Details

Status	Registered
Legal form	Charitable company
Company number	02919404
Registered	1994-05-10
Register	View on the Charity Commission register

Contact

Address	St Anne's Hostel 112 Moseley St Birmingham B12 0ry B12 0RY
Phone	01217724406
Email	amanda.trappett@stannesbirmingham.org.uk
Website	www.stannesbirmingham.org.uk

Activities

Objects: The charity's objects ("Objects") are specifically restricted to the following:a) the relief and rehabilitation of persons in necessitous circumstances in the City of Birmingham ("the area of benefit") and in particular by the provision of accommodation and associated facilities upon terms appropriate to their means calculated to alleviate their need.b) to promote any other charitable purpose for persons in necessitous circumstances upon terms appropriate to their means in the area of benefit and its surrounding areas.

Activities: The relief and rehabilitation of persons in necessitous circumstances in the City of Birmingham and in particular by the provision of accommodation and associated facilities upon terms appropriate to their means calculated to alleviate their need.

Classification

- **How:** Provides Buildings/facilities/open Space, Provides Services, Provides Advocacy/advice/information
- **What:** Accommodation/housing
- **Who:** Other Defined Groups

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Geography

- **Area of benefit:** CITY OF BIRMINGHAM
- Birmingham City

Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£15,277,349	£14,920,993	£4,646,795	20
2024-03-31	£1,035,360	£928,260	£926,506	21
2023-03-31	£770,901	£834,382	£302,102	21
2022-03-31	£773,198	£774,191	£365,583	22
2021-03-31	£822,678	£734,851	£366,576	24

Trustees

Name	Role	Appointed
Matthew Baird	Chair	2024-04-01
Benjamin Taylor		2024-04-01
David Saunders		2024-04-01
Inderpal Panesar		2025-03-18
Kezia Stanley-Gaussen		2025-06-05
Natalie Owen		2024-04-01

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ST ANNE'S HOSTEL

England & Wales - Charity number 1037430

Accounts

Charity registration no: 1037430
Company registration no: 02919404

St Anne's Hostel

Trustees' Report and Financial Statements

For the year ended 31 March 2025

St Anne's Hostel

Charity Information

Board members	Mr M Baird (Chair) (appointed 1 April 2024) Mr S Sharma Mr A Duggan (appointed 1 April 2024, resigned 1 October 2024) Mrs N Owen (appointed 1 April 2024) Mr D Saunders (appointed 1 April 2024) Mr B Taylor (appointed 1 April 2024) Ms I Panesar (appointed 18 March 2025) Mrs K Stanley-Gaussen (appointed 5 June 2025) Mrs V Hines (appointed 1 April 2024, resigned 1 October 2024) Mr S W Morgan (Chair) (resigned 1 October 2024) Mr J S Martin (resigned 1 October 2024) Mr P S Higman (resigned 1 April 2024) Ms P C Shepherd (resigned 1 October 2024) Dr A Passmore (resigned 1 October 2024) Ms E A Millet (resigned 1 April 2024)
Company secretary	Mrs A Trappett
Charity registration number	1037430
Company registration number	02919404
Registered office	112 Moseley Street Highgate Birmingham B12 0RY
Registered social landlord number	H4276
Independent auditor	Dains Audit Limited 2 Chamberlain Square Paradise Birmingham B3 3AX

St Anne's Hostel

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Trustees' report
For the year ended 31 March 2025

The Board present their report and the financial statements for the year ended 31 March 2025.

Objectives and activities

The objectives of the charity are as follows :-

(a) The relief and rehabilitation of persons in necessitous circumstances in the City of Birmingham ("the area of benefit") and in particular by the provision of accommodation and associated facilities upon terms appropriate to their means calculated to alleviate their need.

(b) to promote any other charitable purpose for persons in necessitous circumstances upon terms appropriate to their means in the area of benefit and its surrounding areas.

Trustees

The Trustees who served during the year were:

Mr M Baird (Chair) (appointed 1 April 2024)
Mr S Sharma
Mr A Duggan (appointed 1 April 2024, resigned 1 October 2024)
Mrs N Owen (appointed 1 April 2024)
Mr D Saunders (appointed 1 April 2024)
Mr B Taylor (appointed 1 April 2024)
Ms I Panesar (appointed 18 March 2025)
Mrs V Hines (appointed 1 April 2024, resigned 1 October 2024)
Mr S W Morgan (Chair) (resigned 1 October 2024)
Mr J S Martin (resigned 1 October 2024)
Mr P S Higman (resigned 1 April 2024)
Ms P C Shepherd (resigned 1 October 2024)
Dr A Passmore (resigned 1 October 2024)
Ms E A Millet (resigned 1 April 2024)

Structure, Governance and Management

Constitution

St Anne's Hostel, a company limited by guarantee, incorporated in England (with company no. 02919404) and registered with the Charity Commission (with charity no. 1037430) is the registered parent of the group. Spring Housing Association Limited (subsidiary) was incorporated on 1 October 2014 (with company no. 09244172) and registered with the Charity Commission (with charity no. 1163098). Spring Community Homes is registered under the Co-operative and Community Benefit Societies Act 2014 on 13 February 2018.

Method of appointment or election of Trustees

The management of the charity are the responsibility of the Trustees who are elected and co-opted under the terms of the Articles of Association. The management of the subsidiary are the responsibility of its members who are elected under the society's rules. The members of the Boards maintain a good range of skills and expertise in order to govern the group and are monitored annually by appraisal to form a skills matrix.

New trustees are appointed by placing external advertisements and through direct applications. The process requires potential Trustees to submit a CV detailing qualifications, skills and their motivation for joining. All CV's are reviewed by existing Trustees, and individuals with appropriate skills are be invited for interview. If the applicant is considered to have skills that would enhance the operation of the Board, this is assessed against our annual review of governance where we identify where there are skill gaps. A perspective board member is invited to attend a Board meeting as an observer and if, after that, they still wish to become a Trustee they will be invited to join the Board.

Policies adopted for the induction and training of its Trustees

Each new trustee is inducted into the charity by meeting with other trustees and executive officers and being offered a shadow place on the board prior to joining.

Along with our regular board meetings we hold board away days which is an opportunity to invite consultants who have a good understanding of charity and housing governance to help guide the Trustees through the governance process.

Organisational structure and decision making

The Board of Trustees has overall responsibility for the management of the group, its strategic direction and decision making. However, day to day responsibility for running the affairs of the charity and its subsidiary is delegated to the charity's Chief Executive, Directors and the Senior Team.

The Board of Trustees for the charity meet at least once a quarter with a separate meeting being held for the subsidiary and its members.

Each board meeting is structured to have one or two main themes linked to a corporate calendar as well as considering specific business that has arisen since the previous meeting. Main themes include the business plan and strategic direction, performance of existing contracts, setting budgets, reviewing accounts and reviewing the corporate risk register.

During the reporting period the Company Secretary was also the Group Finance Director who was paid for his capacity as Finance Director and not for his role as company secretary.

The group has adopted the National Housing Federation Code of Governance to ensure a high level of conduct and integrity is in place. A self-assessment is carried out by the Board annually to ensure it continues to meet the requirements of the code.

Risk Management

There is a Risk Management Plan in place which focusses on the major risks to which the charity and its subsidiary are exposed. The plan focusses on the financial risks, operational risks, governance risks and compliance risks faced by the group.

The plan sets out the effects of each of the risks facing the charity including the controls and mitigations in place to minimise the risk and is reviewed by the board on a regular basis to monitor both the likelihood and severity of each identified risk. The plan is a regular agenda item at Trustee meetings and will focus on areas where likelihood and severity are seen to have changed.

The Trustees have also adopted a Risk Management Strategy which incorporates a Strategic Risk Register to focus on specific strategic risks affecting the group and the mitigations which are in place.

Long term stock maintenance repair policy

The company's policy is to maintain its housing stock to the highest possible standards, thereby ensuring both staff and resident safety.

Each financial year a detailed plan is drawn up, which is included in the budgets, to carry out the work detailed and this is monitored by senior management to ensure all appropriate repairs are carried out.

General repairs are carried out on a day-to-day basis when needed. The company's manager is responsible for ensuring that repairs are identified and carried out when needed and the performance of contractors is constantly reviewed to ensure the company achieves value for money.

Rent policy

The company's policy is to charge rent at levels that are affordable and reflect the quality of accommodation, management and support provided. The principle of affordable rents is to encourage residents to find employment and escape from the culture of State benefits. To enable the company to achieve this, the rent levels at some of its existing and new properties which are used for move-on accommodation have been reduced or set at a lower level than those where intensive support is provided. These reduced rent levels have not affected the quality of the accommodation provided.

Reserves policy

The Board have adopted the policy of putting funds into a designated reserve and of using the designated reserve as required. The Board consider that the company has sufficient assets to meet obligations as they arise on designated and general funds.

The level of and need for the designated reserve will continue to be assessed each year.

Achievements and performance

St Anne's continued to invest in its facilities during the year and has successfully maintained the quality of its provision for service users at a time where funding is constrained. The company also has approved plans for the development of its site, to improve both the existing Hostel and to build additional units on its land. Work is underway to look into funding opportunities to proceed with the development of the site.

As at 1st April 2024 St Annes Hostel merged with another Charity to form a group structure. The structure is now formed with St Annes Hostel being the parent organisation and its subsidiaries to now include Spring Housing Association and Spring Community Homes.

This structure was formed with the Trustees of St Annes, Spring Housing Association and Spring Community Homes to strengthen the organisations and to enable them to reach out to a wider group of customers within Birmingham and the surrounding local areas in the West Midlands.

As a part of this new group structure there is a revised set of Aims and Mission statement adopted by all entities within the group.

Our Aims:

- Preventing Homelessness: Delivering safe homes and tailored support for lasting stability and reducing the stigma of homelessness
- Encouraging Independence: Promoting the development of life skills and personal growth for brighter futures.
- Building Communities: Fostering connections and inclusivity to inspire positive change.

Mission Statement:

"To prevent homelessness by creating safe places to live, supporting strong futures by removing barriers and influencing change in the sector"

Spring Housing and its subsidiary

Historically Spring has leased all of its accommodation through a variety of local landlords and other charitable organisations. During the period the Charity was able to purchase its first property with help of the funding through the Social Investment Business. The property on Wellington Road has been managed by Spring for several years and is a 5-bedroom HMO so we have been able to secure the property for future years and been able to keep its residents in their home.

Spring continues to raise standards across Supported Exempt Accommodation, following the success of the Charter of Rights gained "Gold" accreditation with BVSC Quality Standards in 2023. This accolade was maintained in recent accreditation in April 2025.

We continue to support the Local Authority Strategies and actively provide housing solutions and pathways across the local authorities in which we work.

Spring has continued to strengthen its position in the West Midlands through the ongoing expansion of our services, particularly within the Coventry area.

The Birmingham Vulnerable Adults and Wellbeing contracts came to an end in December 2024 following a review and re-tender by Birmingham City Council. Out of this tender process Spring was successful in securing a new contract to continue to deliver its support to young people.

The Refugee Resettlement Service operates across four regions, providing support to families during their initial years in the UK. In additional to this we have been supporting a further 43 families as part of this service through the Find Your own Accommodation scheme most of which will continue to be supported through our main resettlement contract in April 2025.

The refugee support contract for those fleeing the conflict in Ukraine came to an end in February 2025 where over the 18-month contract we supported families and individuals to find a permanent place to live in the Birmingham area and provided housing advice and support to individuals and families in Solihull.

Spring has been partnering with Birmingham City Council to seek and repurpose accommodation for those families who remain in temporary accommodation. This project will aim to provide 35 units of accommodation across the city with 14 units of dispersed family accommodation and has nearly completed the refurbishment of a former conference centre in Bournville to provide the other 21 units.

The Fred Winter Centre, a multi-agency hub, has been fully operational since June 2022 and stands as a flagship service for Spring and all involved partners. It continues to play a significant strategic role in Stratford, aiming to reduce homelessness and support individuals affected by or at risk of homelessness. The Fred Winter Centre remains a focal point due to its innovative approach, drawing interest from visitors across the UK.

Our drive continues to be supporting families out of bed and breakfasts/hotels into more settled accommodation and reducing the pressure on local authorities of temporary accommodation. During the period we have secured a new contract to continue to deliver quality housing and support services in Stratford upon Avon to 42 families, formerly living in B & B/Hotels into temporary accommodation across the district.

We have continued to support and find accommodation for those sleeping on the streets in both Lichfield and Cannock through the period and have manged to place a number of customers in long term secure accommodation.

Radford Road continues to provide essential services to reduce rough sleeping across Coventry, Working in partnership with Coventry Rought Sleepers Outreach Team (RSOT) Radford Road provides first step accommodation to many individuals who have experienced rough sleeping in the city.

The Perry Barr NNS (Neighbourhood Network Scheme) continues to provide support to young people under 50 with disabilities and Older Adults funded by Birmingham Adult Social Care with a primary goal to work with community assets to enhance the wellbeing of communities through upskilling. Community Champions/Groups were recognised and applauded for the difference they make in their communities at an Awards Event held in March.

IMPACT Networks are one of IMPACT's delivery models. The aims of IMPACT Networks are to:

1. To improve practice and outcomes in adult social care at the local level and solve common, yet complex, challenges
2. To collate practical solutions at the community level to create scalable solutions that inspire and inform change across the UK.

In 2024 Perry Barr NNS successfully applied for and were granted IMPACT Host Site status - Network Strand – using technology to promote independence / greater prevention.

We are still very much committed to reducing and supporting women experiencing homelessness. Funded via Public Health, an intensive review of period poverty within the Homeless sector has resulted in Spring developing a Period Poverty Toolkit. Period poverty is defined as a lack of access to menstrual products, hygiene facilities, waste management, and education.

Spring has worked with DWP, the West Midlands Combined Authority (WMCA), and other support providers to explore opportunities to assist young people residing in supported housing to transition into work. Rent Simplification and Support - Proof of Concept (PoC) a shared commitment between WMCA and the DWP, to provide streamlined financial assistance to young people living in commissioned supported housing who move into work or increase their working hours. Spring is evaluating the project and lessons learned.

Spring has adopted the Commitment to Collaborate (C2C) to Prevent and Relieve Homelessness Toolkit developed by the WMCA Homelessness Taskforce in partnership with Birmingham Voluntary Service Council (BVSC) to support organisations and partnerships across the region to prevent and relieve homelessness

Assessment of how the RP is achieving value for money

The Board recognisies the importance of running the charity in a business-like wat in order to maximise the resources available to invest in the services provided to residents who are at the centre of all that we do.

We seek to do this by working together with like-minded suppliers and contractors. They help us deliver services in a more cost-effective and efficient way by working collaboratively to offer joined up solutions which are more innovative and better targeted. By working together and sharing skills and experience, we can seek to achieve more. We constantly review our services and operations to ensure we achieve greater efficiencies and deliver value to our residents.

St Anne's Hostel has prepared the groundwork to report against an agreed set of measured for Value for Money, that were required by the Regulator for Social Housing (RSH). St Anne's Hostel can offer the following information for VFM metrics for the year ended March 2025:

		2024/25		2023/24
1	**Reinvestment %**	1.7%	Fire doors, CCTV & replacement furnishings.	16.5%
	(Fixed Asset Additions as a percentage of total fixed assets at the end of the period)			
2a	**New Supply (Social Housing Units) %**	Nil	No new social housing units delivered in year.	Nil
	(Social units developed, acquired or leased in-year as a percentage of Total social units at the end of the period)			
2b	**New Supply (Non-Social HousingUnits) %**	Nil	No new social housing units delivered in year.	Nil
	(Non-Social units developed, acquired or leased in-year as a percentage of Total social and non-social units at the end of the period)			
3	**Gearing %**	0.7%	Reduced due to loan repayments and cash surplus	3.6%
	Short- and long-term loans and lease obligations less cash and cashequivalents as a percentage of tangible fixed assets.			
4	**EBITDA MRI Interest Cover %**	1,466.0%	Positive EBITDA	-420.9%
	EDITDA as a percentage of interest payable and financing costs.			
5	**Headline Social Housing Cost £**	N/A	Management cost for social housing and hostel accommodation are not separately identified.	N/A
6a	**Operating Margin (social housing lettings) %**	N/A	Surplus attributable to social housing not separately identified.	N/A
6b	**Operating Margin (overall) %**	15.5%	Improvement in operating surplus	12.0%
7	**Return on Capital Employed %**	9.5%	Improvement in operating surplus	7.2%

Financial review

Following on from the formation of the group structure with Spring Housing and Spring Community Homes, the financial statements for St Annes Hostel now include its subsidiaries so have significantly increased in comparison to previous periods.

The overall turnover for the group for the period to 31 March 2025 was £15.2m with rent and service charge being the most significant area of income. Support income and Grant income make up the rest of the income for the group.

Operating costs for the period were £14.9m which is made up of lease costs to provide the housing stock, staffing costs to support and maintain the customers, associated housing costs and overheads.

This left an operating surplus of £356k for the period. Following on from the merger with Spring Housing Association and Spring Community Homes resulted in negative goodwill of £3.4m and after interest costs results in a group surplus of £3.7m for the period.

Plans for future periods

We have been working with a large Housing provider in Birmingham to take over management of some of their Supported Housing stock which will increase the amount of self contained units we have in Birmingham and Coventry. There are several units in the pipeline in which we plan to take on over the next 12 months and will continue to seek opportunities to replace some of the less favoured shared accommodation in our portfolio.

Making sure the work we do and the accommodation we provide is always aligned to the needs and requirements of our customers is vital and we will continue to align our mission and goals to meet the needs of our customers.

As some of our contracts meet their natural end we are also looking at opportunities in Birmingham and the surrounding areas to replace these so that we can diversify our funding mix and be less reliant on rent and service charge income going forward.

We also aim to increase our reserves levels which was largely used in order to fund the Fred Winter Centre refurbishment so we will be looking to rebuild these levels over the next couple of years in line with our reserves policy.

Spring purchased its first property during the period and we plan to increase the level units it owns outright going forward.

Trustees' responsibilities statement

The Trustees are responsible for preparing the Trustees' report and the consolidated financial statements in accordance with applicable law and regulations.

Company law requires the Trustees to prepare financial statements for each financial year. Under that law the Trustees have elected to prepare the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'. Under company law the Trustees must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the Charity and the Group and of the profit or loss of the Group for that period.

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

- select suitable accounting policies for the Group's financial statements and then apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Group will continue in business.

The Trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the Charity's transactions and disclose with reasonable accuracy at any time the financial position of the Charity and the Group and to enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the Charity and the Group and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Disclosure of information to auditor

Each of the persons who are Trustees at the time when this Trustees' report is approved has confirmed that:

- so far as the Trustee is aware, there is no relevant audit information of which the Charity and the Group's auditor is unaware, and
- the Trustee has taken all the steps that ought to have been taken as a Trustee in order to be aware of any relevant audit information and to establish that the Charity and the Group's auditor is aware of that information.

Auditor

The auditor, Dains Audit Limited, will be proposed for reappointment in accordance with section 485 of the Companies Act 2006.

This report was approved by the board and signed on its behalf.

Mr M Baird
Chairperson

Date: 15 September 2025

Independent Auditor's Report to the Members of St Anne's Hostel

Opinion

We have audited the financial statements of St Anne's Hostel (the 'parent Charity') and its subsidiaries (the 'Group') for the year ended 31 March 2025, which comprise the Consolidated statement of comprehensive income, the Consolidated balance sheet, the Charity balance sheet, the Consolidated statement of cash flows, the Consolidated statement of changes in reserves, the Charity statement of changes in reserves and the related notes, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the Group's and of the parent Charity's affairs as at 31 March 2025 and of the Group's surplus 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 Group in accordance with the ethical requirements that are relevant to our audit of the financial statements in the United Kingdom, including the Financial Reporting Council'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 or the parent Charity'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 within 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 this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Opinion on other matters prescribed by the Companies Act 2006

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

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

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the Group and the parent Charity and its environment obtained in the course of the audit, we have not identified material misstatements in the Trustees' report.

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

- adequate accounting records have not been kept by the parent Charity, or returns adequate for our audit have not been received from branches not visited by us; or
- the parent Charity 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 directors

As explained more fully in the Trustees' responsibilities statement set out on page 8, the Trustees 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's and the parent Charity'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 the parent Charity or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an Auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these Group financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:
Our approach to identifying and assessing the risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, was as follows:

- the senior statutory auditor ensured that the engagement team collectively had the appropriate competence, capabilities and skills to identify or recognise non-compliance with applicable laws and regulations;
- we identified the laws and regulations applicable to the Charity through discussions with trustees and other management, and from our knowledge and experience of the housing sector;
- we focused on specific laws and regulations which we considered may have a direct material effect on the financial statements or the operations of the Charity, including the financial reporting legislation, Charities Act 2011, Companies Act 2006, taxation legislation, anti-bribery, employment, and environmental and health and safety legislation;
- we assessed the extent of compliance with the laws and regulations identified above through making enquiries of management and inspecting legal correspondence; and
- identified laws and regulations were communicated within the audit team regularly and the team remained alert to instances of non-compliance throughout the audit.

We assessed the susceptibility of the Charity's financial statements to material misstatement, including obtaining an understanding of how fraud might occur, by:

- making enquiries of management as to where they considered there was susceptibility to fraud, their knowledge of actual, suspected and alleged fraud; and
- considering the internal controls in place to mitigate risks of fraud and non-compliance with laws and regulations.

To address the risk of fraud through management bias and override of controls, we:

- performed analytical procedures to identify any unusual or unexpected relationships;
- tested journal entries to identify unusual transactions;
- assessed whether judgements and assumptions made in determining the accounting estimates set out in Note 3 were indicative of potential bias; and
- investigated the rationale behind significant or unusual transactions.

In response to the risk of irregularities and non-compliance with laws and regulations, we designed procedures which included, but were not limited to:

- agreeing financial statement disclosures to underlying supporting documentation;
- reading the minutes of meetings of those charged with governance;
- enquiring of management as to actual and potential litigation and claims; and
- reviewing correspondence with HMRC, relevant regulators and the Charity's legal advisors.

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

Use of our report

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

Andrew Morris (FCA) (Senior Statutory Auditor)

for and on behalf of
Dains Audit Limited

Statutory Auditor
Chartered Accountants

Birmingham

15 September 2025

Consolidated statement of comprehensive income
For the year ended 31 March 2025

	Note	2025 £	2024 £
Turnover	4	**15,277,349**	1,035,360
Operating costs	4	**(14,920,993)**	(910,795)
Operating surplus	7	**356,356**	124,565
Amortisation of negative goodwill	12	**3,432,376**	-
Interest and financing costs	8	**(68,443)**	(17,465)
Surplus for the year		**3,720,289**	107,100

There was no other comprehensive income for 2025 (2024:£NIL).

The financial statements were approved and authorised for issue by the board and were signed on its behalf on 15 September 2025.

Mr M Baird
Chairperson

Mr S Sharma
Treasurer

The notes on pages 20 to 40 form part of these financial statements.

St Anne's Hostel
Registered number:02919404

Consolidated balance sheet
As at 31 March 2025

	Note		2025 £		2024 £
Fixed assets					
Housing properties	10		**1,579,600**		1,628,394
Tangible assets	11		**3,136,524**		140,998
Intangible assets	12		**-**		-
			4,716,124		1,769,392
Current assets					
Debtors: amounts falling due within one year	13	**1,817,886**		25,100	
Cash at bank and in hand	14	**911,173**		139,778	
		2,729,059		164,878	
Creditors: amounts falling due within one year	15	**(1,753,459)**		(211,694)	
Net current assets/(liabilities)			**975,600**		(46,816)
Total assets less current liabilities			**5,691,724**		1,722,576
Creditors: amounts falling due after more than one year	16		**(1,044,929)**		(796,070)
Net assets			**4,646,795**		926,506
Capital and reserves					
Restricted reserves	18		**959,903**		702,441
Designated reserves			**14,044**		14,044
General unrestricted reserves			**3,672,848**		210,021
			4,646,795		926,506

The financial statements were approved and authorised for issue by the board and were signed on its behalf on 15 September 2025.

Mr M Baird
Chairperson

Mr S Sharma
Treasurer

The notes on pages 20 to 40 form part of these financial statements.

St Anne's Hostel
Registered number:02919404

Charity balance sheet
As at 31 March 2025

	Note		2025 £		2024 £
Fixed assets					
Housing properties	10		**1,579,600**		1,628,394
Tangible assets	11		**132,319**		140,998
			1,711,919		1,769,392
Current assets					
Debtors: amounts falling due within one year	13	**59,868**		25,100	
Cash at bank and in hand	14	**366,610**		139,778	
		426,478		164,878	
Creditors: amounts falling due within one year	15	**(295,858)**		(211,694)	
Net current assets/(liabilities)			**130,620**		(46,816)
Total assets less current liabilities			**1,842,539**		1,722,576
Creditors: amounts falling due after more than one year	16		**(757,505)**		(796,070)
Net assets			**1,085,034**		926,506
Reserves					
Restricted reserves	18		**613,635**		702,441
Designated reserves			**14,044**		14,044
General unrestricted reserves			**457,355**		210,021
			1,085,034		926,506

The financial statements were approved and authorised for issue by the board and were signed on its behalf on 15 September 2025.

Mr M Baird
Trustee

Mr S Sharma
Trustee

The notes on pages 20 to 40 form part of these financial statements.

Consolidated statement of changes in reserves
For the year ended 31 March 2025

	Restricted reserves	Designated reserves	General unrestricted reserves	Total reserves
	£	£	£	£
At 1 April 2023	**648,550**	**14,044**	**156,812**	**819,406**
Comprehensive income for the year				
Deficit for the year	**-**	**-**	**107,100**	**107,100**
Movement on restricted funds	**53,891**	**-**	**(53,891)**	**-**
At 1 April 2024	**702,441**	**14,044**	**210,021**	**926,506**
Comprehensive income for the year				
Surplus for the year	**-**	**-**	**3,720,289**	**3,720,289**
Movement on restricted funds	**257,462**	**-**	**(257,462)**	**-**
At 31 March 2025	**959,903**	**14,044**	**3,672,848**	**4,646,795**

The notes on pages 20 to 40 form part of these financial statements.

Charity statement of changes in equity
For the year ended 31 March 2025

	Restricted reserves	Designated reserves	General unrestricted reserves	Total reserves
	£	£	£	£
At 1 April 2023	**648,550**	**14,044**	**156,812**	**819,406**
Comprehensive income for the year				
Surplus for the year	**-**	**-**	**107,100**	**107,100**
Movement on restricted funds	**53,891**	**-**	**(53,891)**	**-**
At 1 April 2024	**702,441**	**14,044**	**210,021**	**926,506**
Comprehensive income for the year				
Surplus for the year	**-**	**-**	**158,528**	**158,528**
Movement on restricted funds	**(88,806)**	**-**	**88,806**	**-**
At 31 March 2025	**613,635**	**14,044**	**457,355**	**1,085,034**

The notes on pages 20 to 40 form part of these financial statements.

Consolidated statement of cash flows
For the year ended 31 March 2025

	2025 £	2024 £
Cash flows from operating activities		
Surplus for the financial year	**3,720,289**	107,100
Adjustments for:		
Depreciation of tangible assets	**399,409**	97,424
Interest paid	**68,443**	17,465
Decrease in debtors	**37,748**	22,745
(Decrease)/increase in creditors	**(261,216)**	62,438
Amortisation of negative goodwill	**(3,432,376)**	-
Net cash generated from operating activities	**532,297**	307,172
Cash flows from investing activities		
Purchase of tangible fixed assets - housing properties	**(10,616)**	(225,706)
Purchase of other tangible fixed assets	**(676,202)**	(67,114)
Charity combination	**1,176,276**	-
Net cash from investing activities	**489,458**	(292,820)
Cash flows from financing activities		
Repayment of loans	**(134,123)**	(18,591)
New loans	**147,290**	-
Repayment of finance leases	**(195,084)**	-
Interest paid	**(68,443)**	(17,465)
Net cash used in financing activities	**(250,360)**	(36,056)
Net increase/(decrease) in cash and cash equivalents	**771,395**	(21,704)
Cash and cash equivalents at beginning of year	**139,778**	161,482
Cash and cash equivalents at the end of year	**911,173**	139,778
Cash and cash equivalents at the end of year comprise:		
Cash at bank and in hand	**911,173**	139,778

The notes on pages 20 to 40 form part of these financial statements.

Notes to the financial statements
For the year ended 31 March 2025

1. General information

St Anne's Hostel is a private company limited by guarantee and incorporated in England and Wales. It is a Registered Provider of Social Housing with the Regulator of Social Housing and a Registered Charity with the Charity Commission in England & Wales.

The Charity's registered office address and registered numbers are set out on the Charity Information page. The Charity's principal activity is the the relief and rehabilitation of persons in necessitous circumstances in the City of Birmingham and in particular by the provision of accommodation and associated facilities upon terms appropriate to their means calculated to alleviate their need.

The principal object its subsidiary is to carry on, for the benefit of the community, the business of providing, directly or indirectly, and managing housing and accomodation, and any associated facilities, amenities and services for persons in necessitous circumstances and aged, disabled (whether physically or mentally) or chronically sick people upon terms appropriate to their means; and any other charitable object that can be carried out from time to time by a registered society.

2. Accounting policies

2.1 Basis of preparation of financial statements

The financial statements have been prepared under the historical cost convention unless otherwise specified within these accounting policies and in accordance with Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and the Republic of Ireland, the Charities SORP (FRS 102), the Housing SORP 2018: Statement of Recommended Practice for Registered Social Housing Providers and comply with the Accounting Direction for Private Registered Providers of Social Housing 2022. The financial statements are also prepared under the requirements of the Housing and Regeneration Act 2008.

The financial statements are presented in the functional currency of GBP (Sterling). They are prepared to the nearest £.

The preparation of financial statements in compliance with FRS 102 requires the use of certain critical accounting estimates. It also requires Group management to exercise judgement in applying the Group's accounting policies (see note 3).

The Charity has taken advantage of the exemption allowed under section 408 of the Companies Act 2006 and has not presented its own Statement of comprehensive income in these financial statements.

The following principal accounting policies have been applied:

2. Accounting policies (continued)

2.2 Basis of consolidation

The consolidated financial statements present the results of the Charity and its own subsidiaries ("the Group") as if they form a single entity. Intercompany transactions and balances between group companies are therefore eliminated in full.

The consolidated financial statements incorporate the results of business combinations using the purchase method. In the Balance sheet, the acquiree's identifiable assets, liabilities and contingent liabilities are initially recognised at their fair values at the acquisition date. The results of acquired operations are included in the Consolidated statement of comprehensive income from the date on which control is obtained. They are deconsolidated from the date control ceases.

2.3 Going concern

The Board have reviewed the cash position and forecasts and believe they have sufficient reserves to continue trading for the foreseeable future. For this reason they continue to adopt the going concern basis of accounting in preparing these financial statements.

2.4 Charity status

The Charity is a private company limited by guarantee and consequently does not have share capital. Each of the members is liable to contribute an amount not exceeding £1 towards the assets of the company in the event of liquidation.

2.5 Turnover

Turnover represents rental and service charges income receivable in the year net of rent and service charge losses from voids.

Rental income is recognised from the point when properties under development reach practical completion or otherwise become available for letting, net of any voids. Service charge income is recognised when service charge expenditure is incurred as this is the point at which the services have been performed.

Cash donations are recognised upon receipt. Other donations are recognised once the charity has been notified of the donation, unless performance conditions require deferral of the amount.

2.6 Finance costs

Finance costs are charged to the Statement of comprehensive income over the term of the debt using the effective interest method so that the amount charged is at a constant rate on the carrying amount. Issue costs are initially recognised as a reduction in the proceeds of the associated capital instrument.

2. Accounting policies (continued)

2.7 Taxation

The Charity is considered to pass the tests set out in Paragraph 1, Schedule 6 of the Finance Act 2010 and therefore it meets the definition of a charitable company for UK corporation tax purposes.

Accordingly the Charity is exempt from taxation in resepct of income or capital gains received within categories covered by Part 11, Chaper 2 of the Corporation Tax Act 2010 or Section 256 of the Taxation of Chargeable Gains Act 1992, to the extent that such income or gains are applied exclusively to charitable purposes.

2.8 Housing properties

Housing properties are properties held for the provision of social housing or to otherwise provide social benefit. Housing properties are principally properties available for rent and are stated at cost less accumulated depreciation and impairment losses. Cost includes the cost of acquiring land and buildings, development costs, interest charges incurred during the development period.

At each reporting date the Group assesses whether there is any indication of impairment. If such indication exists, the recoverable amount of the asset is determined which is the higher of its fair value less costs to sell and its value in use. An impairment loss is recognised where the carrying amount exceeds the recoverable amount.

The Charity separately identifies the major components to its housing properties and charges depreciation so as to write-down the cost of each component to its estimated residual value, on a straight line basis over the following years:

Freehold property - fabric	- 40
Long-term leasehold property	- 50
Leasehold improvements	- 30
Flat roof	- 30
Windows	- 20
Kitchens	- 15
Bathrooms	- 15

Works to existing properties which replace a component that has been treated separately for depreciation purposes, along with those works that enhance the economic benefits of the assets, are capitalised as improvements. Such enhancements can occur if improvements result in either:

- An increase in rental income;
- A material reduction in future maintenance costs;
- A significant extension to the life of the property.

2. Accounting policies (continued)

2.9 Other tangible fixed assets

Tangible fixed assets under the cost model are stated at historical cost less accumulated depreciation and any accumulated impairment losses. Historical cost includes expenditure that is directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by management. Depreciation is charged so as to allocate the cost of assets less their residual value over their estimated useful lives, using the straight line method.

Depreciation is provided on the following bases:

Freehold property	- 50 years
Long-term leasehold property including Fred Winter Centre	- over the life of the lease
Furniture	- 5 - 10 years
Equipment	- 5 - 15 years
Boilers	- 15 years
Motor vehicles	- 5 years
Computer & office eqipment	- 3 - 5 years
Fire alarms	- 25 years
Washing machines and equipment	- 5 years

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in the Statement of comprehensive income.

2.10 Government grants

Government grants include grants receivable from Homes England, local authorities, and other government organisations. Government grants received for housing properties are recognised in income over the useful life of the housing property structure and, where applicable, its individual components (excluding land) under the accruals model.

Grants relating to revenue are recognised in income and expenditure over the same period as the expenditure to which they relate once reasonable assurance has been gained that the entity will comply with the conditions and that the funds will be received.

Grants due from government organisations or received in advance are included as current assets or liabilities.

Government grants received for housing properties are subordinated to the repayment of loans by agreement with Homes England. Government grants released on sale of a property may be repayable but are normally available to be recycled and are credited to a Recycled Capital Grant Fund and included in the statement of financial position in creditors.

If there is no requirement to recycle or repay the grant on disposal of the asset, any unamortised grant remaining within creditors is released and recognised as income in income and expenditure.

Where individual components are disposed of and this does not create a relevant event for recycling purposes, any grant which has been allocated to the component is released to income and expenditure.

2. Accounting policies (continued)

2.11 Other grants

Grants received from non-government sources are recognised using the performance model. A grant which does not impose specified future performance conditions is recognised as revenue when the grant proceeds are received or receivable. A grant that imposes specified future performance-related conditions on the association is recognised only when these conditions are met. A grant received before the revenue recognition criteria are satisfied is recognised as deferred income.

2.12 Valuation of investments

Investments in subsidiaries are measured at cost less accumulated impairment.

2.13 Debtors

Short-term debtors are measured at transaction price, less any impairment.

2.14 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

In the Consolidated statement of cash flows, cash and cash equivalents are shown net of bank overdrafts that are repayable on demand and form an integral part of the Group's cash management.

2.15 Creditors

Short-term creditors are measured at the transaction price. Other financial liabilities, including bank loans, are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method.

2.16 Provisions

Provisions are recognised when the group has a present obligation (legal or constructive) as a result of a past event, it is probable that the group will be required to settle the obligation, and a reliable estimate can be made of the amount of the obligation.

The amount recognised as a provision is the best estimate of the consideration required to settle the present obligation at the end of the reporting period, taking into account the risks and uncertainties surrounding the obligation.

Where the effect of the time value of money is material, the amount expected to be required to settle the obligation is recognised at present value using a pre-tax discount rate. The unwinding of the discount is recognised as a finance cost in the income and expenditure account in the period it arises.

2. Accounting policies (continued)

2.17 Operating leases: the Group as lessee

Rentals paid under operating leases are charged to the Statement of comprehensive income on a straight-line basis over the lease term.

2.18 Reserves

The charity establishes restricted reserves for specific purposes where their use is subject to external restrictions.

3. Judgements in applying accounting policies and key sources of estimation uncertainty

The process of preparing financial statements requires the use of accounting estimates, assumptions and judgements by the Association regarding the future that may have a significant risk of giving rise to a material adjustment to the carrying values of assets and liabilities.

Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances. The Association makes estimates and assumptions concerning the future. The resulting accounting estimates and assumptions will, by definition, seldom equal the related actual results.

Useful lives of depreciable assets
Management reviews its estimate of the useful lives of depreciable assets at each reporting date, based on the expected utility of the assets including any components. Residual value and useful life assessments consider issues such as future market conditions, the remaining life of the asset and maintenance programmes. Uncertainties in these estimates relate to technological obsolescence that may change the utility of certain software and IT equipment, changes to the Decent Homes Standards and changes to energy efficiency requirements which may require more frequent replacement of key components.

Impairment
Management assesses the impairment of property, plant and equipment subject to depreciation whenever events or changes in circumstances indicate that the carrying value may not be recoverable. Factors considered important that may trigger an impairment review include the following: significant underperformance relative to historical or projected future operating results; changes in the manner of the use of the acquired assets or the strategy for the overall business; and significant adverse industry or economic trends.

As part of the Association's continuous review of the performance of their assets, management identify any impairment triggers which may affect housing properties. Such triggers include increasing void losses, government policy changes (such as welfare reform changes or rent reductions), any significant damage or repairs are required to any homes, failure to meet energy efficiency standards, or where the decision has been made to dispose of the properties. These factors are considered to be an indication of impairment.

3. Judgements in applying accounting policies (continued)

Bad and doubtful debts
Management is required to exercise significant judgement in estimating the bad and doubtful debt provision, which takes into account the ageing of debt and management's assessment of the likelihood of recovery.

Actual results may differ from those estimated. The estimates underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period, or in the period of revision and future periods if the revision affects both current and future periods.

4. Particulars of turnover, operating expenditure and operating surplus/(deficit)

	Turnover 2025 £	Operating costs 2025 £	Operating surplus 2025 £	Turnover 2024 £	Operating costs 2024 £	Operating surplus 2024 £
Social housing activity						
Social housing lettings (note 5)	**1,124,453**	**(901,717)**	**222,736**	**848,054**	**(862,568)**	**(14,514)**
Other social housing activities						
Capital grants	**-**	**(48,227)**	**(48,227)**	**187,306**	**(48,227)**	**139,079**
Activities other than social housing						
Housing provision & associated services	**14,152,896**	**(13,971,049)**	**181,847**	**-**	**-**	**-**
	15,277,349	**(14,920,993)**	**356,356**	**1,035,360**	**(910,795)**	**124,565**

5. Particulars of income and expenditure from social housing lettings

	Supported housing 2025 £	Supported housing 2024 £
Turnover		
Rents receivable net of identifiable service charges	**577,211**	668,979
Service charge income	**435,228**	73,660
Void losses	**(23,336)**	(27,876)
Amortised government grants	**16,573**	16,573
Other grants and donations	**118,777**	116,718
Turnover from social housing lettings	**1,124,453**	848,054
Operating expenditure		
Management	**(663,879)**	(616,545)
Service charge costs	**(131,699)**	(121,302)
Routine maintenance	**(30,643)**	(29,116)
Planned maintenance	**(7,505)**	(18,761)
Bad debts	**(27,787)**	(20,568)
Depreciation	**(38,731)**	(49,197)
Other costs	**(1,473)**	(7,079)
Operating expenditure on social housing lettings	**(901,717)**	(862,568)
Operating surplus/(deficit) on social housing lettings	**222,736**	(14,514)

6. Accommodation in management and development

	2025 £	2024 £
Social housing		
Supported housing	**51**	51

7. Operating surplus/(deficit)

The operating surplus/(deficit) is stated after charging:

	2025	2024
	£	£
Depreciation of housing properties	**59,410**	79,689
Depreciation of other tangible fixed assets	**491,250**	17,735
Amortisation of government grants	**(16,573)**	(16,573)
Auditor's remuneration	**12,900**	12,000

8. Interest payable and similar expenses

	2025	2024
	£	£
Bank loan interest payable	**15,981**	17,465
Other loan interest payable	**52,462**	-
	68,443	17,465

9. Employees

Staff costs were as follows:

	Group 2025 £	Group 2024 £	**Charity 2025 £**	Charity 2024 £
Wages and salaries	**3,997,679**	510,505	**450,844**	510,505
Social security costs	**395,996**	35,750	**39,767**	35,750
Pension costs	**108,741**	16,269	**14,238**	16,269
	4,502,416	562,524	**504,849**	562,524

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

	Group 2025 No.	Group 2024 No.	**Charity 2025 No.**	Charity 2024 No.
Housing and support	**113**	19	20	19
Management and Admin	**26**	2	2	2
Maintenance	**13**	-	-	-
	152	21	22	21

There were three employees of the Group who received annual remuneration greater than £60,000 but not more than £70,000 (2024 - none).

The key management personnel of the Charity is limited to the members of the Board who did not receive any remuneration or reimbursement of expenses (2024 - £Nil).

The total compensation received by the key management of the Group during the period, including employer pension costs, was £68,821.

10. Tangible fixed assets - housing properties

Group and Charity

	Supported housing £
Cost	
At 1 April 2024	**1,943,051**
Additions	**10,616**
At 31 March 2025	**1,953,667**
Amortisation	
At 1 April 2024	**314,657**
Charge for the year	**59,410**
At 31 March 2025	**374,067**
Net book value	
At 31 March 2025	**1,579,600**
At 31 March 2024	1,628,394

Expenditure on works to existing properties

	2025 £	2024 £
Improvement works capitalised	**10,616**	128,782
Components capitalised	**-**	96,924
Amounts charged to income and expenditure	**27,621**	47,877
	38,237	273,583

11. Tangible fixed assets

Group

	Freehold property £	Long-term leasehold property £	Fred Winter Centre £	Motor vehicles £	Fixtures and fittings £	Computer and office equipment £	Total £
Cost							
At 1 April 2024	**-**	**-**	**-**	**-**	**344,450**	**-**	**344,450**
Additions	**190,000**	**270,203**	**22,035**	**-**	**193,102**	**29,862**	**705,202**
Charity combination	**-**	**253,392**	**2,517,675**	**140,011**	**312,724**	**318,328**	**3,542,130**
At 31 March 2025	**190,000**	**523,595**	**2,539,710**	**140,011**	**850,276**	**348,190**	**4,591,782**
Depreciation							
At 1 April 2024	**-**	**-**	**-**	**-**	**203,452**	**-**	**203,452**
Charge for the year	**1,279**	**26,879**	**169,086**	**22,945**	**77,974**	**41,833**	**339,996**
Charity combination	**-**	**77,847**	**386,507**	**67,297**	**166,888**	**213,271**	**911,810**
At 31 March 2025	**1,279**	**104,726**	**555,593**	**90,242**	**448,314**	**255,104**	**1,455,258**
Net book value							
At 31 March 2025	**188,721**	**418,869**	**1,984,117**	**49,769**	**401,962**	**93,086**	**3,136,524**
At 31 March 2024	-	-	-	-	140,998	-	140,998

Finance leases

The net book value of assets held under finance leases was £454,100 (2024 - £Nil).

11. Tangible fixed assets (continued)

Charity

	Fixtures and fittings £
Cost	
At 1 April 2024	**344,450**
Additions	**18,869**
At 31 March 2025	**363,319**
Depreciation	
At 1 April 2024	**203,452**
Charge for the year	**27,548**
At 31 March 2025	**231,000**
Net book value	
At 31 March 2025	**132,319**
At 31 March 2024	140,998

12. Intangible assets

Group

	Negative goodwill £
Cost	
Additions	**(3,432,376)**
At 31 March 2025	**(3,432,376)**
Amortisation	
Charge for the period	**(3,432,376)**
At 31 March 2025	**(3,432,376)**
Net book value	
At 31 March 2025	**-**
At 31 March 2024	-

The negative goodwill arose following the charity combination described in note 23.

13. Debtors

	Group 2025 £	Group 2024 £	Charity 2025 £	Charity 2024 £
Rent & service charges receivable	**1,126,139**	-	**45,979**	-
Trade debtors	**275,498**	-	**-**	-
Other debtors	**80,523**	13,281	**-**	13,281
Prepayments and accrued income	**335,726**	11,819	**13,889**	11,819
	1,817,886	25,100	**59,868**	25,100

14. Cash and cash equivalents

	Group 2025 £	Group 2024 £	Charity 2025 £	Charity 2024 £
Cash at bank and in hand	**911,173**	139,778	**366,610**	139,778

15. Creditors: Amounts falling due within one year

	Group 2025 £	Group 2024 £	Charity 2025 £	Charity 2024 £
Bank loans	**22,373**	20,211	**22,373**	20,211
Other loans	**82,007**	-	**-**	-
Trade creditors	**315,104**	4,811	**11,269**	4,811
Amounts owed to group undertakings	**-**	-	**194,982**	-
Other taxation and social security	**69,105**	9,956	**8,926**	9,956
Obligations under finance lease and hire purchase contracts	**171,376**	-	**-**	-
Other creditors	**33,043**	131,262	**7,202**	131,262
Accruals and deferred income	**1,043,878**	28,881	**34,533**	28,881
Deferred capital grants (note 17)	**16,573**	16,573	**16,573**	16,573
	1,753,459	211,694	**295,858**	211,694

Amounts owed by group undertakings are unsecured, interest free, have no fixed date of repayment and are repayable on demand. The consolidated group balance represents amounts owed by the parent entity which is not included in this consolidation.

16. Creditors: Amounts falling due after more than one year

	Group 2025 £	Group 2024 £	**Charity 2025 £**	Charity 2024 £
Bank loans	**160,880**	182,872	**160,880**	182,872
Other loans	**193,679**	-	**-**	-
Net obligations under finance leases and hire purchase contracts	**93,745**	-	**-**	-
Deferred capital grants (note 17)	**596,625**	613,198	**596,625**	613,198
	1,044,929	796,070	**757,505**	796,070

The bank loan is secured through a fixed charge over the freehold property of the Charity and is repayable over 10 years at rates of interest of 3.75% above base rate.

Other loans includes an unsecured £250,000 Social Investment Business loan, being repaid over 5 years to December 2026, with a fixed interest rate of 7.9%.

Also included in other loans is an unsecured £185,000 loan from Stratford-on-Avon District Council repayable over 30 months at a fixed interest rate of 2.0%.

Also included in other loans is a £147,290 Social Investment Business Recovery loan, being repaid over 6 years to August 2030, with a fixed interest rate of 7.9%. The loan is secured by a standard fixed and floating charge over the relevant property.

Net obligations under finance leases and hire purchase contracts are secured on the related assets.

17. Deferred capital grants

	2025	2024
	£	£
Group and Charity		
As at 1 April	**629,771**	646,344
Released in the year	**(16,573)**	(16,573)
As at 31 March	**613,198**	629,771
For release in less than one year	**16,573**	16,573
For release in more than one year	**596,625**	613,198
	613,198	629,771

Deferred capital grants represents a Homes England grant vested in the Charity's freehold property being amortised over 40 years.

18. Restricted reserves

	1 April 2024	Movement	31 March 2025
	£	£	£
Restricted reseves			
Support staff salaries	36,485	(36,485)	-
Pet support	1,425	(12)	1,413
Window restoration	100	-	100
Park View	4,318	(1,919)	2,399
Move on residents	1,250	-	1,250
Arts & crafts	2,480	(2,163)	317
Capital grants	656,383	(48,227)	608,156
Charity	**702,441**	**(88,806)**	**613,635**
Children In Need Grant		(41)	(41)
BCC - Period Literacy		25,000	25,000
Police Crime Commissioner		1,605	1,605
BCC NNS		42,222	42,222
BCC Misc		(134)	(134)
Reaching Communities - FWC		20,134	20,134
Stratford Town Trust		10,255	10,255
Midlands Together (Hestia House)		38,097	38,097
The Clothworker Foundation		18,380	18,380
BCC PRS Leasing - The Beeches		190,750	190,750
Group	**702,441**	**257,462**	**959,903**

Purpose of reserves

Charity

Support staff salaries - represents grant funding towards specific staff salaries.

Capital grants - represents grants received from non-government sources towards the purchase of fixed assets.

Other restricted funds are restricted to specific purposes specified by the donors.

Group

Children in Need Grant (YPS) - This fund is being used to deliver our Life-Hacks project within our young people services. This project offers a range of activities to our young people and provides equipment and support throughout the 3-year project.

Birmingham City Council - Period Literacy - To create a toolkit and provide training to the homeless sector around period literacy.

Police Crime Commissioner - To fund activities for the community and a session worker provided at the Fred Winter Centre.

Birmingham City Council – Network Neighborhood Scheme (NNS) - To research and provide support to both individuals and communities in the Perry Barr area to promote living healthy independent lives.

Reaching Communities – Fred Winter Centre (FWC) - To support those in the local community who are at risk of homelessness by providing advice, support and group activities for those residing in or around the Fred Winter Centre.

Midlands Together (Hestia House) - This funding was a capital contribution towards the works required to renovate the ground floor at Hestia House into an office space and community hub.

The Clothworkers Foundation - These funds were used towards the capital refurbishment project at Hestia House to create a community and ICT Hub.

BCC PRS Leasing - The Beeches - Capital element of grant funding utilised on the new Beeches development creating 21 units for council nominated tenants.

19. Analysis of net debt

	At 1 April 2024 £	Charity combination £	New finance leases £	Cash flows £	At 31 March 2025 £
Cash at bank and in hand	**139,778**	**1,176,276**	**-**	**(404,881)**	**911,173**
Debt due after 1 year	**(182,872)**	**(114,652)**	**-**	**(57,035)**	**(354,559)**
Debt due within 1 year	**(20,211)**	**(128,037)**	**-**	**43,868**	**(104,380)**
Finance leases	**-**	**(431,205)**	**(29,000)**	**195,084**	**(265,121)**
	(63,305)	**502,382**	**(29,000)**	**(222,964)**	**187,113**

20. Pension commitments

The Group operates a defined contributions pension scheme. The assets of the scheme are held separately from those of the Group in an independently administered fund. The pension cost charge represents contributions payable by the Group to the fund and amounted to £108,741 (2024 - £16,269). Contributions of £11,497 (2024 - £Nil) were payable to the fund at the balance sheet date and are included in creditors.

21. Commitments under operating leases

At 31 March 2025 the Group and the Charity had future minimum lease payments due under non-cancellable operating leases for each of the following periods:

	Group 2025 £	Group 2024 £
Not later than 1 year	**898,419**	-
Later than 1 year and not later than 5 years	**1,502,207**	-
Later than 5 years	**1,850,740**	-
	4,251,366	-

22. Related party transactions

During the period, repairs costs and professional fees were recharged to the Charity by its subsidiary, Spring Housing Association Limited. At the balance sheet date, £194,982 was owing to Spring Housing Association Limited in respect of these recharges.

23. Charity combination

As from 1 April 2024 it was agreed that St Anne's Hostel would join a strategic partnership with Spring Housing Association Limited (registered charity number: 1163098) to form a group structure between the organisations. This structure sees St Anne's Hostel becoming the parent organisation with Spring Housing Association Limited and Spring Community Homes becoming its direct and indirect subsidiaries respectively.

The organisations have similar values and objectives and this partnership aims to further meet the joint mission to provide long term sustainable accommodation to those in housing need. This partnership will further strengthen the roles of the organisations within the sector to be able to support an increased number of customers and provide financial stability for the future.

The combination has been accounted for as an acquisition with the negative goodwill arising being written on immediately in the reporting period through the Consolidated Statement of Comprehensive Income. Since the consideration payable by St Anne's Hostel was £Nil, the negative goodwill arising was equal to the net assets of Spring Housing Association Limited on the date the group was legally formed:

	1 April 2024 £
Spring Housing Association Limited	
Tangible fixed assets	**2,630,320**
Debtors	**1,830,534**
Cash at bank and in hand	**1,176,276**
Creditors: amounts falling due within one year	**(1,815,146)**
Creditors: amounts falling due after more than one year	**(389,608)**
	3,432,376

No fair value adjustments were deemed necessary.

ST ANNE'S HOSTEL

England & Wales - Charity number 1037430

Accounts

Charity registration no: 1037430
Company registration no: 02919404

St Anne's Hostel

Trustees' Report and Financial Statements

For the year ended 31 March 2024

St Anne's Hostel

(A company limited by guarantee)

Charity Information

Board members	Mr S W Morgan (Chair) (resigned 1 October 2024) Mr J S Martin (resigned 1 October 2024) Mr P S Higman (resigned 1 April 2024) Ms P C Shepherd (resigned 1 October 2024) Dr A Passmore (resigned 1 October 2024) Ms E A Millet (resigned 1 April 2024) Mr S Sharma Ms Caroline Naven (resigned 4 October 2023) Mr David Kinnair (resigned 31 July 2023) Mr A Duggan (appointed 1 April 2024, resigned 1 October 2024) Mrs N Owen (appointed 1 April 2024) Mrs L Cannon (appointed 1 April 2024) Mr M Baird (appointed 1 April 2024) Mr D Saunders (appointed 1 April 2024) Mr B Taylor (appointed 1 April 2024) Mrs V Hines (appointed 1 April 2024, resigned 1 October 2024)
Company secretary	Mrs A Trappett
Charity registration number	1037430
Company registration number	02919404
Registered office	112 Moseley Street Highgate Birmingham B12 0RY
Registered social landlord number	H4276
Independent auditor	Dains Audit Limited 2 Chamberlain Square Paradise Birmingham B3 3AX

St Anne's Hostel

(A company limited by guarantee)

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St Anne's Hostel

(A company limited by guarantee)

Trustees' report
For the year ended 31 March 2024

The Board present their report and the financial statements for the year ended 31 March 2024.

Objectives and activities

The objectives are the provision of accommodation in the city of Birmingham for single homeless men who are provided with assistance in seeking resettlement in the community.

The Board have paid due regard to guidance issued by the Charity Commission in deciding what activities the charity should undertake.

Rent policy

The company's policy is to charge rent at levels that are affordable and reflect the quality of accommodation, management and support provided. The principle of affordable rents is to encourage residents to find employment and escape from the culture of State benefits. To enable the company to achieve this, the rent levels at some of its existing and new properties which are used for move-on accommodation have been reduced or set at a lower level than those where intensive support is provided. These reduced rent levels have not affected the quality of the accommodation provided.

Trustees

The Trustees who served during the year were:

Mr S W Morgan (Chair) (resigned 1 October 2024)
Mr J S Martin (resigned 1 October 2024)
Mr P S Higman (resigned 1 April 2024)
Ms P C Shepherd (resigned 1 October 2024)
Dr A Passmore (resigned 1 October 2024)
Ms E A Millet (resigned 1 April 2024)
Mr S Sharma
Ms Caroline Naven (resigned 4 October 2023)
Mr David Kinnair (resigned 31 July 2023)
Mr A Duggan (appointed 1 April 2024, resigned 1 October 2024)
Mrs V Hines (appointed 1 April 2024, resigned 1 October 2024)

The Board are appointed in accordance with the Articles of Association.

None of the Board has any beneficial interest in the company. All of the Board are members of the company and guarantee to contribute £1 in the event of a winding up.

Long term stock maintenance repair policy

The company's policy is to maintain its housing stock to the highest possible standards, thereby ensuring both staff and resident safety.

Each financial year a detailed plan is drawn up, which is included in the budgets, to carry out the work detailed and this is monitored by senior management to ensure all appropriate repairs are carried out.

General repairs are carried out on a day-to-day basis when needed. The company's manager is responsible for ensuring that repairs are identified and carried out when needed and the performance of contractors is constantly reviewed to ensure the company achieves value for money.

Reserves policy

The Board have adopted the policy of putting funds into a designated reserve and of using the designated reserve as required. The Board consider that the company has sufficient assets to meet obligations as they arise on designated and general funds.

The Board are of the opinion that the need for a designated reserve has diminished as a result of substantial repairs and maintenance expenditure. The company has decided not to top up the cyclical maintenance reserve from general reserves this year.

The level of and need for the designated reserve will continue to be assessed each year.

Achievements and performance

St Anne's continued to invest in its facilities during the year and has successfully maintained the quality of its provision for service users at a time where funding is contrained. The company has continued to progress plans for the development of its development site, with the plans for the development site now agreed and the planning permission granted.

Assessment of how the RP is achieving value for money

The Board recognisies the importance of running the charity in a business-like wat in order to maximise the resources available to invest in the services provided to residents who are at the centre of all that we do.

We seek to do this by working together with like-minded suppliers and contractors. They help us deliver services in a more cost-effective and efficient way by working collaboratively to offer joined up solutions which are more innovative and better targeted. By working together and sharing skills and experience, we can seek to achieve more.

We constantly review our services and operations to ensure we achieve greater efficiencies and deliver value to our residents.

St Anne's Hostel has prepared the groundwork to report against an agreed set of measured for Value for Money, that were required by the Regulator for Social Housing (RSH). St Anne's Hostel can offer the following information for VFM metrics for the year ended March 2024:

		2022/23		2023/24
1	**Reinvestment %**	5.6%	Windows replacement and preparation for new build.	16.5%
	(Fixed Asset Additions as a percentage of total fixed assets at the end of the period)			
2a	**New Supply (Social Housing Units) %**	Nil	No new social housing units delivered in year.	Nil
	(Social units developed, acquired or leased in-year as a percentage of Total social units at the end of the period)			
2b	**New Supply (Non-Social HousingUnits) %**	Nil	No new social housing units delivered in year.	Nil
	(Non-Social units developed, acquired or leased in-year as a percentage of Total social and non-social units at the end of the period)			
3	**Gearing %**	3.8%	Remains stable	3.6%
	Short- and long-term loans and lease obligations less cash and cashequivalents as a percentage of tangible fixed assets.			
4	**EBITDA MRI Interest Cover %**	-347.7%	Deficit EBITDA	-420.9%
	EDITDA as a percentage of interest payable and financing costs.			
5	**Headline Social Housing Cost £**	N/A	Management cost for social housing and hostel accommodation are not separately identified.	N/A
6a	**Operating Margin (social housing lettings) %**	N/A	Surplus attributable to social housing not separatelyidentified.	N/A
6b	**Operating Margin (overall) %**	0.5%	Improvement in operating surplus	12.0%
7	**Return on Capital Employed %**	0.3%	Improvement in operating surplus	7.2%

Financial review

The results for the year show an overall surplus of £107,100 (2023 - £9,224 deficit as restated). The operating deficit on social housing lettings improved to £14,514 (2023 - £49,934 as restated), as shown in notes 4 & 5, however the economic environment remains challenging.

Plans for future periods

As from 1 April 2024 it was agreed that St Anne's Hostel would join a strategic partnership with Spring Housing Association (registered charity number: 1163098) to form a group structure between the organisations. This structure would see St Anne's Hostel becoming the parent organisation with Spring Housing Association Limited and Spring Community Homes becoming its subsidiaries.

The organisations have similar values and objectives and this partnership aims to further meet the joint mission to provide long term sustainable accommodation to those in housing need. This partnership will further strengthen the roles of the organisations within the sector to be able to support an increased number of customers and provide financial stability for the future.

Planning permission has been granted for the Charity's development site however the project is on hold until the required funds can be raised.

Promoting the success of the company

The Board consider that the current risk strategy and assessment arrangements are sufficient to address the major risks to which the company is exposed, but they are currently being reviewed.

Trustees' responsibilities statement

The Trustees are responsible for preparing the Trustees' report and the financial statements in accordance with applicable law and regulations.

Company law requires the Trustees to prepare financial statements for each financial year. Under that law the Trustees have elected to prepare the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'. Under company law the Trustees must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the Charity and of the profit or loss of the Charity for that period.

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

- select suitable accounting policies for the Charity's financial statements and then apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Charity will continue in business.

The Trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the Charity's transactions and disclose with reasonable accuracy at any time the financial position of the Charity and to enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the Charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Disclosure of information to auditor

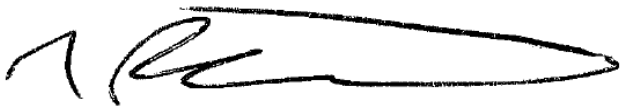
Each of the persons who are Trustees at the time when this Trustees' report is approved has confirmed that:

- so far as the Trustee is aware, there is no relevant audit information of which the Charity's auditor is unaware, and
- the Trustee has taken all the steps that ought to have been taken as a Trustee in order to be aware of any relevant audit information and to establish that the Charity's auditor is aware of that information.

Auditor

The auditor, Dains Audit Limited, will be proposed for reappointment in accordance with section 485 of the Companies Act 2006.

This report was approved by the board and signed on its behalf.



Mr M Baird
Chairperson

Date: 17 December 2024

Independent Auditor's Report to the Members of St Anne's Hostel

Opinion

We have audited the financial statements of St Anne's Hostel (the 'Charity') for the year ended 31 March 2024, which comprise the Statement of comprehensive income, the Balance sheet, the Statement of cash flows, the Statement of changes in equity and the related notes, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the Charity's affairs as at 31 March 2024 and of its profit 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 Charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the United Kingdom, including the Financial Reporting Council'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 Charity'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 within 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 this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Opinion on other matters prescribed by the Companies Act 2006

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

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

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the Charity and its environment obtained in the course of the audit, we have not identified material misstatements in the Trustees' report.

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

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of Trustees' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the Trustees were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemption from the requirement to prepare a Strategic report.

Responsibilities of directors

As explained more fully in the Trustees' responsibilities statement set out on page 4, the Trustees 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 Charity'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 Charity or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an Auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

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:
Our approach to identifying and assessing the risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, was as follows:

- the senior statutory auditor ensured that the engagement team collectively had the appropriate competence, capabilities and skills to identify or recognise non-compliance with applicable laws and regulations;
- we identified the laws and regulations applicable to the Charity through discussions with trustees and other management, and from our knowledge and experience of the housing sector;
- we focused on specific laws and regulations which we considered may have a direct material effect on the financial statements or the operations of the Charity, including the financial reporting legislation, Charities Act 2011, Companies Act 2006, taxation legislation, anti-bribery, employment, and environmental and health and safety legislation;
- we assessed the extent of compliance with the laws and regulations identified above through making enquiries of management and inspecting legal correspondence; and
- identified laws and regulations were communicated within the audit team regularly and the team remained alert to instances of non-compliance throughout the audit.

We assessed the susceptibility of the Charity's financial statements to material misstatement, including obtaining an understanding of how fraud might occur, by:

- making enquiries of management as to where they considered there was susceptibility to fraud, their knowledge of actual, suspected and alleged fraud; and
- considering the internal controls in place to mitigate risks of fraud and non-compliance with laws and regulations.

To address the risk of fraud through management bias and override of controls, we:

- performed analytical procedures to identify any unusual or unexpected relationships;
- tested journal entries to identify unusual transactions;
- assessed whether judgements and assumptions made in determining the accounting estimates set out in Note 3 were indicative of potential bias; and
- investigated the rationale behind significant or unusual transactions.

In response to the risk of irregularities and non-compliance with laws and regulations, we designed procedures which included, but were not limited to:

- agreeing financial statement disclosures to underlying supporting documentation;
- reading the minutes of meetings of those charged with governance;
- enquiring of management as to actual and potential litigation and claims; and
- reviewing correspondence with HMRC, relevant regulators and the Charity's legal advisors.

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

Other matters

The financial statements for the year ended 31 March 2023 were not required to be audited. An unmodified independent examiner's report was issued on 21 November 2023 by Mr Richard Alan Horton of Jerroms.

Use of our report

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

Andrew Morris (FCA) (Senior Statutory Auditor)

for and on behalf of
Dains Audit Limited

Statutory Auditor
Chartered Accountants

Birmingham

17 December 2024

St Anne's Hostel

(A company limited by guarantee)

Statement of comprehensive income
For the year ended 31 March 2024

	Note	2024 £	As restated 2023 £
Turnover	4	**1,035,360**	874,903
Operating costs	4	**(910,795)**	(870,580)
Operating surplus/(deficit)	7	**124,565**	4,323
Interest and financing costs	8	**(17,465)**	(13,547)
Surplus/(deficit) for the year		**107,100**	(9,224)

There was no other comprehensive income for 2024 (2023:£NIL).

The financial statements were approved and authorised for issue by the board and were signed on its behalf on 17 December 2024.

Mr M Baird
Chairperson

Mr S Sharma
Treasurer

The notes on pages 15 to 31 form part of these financial statements.

St Anne's Hostel

(A company limited by guarantee)
Registered number:02919404

Balance sheet
As at 31 March 2024

	Note		2024 £		As restated 2023 £
Fixed assets					
Tangible fixed assets – housing properties	10		**1,628,394**		-
Other tangible fixed assets	11		**140,998**		1,573,996
			1,769,392		1,573,996
Current assets					
Trade and other debtors	12	**25,100**		47,845	
Cash and cash equivalents		**139,778**		161,482	
		164,878		209,327	
Creditors: amounts falling due within one year	13	**(211,694)**		(134,217)	
Net current (liabilities)/assets			**(46,816)**		75,110
Total assets less current liabilities			**1,722,576**		1,649,106
Creditors: amounts falling due after more than one year	14		**(796,070)**		(829,700)
Net assets			**926,506**		819,406
Reserves					
Restricted reserves	17		**702,441**		648,550
Designated reserves	17		**14,044**		14,044
General unrestricted reserves	17		**210,021**		156,812
Total reserves			**926,506**		819,406

The Charity's financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime.

The financial statements were approved and authorised for issue by the board and were signed on its behalf on 17 December 2024.

Mr M Baird
Chairperson

Mr S Sharma
Treasurer

The notes on pages 15 to 31 form part of these financial statements.

St Anne's Hostel

(A company limited by guarantee)

Statement of changes in reserves
For the year ended 31 March 2024

	Restricted reserves	Designated reserves	General unrestricted reserves	Total reserves
	£	£	£	£
At 1 April 2023 (as previously stated)	**131,246**	**14,044**	**156,812**	**302,102**
Prior year adjustment (see note 18)	**517,304**	**-**	**-**	**517,304**
At 1 April 2023 (as restated)	**648,550**	**14,044**	**156,812**	**819,406**
Surplus for the year	**-**	**-**	**107,100**	**107,100**
Movement on restricted funds (see note 17)	**53,891**	**-**	**(53,891)**	**-**
At 31 March 2024	**702,441**	**14,044**	**210,021**	**926,506**

The notes on pages 15 to 31 form part of these financial statements.

St Anne's Hostel

(A company limited by guarantee)

Statement of changes in reserves
For the year ended 31 March 2023

	Restricted reserves	Designated reserves	General unrestricted reserves	Total reserves
	£	£	£	£
At 1 April 2022 (as previously stated)	**161,008**	**14,044**	**190,531**	**365,583**
Prior year adjustment (see note 18)	**463,047**	**-**	**-**	**463,047**
At 1 April 2022 (as restated)	**624,055**	**14,044**	**190,531**	**828,630**
Deficit for the year	**-**	**-**	**(9,224)**	**(9,224)**
Movement on restricted funds (see note 17)	**24,495**	**-**	**(24,495)**	**-**
At 31 March 2023	**648,550**	**14,044**	**156,812**	**819,406**

The notes on pages 15 to 31 form part of these financial statements.

St Anne's Hostel

(A company limited by guarantee)

Statement of cash flows
For the year ended 31 March 2024

	2024	As restated 2023
	£	£
Cash flows from operating activities		
Surplus/(deficit) for the financial year	**107,100**	(9,224)
Adjustments for:		
Depreciation of tangible assets	**97,424**	66,126
Interest paid	**17,465**	13,547
Decrease/(increase) in debtors	**22,745**	(8,143)
Increase in creditors	**62,438**	11,665
Net cash generated from operating activities	**307,172**	73,971
Cash flows from investing activities		
Purchase of tangible fixed assets - housing properties	**(225,706)**	-
Purchase of other tangible fixed assets	**(67,114)**	(87,628)
Net cash from investing activities	**(292,820)**	(87,628)
Cash flows from financing activities		
Repayment of loans	**(18,591)**	(19,556)
Interest paid	**(17,465)**	(13,547)
Net cash used in financing activities	**(36,056)**	(33,103)
Net (decrease) in cash and cash equivalents	**(21,704)**	(46,760)
Cash and cash equivalents at beginning of year	**161,482**	208,242
Cash and cash equivalents at the end of year	**139,778**	161,482
Cash and cash equivalents at the end of year comprise:		
Cash at bank and in hand	**139,778**	161,482

1. General information

St Anne's Hostel is a private company limited by guarantee and incorporated in England and Wales. It is a Registered Provider of Social Housing with the Regulator of Social Housing and a Registered Charity with the Charity Commission in England & Wales.

The Charity's registered office address and registered numbers are set out on the Charity Information page. The Charity's principal activity is the provision of accommodation in the city of Birmingham for single homeless men who are provided with assistance in seeking resettlement in the community.

2. Accounting policies

2.1 Basis of preparation of financial statements

The financial statements have been prepared under the historical cost convention unless otherwise specified within these accounting policies and in accordance with Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and the Republic of Ireland, the Housing SORP 2018: Statement of Recommended Practice for Registered Social Housing Providers and comply with the Accounting Direction for Private Registered Providers of Social Housing 2022. The financial statements are also prepared under the requirements of the Housing and Regeneration Act 2008.

The financial statements are presented in the functional currency of GBP (Sterling). They are prepared to the nearest £.

The preparation of financial statements in compliance with FRS 102 requires the use of certain critical accounting estimates. It also requires management to exercise judgement in applying the Charity's accounting policies (see note 3).

The following principal accounting policies have been applied:

2.2 Going concern

The Board have reviewed the cash position and forecasts and believe they have sufficient reserves to continue trading for the foreseeable future. For this reason they continue to adopt the going concern basis of accounting in preparing these financial statements.

2.3 Company status

The company is a private company limited by guarantee and consequently does not have share capital. Each of the members is liable to contribute an amount not exceeding £1 towards the assets of the company in the event of liquidation.

2. Accounting policies (continued)

2.4 Turnover

Turnover represents rental and service charges income receivable in the year net of rent and service charge losses from voids.

Rental income is recognised from the point when properties under development reach practical completion or otherwise become available for letting, net of any voids. Service charge income is recognised when service charge expenditure is incurred as this is the point at which the services have been performed.

Cash donations are recognised upon receipt. Other donations are recognised once the charity has been notified of the donation, unless performance conditions require deferral of the amount.

2.5 Finance costs

Finance costs are charged to profit or loss over the term of the debt using the effective interest method so that the amount charged is at a constant rate on the carrying amount. Issue costs are initially recognised as a reduction in the proceeds of the associated capital instrument.

2.6 Taxation

The Charity is considered to pass the tests set out in Paragraph 1, Schedule 6 of the Finance Act 2010 and therefore it meets the definition of a charitable company for UK corporation tax purposes.

Accordingly the Charity is exempt from taxation in resepct of income or capital gains received within categories covered by Part 11, Chaper 2 of the Corporation Tax Act 2010 or Section 256 of the Taxation of Chargeable Gains Act 1992, to the extent that such income or gains are applied exclusively to charitable purposes.

2.7 Housing properties

Housing properties are properties held for the provision of social housing or to otherwise provide social benefit. Housing properties are principally properties available for rent and are stated at cost less accumulated depreciation and impairment losses. Cost includes the cost of acquiring land and buildings, development costs, interest charges incurred during the development period.

At each reporting date the Charity assesses whether there is any indication of impairment. If such indication exists, the recoverable amount of the asset is determined which is the higher of its fair value less costs to sell and its value in use. An impairment loss is recognised where the carrying amount exceeds the recoverable amount.

2. Accounting policies (continued)

2.7 Housing properties (continued)

The Charity separately identifies the major components to its housing properties and charges depreciation so as to write-down the cost of each component to its estimated residual value, on a straight line basis over the following years:

Freehold property - fabric	- 40
Long-term leasehold property	- 50
Leasehold improvements	- 30
Flat roof	- 30
Windows	- 20
Kitchens	- 15
Bathrooms	- 15

Works to existing properties which replace a component that has been treated separately for depreciation purposes, along with those works that enhance the economic benefits of the assets, are capitalised as improvements. Such enhancements can occur if improvements result in either:

- An increase in rental income;
- A material reduction in future maintenance costs;
- A significant extension to the life of the property.

2.8 Other tangible fixed assets

Tangible fixed assets under the cost model are stated at historical cost less accumulated depreciation and any accumulated impairment losses. Historical cost includes expenditure that is directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by management.

Depreciation is charged so as to allocate the cost of assets less their residual value over their estimated useful lives, using the straight line method.

Depreciation is provided on the following bases:

Furniture	- 10 years
Equipment	- 15 years
Boilers	- 15 years
Computers	- 3 years
Fire alarms	- 25 years
Washing machines and equipment	- 5 years

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in profit or loss.

2. Accounting policies (continued)

2.9 Government grants

Government grants include grants receivable from Homes England, local authorities, and other government organisations. Government grants received for housing properties are recognised in income over the useful life of the housing property structure and, where applicable, its individual components (excluding land) under the accruals model.

Grants relating to revenue are recognised in income and expenditure over the same period as the expenditure to which they relate once reasonable assurance has been gained that the entity will comply with the conditions and that the funds will be received.

Grants due from government organisations or received in advance are included as current assets or liabilities.

Government grants received for housing properties are subordinated to the repayment of loans by agreement with the Homes England. Government grants released on sale of a property may be repayable but are normally available to be recycled and are credited to a Recycled Capital Grant Fund and included in the statement of financial position in creditors.

If there is no requirement to recycle or repay the grant on disposal of the asset, any unamortised grant remaining within creditors is released and recognised as income in income and expenditure.

Where individual components are disposed of and this does not create a relevant event for recycling purposes, any grant which has been allocated to the component is released to income and expenditure.

2.10 Other grants

Grants received from non-government sources are recognised using the performance model. A grant which does not impose specified future performance conditions is recognised as revenue when the grant proceeds are received or receivable. A grant that imposes specified future performance-related conditions on the association is recognised only when these conditions are met. A grant received before the revenue recognition criteria are satisfied is recognised as deferred income.

2.11 Debtors

Short-term debtors are measured at transaction price, less any impairment.

2.12 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

In the Statement of cash flows, cash and cash equivalents are shown net of bank overdrafts that are repayable on demand and form an integral part of the Charity's cash management.

2. Accounting policies (continued)

2.13 Creditors

Short-term creditors are measured at the transaction price. Other financial liabilities, including bank loans, are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method.

2.14 Provisions

Provisions are recognised when the group has a present obligation (legal or constructive) as a result of a past event, it is probable that the group will be required to settle the obligation, and a reliable estimate can be made of the amount of the obligation.

The amount recognised as a provision is the best estimate of the consideration required to settle the present obligation at the end of the reporting period, taking into account the risks and uncertainties surrounding the obligation.

Where the effect of the time value of money is material, the amount expected to be required to settle the obligation is recognised at present value using a pre-tax discount rate. The unwinding of the discount is recognised as a finance cost in the income and expenditure account in the period it arises.

2.15 Financial instruments

Basic financial assets

Basic financial assets, which include trade and other receivables, cash and bank balances, are initially measured at their transaction price including transaction costs and are subsequently carried at their amortised cost using the effective interest method, less any provision for impairment, 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.

Discounting is omitted where the effect of discounting is immaterial. The Charity's cash and cash equivalents, trade and most other receivables due with the operating cycle fall into this category of financial instruments.

Financial liabilities

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instruments any contract that evidences a residual interest in the assets of the Charity after the deduction of all its liabilities.

Basic financial liabilities, which include trade and other payables, bank loans and other loans are initially measured at their transaction price after transaction costs. When this constitutes a financing transaction, whereby the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Discounting is omitted where the effect of discounting is immaterial.

Debt instruments are subsequently carried at their amortised cost using the effective interest rate method.

2. Accounting policies (continued)

2.15 Financial instruments (continued)

Trade payables are obligations to pay for goods and services that have been acquired in the ordinary course of business from suppliers. Trade payables are classified as current liabilities if the payment is due within one year. If not, they represent non-current liabilities. Trade payables are initially recognised at their transaction price and subsequently are measured at amortised cost using the effective interest method. Discounting is omitted where the effect of discounting is immaterial.

2.16 Reserves

The charity establishes restricted reserves for specific purposes where their use is subject to external restrictions.

3. Judgements in applying accounting policies and key sources of estimation uncertainty

The process of preparing financial statements requires the use of accounting estimates, assumptions and judgements by the Association regarding the future that may have a significant risk of giving rise to a material adjustment to the carrying values of assets and liabilities.

Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances. The Association makes estimates and assumptions concerning the future. The resulting accounting estimates and assumptions will, by definition, seldom equal the related actual results.

Useful lives of depreciable assets
Management reviews its estimate of the useful lives of depreciable assets at each reporting date, based on the expected utility of the assets including any components. Residual value and useful life assessments consider issues such as future market conditions, the remaining life of the asset and maintenance programmes. Uncertainties in these estimates relate to technological obsolescence that may change the utility of certain software and IT equipment, changes to the Decent Homes Standards and changes to energy efficiency requirements which may require more frequent replacement of key components.

Impairment
Management assesses the impairment of property, plant and equipment subject to depreciation whenever events or changes in circumstances indicate that the carrying value may not be recoverable. Factors considered important that may trigger an impairment review include the following: significant underperformance relative to historical or projected future operating results; changes in the manner of the use of the acquired assets or the strategy for the overall business; and significant adverse industry or economic trends.

As part of the Association's continuous review of the performance of their assets, management identify any impairment triggers which may affect housing properties. Such triggers include increasing void losses, government policy changes (such as welfare reform changes or rent reductions), any significant damage or repairs are required to any homes, failure to meet energy efficiency standards, or where the decision has been made to dispose of the properties. These factors are considered to be an indication of impairment.

4. Particulars of turnover, operating expenditure and operating surplus/(deficit)

	Turnover 2024 £	Operating costs 2024 £	Operating surplus 2024 £	Turnover 2023 £	Operating costs 2023 £	Operating surplus 2023 £
Social housing activity						
Social housing lettings (note 5)	**848,054**	**(862,568)**	**(14,514)**	**787,474**	**(837,408)**	**(49,934)**
Other social housing activities						
Capital grants	**187,306**	**(48,227)**	**139,079**	**87,429**	**(33,172)**	**54,257**
	1,035,360	**(910,795)**	**124,565**	**874,903**	**(870,580)**	**4,323**

5. Particulars of income and expenditure from social housing lettings

	Supported housing 2024 £	Supported housing 2023 £
Turnover		
Rents receivable net of identifiable service charges	**668,979**	639,109
Service charge income	**73,660**	73,719
Void losses	**(27,876)**	(65,385)
Amortised government grants	**16,573**	16,573
Other grants and donations	**116,718**	123,458
Turnover from social housing lettings	**848,054**	787,474
Operating expenditure		
Management	**(616,545)**	(591,758)
Service charge costs	**(121,302)**	(118,116)
Routine maintenance	**(29,116)**	(42,830)
Planned maintenance	**(18,761)**	(12,831)
Bad debts	**(20,568)**	(24,978)
Depreciation	**(49,197)**	(32,954)
Other costs	**(7,079)**	(13,941)
Operating expenditure on social housing lettings	**(862,568)**	(837,408)
Operating surplus/(deficit) on social housing lettings	**(14,514)**	(49,934)

6. Accommodation in management and development

	2024 £	2023 £
Social housing		
Supported housing	**51**	55

7. Operating surplus/(deficit)

The operating surplus/(deficit) is stated after charging:

	2024	As restated 2023
	£	£
Depreciation of housing properties	**79,689**	46,695
Depreciation of other tangible fixed assets	**17,735**	19,430
Amortisation of government grants	**(16,573)**	(16,573)
Auditor's remuneration	**12,000**	-

8. Interest payable and similar expenses

	2024	2023
	£	£
Loan interest payable	**17,465**	13,547

9. Employees

Staff costs in the year were as follows:

	2024	2023
	£	£
Wages and salaries	**510,505**	501,877
Social security costs	**35,750**	40,652
Pension costs	**16,269**	14,495
	562,524	557,024

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

	2024	2023
	No.	No.
Housing and support	**19**	20
Administration	**2**	3
	21	23

There were no employees who received annual remuneration greater than £60,000 (2023 - none).

The key management personnel of the charity is limited to the members of the Board who did not receive any remuneration or reimbursement of expenses (2023 - £Nil).

10. Tangible fixed assets - housing properties

	Supported housing £
Cost	
Additions	**225,706**
Transfer from other tangible fixed assets	**1,717,345**
At 31 March 2024	**1,943,051**
Amortisation	
Charge for the year	**79,689**
Transfer from other tangible fixed assets	**234,968**
At 31 March 2024	**314,657**
Net book value	
At 31 March 2024	**1,628,394**
At 31 March 2023	-

Expenditure on works to existing properties

	2024 £	2023 £
Improvement works capitalised	**128,782**	49,385
Components capitalised	**96,924**	11,652
Amounts charged to income and expenditure	**47,877**	55,661
	273,583	116,698

11. Tangible fixed assets

	Freehold property £	Long-term leasehold property £	Fixtures and fittings £	Total £
Cost or valuation				
At 1 April 2023	**1,264,313**	**453,032**	**277,336**	**1,994,681**
Additions	**-**	**-**	**67,114**	**67,114**
Transfers between classes	**(1,264,313)**	**(453,032)**	**-**	**(1,717,345)**
At 31 March 2024	**-**	**-**	**344,450**	**344,450**
Depreciation				
At 1 April 2023	**30,715**	**214,343**	**175,627**	**420,685**
Charge for the year	**-**	**-**	**17,735**	**17,735**
Transfers between classes	**(30,715)**	**(214,343)**	**10,090**	**(234,968)**
At 31 March 2024	**-**	**-**	**203,452**	**203,452**
Net book value				
At 31 March 2024	**-**	**-**	**140,998**	**140,998**
At 31 March 2023	1,233,598	238,689	101,709	1,573,996

12. Debtors

	2024	2023
	£	£
Rent and service charges receivable	**13,281**	35,588
Prepayments and accrued income	**11,819**	12,257
	25,100	47,845

13. Creditors: Amounts falling due within one year

		As restated
	2024	2023
	£	£
Bank loans	**20,211**	21,745
Trade creditors	**4,811**	6,405
Other taxation and social security	**9,956**	8,811
Other creditors	**131,262**	59,198
Accruals and deferred income	**28,881**	21,485
Deferred capital grants (note 15)	**16,573**	16,573
	211,694	134,217

14. Creditors: Amounts falling due after more than one year

		As restated
	2024	2023
	£	£
Bank loans	**182,872**	199,929
Deferred capital grants (note 15)	**613,198**	629,771
	796,070	829,700

15. Deferred capital grants

	2024	As restated 2023
	£	£
As at 1 April	**646,344**	662,917
Released in the year	**(16,573)**	(16,573)
As at 31 March	**629,771**	646,344
For release in less than one year	**16,573**	16,573
For release in more than one year	**613,198**	629,771
	629,771	646,344

Deferred capital grants represents a Homes England grant vested in the Charity's freehold property being amortised over 40 years.

16. Loans

Analysis of the maturity of loans is given below:

	2024	2023
	£	£
Amounts falling due within one year		
Bank loans	**20,211**	21,745
Amounts falling due 1-2 years		
Bank loans	**21,991**	20,328
Amounts falling due 2-5 years		
Bank loans	**77,517**	71,550
Amounts falling due after more than 5 years		
Bank loans	**83,364**	108,051
	203,083	221,674

The bank loan is secured through a fixed charge over the freehold property of the charity and is repayable over 10 years at rates of interest of 3.75% above base rate.

17. Reserves

	Balance at 1 April 2023 as restated	Income	Expenditure	Balance at 31 March 2024
	£	£	£	£
Restricted reserves				
Courtyard project	**3,708**	**336**	**(4,044)**	**-**
Support staff salaries	**97,050**	**50,091**	**(110,656)**	**36,485**
Pet support	**1,955**	**550**	**(1,080)**	**1,425**
Window restoration	**100**	**-**	**-**	**100**
Park View	**4,318**	**-**	**-**	**4,318**
Move on residents	**1,250**	**-**	**-**	**1,250**
Arts & crafts	**11,137**	**2,951**	**(11,608)**	**2,480**
Training	**9,750**	**-**	**(9,750)**	**-**
Bond scheme	**1,978**	**-**	**(1,978)**	**-**
Capital grants	**517,304**	**187,306**	**(48,227)**	**656,383**
	648,550	**241,234**	**(187,343)**	**702,441**
Designated reserves				
Cyclical maintenance	**14,044**	**-**	**-**	**14,044**
	14,044	**-**	**-**	**14,044**
Unrestricted reserves				
General unrestricted reserves	**156,812**	**794,126**	**(740,917)**	**210,021**
Total of funds	**819,406**	**1,035,360**	**(928,260)**	**926,506**

Purpose of reserves

Support staff salaries - represents grant funding towards specific staff salaries.

Capital grants - represents grants received from non-government sources towards the purchase of fixed assets.

Other restricted funds are restricted to specific purposes specified by the donors.

18. Prior year adjustment

In previous financial statements, capital grants from all sources were recognised in income over the useful life of the housing property under the accruals model. This resulted in a large deferred capital grants creditor at the balance sheet date which included grants from non-government sources.

For the current reporting period, the board received professional advice that highlighted the requirement of the Housing SORP 2018 that grants received from non-government sources are recognised using the performance model. In the case of the Charity's capital grants, £517,304 of the deferred capital grants creditor at 31 March 2023 represented amotised grants from non-government sources where all attaching conditions had been fullfiled.

A prior year adjustment has therefore been processed, in accordance with the performance model, to release £517,304 from deferred capital grants to restricted income reserves at 31 March 2023 (£463,047 at 31 March 2022).

19. Analysis of net debt

	At 1 April 2023	Cash flows	At 31 March 2024
	£	£	£
Cash at bank and in hand	**161,482**	**(21,704)**	**139,778**
Debt due after 1 year	**(199,929)**	**17,057**	**(182,872)**
Debt due within 1 year	**(21,745)**	**1,534**	**(20,211)**
	(60,192)	**(3,113)**	**(63,305)**

20. Pension commitments

The Charity operates a defined contributions pension scheme. The assets of the scheme are held separately from those of the Charity in an independently administered fund. The pension cost charge represents contributions payable by the Charity to the fund and amounted to £16,269 (2023 - £14,495). There were no contributions were payable to the fund at the balance sheet date (2023 - £Nil).

21. Related party transactions

There were no disclosable related party transactions during the year (2023 - none).

22. Post balance sheet events

As from 1 April 2024 it was agreed that St Anne's Hostel would join a strategic partnership with Spring Housing Association (registered charity number: 1163098) to form a group structure between the organisations. This structure would see St Anne's Hostel becoming the parent organisation with Spring Housing Association Limited and Spring Community Homes becoming its subsidiaries.

The organisations have similar values and objectives and this partnership aims to further meet the joint mission to provide long term sustainable accommodation to those in housing need. This partnership will further strengthen the roles of the organisations within the sector to be able to support an increased number of customers and provide financial stability for the future.

ST ANNE'S HOSTEL

England & Wales - Charity number 1037430

Accounts

Charity registration number 1037430

Company registration number 02919404 (England and Wales)

ST ANNE'S HOSTEL

ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2023

ST ANNE'S HOSTEL

LEGAL AND ADMINISTRATIVE INFORMATION

Board	Mr S W Morgan (Chairman) Mr J S Martin Mr P S Higman Ms P C Shepherd Dr A Passmore Ms E A Millet Mr S Sharma Ms Caroline Naven Mr David Kinnair Ms D Harris
Secretary	Ms Amanda Trappett
Charity number	1037430
Company number	02919404
Registered office	112 Moseley Street Highgate Birmingham West Midlands B12 0RY
Independent examiner	Jerroms Lumaneri House Blythe Gate Blythe Valley Park Solihull West Midlands B90 8AH

ST ANNE'S HOSTEL

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BOARD REPORT (INCLUDING DIRECTORS' REPORT)

FOR THE YEAR ENDED 31 MARCH 2023

The Board present their annual report and financial statements for the year ended 31 March 2023.

The accounts have been prepared in accordance with the accounting policies set out in note 1 to the accounts and comply with the charity's memorandum and articles of association, the Companies Act 2006 and the Statement of Recommended Practice, "Accounting and Reporting by Charities", issued in January 2019.

Objectives and activities
The objectives are the provision of accommodation in the city of Birmingham for single homeless men who are provided with assistance in seeking resettlement in the community.

The Board have paid due regard to guidance issued by the Charity Commission in deciding what activities the charity should undertake.

Rent Policy
The company's policy is to charge rent at levels that are affordable and reflect the quality of accommodation, management and support provided. The principle of affordable rents is to encourage residents to find employment and escape from the culture of State benefits. To enable the company to achieve this, the rent levels at some of its existing and new properties which are used for move-on accommodation have been reduced or set at a lower level than those where intensive support is provided. These reduced rent levels have not affected the quality of the accommodation provided.

Long term stock maintenance repair policy
The company's policy is to maintain its housing stock to the highest possible standards, thereby ensuring both staff and resident safety.

Each financial year a detailed plan is drawn up, which is included in the budgets, to carry out the work detailed and this is monitored by senior management to ensure all appropriate repairs are carried out.

General repairs are carried out on a day-to-day basis when needed. The company's manager is responsible for ensuring that repairs are identified and carried out when needed and the performance of contractors is constantly reviewed to ensure the company achieves value for money.

Reserves policy
The Board have adopted the policy of putting funds into a designated reserve and of using the designated reserve as required. The directors consider that the company has sufficient assets to meet obligations as they arise on designated and general funds.

The Directors are of the opinion that the need for a designated reserve has diminished as a result of substantial repairs and maintenance expenditure. The Company has decided not top up the cyclical maintenance reserve from general reserves this year.

The level of and need for the designated reserve will continue to be assessed each year.

Achievements and performance
St Anne's continued to invest in its facilities during the year and has successfully maintained the quality of its provision for service users at a time where funding is constrained. The Company has continued to progress plans for the development of its development site, with the plans for the development site now agreed and the planning application underway.

Assessment of how the RP is achieving value for money
The Board recognises the importance of running the charity in a business-like way in order to maximise the resources available to invest in the services provided to residents who are at the centre of all that we do.

We seek to do this by working together with like-minded suppliers and contractors. They help us deliver services in a more cost-effective and efficient way by working collaboratively to offer joined up solutions which are more innovative and better targeted. By working together and sharing skills and experience, we can seek to achieve more.

We constantly review our services and operations to ensure we achieve greater efficiencies and deliver value to our residents.

St Anne's Hostel has prepared the groundwork to report against an agreed set of measures for Value for Money, that were required by Regulator for Social Housing (RSH). St Anne's Hostel can offer the following information for VFM metrics for the year end March 2023:-

		2022/23			2021/22
1	Reinvestment %	5.6%		Minor expenditure and preparation for new Build.	87.7%
	(Fixed Asset Additions as a percentage of total fixed assets at the end of the period)				
2a	New Supply (Social Housing Units) %	Nil		No new social housing units delivered in year.	Nil
	(Social units developed, acquired or leased in-year as a percentage of Total social units at the end of the period)				
2b	New Supply (Non-Social Housing Units) %	Nil		No new social housing units delivered in year.	Nil
	(Non-Social units developed, acquired or leased in-year as a percentage of Total social and non-social units at the end of the period)				
3	Gearing %	3.8%		Reduction in cash due to operating loss.	2.1%
	Short and long term loans and lease obligations less cash and cash equivalents as a percentage of Tangible fixed assets.				
4	EBITDA MRI Interest Cover %	-347.7%		Operating loss	115.6%
	Operating surplus/(deficit) plus Gain/(loss) on disposal of fixed assets as a percentage of Capitalised Interest and Interest payable and financing costs.				
5	Headline Social Housing Cost £	n/a		Management cost for social housing and hostel accommodation are not separately identified.	n/a

6a	Operating Margin (social housing lettings) %	n/a		Surplus attributable to social housing not separately identified.	n/a
6b	Operating Margin (overall) %	-8.2%		Operating loss and impact of additional depreciation	-0.1%
7	Return on Capital Employed %	-12.6%		Operating loss and impact of additional depreciation	-0.2%

Financial review

The results for the year show a deficit of £63,481 (2021-22 deficit of £993). The deficit is a result of difficult operating conditions, with increased costs as a result of spiralling energy prices and cost of living increases for staff which we have been unable to match with increased charges to residents or the City Council (which has capped housing benefit increases to below the rate of inflation). These increased costs together with additional depreciation relating to the newly acquired Park View accommodation account for the deficit for the year. Added to these inflationary pressures has been the City Council's flawed application of policies designed to claw back funding for enhanced support which has not been delivered by some providers. St. Anne's has faced unreasonable clawback of funding despite being one of a handful of providers who have achieved accreditation through the Council's own quality standards scheme.

The Company will, as it has done in every previous year, aim to set a break-even budget for future years. In addition, the Directors being mindful of the vagaries of the City Council's funding and clawback policies, have entered into discussions with another provider to join their group structure in order to strengthen the Company's financial resilience, these discussions have been successful and the new group arrangements will be in place by the end of the 2023/24 financial year.

Plans for future periods

The Company continues to progress the planning application for its development site.

Structure, governance and management

The company is limited by guarantee established under the Companies Act and a Registered Social Housing Provider under the Housing and Regeneration Act 2008.

The Board, who are also the directors for the purpose of company law, and who served during the year were:
Mr S W Morgan (Chairman)
Mr J S Martin
Mr P S Higman
Ms P C Shepherd
Dr A Passmore
Ms E A Millet
Mr S Sharma
Ms Caroline Naven
Mr David Kinnair
Ms D Harris

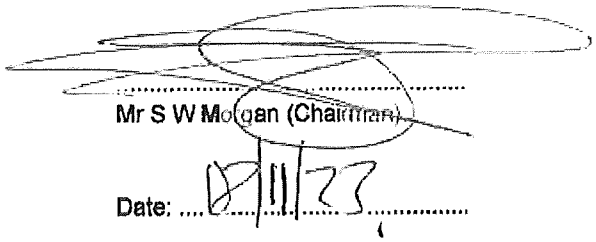
The Board are appointed in accordance with the article of association.

None of the Board has any beneficial interest in the company. All of the Board are members of the company and guarantee to contribute £1 in the event of a winding up.

Promoting the success of the company

The Board consider that the current risk strategy and assessment arrangements are sufficient to address the major risks to which the company is exposed, but they are currently being reviewed.

The Board Report was approved by the Chairman of the Board.



Mr S W Morgan (Chairman)

Date: 8/11/23

ST ANNE'S HOSTEL

STATEMENT OF BOARD RESPONSIBILITIES

FOR THE YEAR ENDED 31 MARCH 2023

The Board, who are also the directors of St Anne's Hostel for the purpose of company law, are responsible for preparing the Board Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company Law requires the Board to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that year.

In preparing these financial statements, the Board 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; and

- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

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

ST ANNE'S HOSTEL

INDEPENDENT EXAMINER'S REPORT
TO THE BOARD OF ST ANNE'S HOSTEL

I report to the Board on my examination of the financial statements of St Anne's Hostel (the charity) for the year ended 31 March 2023.

Responsibilities and basis of report
As the Board of the charity (and also its directors for the purposes of company law) you are responsible for the preparation of the financial statements in accordance with the requirements of the Companies Act 2006 (the 2006 Act).

Having satisfied myself that the financial statements of the charity are not required to be audited under Part 16 of the 2006 Act and are eligible for Independent examination, I report in respect of my examination of the charity's financial statements carried out under section 145 of the Charities Act 2011 (the 2011 Act). In carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent examiner's statement
Since the charity's gross income exceeded £250,000 your examiner must be a member of a body listed in section 145 of the 2011 Act. I confirm that I am qualified to undertake the examination because I am a member of Association of Chartered Certified Accountants, which is one of the listed bodies.

I have completed my examination. I confirm that no 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 charity as required by section 386 of the 2006 Act; or
2 the financial statements do not accord with those records; or
3 the financial statements do not comply with the accounting requirements of section 396 of the 2006 Act 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; or
4 the financial statements have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

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 financial statements to be reached.

Jeffroms

Jeffroms

Mr Richard Alan Horton
Chartered Certified Accountants
Lumaneri House
Blythe Gate
Blythe Valley Park
Solihull
West Midlands
B90 8AH

Dated: 21 November 2023

ST ANNE'S HOSTEL

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 MARCH 2023

	Notes	Unrestricted funds 2023 £	Restricted funds 2023 £	**Total 2023 £**	Unrestricted funds 2022 £	Restricted funds 2022 £	**Total 2022 £**
Income and endowments from:							
Donations and legacies	2	27,766	93,756	121,522	16,820	103,446	120,266
Charitable activities	3	647,443	-	647,443	651,550	-	651,550
Other income	4	1,936	-	1,936	1,382	-	1,382
Total income		677,145	93,756	770,901	669,752	103,446	773,198
Expenditure on:							
Charitable activities	5	726,724	107,658	834,382	689,166	85,025	774,191
Net outgoing resources before transfers		(49,579)	(13,902)	(63,481)	(19,414)	18,421	(993)
Gross transfers between funds		15,860	(15,860)	-	-	-	-
Net expenditure for the year/ Net movement in funds		(33,719)	(29,762)	(63,481)	(19,414)	18,421	(993)
Fund balances at 1 April 2022		204,575	161,008	365,583	223,989	142,587	366,576
Fund balances at 31 March 2023		170,856	131,246	302,102	204,575	161,008	365,583

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

All income and expenditure derive from continuing activities.

The statement of financial activities also complies with the requirements for an income and expenditure account under the Companies Act 2006.

ST ANNE'S HOSTEL

SUMMARY INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 MARCH 2023

	2023 £	2022 £
Gross income	**770,901**	773,198
Total expenditure from income funds	**834,382**	774,191
Net expenditure for the year	**(63,481)**	(993)

ST ANNE'S HOSTEL

BALANCE SHEET

AS AT 31 MARCH 2023

	Notes	2023 £	2023 £	2022 £	2022 £
Fixed assets					
Tangible assets	9		1,573,996		1,552,495
Grants	10		(1,163,648)		(1,125,964)
			410,348		426,531
Current assets					
Debtors	11	47,845		39,702	
Cash at bank and in hand		161,482		208,242	
		209,327		247,944	
Creditors: amounts falling due within one year	13	(117,644)		(88,531)	
Net current assets			91,683		159,413
Total assets less current liabilities			502,031		585,944
Creditors: amounts falling due after more than one year	14		(199,929)		(220,361)
Net assets			302,102		365,583
Income funds					
Restricted funds	15		131,246		161,008
Unrestricted funds					
Designated funds	16	14,044		14,044	
General unrestricted funds		156,812		190,531	
			170,856		204,575
			302,102		365,583

ST ANNE'S HOSTEL

BALANCE SHEET (CONTINUED)

AS AT 31 MARCH 2023

The company is entitled to the exemption from the audit requirement contained in section 477 of the Companies Act 2006, for the year ended 31 March 2023.

The Board acknowledge their responsibilities for ensuring that the charity keeps accounting records which comply with section 386 of the Act and for preparing financial statements which give a true and fair view of the state of affairs of the company as at the end of the financial year and of its incoming resources and application of resources, including its income and expenditure, for the financial year in accordance with the requirements of sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the company.

The members have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476.

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

The financial statements were approved by the Board on 17 November 2023

Mr S W Morgan (Chairman)
Trustee

Company registration number 02919404

ST ANNE'S HOSTEL

STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED 31 MARCH 2023

	Notes	2023 £	2023 £	2022 £	2022 £
Cash flows from operating activities					
Cash generated from/(absorbed by) operations	21		22,740		(8,741)
Investing activities					
Purchase of tangible fixed assets		(87,628)		(1,362,238)	
Grants received		-		1,004,812	
Release of grants		37,684		-	
Net cash used in investing activities			(49,944)		(357,426)
Financing activities					
Proceeds of new bank loans		-		250,000	
Repayment of bank loans		(19,556)		(8,770)	
Net cash (used in)/generated from financing activities			(19,556)		241,230
Net decrease in cash and cash equivalents			(46,760)		(124,937)
Cash and cash equivalents at beginning of year			208,242		333,179
Cash and cash equivalents at end of year			161,482		208,242

1 Accounting policies

Charity information
St Anne's Hostel is a private company limited by guarantee incorporated in England and Wales. The registered office is 112 Moseley Street, Highgate, Birmingham, West Midlands, B12 0RY.

1.1 Accounting convention

The association is a registered charity, a company limited by guarantee and a Registered Social Housing Provider under the Housing and Regeneration Act 2008. The financial statements have been prepared in accordance with FRS 102 'The Financial Reporting Standard applicable in the UK and 'Republic of Ireland ("FRS 102"), The Statement of Recommended Practice: Accounting by Registered Social Housing Providers (Update 2018) and with the Accounting Requirement for Registered Social Landlords General Determination 2019.

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

The accounts have been prepared under the historical cost convention. The principal accounting policies adopted are set out below.

1.2 Going concern

The Board have reviewed the cash position and forecasts and believe they have sufficient reserves to continue trading for the foreseeable future.

1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the Board in furtherance of their charitable objectives.

Restricted reserves are those reserves which are only expendable in accordance with the wishes of the funder or regulatory body. Restricted reserves include funds raised in response to a specific appeal. Expenditure cannot be directly set against restricted reserves but is taken through the income and expenditure account. A transfer from restricted reserves is then made as appropriate.

Endowment funds are subject to specific conditions by donors that the capital must be maintained by the charity.

1.4 Income

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

Cash donations are recognised on receipt. Other donations are recognised once the charity has been notified of the donation, unless performance conditions require deferral of the amount.

Housing benefit over payments have been deferred to the next year when these over payments will be settled against other claims.

Turnover represents rental and service charges income receivable in the year net of rent and service charges losses from voids and revenue grants.

1 Accounting policies **(Continued)**

1.5 Expenditure

Expenditure is 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.

Expenditure is classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central staff costs are allocated on the basis of time spent, and depreciation charges are allocated on the portion of the asset's use.

All expenditures are accounted for on the accruals basis. In particular, the costs of charitable activities represents all costs of the charity excluding those appointed to governance costs. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with use of the resources.

1.6 Tangible fixed assets

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Freehold property	40 years straight line
Leasehold property	15 - 30 years straight line
Freehold improvements	15-30 years straight line
Fixtures, fittings & equipment	10 - 25 years straight line

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in the statement of financial activities.

Freehold improvement relates to Park view. These costs were incurred prior to acquiring Park View.

1.7 Impairment of fixed assets

At each reporting end date, the charity reviews the carrying amounts of its tangible 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).

1.8 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

1 **Accounting policies** **(Continued)**

1.9 Financial instruments

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 instruments are recognised in the charity's balance sheet when the charity becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method 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. Financial assets classified as receivable within one year are not amortised.

Basic financial liabilities

Basic financial liabilities, including creditors and bank loans are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of operations from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Derecognition of financial liabilities

Financial liabilities are derecognised when the charity's contractual obligations expire or are discharged or cancelled.

1.10 Employee benefits

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the charity is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

1.11 Retirement benefits

Payments to defined contribution retirement benefit schemes are charged as an expense as they fall due.

1.12 Grants for capital expenditure

Grants received as a contribution towards the capital costs of a scheme are shown in the fixed asset notes. Where properties are included at historical cost, the total grant receivable is deducted from the cost of housing properties.

2 Donations and legacies

	Unrestricted funds	Restricted funds	**Total**	Unrestricted funds	Restricted funds	**Total**
	2023	2023	**2023**	2022	2022	**2022**
	£	£	**£**	£	£	**£**
Donations and gifts	27,766	29,163	56,929	16,820	2,446	19,266
Support staff salary - donations	-	64,593	64,593	-	101,000	101,000
	27,766	93,756	121,522	16,820	103,446	120,266

3 Charitable activities

	Rental income	Service charges	Rent and service charges losses from voids	**Total**	Rental income	Service charges	Rent and service charges losses from voids	**Total**
	2023	2023	2023	**2023**	2022	2022	2022	**2022**
	£	£	£	**£**	£	£	£	**£**
Sales within charitable activities	639,109	73,719	(65,385)	647,443	643,372	78,611	(70,433)	651,550

4 Other income

	Unrestricted funds 2023 £	Unrestricted funds 2022 £
Other income	1,936	1,382

5 Charitable activities

	2023 £	2022 £
Staff costs	557,024	513,596
Loan interest	13,547	3,896
Rent and rates	19,934	57,266
Insurance	12,847	12,008
Light and heat	31,645	26,445
General repairs and maintenance	27,445	17,546
Cyclical maintenance	12,831	2,401
Equipment maintenance	15,385	13,531
Motor and travel expenses	313	147
General admin expenses	11,850	12,071
Housing costs	13,521	13,852
Training and recruitment	5,181	5,005
Fundraising and publicity	17,390	14,801
Consumables	40,169	28,901
Release of grant income	(49,745)	(29,121)
Depreciation	66,126	34,625
Bad debts	24,978	26,909
Other charitable expenditure	13,941	20,312
	834,382	774,191
	834,382	774,191
Analysis by fund		
Unrestricted funds	726,724	689,166
Restricted funds	107,658	85,025
	834,382	774,191

Other charitable expenses includes remuneration paid for an independent examiner of £3,600 (2022 - £3,100).

6 Board

No member of the Board were in receipt of expenses or remuneration during the year.

7 Employees

The average monthly number of employees during the year was:

	2023 Number	2022 Number
Direct charitable activities	20	19
Administration	3	3
Total	23	22

Employment costs	2023 £	2022 £
Wages and salaries	501,877	467,800
Social security costs	40,652	35,259
Other pension costs	14,495	10,537
	557,024	513,596

There were no employees whose annual remuneration was more than £60,000.

8 Taxation

The company has charitable status and no liability to taxation arises from its activities.

9 Tangible fixed assets

	Freehold property	Freehold improvements	Fixtures, fittings & equipment	Total
	£	£	£	£
Cost				
At 1 April 2022	1,217,501	438,807	250,745	1,907,053
Additions	46,812	14,225	26,591	87,628
At 31 March 2023	1,264,313	453,032	277,336	1,994,681
Depreciation and impairment				
At 1 April 2022	5,360	193,003	156,197	354,560
Depreciation charged in the year	25,355	21,340	19,430	66,125
At 31 March 2023	30,715	214,343	175,627	420,685
Carrying amount				
At 31 March 2023	1,233,598	238,689	101,709	1,573,996
At 31 March 2022	1,212,141	241,290	94,549	1,552,495

Freehold improvement relates to Park View. These expenses were incurred prior to acquiring Park View. This will be depreciated over the life of the building.

10 Grants and donations

	£
Cost	
At 1 April 2022	(1,125,964)
Additions	(87,429)
Released	49,745
At 31 March 2023	(1,163,648)
Carrying amount	
At 31 March 2023	(1,163,648)
At 31 March 2022	(1,125,964)

11 Debtors

	2023	2022
Amounts falling due within one year:	£	£
Trade debtors	35,588	30,237
Prepayments and accrued income	12,257	9,465
	47,845	39,702

12 Loans and overdrafts

	2023	2022
	£	£
Bank loans	221,674	241,230
Payable within one year	21,745	20,869
Payable after one year	199,929	220,361

On 21 October 2021, a fixed charge over the freehold property was registered with The Charity Bank.

13 Creditors: amounts falling due within one year

	Notes	2023	2022
		£	£
Bank loans	12	21,745	20,869
Other taxation and social security		8,811	9,954
Trade creditors		6,405	6,406
Other creditors		59,198	43,363
Accruals and deferred income		21,485	7,939
		117,644	88,531

14 Creditors: amounts falling due after more than one year

	Notes	2023	2022
		£	£
Bank loans	12	199,929	220,361

15 Restricted funds

The income funds of the charity include restricted funds comprising the following unexpended balances of donations and grants held on trust for specific purposes:

	Movement in funds				Movement in funds		
	Balance at 1 April 2021	Incoming	Resources expended	Balance at 1 April 2022	Incoming	Resources expended	Balance at 31 March 2023
	£	£	£	£	£	£	£
Courtyard project	9,712	3,282	(8,200)	4,794	900	(1,986)	3,708
Support staff salaries	116,724	101,000	(81,476)	136,248	64,593	(103,791)	97,050
Pet Support	642	900	(224)	1,318	800	(163)	1,955
Window Restoration	100	-	-	100	-	-	100
Park View	148	-	(148)	-	18,192	(13,874)	4,318
Move on residents	1,250	-	-	1,250	-	-	1,250
Arts & Crafts	4,261	5,046	(1,759)	7,548	6,903	(3,314)	11,137
Bond Scheme	9,750	-	-	9,750	-	-	9,750
Warm room	-	-	-	-	2,368	(390)	1,978
	142,587	110,228	(91,807)	161,008	93,756	(123,518)	131,246

16 Designated funds

The income funds of the charity include the following designated funds which have been set aside out of unrestricted funds by the trustees for specific purposes:

				Movement in funds	
	Balance at 1 April 2021	Transfers	Balance at 1 April 2022	Incoming resources	Balance at 31 March 2023
	£	£	£	£	£
Cyclical maintenance	16,445	(2,401)	14,044	-	14,044
	16,445	(2,401)	14,044	-	14,044

The Designated Funds brought forward related to amounts set aside to cover cyclical maintenance expenditure in the future

17 Analysis of net assets between funds

	Unrestricted 2023 £	Restricted 2023 £	Total 2023 £	Unrestricted 2022 £	Restricted 2022 £	Total 2022 £
Fund balances at 31 March 2023 are represented by:						
Tangible assets	1,573,996	-	1,573,996	1,552,495	-	1,552,495
Investments	(1,163,648)	-	(1,163,648)	(1,125,964)	-	(1,125,964)
Current assets/(liabilities)	(39,563)	131,246	91,683	(1,595)	161,008	159,413
Long term liabilities	(199,929)	-	(199,929)	(220,361)	-	(220,361)
	170,856	131,246	302,102	204,575	161,008	365,583

18 Capital commitments

The company has no capital commitment as at 31 March 2023 (2022:£0)

19 Events after the reporting date

In September 2023, Birmingham City Council has issued a section 114 notice, an admission that it cannot manage its financial crisis without help. This decision was made as the council anticipated a gap of £87 million between income and expenditure for the 2024/25 financial year.

The government has appointed Commissioners to take over Birmingham City Council. Commissioners would be in charge of the council's financial governance and scrutiny.

As per Section 114, no new expenditure is permitted. There are exceptions for funding statutory services, including safeguarding vulnerable people, and existing commitments and contracts will continue to be honoured, according to the Local Government Finance Act 1988, Section 114 (3).

20 Related party transactions

There were no disclosable related party transactions during the year (2022 - none).

21 Cash generated from operations

	2023 £	2022 £
Deficit for the year	(63,481)	(993)
Adjustments for:		
Gain on disposal of tangible fixed assets	-	(29,121)
Depreciation and impairment of tangible fixed assets	66,126	34,625
Movements in working capital:		
(Increase) in debtors	(8,143)	(12,368)
Increase/(decrease) in creditors	28,238	(884)
Cash generated from/(absorbed by) operations	22,740	(8,741)

22 Analysis of changes in net (debt)/funds

	At 1 April 2022	Cash flows	At 31 March 2023
	£	£	£
Cash at bank and in hand	208,242	(46,760)	161,482
Loans falling due within one year	(20,869)	(876)	(21,745)
Loans falling due after more than one year	(220,361)	20,432	(199,929)
	(32,988)	(27,204)	(60,192)

ST ANNE'S HOSTEL

England & Wales - Charity number 1037430

Accounts

Charity registration number 1037430

Company registration number 02919404 (England and Wales)

ST ANNE'S HOSTEL

ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2022

ST ANNE'S HOSTEL

LEGAL AND ADMINISTRATIVE INFORMATION

Board	Mr S W Morgan (Chairman) Mr J S Martin Mr P S Higman Ms P C Shepherd Dr A Passmore Ms E A Millet Mr S Sharma Ms Caroline Naven Mr David Kinnair Ms D Harris
Secretary	Ms Amanda Trappett
Charity number	1037430
Company number	02919404
Registered office	112 Moseley Street Highgate Birmingham West Midlands B12 0RY
Independent examiner	Jerroms Lumaneri House Blythe Gate Blythe Valley Park Solihull West Midlands B90 8AH

ST ANNE'S HOSTEL

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ST ANNE'S HOSTEL

BOARD REPORT (INCLUDING DIRECTORS' REPORT)

FOR THE YEAR ENDED 31 MARCH 2022

The Board present their annual report and financial statements for the year ended 31 March 2022.

The accounts have been prepared in accordance with the accounting policies set out in note 1 to the accounts and comply with the charity's memorandum and articles of association, the Companies Act 2006 and the Statement of Recommended Practice, "Accounting and Reporting by Charities", issued in January 2019.

Objectives and activities

The objectives are the provision of accommodation in the city of Birmingham for single homeless men who are provided with assistance in seeking resettlement in the community.

The Board have paid due regard to guidance issued by the Charity Commission in deciding what activities the charity should undertake.

Rent Policy

The company's policy is to charge rent at levels that are affordable and reflect the quality of accommodation, management and support provided. The principle of affordable rents is to encourage residents to find employment and escape from the culture of State benefits. To enable the company to achieve this, the rent levels at some of its existing and new properties which are used for move-on accommodation have been reduced or set at a lower level than those where intensive support is provided. These reduced rent levels have not affected the quality of the accommodation provided.

Long term stock maintenance repair policy

The company's policy is to maintain its housing stock to the highest possible standards, thereby ensuring both staff and resident safety.

Each financial year a detailed plan is drawn up, which is included in the budgets, to carry out the work detailed and this is monitored by senior management to ensure all appropriate repairs are carried out.

General repairs are carried out on a day to day basis when needed. The company's manager is responsible for ensuring that repairs are identified and carried out when needed and the performance of contractors is constantly reviewed to ensure the company achieves value for money.

Reserves policy

The Board have adopted the policy of putting funds into a designated reserve and of using the designated reserve as required. The directors consider that the company has sufficient assets to meet obligations as they arise on designated and general funds.

The Directors are of the opinion that the need for a designated reserve has diminished as a result of substantial repairs and maintenance expenditure. The Company can, this year, release the reserve to fund in year cyclical maintenance expenditure and also not top up the cyclical maintenance reserve from general reserves.

The level of and need for the designated reserve will continue to be assessed each year.

Achievements and performance

St Anne's continued to invest in its facilities during the year and has successfully maintained the quality of its provision for service users at a time where funding is constrained. The most significant investment to date was made this year with the purchase of Park View flats and the development site, with the plans for the development site now agreed and the planning application underway. Within the hostel building, 8no. flats have been provided with en-suite bathrooms, an initiative which will be extended throughout the hostel when the planned new-build is complete.

Assessment of how the RP is achieving value for money

The Board recognises the importance of running the charity in a business-like way in order to maximise the resources available to invest in the services provided to residents who are at the centre of all that we do.

We seek to do this by working together with like-minded suppliers and contractors. They help us deliver services in a more cost-effective and efficient way by working collaboratively to offer joined up solutions which are more innovative and better targeted. By working together and sharing skills and experience, we can seek to achieve more.

We constantly review our services and operations to ensure we achieve greater efficiencies and deliver value to our residents.

St Anne's Hostel has prepared the groundwork to report against an agreed set of measures for Value for Money, that were required by Regulator for Social Housing (RSH). St Anne's Hostel can offer the following information for VFM metrics for the year end March 2022:-

		2021/22		2020/21
1	**Reinvestment %**			
	(Fixed Asset Additions as a percentage of total fixed assets at the end of the period)	87.7%	Acquisition of Park View accommodation.	19.3%
2a	**New Supply (Social Housing Units) %**			
	(Social units developed, acquired or leased in-year as a percentage of Total social units at the end of the period)	Nil	No new social housing units delivered in year.	Nil
2b	**New Supply (Non-Social Housing Units) %**			
	(Non-Social units developed, acquired or leased in-year as a percentage of Total social and non-social units at the end of the period)	Nil	No new social housing units delivered in year.	Nil
3	**Gearing %**			
	Short and long term loans and lease obligations less cash and cash equivalents as a percentage of Tangible fixed assets.	2.1%	Modest borrowing to fund Park View accommodation.	-148.2%
4	**EBITDA MRI Interest Cover %**			
	Operating surplus/(deficit) plus Gain/(loss) on disposal of fixed assets as a percentage of Capitalised interest and Interest payable and financing costs.	115.8%	Modest borrowing to fund Park View accommodation.	Nil

5	**Headline Social Housing Cost £**			
	Management cost for social housing and hostel accommodation are not separately identified.	N/A	Management cost for social housing and hostel accommodation are not separately identified.	N/A
6a	**Operating Margin (social housing lettings) %**			
	Surplus attributable to social housing not separately identified.	N/A	Surplus attributable to social housing not separately identified.	N/A
6b	**Operating Margin (overall) %**	-0.1%	Slight recovery post COVID pandemic.	10.7%
7	**Return on Capital Employed %**	-0.2%	Slight recovery post COVID pandemic.	24.0%

Financial review

The results for the year show a deficit of £993 (2021 surplus of - £87,827).

Plans for future periods

The charity completed the purchase of the adjacent development plot and the 18no. flats in Park View earlier this year. The proposals for construction on the development plot are now agreed and the preparation of the planning application is underway, with a submission planned well before the end of 2022.

The purchase of Park View protects us from rising lease costs, and the planned development will significantly enhance the hostel's accommodation and facilities, all of which will benefit residents.

Structure, governance and management

The company is limited by guarantee established under the Companies Act and a Registered Social Housing Provider under the Housing and Regeneration Act 2008.

The Board, who are also the directors for the purpose of company law, and who served during the year were:

Mr S W Morgan (Chairman)
Mr J S Martin
Mr P S Higman
Ms P C Shepherd
Dr A Passmore
Ms E A Millet
Mr S Sharma
Ms Caroline Naven
Mr David Kinnair
Ms D Harris

The Board are appointed in accordance with the article of association.

None of the Board has any beneficial interest in the company. All of the Board are members of the company and guarantee to contribute £1 in the event of a winding up.

BOARD REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2022

Promoting the success of the company

The Board consider that the current risk strategy and assessment arrangements are sufficient to address the major risks to which the company is exposed, but they are currently being reviewed.

The Board report was approved by the Chairman of the Board.

Mr S W Morgan (Chairman)

18 October 2022

ST ANNE'S HOSTEL

STATEMENT OF BOARD RESPONSIBILITIES

FOR THE YEAR ENDED 31 MARCH 2022

The Board, who are also the directors of St Anne's Hostel for the purpose of company law, are responsible for preparing the Board Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company Law requires the Board to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that year.

In preparing these financial statements, the Board 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; and

- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

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

ST ANNE'S HOSTEL

INDEPENDENT EXAMINER'S REPORT
TO THE BOARD OF ST ANNE'S HOSTEL

I report to the Board on my examination of the financial statements of St Anne's Hostel (the charity) for the year ended 31 March 2022.

Responsibilities and basis of report

As the Board of the charity (and also its directors for the purposes of company law) you are responsible for the preparation of the financial statements in accordance with the requirements of the Companies Act 2006 (the 2006 Act).

Having satisfied myself that the financial statements of the charity are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of the charity's financial statements carried out under section 145 of the Charities Act 2011 (the 2011 Act). In carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent examiner's statement

Since the charity's gross income exceeded £250,000 your examiner must be a member of a body listed in section 145 of the 2011 Act. I confirm that I am qualified to undertake the examination because I am a member of Association of Chartered Certified Accountants, which is one of the listed bodies.

I have completed my examination. I confirm that no 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 charity as required by section 386 of the 2006 Act; or

2 the financial statements do not accord with those records; or

3 the financial statements do not comply with the accounting requirements of section 396 of the 2006 Act 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; or

4 the financial statements have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

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 financial statements to be reached.

Jerroms

Mr Richard Alan Horton
Chartered Certified Accountants
Lumaneri House
Blythe Gate
Blythe Valley Park
Solihull
West Midlands
B90 8AH

Dated: 18 October 2022

ST ANNE'S HOSTEL

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 MARCH 2022

	Notes	Unrestricted funds 2022 £	Restricted funds 2022 £	**Total 2022 £**	Unrestricted funds 2021 £	Restricted funds 2021 £	**Total 2021 £**
Income and endowments from:							
Donations and legacies	**2**	16,820	103,446	120,266	18,816	106,526	125,342
Charitable activities	**3**	651,550	-	651,550	695,701	-	695,701
Other income	**4**	1,382	-	1,382	1,635	-	1,635
Total income		669,752	103,446	773,198	716,152	106,526	822,678
Expenditure on:							
Charitable activities	**5**	689,166	85,025	774,191	667,585	67,266	734,851
Net (expenditure)/income for the year/ Net movement in funds		(19,414)	18,421	(993)	48,567	39,260	87,827
Fund balances at 1 April 2021		223,989	142,587	366,576	175,422	103,327	278,749
Fund balances at 31 March 2022		204,575	161,008	365,583	223,989	142,587	366,576

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

All income and expenditure derive from continuing activities.

The statement of financial activities also complies with the requirements for an income and expenditure account under the Companies Act 2006.

ST ANNE'S HOSTEL

SUMMARY INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 MARCH 2022

	2022 £	2021 £
Gross income	**773,198**	822,678
Total expenditure from income funds	**774,191**	734,851
Net (expenditure)/income for the year	**(993)**	87,827

ST ANNE'S HOSTEL

BALANCE SHEET

AS AT 31 MARCH 2022

	Notes	2022 £	2022 £	2021 £	2021 £
Fixed assets					
Tangible assets	9		1,552,495		224,882
Grants	10		(1,125,964)		(150,273)
			426,531		74,609
Current assets					
Debtors	11	39,702		27,334	
Cash at bank and in hand		208,242		333,179	
		247,944		360,513	
Creditors: amounts falling due within one year	13	(88,531)		(68,546)	
Net current assets			159,413		291,967
Total assets less current liabilities			585,944		366,576
Creditors: amounts falling due after more than one year	14		(220,361)		-
Net assets			365,583		366,576
Income funds					
Restricted funds	15		161,008		142,587
Unrestricted funds					
Designated funds	16	14,044		16,445	
General unrestricted funds		190,531		207,544	
			204,575		223,989
			365,583		366,576

BALANCE SHEET (CONTINUED)

AS AT 31 MARCH 2022

The company is entitled to the exemption from the audit requirement contained in section 477 of the Companies Act 2006, for the year ended 31 March 2022.

The Board acknowledge their responsibilities for ensuring that the charity keeps accounting records which comply with section 386 of the Act and for preparing financial statements which give a true and fair view of the state of affairs of the company as at the end of the financial year and of its incoming resources and application of resources, including its income and expenditure, for the financial year in accordance with the requirements of sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the company.

The members have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476.

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

The financial statements were approved by the Board on 18 October 2022

Mr S W Morgan (Chairman)
Trustee

Company registration number 02919404

ST ANNE'S HOSTEL

STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED 31 MARCH 2022

	Notes	2022 £	2022 £	2021 £	2021 £
Cash flows from operating activities					
Cash (absorbed by)/generated from operations	21		(8,741)		101,665
Investing activities					
Purchase of tangible fixed assets		(1,362,238)		(43,480)	
Grants received		1,004,812		22,528	
Net cash used in investing activities			(357,426)		(20,952)
Financing activities					
Proceeds of new bank loans		250,000		-	
Repayment of bank loans		(8,770)		-	
Net cash generated from/(used in) financing activities			241,230		-
Net (decrease)/increase in cash and cash equivalents			(124,937)		80,713
Cash and cash equivalents at beginning of year			333,179		252,466
Cash and cash equivalents at end of year			208,242		333,179

1 Accounting policies

Charity information

St Anne's Hostel is a private company limited by guarantee incorporated in England and Wales. The registered office is 112 Moseley Street, Highgate, Birmingham, West Midlands, B12 0RY.

1.1 Accounting convention

The association is a registered charity, a company limited by guarantee and a Registered Social Housing Provider under the Housing and Regeneration Act 2008. The financial statements have been prepared in accordance with FRS 102 'The Financial Reporting Standard applicable in the UK and 'Republic of Ireland ("FRS 102"), The Statement of Recommended Practice: Accounting by Registered Social Housing Providers (Update 2018) and with the Accounting Requirement for Registered Social Landlords General Determination 2019.

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

The accounts have been prepared under the historical cost convention. The principal accounting policies adopted are set out below.

1.2 Going concern

The Board have reviewed the cash position and forecasts and believe they have sufficient reserves to continue trading for the foreseeable future.

1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the Board in furtherance of their charitable objectives.

Restricted reserves are those reserves which are only expendable in accordance with the wishes of the funder or regulatory body. Restricted reserves include funds raised in response to a specific appeal. Expenditure cannot be directly set against restricted reserves but is taken through the income and expenditure account. A transfer from restricted reserves is then made as appropriate.

Endowment funds are subject to specific conditions by donors that the capital must be maintained by the charity.

1.4 Income

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

Cash donations are recognised on receipt. Other donations are recognised once the charity has been notified of the donation, unless performance conditions require deferral of the amount.

Housing benefit over payments have been deferred to the next year when these over payments will be settled against other claims.

Turnover represents rental and service charges income receivable in the year net of rent and service charges losses from voids and revenue grants.

1 Accounting policies **(Continued)**

1.5 Expenditure

Expenditure is 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.

Expenditure is classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central staff costs are allocated on the basis of time spent, and depreciation charges are allocated on the portion of the asset's use.

All expenditures are accounted for on the accruals basis. In particular, the costs of charitable activities represents all costs of the charity excluding those appointed to governance costs. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with use of the resources.

1.6 Tangible fixed assets

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Freehold property	40 years straight line
Leasehold property	15 - 30 years straight line
Leasehold improvements	15-30 years straight line
Fixtures, fittings & equipment	10 - 25 years straight line

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in the statement of financial activities.

1.7 Impairment of fixed assets

At each reporting end date, the charity reviews the carrying amounts of its tangible 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).

1.8 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

1.9 Financial instruments

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 instruments are recognised in the charity's balance sheet when the charity becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

1 Accounting policies **(Continued)**

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method 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. Financial assets classified as receivable within one year are not amortised.

Basic financial liabilities

Basic financial liabilities, including creditors and bank loans are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of operations from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Derecognition of financial liabilities

Financial liabilities are derecognised when the charity's contractual obligations expire or are discharged or cancelled.

1.10 Employee benefits

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the charity is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

1.11 Retirement benefits

Payments to defined contribution retirement benefit schemes are charged as an expense as they fall due.

1.12 Grants for capital expenditure

Grants received as a contribution towards the capital costs of a scheme are shown in the fixed asset notes. Where properties are included at historical cost, the total grant receivable is deducted from the cost of housing properties.

2 Donations and legacies

	Unrestricted funds	Restricted funds	**Total**	Unrestricted funds	Restricted funds	**Total**
	2022	2022	**2022**	2021	2021	**2021**
	£	£	**£**	£	£	**£**
Donations and gifts	16,820	2,446	19,266	18,816	13,735	32,551
Support staff salary - donations	-	101,000	101,000	-	92,791	92,791
	16,820	103,446	120,266	18,816	106,526	125,342

3 Charitable activities

	Rental income	Service charges	Rent and service charges losses from voids	**Total**	Rental income	Service charges	Rent and service charges losses from voids	**Total**
	2022	2022	2022	**2022**	2021	2021	2021	**2021**
	£	£	£	**£**	£	£	£	**£**
Sales within charitable activities	643,372	78,611	(70,433)	651,550	647,426	80,662	(32,387)	695,701

4 Other income

	Unrestricted funds 2022 £	Unrestricted funds 2021 £
Other income	1,382	1,635

5 Charitable activities

	2022 £	2021 £
Staff costs	513,596	489,541
Loan interest	3,896	-
Rent and rates	57,266	69,736
Insurance	12,008	9,320
Light and heat	26,445	29,575
General repairs and maintenance	17,546	17,045
Cyclical maintenance	2,401	10,023
Equipment maintenance	13,531	12,000
Motor and travel expenses	147	505
General admin expenses	12,071	11,725
Housing costs	13,852	10,095
Training and recruitment	5,005	2,143
Fundraising and publicity	14,801	13,638
Consumables	28,901	22,496
Release of grant income	(29,121)	(14,305)
Depreciation	34,625	20,960
Bad debts	26,909	20,696
Other charitable expenditure	20,312	9,658
	774,191	734,851
	774,191	734,851
Analysis by fund		
Unrestricted funds	689,166	667,585
Restricted funds	85,025	67,266
	774,191	734,851

Other charitable expenses includes remuneration paid for an independent examiner of £3,100 (2021 - £2,700).

6 Board

No member of the Board were in receipt of expenses or remuneration during the year.

7 Employees

The average monthly number of employees during the year was:

	2022 Number	2021 Number
Direct charitable activities	19	21
Administration	3	3
Total	22	24

Employment costs	2022 £	2021 £
Wages and salaries	467,800	445,820
Social security costs	35,259	30,977
Other pension costs	10,537	12,744
	513,596	489,541

There were no employees whose annual remuneration was more than £60,000.

8 Taxation

The company has charitable status and no liability to taxation arises from its activities.

9 Tangible fixed assets

	Freehold property	Leasehold property	Leasehold improvements	Fixtures, fittings & equipment	Total
	£	£	£	£	£
Cost					
At 1 April 2021	-	9,884	304,484	230,450	544,818
Additions	1,182,707	-	159,234	20,295	1,362,236
Transfer from leasehold	34,794	-	(34,794)	-	-
At 31 March 2022	1,217,501	9,884	428,924	250,745	1,907,054
Depreciation and impairment					
At 1 April 2021	-	5,171	172,800	141,963	319,934
Depreciation charged in the year	-	198	20,194	14,233	34,625
Transfer from leasehold	5,360	-	(5,360)	-	-
At 31 March 2022	5,360	5,369	187,634	156,196	354,559
Carrying amount					
At 31 March 2022	1,212,141	4,515	241,290	94,549	1,552,495
At 31 March 2021	-	4,713	131,683	88,486	224,882

10 Grants and donations

	£
Cost	
At 1 April 2021	(150,273)
Additions	(1,004,812)
Released	29,121
At 31 March 2022	(1,125,964)
Carrying amount	
At 31 March 2022	(1,125,964)
At 31 March 2021	(150,273)

11 Debtors

Amounts falling due within one year:	2022 £	2021 £
Trade debtors	30,237	17,119
Prepayments and accrued income	9,465	10,215
	39,702	27,334

12 Loans and overdrafts

	2022 £	2021 £
Bank loans	241,230	-
Payable within one year	20,869	-
Payable after one year	220,361	-

On 21 October 2021, a fixed charge over the freehold property was registered with The Charity Bank.

13 Creditors: amounts falling due within one year

	Notes	2022 £	2021 £
Bank loans	12	20,869	-
Other taxation and social security		9,954	8,299
Trade creditors		6,406	14,361
Other creditors		43,363	31,112
Accruals and deferred income		7,939	14,774
		88,531	68,546

14 Creditors: amounts falling due after more than one year

	Notes	2022 £	2021 £
Bank loans	12	220,361	-

15 Restricted funds

The income funds of the charity include restricted funds comprising the following unexpended balances of donations and grants held on trust for specific purposes:

		Movement in funds			Movement in funds	
	Balance at 1 April 2020	Incoming	Resources expended	Balance at 1 April 2021	Incoming	Resources expended	Balance at 31 March 2022
	£	£	£	£	£	£	£
Courtyard project	1,355	12,435	(4,078)	9,712	3,282	(8,200)	4,794
Support staff salaries	86,928	92,791	(62,995)	116,724	101,000	(81,476)	136,248
Pet Support	342	300	-	642	900	(224)	1,318
Window Restoration	100	-	-	100	-	-	100
Park View	148	-	-	148	-	(148)	-
Move on residents	1,320	-	(70)	1,250	-	-	1,250
Arts & Crafts	3,384	1,000	(123)	4,261	5,046	(1,759)	7,548
Bond Scheme	9,750	-	-	9,750	-	-	9,750
	103,327	106,526	(67,266)	142,587	110,228	(91,807)	161,008

16 Designated funds

The income funds of the charity include the following designated funds which have been set aside out of unrestricted funds by the trustees for specific purposes:

	Balance at 1 April 2020	Resources expended	Balance at 1 April 2021	Transfers	Balance at 31 March 2022
	£	£	£	£	£
Cyclical maintenance	39,647	(23,202)	16,445	(2,401)	14,044
	39,647	(23,202)	16,445	(2,401)	14,044

The Designated Funds brought forward related to amounts set aside to cover cyclical maintenance expenditure in the future and towards the costs associated with counting to provided half board for residents.

17 Analysis of net assets between funds

	Unrestricted 2022	Restricted 2022	Total 2022	Unrestricted 2021	Restricted 2021	Total 2021
	£	£	£	£	£	£
Fund balances at 31 March 2022 are represented by:						
Tangible assets	1,552,495	-	1,552,495	224,882	-	224,882
Investments	(1,125,964)	-	(1,125,964)	(150,273)	-	(150,273)
Current assets/(liabilities)	159,413	-	159,413	149,380	142,587	291,967
Long term liabilities	(381,369)	161,008	(220,361)	-	-	-
	204,575	161,008	365,583	223,989	142,587	366,576

18 Operating lease commitments

At the reporting end date the charity had outstanding commitments for future minimum lease payments under non-cancellable operating leases, which fall due as follows:

	2022	2021
	£	£
Within one year	-	50,000
Between two and five years	-	50,000
	-	100,000

19 Capital commitments

The company has no capital commitment as at 31 March 2022 (2021:£0)

20 Related party transactions

There were no disclosable related party transactions during the year (2021 - none).

21 Cash generated from operations

	2022	2021
	£	£
(Deficit)/surpus for the year	(993)	87,827
Adjustments for:		
Grants released	(29,121)	(14,305)
Depreciation and impairment of tangible fixed assets	34,625	20,959
Movements in working capital:		
(Increase) in debtors	(12,368)	(12,032)
(Decrease)/increase in creditors	(884)	19,216
Cash (absorbed by)/generated from operations	(8,741)	101,665

22 Analysis of changes in net debt

	At 1 April 2021	Cash flows	At 31 March 2022
	£	£	£
Cash at bank and in hand	333,179	(124,937)	208,242
Loans falling due within one year	-	(20,869)	(20,869)
Loans falling due after more than one year	-	(220,361)	(220,361)
	333,179	(366,167)	(32,988)

ST ANNE'S HOSTEL

England & Wales - Charity number 1037430

Accounts

Charity Registration No. 1037430

Company Registration No. 02919404 (England and Wales)

ST ANNE'S HOSTEL

ANNUAL REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2021

ST ANNE'S HOSTEL

LEGAL AND ADMINISTRATIVE INFORMATION

Board	Mr S W Morgan (Chairman) Mr J S Martin Mr P S Higman Ms P C Shepherd Dr A Passmore Ms E A Millet Mr S Sharma Ms Caroline Naven Mr David Kinnair Ms D Harris
Secretary	Ms Amanda Trappett
Charity number	1037430
Company number	02919404
Registered office	112 Moseley Street Highgate Birmingham West Midlands B12 0RY
Independent examiner	Jerroms Lumaneri House Blythe Gate Blythe Valley Park Solihull West Midlands B90 8AH

ST ANNE'S HOSTEL

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ST ANNE'S HOSTEL

BOARD REPORT (INCLUDING DIRECTORS' REPORT)

FOR THE YEAR ENDED 31 MARCH 2021

The Board present their report and financial statements for the year ended 31 March 2021.

The accounts have been prepared in accordance with the accounting policies set out in note 1 to the accounts and comply with the charity's memorandum and articles of association, the Companies Act 2006 and the Statement of Recommended Practice, "Accounting and Reporting by Charities", issued in January 2019.

Objectives and activities
The objects are the provision of accommodation in the City of Birmingham for single homeless men who are provided with assistance in seeking resettlement in the community.

The Board have paid due regard to guidance issued by the Charity Commission in deciding what activities the charity should undertake.

Rent Policy
The company's policy is to charge rent at levels that are affordable and reflect the quality of accommodation, management and support provided. The principle of affordable rents is to encourage residents to find employment and escape from the culture of State benefits. To enable the company to achieve this, the rent levels at some of its existing and new properties which are used for move-on accommodation have been reduced or set at a lower level than those where intensive support is provided. These reduced rent levels have not affected the quality of the accommodation provided.

Long term stock maintenance repair policy
The company's policy is to maintain its housing stock to the highest possible standards, thereby ensuring both staff and resident safety.

Each financial year a detailed plan is drawn up, which is included in the budgets, to carry out the work detailed and this is monitored by senior management to ensure all appropriate repairs are carried out.

General repairs are carried out on a day to day basis when needed. The company's manager is responsible for ensuring that repairs are identified and carried out when needed and the performance of contractors is constantly reviewed to ensure the company achieves value for money.

Reserves policy
The Board have adopted the policy of setting aside as a designated reserve, annual amounts to cover cyclical maintenance expenditure in the future. The directors consider that the company has sufficient assets to meet obligations as they arise on designated and general funds and aims to maintain the current levels of reserves, subject to any future development that may arise.

Achievements and performance
St Anne's continued to invest in its facilities during the year and has successfully maintained the quality of its provision for service users at a time where funding is constrained.

Assessment of how the RP is achieving value for money

The Board recognises the importance of running the charity in a business-like way in order to maximise the resources available to invest in the services provided to residents who are at the centre of all that we do.

We seek to do this by working together with like-minded suppliers and contractors. They help us deliver services in a more cost-effective and efficient way by working collaboratively to offer joined up solutions which are more innovative and better targeted. By working together and sharing skills and experience, we can seek to achieve more.

We constantly review our services and operations to ensure we achieve greater efficiencies and deliver value to our residents.

St Anne's Hostel has prepared the groundwork to report against an agreed set of measures for Value for Money, that were required by Regulator for Social Housing (RSH). St Anne's Hostel can offer the following information for VFM metrics for the year end March 2021:-

		2020/21		2019/20
1	**Reinvestment %**			
	(Fixed Asset Additions as a percentage of total fixed assets at the end of the period)	19.3%	Continued investment to deliver improvement of facilities.	18.7%
2a	**New Supply (Social Housing Units) %**			
	(Social units developed, acquired or leased in-year as a percentage of Total social units at the end of the period)	Nil	No new social housing units delivered in year.	Nil
2b	**New Supply (Non-Social Housing Units) %**			
	(Non-Social units developed, acquired or leased in-year as a percentage of Total social and non-social units at the end of the period)	Nil	No new social housing units delivered in year.	Nil
3	**Gearing %**			
	Short and long term loans and lease obligations less cash and cash equivalents as a percentage of Tangible fixed assets.	-148.2%	No borrowing in place at the period end.	-124.8%
4	**EBITDA MRI Interest Cover %**			
	Operating surplus/(deficit) plus Gain/(loss) on disposal of fixed assets as a percentage of Capitalised interest and Interest payable and financing costs.	Nil	No borrowing in place at the period end.	Nil

5	**Headline Social Housing Cost £**			
	Management cost for social housing and hostel accommodation are not separately identified.	N/A	Management cost for social housing and hostel accommodation are not separately identified.	N/A
6a	**Operating Margin (social housing lettings) %**			
	Surplus attributable to social housing not separately identified.	N/A	Surplus attributable to social housing not separately identified.	N/A
6b	**Operating Margin (overall) %**	10.7%	Operating margin reduced due to the impact of COVID	14.3%
7	**Return on Capital Employed %**	24.0%	Return on capital employed reduced due to the impact of COVID	39.8%

Financial review

The results for the year show a surplus of £87,827 (2020 - £111,076).

Plans for the future

The charity is currently involved in the purchase of the freehold of the Parkview accommodation and adjacent building plot.

This will secure the existing Parkview accommodation for the Charity without the risk of future lease cost increases and will also facilitate the planned expansion of hostel accommodation and other facilities at St Anne's.

Structure, governance and management

The company is limited by guarantee established under the Companies Act and a Registered Social Housing Provider under the Housing and Regeneration Act 2008.

The Board, who are also the directors for the purpose of company law, and who served during the year were:
Mr S W Morgan (Chairman)
Mr J S Martin
Mr P S Higman
Ms P C Shepherd
Dr A Passmore
Ms E A Millet
Mr S Sharma
Ms Caroline Naven
Mr David Kinnair
Ms D Harris

BOARD REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED)

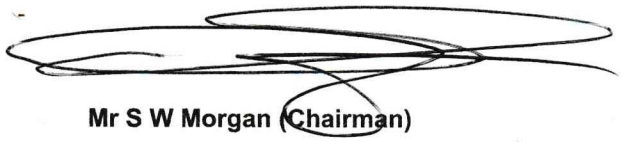
FOR THE YEAR ENDED 31 MARCH 2021

The Board are appointed in accordance with the article of association.

None of the Board has any beneficial interest in the company. All of the Board are members of the company and guarantee to contribute £1 in the event of a winding up.

Asset cover for funds
The Board consider that the current risk strategy and assessment arrangements are sufficient to address the major risks to which the company is exposed, but they are currently being reviewed.

The Board report was approved by the Chairman of the Board.



Mr S W Morgan (Chairman)

Dated: 14 September 2021

ST ANNE'S HOSTEL

STATEMENT OF BOARD RESPONSIBILITIES

FOR THE YEAR ENDED 31 MARCH 2021

The Board, who are also the directors of St Anne's Hostel for the purpose of company law, are responsible for preparing the Board Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company Law requires the Board to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that year.

In preparing these financial statements, the Board 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; and

- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

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

ST ANNE'S HOSTEL

INDEPENDENT EXAMINER'S REPORT
TO THE BOARD OF ST ANNE'S HOSTEL

I report to the Board on my examination of the financial statements of St Anne's Hostel (the charity) for the year ended 31 March 2021.

Responsibilities and basis of report

As the Board of the charity (and also its directors for the purposes of company law) you are responsible for the preparation of the financial statements in accordance with the requirements of the Companies Act 2006 (the 2006 Act).

Having satisfied myself that the financial statements of the charity are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of the charity's financial statements carried out under section 145 of the Charities Act 2011 (the 2011 Act). In carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent examiner's statement

Since the charity's gross income exceeded £250,000 your examiner must be a member of a body listed in section 145 of the 2011 Act. I confirm that I am qualified to undertake the examination because I am a member of Association of Chartered Certified Accountants, which is one of the listed bodies.

I have completed my examination. I confirm that no 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 charity as required by section 386 of the 2006 Act; or

2 the financial statements do not accord with those records; or

3 the financial statements do not comply with the accounting requirements of section 396 of the 2006 Act 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; or

4 the financial statements have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

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 financial statements to be reached.

Jerroms

Mr Richard Alan Horton
Chartered Certified Accountants
Lumaneri House
Blythe Gate
Blythe Valley Park
Solihull
West Midlands
B90 8AH

Dated: 14 September 2021

ST ANNE'S HOSTEL

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 MARCH 2021

	Notes	Unrestricted funds 2021 £	Restricted funds 2021 £	Total 2021 £	Unrestricted funds 2020 £	Restricted funds 2020 £	Total 2020 £
Income and endowments from:							
Donations and legacies	2	18,816	106,526	125,342	15,693	109,141	124,834
Charitable activities	3	695,701	-	695,701	649,715	-	649,715
Other income	4	1,635	-	1,635	2,110	-	2,110
Total income		716,152	106,526	822,678	667,518	109,141	776,659
Expenditure on:							
Charitable activities	5	667,585	67,266	734,851	598,896	66,687	665,583
Net income for the year/ Net movement in funds		48,567	39,260	87,827	68,622	42,454	111,076
Fund balances at 1 April 2020		175,422	103,327	278,749	106,800	60,874	167,674
Fund balances at 31 March 2021		223,989	142,587	366,576	175,422	103,328	278,750

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

All income and expenditure derive from continuing activities.

The statement of financial activities also complies with the requirements for an income and expenditure account under the Companies Act 2006.

ST ANNE'S HOSTEL

SUMMARY INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 MARCH 2021

	2021 £	2020 £
Gross income	822,678	776,659
Total expenditure from income funds	(734,851)	665,583
Net income for the year	87,827	111,076

ST ANNE'S HOSTEL

BALANCE SHEET

AS AT 31 MARCH 2021

	Notes	2021 £	2021 £	2020 £	2020 £
Fixed assets					
Tangible assets	**9**		224,883		202,362
Grants	**10**		(150,273)		(142,050)
			74,610		60,312
Current assets					
Debtors	**11**	27,333		15,302	
Cash at bank and in hand		333,179		252,466	
		360,512		267,768	
Creditors: amounts falling due within one year	**12**	(68,546)		(49,330)	
Net current assets			291,966		218,438
Total assets less current liabilities			366,576		278,750
Income funds					
Restricted funds	**13**		142,587		103,328
Unrestricted funds					
Designated funds	**14**	16,445		39,647	
General unrestricted funds		207,544		135,775	
			223,989		175,422
			366,576		278,750

ST ANNE'S HOSTEL

BALANCE SHEET (CONTINUED)

AS AT 31 MARCH 2021

The company is entitled to the exemption from the audit requirement contained in section 477 of the Companies Act 2006, for the year ended 31 March 2021.

The Board acknowledge their responsibilities for ensuring that the charity keeps accounting records which comply with section 386 of the Act and for preparing financial statements which give a true and fair view of the state of affairs of the company as at the end of the financial year and of its incoming resources and application of resources, including its income and expenditure, for the financial year in accordance with the requirements of sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the company.

The members have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476.

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

The financial statements were approved by the Board on 14 September 2021

Mr S W Morgan (Chairman)
Trustee

Company Registration No. 02919404

ST ANNE'S HOSTEL

STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED 31 MARCH 2021

	Notes	2021 £	2021 £	2020 £	2020 £
Cash flows from operating activities					
Cash generated from operations	**19**		115,971		138,596
Investing activities					
Purchase of tangible fixed assets		(43,481)		(37,886)	
Release of grant		8,223		21,780	
Net cash used in investing activities			(35,258)		(16,106)
Net cash used in financing activities			-		-
Net increase in cash and cash equivalents			80,713		122,490
Cash and cash equivalents at beginning of year			252,466		129,976
Cash and cash equivalents at end of year			333,179		252,466

1 Accounting policies

Charity information

St Anne's Hostel is a private company limited by guarantee incorporated in England and Wales. The registered office is 112 Moseley Street, Highgate, Birmingham, West Midlands, B12 0RY.

1.1 Accounting convention

The association is a registered charity, a company limited by guarantee and a Registered Social Housing Provider under the Housing and Regeneration Act 2008. The financial statements have been prepared in accordance with FRS 102 'The Financial Reporting Standard applicable in the UK and 'Republic of Ireland ("FRS 102"), The Statement of Recommended Practice: Accounting by Registered Social Housing Providers (Update 2018) and with the Accounting Requirement for Registered Social Landlords General Determination 2019.

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

The accounts have been prepared under the historical cost convention. The principal accounting policies adopted are set out below.

1.2 Going concern

The Board have reviewed the cash position and forecasts and believe they have sufficient reserves to continue trading for the foreseeable future.

1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the Board in furtherance of their charitable objectives.

Restricted reserves are those reserves which are only expendable in accordance with the wishes of the funder or regulatory body. Restricted reserves include funds raised in response to a specific appeal. Expenditure cannot be directly set against restricted reserves but is taken through the income and expenditure account. A transfer from restricted reserves is then made as appropriate.

Endowment funds are subject to specific conditions by donors that the capital must be maintained by the charity.

1.4 Income

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

Cash donations are recognised on receipt. Other donations are recognised once the charity has been notified of the donation, unless performance conditions require deferral of the amount.

Housing benefit over payments have been deferred to the next year when these over payments will be settled against other claims.

Turnover represents rental and service charges income receivable in the year net of rent and service charges losses from voids and revenue grants.

1 Accounting policies **(Continued)**

1.5 Expenditure

All expenditures are accounted for on the accruals basis. In particular, the costs of charitable activities represents all costs of the charity excluding those appointed to governance costs. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with use of the resources.

1.6 Tangible fixed assets

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Leasehold improvements	15 - 30 years straight line
Plant and machinery	3 years straight line
Fixtures, fittings & equipment	10 - 25 years straight line

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in net income/(expenditure) for the year.

1.7 Impairment of fixed assets

At each reporting end date, the charity reviews the carrying amounts of its tangible 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).

1.8 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

1.9 Financial instruments

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 instruments are recognised in the charity's balance sheet when the charity becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method 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. Financial assets classified as receivable within one year are not amortised.

1 Accounting policies **(Continued)**

Basic financial liabilities

Basic financial liabilities, including creditors and bank loans are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of operations from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Derecognition of financial liabilities

Financial liabilities are derecognised when the charity's contractual obligations expire or are discharged or cancelled.

1.10 Employee benefits

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the charity is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

1.11 Retirement benefits

Payments to defined contribution retirement benefit schemes are charged as an expense as they fall due.

1.12 Grants for capital expenditure

Grants received as a contribution towards the capital costs of a scheme are shown in the fixed asset notes. Where properties are included at historical cost, the total grant receivable is deducted from the cost of housing properties.

2 Donations and legacies

	Unrestricted funds	**Restricted funds**	**Total**	Unrestricted funds	Restricted funds	Total
	2021	**2021**	**2021**	2020	2020	2020
	£	**£**	**£**	£	£	£
Donations and gifts	18,816	13,735	32,551	15,693	10,519	26,212
Support staff salary - donations	-	92,791	92,791	-	98,622	98,622
	18,816	106,526	125,342	15,693	109,141	124,834

3 Charitable activities

	Rental income	Service charges	Rent and service charges losses from voids	Total 2021	Total 2020
	£	£	£	£	£
Charitable activities	647,426	80,662	(32,387)	695,701	649,715

4 Other income

	Unrestricted funds 2021	Unrestricted funds 2020
	£	£
Laundry and miscellaneous income	1,635	2,110

5 Charitable activities

	2021	2020
	£	£
Staff costs	489,541	424,486
Rent and rates	69,736	74,123
Insurance	9,320	8,008
Light and heat	29,575	30,226
General repairs and maintenance	17,045	23,724
Cyclical maintenance	10,023	8,223
Equipment maintenance	12,000	6,793
Motor and travel expenses	505	467
General admin expenses	11,725	12,030
Housing costs	10,095	9,909
Training and recruitment	2,143	2,907
Fundraising and publicity	13,638	12,081
Consumables	22,496	25,058
Release of grant income	(14,305)	(12,727)
Depreciation	20,960	23,166
Bad debts	20,696	11,761
Other charitable expenditure	9,658	5,348
	734,851	665,583
	734,851	665,583
Analysis by fund		
Unrestricted funds	667,585	598,896
Restricted funds	67,266	66,687
	734,851	665,583

Other charitable expenses includes remuneration paid for an independent examiner of £2,600 (2020 - £2,550).

6 Board

No member of the Board were in receipt of expenses or remuneration during the year.

7 Employees

The average monthly number of employees during the year was:

	2021 Number	2020 Number
Direct charitable activities	21	21
Administration	3	3
Total	24	24

Employment costs	2021 £	2020 £
Wages and salaries	445,820	386,160
Social security costs	30,977	23,644
Other pension costs	12,744	14,682
	489,541	424,486

There were no employees whose annual remuneration was £60,000 or more.

8 Taxation

The company has charitable status and no liability to taxation arises from its activities.

9 Tangible fixed assets

	Leasehold improvements	Fixtures, fittings & equipment	Total
	£	£	£
Cost			
At 1 April 2020	291,061	210,276	501,337
Additions	23,307	20,174	43,481
At 31 March 2021	314,368	230,450	544,818
Depreciation and impairment			
At 1 April 2020	167,455	131,520	298,975
Depreciation charged in the year	10,516	10,444	20,960
At 31 March 2021	177,971	141,964	319,935
Carrying amount			
At 31 March 2021	136,397	88,486	224,883
At 31 March 2020	123,605	78,757	202,362

10 Grants and donations

	£
Cost or valuation	
At 1 April 2020	(142,050)
Additions	(22,528)
Released	14,305
At 31 March 2021	(150,273)
Carrying amount	
At 31 March 2021	(150,273)
At 31 March 2020	(142,050)

11 Debtors

	2021	2020
Amounts falling due within one year:	£	£
Trade debtors	17,118	7,750
Prepayments and accrued income	10,215	7,552
	27,333	15,302

12 Creditors: amounts falling due within one year

	2021	2020
	£	£
Other taxation and social security	8,299	6,908
Trade creditors	14,361	2,174
Other creditors	31,112	28,809
Accruals and deferred income	14,774	11,439
	68,546	49,330

13 Restricted funds

The income funds of the charity include restricted funds comprising the following unexpended balances of donations and grants held on trust for specific purposes:

	Movement in funds			Movement in funds			
	Balance at 1 April 2019	Incoming	Resources expended	Balance at 1 April 2020	Incoming	Resources expended	Balance at 31 March 2021
	£	£	£	£	£	£	£
Courtyard project	600	3,550	(2,795)	1,355	12,435	(4,078)	9,712
Support staff salaries	46,739	98,622	(58,433)	86,928	92,791	(62,995)	116,724
Pet Support	342	-	-	342	300	-	642
Window Restoration	100	-	-	100	-	-	100
Park View	149	-	-	148	-	-	148
Move on residents	1,380	-	(60)	1,320	-	(70)	1,250
Arts & Crafts	1,814	6,969	(5,400)	3,384	1,000	(123)	4,261
Bond Scheme	9,750	-	-	9,750	-	-	9,750
	60,874	109,141	(66,688)	103,327	106,526	(67,266)	142,587

14 Designated funds

The income funds of the charity include the following designated funds which have been set aside out of unrestricted funds by the trustees for specific purposes:

	Movement in funds					
	Balance at 1 April 2019	Incoming resources	Resources expended	Balance at 1 April 2020	Resources expended	Balance at 31 March 2021
	£	£	£	£	£	£
Cyclical maintenance	39,647	8,223	(8,223)	39,647	(23,202)	16,445
	39,647	8,223	(8,223)	39,647	(23,202)	16,445

The Designated Funds brought forward related to amounts set aside to cover cyclical maintenance expenditure in the future and towards the costs associated with counting to provided half board for residents.

15 Analysis of net assets between funds

	Unrestricted 2021	Restricted 2021	Total 2021	Unrestricted 2020	Restricted 2020	Total 2020
	£	£	£	£	£	£
Fund balances at 31 March 2021 are represented by:						
Tangible assets	224,883	-	224,883	202,362	-	202,362
Grants	(150,273)	-	(150,273)	(142,050)	-	(142,050)
Current assets/ (liabilities)	149,379	142,587	291,966	115,111	103,327	218,438
	223,989	142,587	366,576	175,423	103,327	278,750

16 Operating lease commitments

At the reporting end date the charity had outstanding commitments for future minimum lease payments under non-cancellable operating leases, which fall due as follows:

	2021	2020
	£	£
Within one year	50,000	50,000
Between two and five years	50,000	100,000
	100,000	150,000

The operating lease represent lease to third parties. The lease is negotiated over terms of 3 years and rentals are fixed for 3 years. Lease include a provision for three-yearly upward rent reviews according to prevailing market conditions.

17 Capital commitments

The company has no capital commitment as at 31 March 2021 (2020:£0)

18 Related party transactions

There were no disclosable related party transactions during the year (2020 - none).

19	Cash generated from operations	2021 £	2020 £
	Surplus for the year	87,827	111,076
	Adjustments for:		
	Depreciation and impairment of tangible fixed assets	20,959	23,167
	Movements in working capital:		
	(Increase) in debtors	(12,031)	(1,103)
	Increase in creditors	19,216	5,456
	Cash generated from operations	115,971	138,596

20 Analysis of changes in net funds

The charity had no debt during the year.