

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

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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)

Trustees' report (continued)
For the year ended 31 March 2025

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 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 prospective 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.

Trustees' report (continued)
For the year ended 31 March 2025

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.

Trustees' report (continued)
For the year ended 31 March 2025

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.

Trustees' report (continued)
For the year ended 31 March 2025

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 addition 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 managed 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 Rough 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.

Trustees' report (continued)
For the year ended 31 March 2025

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

Trustees' report (continued)
For the year ended 31 March 2025

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 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 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 %	0.7%	Reduced due to loan repayments and cash surplus	3.6%
	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 %	1,466.0%	Positive EBITDA	-420.9%
	EBITDA 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%

Trustees' report (continued)
For the year ended 31 March 2025

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.

Trustees' report (continued)
For the year ended 31 March 2025

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.

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

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.

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

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.

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

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.

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.

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
		<u>1,711,919</u>	<u>1,769,392</u>
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
		<u>426,478</u>	<u>164,878</u>
Creditors: amounts falling due within one year	15	(295,858)	(211,694)
Net current assets/(liabilities)		<u>130,620</u>	<u>(46,816)</u>
Total assets less current liabilities		<u>1,842,539</u>	<u>1,722,576</u>
Creditors: amounts falling due after more than one year	16	(757,505)	(796,070)
Net assets		<u><u>1,085,034</u></u>	<u><u>926,506</u></u>
Reserves			
Restricted reserves	18	613,635	702,441
Designated reserves		14,044	14,044
General unrestricted reserves		457,355	210,021
		<u><u>1,085,034</u></u>	<u><u>926,506</u></u>

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 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 accommodation, 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.

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

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 respect of income or capital gains received within categories covered by Part 11, Chapter 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.

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

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 equipment	- 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.

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

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.

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

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.

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

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	-	-	-
	<u>15,277,349</u>	<u>(14,920,993)</u>	<u>356,356</u>	<u>1,035,360</u>	<u>(910,795)</u>	<u>124,565</u>

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

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

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

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
	<u>12,900</u>	<u>12,000</u>

8. Interest payable and similar expenses

	2025	2024
	£	£
Bank loan interest payable	15,981	17,465
Other loan interest payable	52,462	-
	<u>68,443</u>	<u>17,465</u>

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

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.

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

10. Tangible fixed assets - housing properties

Group and Charity

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

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
	<hr/>	<hr/>
	38,237	273,583
	<hr/> <hr/>	<hr/> <hr/>

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

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).

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

11. Tangible fixed assets (continued)

Charity

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

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

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.

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

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.

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

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

	Group	Group	Charity	Charity
	2025	2024	2025	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.

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

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.

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

18. Restricted reserves

	1 April		31 March
	2024	Movement	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

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

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.

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

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)
	<u>(63,305)</u>	<u>502,382</u>	<u>(29,000)</u>	<u>(222,964)</u>	<u>187,113</u>

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	-
	<u>4,251,366</u>	<u>-</u>

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.

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

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.