

Registered Company No: 2914936  
Registered Charity No: 1040860

**SIGNPOSTS (LUTON)**  
**ANNUAL REPORT & FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED**  
**31 MARCH 2025**

## **SIGNPOSTS (LUTON)**

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<b>CONTENTS</b>	<b>Page</b>
Legal and Administrative Information	2
Message from the Chair of Trustees & the CEO	3
Report of the Trustees	4-12
Independent Auditors' Report to the Members	13-16
Statement of Financial Activities	17
Balance Sheet	18
Cash Flow Statement	19
Notes to the Financial Statements	20-29

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## **SIGNPOSTS (LUTON)**

### **LEGAL AND ADMINISTRATIVE INFORMATION**

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The Trustees who served during the financial year were as follows:

Trustees:	C Vanschagen L Ward A Hyde C Newbery D Ball (Chair) C Slough K Lee J Williams (resigned 25/09/2025) J Little M Tzaig
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Trustees are appointed by the Board of Trustees in a general meeting. The number nearest to one third of Trustees shall retire by rotation at each Annual General Meeting and may offer themselves for re-election.

Chief Executive Officer	T Archbold
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Finance Manager	L Nutt
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Registered Office:	Unit 6 Titan Court, Laporte Way, Luton, LU4 8EF
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Auditors:	Saffery LLP 71 Queen Victoria Street London EC4V 4BE
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Solicitors:	Russell-Cooke 2 Putney Hill Putney London SW15 6AB
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Bankers:	NatWest 31 George Street Luton LU1 2YN  CAF Bank 25 Kings Hill Avenue West Malling ME19 4TA
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Company No:	2914936
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Charity No:	1040860
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Constitution:	Signposts (Luton) is a registered charity and a company limited by guarantee, registered in England. It is governed by its memorandum and articles of association dated 31st March 1994.
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## SIGNPOSTS (LUTON)

### MESSAGE FROM THE CHAIR OF TRUSTEES & THE CEO FOR THE YEAR ENDED 31 MARCH 2025

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It is a privilege to present this year's Trustees' Annual Report, reflecting a year of remarkable resilience, progress, and profound commitment to our mission. Throughout 2024/25, Signposts has weathered significant external challenges while remaining steadfast in its dedication to providing transformative support to individuals experiencing homelessness. Our focus on service transformation, financial stability, and the well-being of both staff and clients has shaped every strategic decision we've made.

Over the past year, Signposts has consistently demonstrated the strength, agility, and clarity of purpose that define our organisation. Despite a challenging financial and policy environment, we have delivered outstanding outcomes for our clients, maintained high-quality services, and closed the year with a strong financial position—including an end-of-year surplus and the highest housing benefit collection rate in over four years.

This success is the result of a collective effort. We are particularly proud of the cultural shifts we have embedded across the organisation—progressing towards a psychologically safe environment where everyone has the freedom to learn, grow, and lead with accountability. Our commitment to co-production and advancing equity, diversity, and inclusion has deepened, and our values are now more visible in how we engage with one another and with those we support.

As Chair and CEO we are proud of the exemplary leadership demonstrated by our colleagues, the robust partnerships we have cultivated, and the strengthening culture of psychological safety within the organisation. With our continued focus on innovation, prevention, and collaboration, we are well-positioned to navigate the opportunities and challenges that lie ahead.

On behalf of the Board and the Senior Leadership Team, we extend our sincere thanks to our trustees, staff, volunteers, funders, and partners for their unwavering trust, expertise, and dedication to addressing homelessness with compassion and purpose.



David Ball  
Chair of the Trustees



Tim Archbold  
CEO

2025

## **SIGNPOSTS (LUTON)**

### **REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 MARCH 2025**

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The Trustees, who are also directors of the company, present their annual report on the affairs of the Charity, together with the Accounts and Auditors' Report for the year ended 31 March 2025. The annual report and financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) – second edition.

#### **Principal objects and activities**

The objects of the Charity, as stated in its memorandum of association, continue to be to offer accommodation and support to persons between the ages of 16 to 65 years who are homeless and in need of support by skilled workers to assist them to reintegrate back into the community.

The Trustees have reviewed the Charity Commission's statutory guidance on public benefit and have ensured that it is taken into account, both in the day-to-day management of the Charity and in the planning for the future. The Trustees are satisfied that all of the Charity's activities very clearly provide public benefit.

#### **Organisational Structure**

The Charity is wholly based in the UK having its Head Office in Luton and ten projects in Bedfordshire & Luton. General policy is determined by the Trustees of the Charity. The main Board of Trustees are supported by three sub-committees: one dealing with operational matters, one with people and HR and the other with finance. Day to day management is delegated to the Chief Executive Officer and the Senior Leadership Team.

Pay and remuneration for key management personnel are benchmarked against the ACEVO Pay Survey covering salaries and benefits.

#### **Recruitment, induction, and training of trustees**

At all levels of the organisation, Signposts (Luton) seeks to reflect the community it serves, this includes the appointment of trustees. In the past we have used a Trustee Recruitment programme delivered by Getting on Board. Getting On Board are well respected Trustee Recruitment specialists who contributed to the review of the Charity Governance Code. This programme concentrated on designing and targeting Trustee recruitment to further diversify Signposts board membership.

#### **Review of activities**

Signposts (Luton) remains focused on the provision of supportive accommodation and the provision of support in the community. Signposts (Luton) has a full complement of skilled workers who provide this support.

#### *Aim*

Signposts (Luton)'s aim is to help clients achieve their own maximum potential to live and develop in the community.

#### *Mission*

- Developing our relationships with statutory agencies to promote best practice and quality support.
- Taking innovative approaches to problem solving as well as acknowledging existing good social work practices.
- Recognise the dignity of each person whom we seek to help.
- Developing our staff team to their utmost potential.

## **SIGNPOSTS (LUTON)**

### **REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 MARCH 2025**

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#### *Support working*

A support worker is allocated to everyone when he/she enters our service. The support is intended to be holistic, and the support worker will provide support in the following areas:

- Crisis support e.g. dealing with immediate needs, emotional and/or motivational
- Moral support & encouragement
- Health/mental health related support needs
- Daily living skills e.g. housekeeping, budgeting, cleaning, personal hygiene
- Promotion of independence e.g. accessing counselling, training, employment, further/higher education, benefits advice
- Social Inclusion e.g. advocacy, accompanying service users to appointments, ensuring they have meaningful input into his/her own support

The Charity uses many forms of performance measurement to ensure the aims of the Charity are met. These include measuring utilisation and void management as well as the efficiency of outcomes of residents and numbers returning to the community with/without further support.

#### *Performance*

The Charity uses many forms of performance measurement to ensure the aims of the Charity are met. These include: measuring utilisation and void management as well as the efficiency of outcomes of residents and numbers returning to the community with/without further support.

During the year, the total number of hostel resident rooms was 167. The utilisation target was 90.3% and the actual was 95.56%. There were 439 users of the service, the efficiency target 71.3% and the actual was 68.51%, which is largely due to the rising levels of complexity within our client base and suitability of our support offer to meet these rising levels. Our Housing Related Support contracts are aimed at low to medium levels of need and therefore we are not funded to deliver the level of support some clients require. However quite often our service is the only service available.

The Charity manages one project for people with long term support needs. This project has not been included in the above targets.

#### *Significant Developments*

Following last year's renegotiated two year extension on our Housing Related Support contract with Luton Council progress towards a new service specification has been slow. Luton Council have now appointed a permanent Head of Adult Commissioning and a further 1 year extension to our current contract is being recommended to the Council Executive. This additional year will be used to design a Single Homeless Pathway for Luton. This is expected to be a co-produced piece of work and will align all current contracts/services whilst undertaking a full needs assessment for Luton. Signposts will be fully involved throughout this process.

Following the closure of SP1 last year we are exploring potential development opportunities at our other sites, this has been on hold during the recent Exempt Accommodation Review but remains a strategic objective.

We have submitted a bid to extend our contract with Central Bedfordshire for a further year, once a decision has been reached by the Council we shall then start lobbying support to develop a Supported Accommodation Strategy for Central Bedfordshire that aligns with the Supported Accommodation Regulatory Oversight Act 2023, we shall also look to support Central Bedfordshire and Luton Council's in implementing the act.

## SIGNPOSTS (LUTON)

### REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 MARCH 2025

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#### Contribution of Volunteers

Several volunteers from the local community along with current and ex clients support our work in a variety of ways.

#### Finance and accounts review

Signposts sources of income includes rental income from clients, contract income from Luton Borough Council and Central Bedfordshire Council along with a small number of donations and fundraising activities.

The Charity has £2,437,006 of assets less current liabilities (2024: £2,390,268), of which £1,991,482 are fixed assets (2024: £2,026,095). The Charity has £547,647 of cash balances (2024: £462,590).

Signposts (Luton) aims to achieve break-even between the operating income and expenditure at its projects. Any surpluses are used in subsequent years to improve and expand the services provided to clients.

#### Risk Review

The table below summarises the most significant risks across each strategic area of the organisation, including their potential effects, current mitigation measures in place, and planned actions to reduce risk further. Risks are ordered by gross risk score (likelihood × impact) and represent areas of focused oversight. The main risk areas are listed below:

Risk Area	Risk	Effect	Current Control	Monitoring
Transformation	Failure to achieve key project milestones.	-The delayed implementation of agreed budget - leading to financial insecurity. -Inability to complete dependent tasks	-A structured project plan with clearly allocated tasks and due dates ensures accountability and progress tracking. -An owner oversees the plan, supported by weekly SLT review meetings to monitor progress. -Regular updates to the Board of Trustees and relevant subcommittees ensure effective oversight and timely decision-making.	Quarterly by Full Board
Strategy and Governance	Failure to achieve performance objectives outlined by the Charity Commission.	-Failure to comply with the Charity Governance Code	-Regular reviews of the Charity Governance Code ensure alignment with best practice. -Suggested actions are presented to the full Board of Trustees for consideration and implementation, promoting ongoing governance improvement and accountability.	Quarterly by Full Board

## SIGNPOSTS (LUTON)

### REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 MARCH 2025

Operational	The following operational systems fail: 1. Server 2. CCTV 3. Inform 4. SAGE HR 5. SAGE 6. Email	-Service delivery and back-office functions are compromised. -Potential GDPR breach if sensitive information is accessed.	-Have robust IT and cyber security measures to ensure service continuity and data protection. -To include a managed IT service contract with StormIT, secure cloud backup servers, and mobile hotspots for access during outages. -Firewalls, anti-cyber-attack software, and two-factor authentication on mobile devices further enhance cybersecurity. -All staff have access to Office 365, enabling secure and flexible work. -Regular cyber training and reminders promote a culture of vigilance and digital safety.	Quarterly at Operations Sub-committee.
Finance	Changes to benefits system	-Reduction in rents we can charge, payments direct to clients, harder to claim.	-In response to potential changes to LBC rent levels, we developed and implemented a comprehensive mitigation plan. -This included drafting a formal response letter to LBC, producing a revised organisational structure, and conducting long-term stress testing and financial forecasting. -We also activated strategic escalation plans, engaged with local MPs, Government contacts, and Homeless Link, and deployed a communications plan to mobilise social media engagement and public backing.	Quarterly at Finance Sub-committee
People/HR	Staff malpractice or misconduct	-Safeguarding reviews -Reputational damage -Potential abuse -Compensation claims	-Have a well-structured framework for effective staff management, safeguarding, and organisational accountability. -This includes robust recruitment and employment processes like reference checks, DBS checks, clear job descriptions, contracts, regular one-on-ones, appraisals, and feedback mechanisms. -Key policies on whistleblowing, discipline, grievance, and safeguarding are regularly reviewed. -All staff have access to a staff workbook and must complete mandatory training aligned to their roles. -Regular reporting to the People Sub-Committee ensures transparency, compliance, and continuous improvement in workforce management.	Quarterly at People-HR Sub-committee

We are committed to regular reviews of our safeguarding policy and provide training for all trustees, staff and volunteers.

## **SIGNPOSTS (LUTON)**

### **REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 MARCH 2025**

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#### **Reserves policy**

The Trustees have considered the need for the charity to maintain a level of free reserves that supports its ongoing sustainability and ensures that service users receive uninterrupted care in the case of short term funding delays. In particular, in agreeing the optimum level of reserves they have considered the current cash flow projections of the charity, future plans, the availability of funding and the ability to reduce costs on a medium-term basis if the need arose without causing undue problems for service users.

The Trustees have calculated a prudent level of reserves based on their budget for the coming year. In assessing the optimum level, they have used a stratified approach to assessing salary costs, overheads and the cash outlay on mortgages as each would need to be managed differently if there was a reduction in funding. The level of reserves that would be optimum is therefore in the region of £500,000 to £550,000.

At 31 March 2025 the charity held free reserves of £441,029, an increase from the 2024 figure of £397,148. This figure excludes land and buildings such as the charity's investment in the properties used to carry out its core business, and associated mortgages. These are not considered realisable if the charity is to continue with the current level of service provision. This figure does include fixtures and fittings as the charity believes they could be converted into cash if required and form part of the working capital. The Trustees realise that moving to a level of reserves at the optimum level will be challenging, nevertheless they are focussed on ensuring the charity's long-term stability and will engage with funders with the clear objectives of growing this level of working capital. However, they believe that were a crisis to occur they would be protected by their investment in fixed assets.

#### **Fundraising**

The Trustees take their responsibility under the Charities (Protection and Social Investment) Act 2016 seriously and have considered the implications on their activities. The Charity does not work directly with commercial sponsors in relation to fundraising. The Trustees are not aware of any complaints made in respect of fundraising during the period. We continue to look to expand our Corporate and Community Fundraising activities in line with future strategic objectives, this also includes more charitable grant applications to improve our portfolio of properties.

#### **Luton**

Despite a continued shortage of affordable housing and increasingly complex client needs, Signposts has demonstrated outstanding service delivery outcomes throughout 2024/25. We have achieved an impressive overall occupancy rate of 95.56%, just 0.43% below last year's benchmark of 95.99%. This marginal variance is notable in the context of major service changes and ongoing market volatility. Quarter 4 saw a particularly strong close to the year, with occupancy peaking at 98.10%, a 1.37% increase on Q4 2023/24. Special recognition is due to the teams at Sapsworth House, Guildford Hall, James Court and Dunstable, all of whom exceeded expectations.

In terms of client outcomes, positive move-ons increased by 18 individuals compared to 2023/24, rising from 76 to 94. This was achieved despite a decrease in the availability of move-on options. Meanwhile, negative move-ons fell dramatically from 122 to 84, indicating that preventative approaches and client-focused interventions are working. Internal moves held steady with a slight increase (from 86 to 91), reflecting improved client progression planning. Overall, Signposts admitted 284 individuals during the year, a slight decrease from 314, but ensured that all admissions were safely and appropriately accommodated.

## **SIGNPOSTS (LUTON)**

### **REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 MARCH 2025**

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Void management also improved significantly. Total void days dropped from 1,784 in 2023/24 to 1,493 in 2024/25, representing a reduction of 291 days. This includes 72 fewer maintenance void days and a particularly notable decrease of 251 ready void days, saving approximately £16,962 in potential lost revenue. As a result, void-related costs reduced from £103,989.36 to £87,026.97, a year-on-year saving of nearly £17,000.

These improvements across occupancy, move-ons, admissions, and financial stewardship collectively demonstrate the strength, flexibility, and trauma-informed commitment of the Signposts team.

#### **Central Bedfordshire**

Our Central Bedfordshire services continued to deliver vital, person-centred support to young people and adults facing homelessness, achieving high levels of engagement, stability, and meaningful outcomes despite increasing levels of complexity.

Across the year, the service maintained high occupancy and throughput levels, supported a significant number of clients to sustain accommodation, and facilitated several positive move-ons into independent living.

Staff worked closely with clients to co-produce activities, support mental health needs, and develop individual pathways into housing and employment.

Notable successes included two people, both of whom were supported through the housing register and successfully moved into permanent homes with full backing from Signposts staff.

Two others similarly demonstrated impressive progress, transitioning through second-stage accommodation and moving into settled housing with renewed independence and optimism.

While some clients faced challenges, the service remained consistent in applying safeguarding protocols and maintaining high standards of accommodation safety and support.

The diversity of case outcomes reflects the responsive, trauma-informed approach adopted by the team, helping individuals build resilience, regain confidence, and prepare for life beyond homelessness.

#### **Strategic Partnerships**

As Chair of the Luton Homeless Partnership, our CEO has played a pivotal leadership role in shaping the local strategic response to homelessness. This has included leading negotiations with Luton Borough Council in relation to the exempt accommodation review process, ensuring that Signposts and other providers maintain compliance while advocating for fair and sustainable funding arrangements.

Additionally, our CEO has coordinated a collective partnership response to the Government's consultation on the Supported Housing (Regulatory Oversight) Act, ensuring that the views of local providers and the experiences of those supported are reflected in national policy development.

## **SIGNPOSTS (LUTON)**

### **REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 MARCH 2025**

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#### **Structure, Governance and Management**

Signposts is governed by a board of trustees who meet quarterly and oversee three subcommittees: Operations, People, and Finance. During the year, a new Trustee Code of Conduct was adopted, and governance structures were strengthened with specific risk registers for each committee. Data protection measures were advanced, including the adoption of a bespoke data protection framework.

#### **Future Plans**

In the forthcoming year, Signposts will continue to execute its transformation plan, explore strategic property acquisitions, and commemorate its 40th anniversary.

Simultaneously, substantial investment in digital systems and collaborative service design with clients is anticipated.

Furthermore, funding diversification initiatives and enhanced engagement with the Luton Homeless Partnership are planned. This engagement will centre on the implementation of the Supported Accommodation Regulatory and Oversight Act, as well as the establishment of a Homelessness Prevention working group.

This working group will be responsible for designing and implementing a comprehensive Homelessness Prevention Strategy that harmonises seamlessly with the Luton Council's 2040 vision.

#### **Social Justice and Equity**

At the heart of Signposts' mission is a commitment to social justice—the pursuit of a society in which all individuals have equal access to rights, opportunities, and dignity, regardless of their background or circumstances. Every day, many of our clients and staff continue to experience the harmful impacts of structural inequality, poverty, discrimination, and social exclusion. Our work is shaped by a deep understanding that these barriers cannot be overcome through service delivery alone, but require intentional action to challenge inequity and amplify lived experience.

We ground our approach to social justice in five interdependent strands:

- **Equality:** Ensuring everyone is treated with fairness and without discrimination, while recognising that uniform treatment alone does not always produce equal outcomes.
- **Equity:** Acknowledging that people start from different places and therefore need different levels of support to achieve a fair and just outcome.
- **Diversity:** Valuing the unique identity, history and perspective of every individual, while understanding the importance of representation and visibility across shared characteristics.
- **Inclusion:** Actively removing barriers that prevent individuals from accessing opportunity, belonging, and fulfilment within our services and the wider community.
- **Cohesion:** Promoting a shared sense of purpose, safety, and belonging for all who engage with Signposts—clients, staff, and partners alike.

## **SIGNPOSTS (LUTON)**

### **REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 MARCH 2025**

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These principles underpin our wider efforts to improve our social impact and reimagine what long-term recovery from homelessness can look like in Luton and Central Bedfordshire. We know that homelessness does not end at the point of accommodation, and too many people return to us because of a lack of secure, stable housing in the community. In response, we are actively exploring how to shift the balance of our offer—developing a more sustainable pathway that includes move-on accommodation and, potentially, purpose-built housing that integrates different stages of recovery. This could include a mix of supported transitional and private tenancies that enable long-term stability and community reintegration.

We remain committed to strengthening our psychologically informed and trauma-responsive services, particularly for individuals with the most complex needs. However, we recognise that to maintain and grow this approach, we must develop a sustainable funding model that matches the reality of the work.

We are proud to be a service that is open to all, but we also recognise the value of specialist responses. In the coming year, we will explore whether we should offer more focused services for specific groups, and how this might complement our existing provision. Crucially, we will do this in partnership with those we support. Our commitment to co-production is not just a principle—it is a practice. We know that genuine collaboration takes time, care, and consistent invitation, and we are investing in the capacity to make this meaningful.

Finally, we recognise that we do not work in isolation. We are committed to listening to and learning from our partners in Luton and Central Bedfordshire to ensure that the wider system of services meets the evolving needs of people experiencing homelessness. Together, we believe a more just, inclusive and connected community is possible—and we are proud to play our part in achieving it.

#### **Climate Change**

Signposts recognises that climate change poses a significant and growing risk to the communities we serve, particularly those already facing housing insecurity and social disadvantage.

We are committed to playing our part in creating a more sustainable and resilient future. This includes working to reduce our organisational carbon footprint, exploring energy-efficient improvements across our properties, and embedding environmental considerations into our procurement, waste management, and transport practices.

As part of our broader strategic development, we are actively seeking ways to align our service delivery and capital planning with local and national sustainability goals.

We also recognise the value of engaging staff and clients in conversations about environmental responsibility and will continue to build awareness and action across our organisation.

## **SIGNPOSTS (LUTON)**

### **REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 MARCH 2025**

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#### **Statement of Trustees' responsibilities**

The trustees (who are also directors of Signposts (Luton) for the purposes of company law) are responsible for preparing the Trustees' 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 trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charitable company and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that period. In preparing these financial statements, the trustees 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 accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- 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 proper accounting records that disclose with reasonable accuracy at any time the financial position of the charitable company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

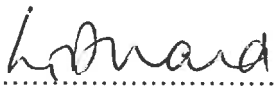
In so far as the trustees are aware:

- there is no relevant audit information of which the charitable company's auditor is unaware; and
- the trustees have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditor is aware of that information.

#### **Auditors**

A resolution proposing the re-appointment of Saffery LLP as auditors to the company will be put to the annual general meeting.

Approved by the Trustees and signed on their behalf by

  
.....  
Les Ward  
Trustee      20/9/2025

## **SIGNPOSTS (LUTON)**

### **INDEPENDENT AUDITORS' REPORT TO THE MEMBERS FOR THE YEAR ENDED 31 MARCH 2025**

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#### **Opinion**

We have audited the financial statements of Signposts (Luton) for the year ended 31 March 2025 which comprise the Statement of Financial Activities, the Balance Sheet, the Cash Flow Statement and notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the charitable company's state of affairs as at 31 March 2025 and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the Companies Act 2006.

#### **Basis for opinion**

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the charitable company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

#### **Conclusions relating to going concern**

In auditing the financial statements, we have concluded that the trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charitable company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue. Our responsibilities and the responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

#### **Other information**

The trustees are responsible for the other information. The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. 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.

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## **SIGNPOSTS (LUTON)**

### **INDEPENDENT AUDITORS' REPORT TO THE MEMBERS FOR THE YEAR ENDED 31 MARCH 2025**

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#### **Opinions on other matters prescribed by the Companies Act 2006**

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

- the information given in the Trustees' Annual Report which includes the Directors' Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Trustees' Annual Report which includes the Directors' 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 charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the Trustees' Annual Report.

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

- 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 to take advantage of the small companies exemption in preparing the Trustees' Annual Report.

#### **Responsibilities of trustees**

As explained more fully in the Trustees' Responsibilities Statement set out on page 14, the trustees (who are also directors of the charitable company for the purposes of company law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the trustees are responsible for assessing the charitable company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the charitable company or to cease operations, or have no realistic alternative to do so.

#### **Auditor's responsibilities for the audit of the financial statements**

We have been appointed as auditors under the Companies Act 2006 and report in accordance with regulations made under that Act.

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.

## **SIGNPOSTS (LUTON)**

### **INDEPENDENT AUDITORS' REPORT TO THE MEMBERS FOR THE YEAR ENDED 31 MARCH 2025**

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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 specific procedures for this engagement and the extent to which these are capable of detecting irregularities, including fraud are detailed below.

Identifying and assessing risks related to irregularities:

We assessed the susceptibility of the charitable company's financial statements to material misstatement and how fraud might occur, including through discussions with the trustees, discussions within our audit team planning meeting, updating our record of internal controls and ensuring these controls operated as intended. We evaluated possible incentives and opportunities for fraudulent manipulation of the financial statements. We identified laws and regulations that are of significance in the context of the charitable company by discussions with trustees and updating our understanding of the sector in which the charitable company operates.

Laws and regulations of direct significance in the context of the charitable company include The Companies Act 2006, and guidance issued by the Charity Commission for England and Wales.

Audit response to risks identified:

We considered the extent of compliance with these laws and regulations as part of our audit procedures on the related financial statement items including a review of financial statement disclosures. We reviewed the charitable company's records of breaches of laws and regulations, minutes of meetings and correspondence with relevant authorities to identify potential material misstatements arising. We discussed the charitable company's policies and procedures for compliance with laws and regulations with members of management responsible for compliance.

During the planning meeting with the audit team, the engagement partner drew attention to the key areas which might involve non-compliance with laws and regulations or fraud. We enquired of management whether they were aware of any instances of non-compliance with laws and regulations or knowledge of any actual, suspected or alleged fraud. We addressed the risk of fraud through management override of controls by testing the appropriateness of journal entries and identifying any significant transactions that were unusual or outside the normal course of business. We assessed whether judgements made in making accounting estimates gave rise to a possible indication of management bias. At the completion stage of the audit, the engagement partner's review included ensuring that the team had approached their work with appropriate professional scepticism and thus the capacity to identify non-compliance with laws and regulations and fraud.

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

A further description of our responsibilities is available on the Financial Reporting Council's website at: [www.frc.org.uk/auditorsresponsibilities](http://www.frc.org.uk/auditorsresponsibilities). This description forms part of our auditor's report.

**INDEPENDENT AUDITORS' REPORT TO THE MEMBERS  
FOR THE YEAR ENDED 31 MARCH 2025**

This report is made solely to the charitable company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the charitable company's members those matters 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 charitable company and the charitable company's members as a body, for our audit work, for this report, or for the opinions we have formed.

Saffery LLP is eligible to act as an auditor in terms of section 1212 of the Companies Act 2006

## SIGNPOSTS (LUTON)

### STATEMENT OF FINANCIAL ACTIVITIES (Incorporating the Income and Expenditure Account) FOR THE YEAR ENDED 31 MARCH 2025

		Income funds		Total	Total
	Notes	Unrestricted	Restricted	2025	2024
		£	£	£	£
<b>Income and endowments from:</b>					
Donations and Fundraising	2	15,496	6,600	22,096	49,080
Investment income		2,514	-	2,514	680
Charitable activities:					
Hostel Accommodation & Support	2	3,193,258	4,100	3,197,358	3,418,019
Other	2	13,181	-	13,181	12,866
<b>Total income and endowments</b>		<b>3,224,449</b>	<b>10,700</b>	<b>3,235,149</b>	<b>3,480,645</b>
<b>Expenditure on:</b>					
Raising funds		95,191	-	95,191	57,984
Charitable activities:					
Floating Support and Outreach	3	-	-	-	-
Hostel accommodation & Support	3	3,059,830	11,011	3,070,841	3,340,340
<b>Total expenditure</b>		<b>3,155,021</b>	<b>11,011</b>	<b>3,166,032</b>	<b>3,398,324</b>
Net income/(expenditure)		69,428	(311)	69,117	82,321
Transfer between funds		1,598	(1,598)	-	-
<b>Net movement in funds</b>		<b>71,026</b>	<b>(1,909)</b>	<b>69,117</b>	<b>-</b>
<b>Reconciliation of funds:</b>					
Total funds brought forward	12,13	1,130,320	5,461	1,135,781	1,053,460
<b>Total funds carried forward</b>		<b>1,201,346</b>	<b>3,552</b>	<b>1,204,898</b>	<b>1,135,781</b>

The accounts have been prepared on the basis that all operations are continuing.

The statement of financial activities contains all recognised gains and losses for the year.

The notes on pages 22 to 31 form part of these financial statements

## SIGNPOSTS (LUTON)

### BALANCE SHEET AS AT 31 MARCH 2025

	Notes	Total 2025 £	Total 2024 £
<b>Fixed assets</b>			
Tangible assets	8	1,991,482	2,026,095
<b>Total fixed assets</b>		1,991,482	2,026,095
<b>Current assets</b>			
Debtors	9	169,146	227,924
Cash at bank and in hand		547,647	462,590
<b>Total current assets</b>		716,793	690,514
<b>Liabilities</b>			
Creditors:			
Amounts falling due within one year	10	(271,269)	(326,984)
<b>Net current assets</b>		445,523	363,530
Total assets less current liabilities		2,437,006	2,389,625
Creditors: Amounts falling due after more than one year	11	(1,232,108)	(1,253,844)
<b>Total net assets</b>		1,204,898	1,135,781
<b>The funds of the charity:</b>			
Income funds			
- Restricted	13	3,552	5,461
- Unrestricted	12	1,201,346	1,130,320
<b>Total funds</b>		1,204,898	1,135,781

The notes on pages 22 to 31 form part of these financial statements  
Approved by the trustees and signed on their behalf by:

  
.....  
David Ball  
Trustee

  
.....  
Les Ward  
Trustee

20/9/ 2025

Registered Company Number: 2914936

## SIGNPOSTS (LUTON)

### CASH FLOW STATEMENT YEAR ENDED 31 MARCH 2025

	Note	Total 2025 £	Total 2024 £
<b>Cash flows from operating activities:</b>			
Net cash provided by / (used in) operating activity	16	173,550	397,688
<b>Cash flows from investing activities:</b>			
Interest from investments		2,514	680
Proceeds from sale of property, plant & equipment		100	9,001
Purchase of property, plant & equipment		(72,443)	(1,335,179)
Net cash provided by / (used in) investing activities		(69,829)	(1,325,498)
<b>Cash flows from financing activities:</b>			
Repayments of borrowing		(18,664)	(34,862)
Cash inflows from new borrowing		-	1,272,218
Net cash provided by / (used in) financing activities		(18,664)	1,237,356
Change in cash & cash equivalents in the reporting period		85,057	309,546
Cash & cash equivalents at the beginning of the period		462,590	153,044
Cash & cash equivalents at the end of the period		547,647	462,590

#### Net debt reconciliation

	At start of year	Cash Movement	Other Non- Cash Movement	At end of year
Cash	462,590	85,057	-	547,647
Loans falling due within one year	(18,374)	18,664	(21,739)	(21,449)
Loans falling due more than one year	(1,253,844)	-	21,739	(1,232,105)
NET DEBT	(809,628)	103,721	-	(705,907)

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

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#### 1 Accounting policies

##### 1.1 Basis of preparation of accounts

The financial statements have been prepared under the historical cost convention and include the results of the Charity's operations, all of which are continuing, which are described in the Report of the Trustees to the Members.

The financial statements have been prepared in accordance with the Charity Commission Statement of Recommended Practice – Accounting and Reporting by provisions of the Charities SORP (FRS 102) – Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

The financial statements are prepared in pounds sterling, which is the functional currency of the charity.

At the time of approving the financial statements, the trustees have a reasonable expectation that the Charity has adequate resources to continue in operational existence for the foreseeable future. Thus, the trustees continue to adopt the going concern basis of accounting in preparing the financial statements. The Trustees confirm that the charity is a public benefit entity.

##### 1.2 Funds

Unrestricted funds: These comprise net accumulated surpluses and are available for use in the furtherance of the charitable objectives of the company.

Restricted funds: These are funds and assets subject to specific conditions imposed by the donors. It is the company's policy to use restricted funds before unrestricted funds where they are available.

Designated funds: These are funds identified by the Trustees for the specific future needs of the charity and to support its continued smooth running. They have been set aside and do not form part of the free reserves but they can be spent at the Trustees' absolute discretion.

##### 1.3 Income

Resources arising include the total receivable by the company from all its charitable activities. Rental income from clients is shown net of bad debts to reflect the client group with whom we work.

Incoming resources in the form of donated assets have been included in the SOFA at a reasonable estimate of their value, taking into account the market value of the assets and comments made by the donor. Gifts in kind received in the year had a value of £5,461.

Grants receivable are accounted for when there is sufficient information to enable the claim to be made or the claim has been made and there is clear indication to suggest the claim will be met.

The costs of charitable activities include all costs directly attributable to those activities. In addition, any costs that cannot be directly attributed to the charitable activities have been allocated to those activities on a basis consistent with the use of those resources. In general, overheads have been allocated on the basis of staff time spent on the different activities and projects.

## SIGNPOSTS (LUTON)

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

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#### 1.4 Expenditure

Governance costs comprise external audit costs, legal advice relating to governance and constitutional matters, trustee meeting expenses and costs of preparing the statutory accounts.

#### 1.5 Tangible fixed assets and depreciation

Tangible fixed assets are stated at cost less depreciation. Depreciation has been provided at the following rates in order to write off the assets over their estimated useful lives. Assets over £500 are capitalised.

Furniture and equipment	20%	straight line
Motor vehicles, Computer equipment and Residents Furniture	25%	straight line
Buildings	2%	straight line
Refurbishments	10%	straight line

#### 1.6 Pensions

The company operates a defined contribution pension scheme. Contributions are charged to the income and expenditure account as they become payable in accordance with the rules of the scheme.

#### 1.7 VAT

The company is not registered for VAT and therefore all costs are inclusive of VAT.

#### 1.8 Financial instruments

The charity has financial assets and liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are recognised initially in the accounts at transaction price, including any transaction costs. At the end of each accounting period, basic financial instruments are recognised at amortised cost. For debt instruments this is calculated using the effective interest rate method.

#### 1.9 Key judgments and estimates

In the application of the charity's accounting policies, the Trustees are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

A critical judgment for the charity is in respect of bad debts. Bad debt is provided for once the client has vacated accommodation in excess of 3 months. This policy is reviewed on an ongoing basis for suitability.

## SIGNPOSTS (LUTON)

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

#### 2 Donations & Fundraising

	Unrestricted Funds £	Restricted Funds £	Total 2025 £
<b>Donations &amp; Fundraising</b>			
Gifts in kind	5,461	-	5,461
Other	10,035	6,600	16,635
	<u>15,496</u>	<u>6,600</u>	<u>22,096</u>
	Unrestricted Funds £	Restricted Funds £	Total 2024 £
<b>Donations &amp; Fundraising</b>			
Gifts in kind	4,075	-	4,075
Grants	-	22,720	22,720
Other	18,685	3,600	22,285
	<u>22,760</u>	<u>26,320</u>	<u>49,080</u>

Included within donations, the charity received £6,600 in unrestricted government grants in the year.

#### Income from charitable activities

	Unrestricted Funds £	Restricted Funds £	Total 2025 £
<b>Local Authority Contracts</b>			
Supporting People – Luton	157,387	-	157,387
Supporting People – Central Bedfordshire	55,000	-	55,000
Somewhere Safe to Stay - Luton	187,863	-	187,863
<b>Grants</b>	-	4,100	4,100
<b>Hostel Accommodation income</b>	<u>2,793,008</u>	<u>-</u>	<u>2,793,008</u>
	<u>3,193,258</u>	<u>4,100</u>	<u>3,197,358</u>
	Unrestricted Funds £	Restricted Funds £	Total 2024 £
<b>Local Authority Contracts</b>			
Supporting People – Luton	129,536	-	129,536
Supporting People – Central Bedfordshire	109,370	-	109,370
Somewhere Safe to Stay - Luton	124,926	-	124,926
<b>Grants</b>	-	6,905	6,905
<b>Hostel Accommodation income</b>	<u>3,047,282</u>	<u>-</u>	<u>3,047,282</u>
	<u>3,411,114</u>	<u>6,905</u>	<u>3,418,019</u>

## SIGNPOSTS (LUTON)

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

#### Other income

	Unrestricted Funds £	Restricted Funds £	Total 2025 £
<b>Other income</b>			
Compensation/Proceeds from crime	7,520	-	7,520
Equipment sales/repair contributions	120	-	120
Landlord contributions	5,541	-	5,541
	<u>13,181</u>	<u>-</u>	<u>13,181</u>
	Unrestricted Funds £	Restricted Funds £	Total 2024 £
<b>Other income</b>			
Compensation/Proceeds from crime	3,242	-	3,242
Equipment sales/repair contributions	730	-	730
Profit on disposal of assets	8,894	-	8,894
	<u>12,866</u>	<u>-</u>	<u>12,866</u>

3	Cost of charitable activities	Direct Costs 2025 £	Other Costs 2025 £	Total 2025 £	Direct Costs 2024 £	Other Costs 2024 £	Total 2024 £
	Hostel Accommodation & Support	2,253,450	817,391	3,070,841	2,406,635	933,705	3,340,340
		<u>2,253,450</u>	<u>817,391</u>	<u>3,070,841</u>	<u>2,406,635</u>	<u>933,705</u>	<u>3,340,340</u>
	Costs include:						
	Payroll (Note 4)			1,409,395			1,694,864
	Temporary Staff and other staff costs			212,510			44,485
	Premises			870,287			1,009,817
	Depreciation			98,737			90,106
	Food			16,441			45,406
	Telephone			59,955			66,496
	Training and staff development			34,766			30,337
	Legal, office and other costs			353,216			350,494
	Loss on disposal of assets			8,219			-
	Client support services			7,315			8,335
				<u>3,070,841</u>			<u>3,340,340</u>

Restricted funds included in the total figure: £12,609 (2024: £81,467)

## SIGNPOSTS (LUTON)

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

#### 4 Payroll costs:

	2025	2024
	£	£
Wages and Salaries	1,239,271	1,499,717
Social security costs	116,437	136,154
Pension costs	53,687	58,993
	<u>1,409,395</u>	<u>1,694,864</u>
The average number of employees, analysed by function was:	Number	Number
Charitable activity	35	46
Administration	12	15
	<u>47</u>	<u>61</u>

#### Employees emoluments

Number of employees who received emoluments of £70,000 - £80,000: 1 (2024: 1).

Number of employees who received emoluments of £60,000 - £70,000: 2 (2024: 0).

Total remuneration of key management personnel in the period was £211,308 (2024: £190,407.)

#### 5 Net incoming resources

	2025	2024
	£	£
The net incoming/(outgoing) resources are stated after charging:		
Auditors remuneration- audit	18,919	21,492
(Profit)/Loss on disposal of fixed assets	8,219	(8,894)
Rents payable under operating leases	6,906	6,574
Depreciation	<u>98,737</u>	<u>90,106</u>

#### 6 Transactions with trustees and connected persons

No trustee or connected person received any remuneration. Trustee expenses of £238.69 were incurred by one trustee and reimbursed during the year. These related to travel expenses to attend trustee meetings and training relevant to the role of Trustee (2024: £53.50). Total donations and fundraising income received from three members of the board was £1,925 (2024: £1,728). Total donations received from Luton Rotary club where one trustee is also a trustee was £500 (2024: £500).

#### 7 Members contingent liability

The Company is Limited by guarantee. The contingent liability arising from the guarantee given by each member of the company to contribute (if required) is an amount not exceeding £1. There are currently eight such members.

## SIGNPOSTS (LUTON)

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

#### 8 Tangible fixed assets

	Freehold Property and improvements £	Fixtures and equipment £	Computers and motor vehicles £	Residents furniture £	Total £
<b>Cost</b>					
At 1 April 2024	2,200,604	392,287	107,443	22,671	2,723,005
Additions	7,560	63,087	1,796	-	72,443
Disposals	(36,474)	(68,769)	(5,464)	-	(110,707)
<b>At 31 March 2025</b>	<b>2,171,690</b>	<b>386,605</b>	<b>103,775</b>	<b>22,671</b>	<b>2,684,741</b>
<b>Depreciation</b>					
At 1 April 2024	320,682	256,132	98,976	21,120	696,910
Charge for the year	45,962	44,441	7,415	919	98,737
Disposals	(32,888)	(64,335)	(5,165)	-	(102,388)
<b>At 31 March 2025</b>	<b>333,756</b>	<b>236,238</b>	<b>101,226</b>	<b>22,039</b>	<b>693,259</b>
<b>Net book value</b>					
<b>At 31 March 2025</b>	<b>1,837,934</b>	<b>150,367</b>	<b>2,549</b>	<b>632</b>	<b>1,991,482</b>
<b>Net book value</b>					
<b>At 31 March 2024</b>	<b>1,879,922</b>	<b>136,155</b>	<b>8,467</b>	<b>1,551</b>	<b>2,026,095</b>

#### 9 Debtors: Due within one year

	2025 £	2024 £
Rental income	78,602	120,857
Other debtors and prepayments	90,544	107,067
	<b>169,146</b>	<b>227,924</b>

#### 10 Creditors: Amounts falling due within one year

	2025 £	2024 £
Trade creditors	178,760	219,120
Other creditors and accruals	44,587	59,590
Tax and social security costs	26,473	29,900
Bank loans	21,449	18,374
	<b>271,269</b>	<b>326,984</b>

## SIGNPOSTS (LUTON)

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

#### 11 Creditors: Amounts falling due after more than one year

	2025 £	2024 £
Bank loans		
Later than one year and not later than five years	102,894	89,457
Over five years	<u>1,129,214</u>	<u>1,164,387</u>
	<u>1,232,108</u>	<u>1,253,844</u>

A bank loan of £1,282,000 was secured on the purchase of two of our Dunstable properties on High Street South & High Street North. £320,500 of the loan is repayable over 25 years with a fixed interest of 7.70% and £961,500 is repayable over 25 years with a rate of 2.50% over base rate. The Haystack property on Swasedale Road, Holland House property on Parkside Drive and the Belmont Road property are also security on the loan. The total outstanding on loans at 31<sup>st</sup> March 2025 was £1,253,557 (2024: £1,272,218).

#### 12 Unrestricted income funds 2025

	Opening balance £	Movements in year £	Transfers £	Closing balance £
<b>Designated Funds:</b>				
Client Support Fund	8,971	(912)	-	8,059
Facilities Development Fund	73,815	-	-	73,815
Refurbishment Fund	42,684	-	51,379	94,063
<b>General Funds:</b>				
General Funds	<u>1,004,850</u>	<u>70,340</u>	<u>(49,781)</u>	<u>1,025,409</u>
Total Unrestricted Funds	<u>1,130,320</u>	<u>69,428</u>	<u>1,598</u>	<u>1,201,346</u>

#### Unrestricted income funds 2024

	Opening balance £	Movements in year £	Transfers £	Closing balance £
<b>Designated Funds:</b>				
Client Support Fund	10,000	(1,029)	-	8,971
Facilities Development Fund	86,787	(12,972)	-	73,815
Refurbishment Fund	42,684	-	-	42,684
<b>General Funds:</b>				
General Funds	<u>860,286</u>	<u>144,564</u>	<u>-</u>	<u>1,004,850</u>
Total Unrestricted Funds	<u>999,757</u>	<u>130,563</u>	<u>-</u>	<u>1,130,320</u>

The Trustees have created the designated Client Support Fund to provide future funds for individuals whose income is insufficient to cover the rent in the supported accommodation or other costs. Each case will be assessed on an individual basis and the Trustees may choose to add to the fund in future when resources permit.

The Facilities Development Fund represents funding for future development plans as we wish to expand our services. We are in the process of agreeing a new lease for one of our properties with a view to purchase the building in 2040. We will continue to grow this fund in preparation for this.

## SIGNPOSTS (LUTON)

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

The Refurbishment Fund represents funding for specific costs for refurbishment across all properties and this was increased using the surplus this year.

The Trustees will review the need to set aside funds annually and will reflect the changing economic environment through the designated funds.

#### 13 Restricted income funds 2025

	Opening Balance £	Income in year £	Transfers in year	Expenditure in year £	Closing balance
Portacabin set up	2,768	-		(657)	2,111
Client expenses grants	-	500		(500)	-
Sanitary disposal & fridge freezers	-	3,600	(1,598)	(561)	1,441
Aila donation	2,693	-		(2,693)	-
Total Restricted Funds	5,461	4,100	(1,598)	(4,411)	3,552

#### Restricted income funds 2024

	Opening balance £	Income in year £	Expenditure in year £	Closing balance £
Sapsworth hot water & showers	23,112	-	(23,112)	-
Swasedale kitchen	5,591	-	(5,591)	-
ISO 45003 assessment	-	3,540	(3,540)	-
Portacabin at GH	-	15,780	(15,780)	-
Portacabin set up	-	6,940	(4,172)	2,768
Client expenses grants	-	3,365	(3,365)	-
LHP Co-ordinator	25,000	-	(25,000)	-
Aila donation	-	3,600	(907)	2,693
Total Restricted Funds	53,703	33,225	(81,467)	5,461

#### Restricted Project Funds

These are funds which are restricted to the continued operating of the specific project for which the money was given or for other specified purposes.

The Luton Borough Council grant was to fund the set up on the Welcome Shack at Guildford Hall. Some was spent in 2023/24 and 2024/25 and remainder to be spent in 2025/26.

The Client Expenses grant was from St Martin in the Field and was all spent in the year.

The JCT grant was to fund sanitary disposal in all buildings over three years and to supply fridge freezers to clients when we stopped providing food in one of the buildings, which have been capitalised in the year.

The Aila donation was given to be spent on the Dunstable projects, some was spent in 2023/24 and remainder was spent in 2024/25.

## SIGNPOSTS (LUTON)

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

#### 14 Analysis of net assets between funds 2025

	Restricted Funds	Designated Funds	General Fund	Total
	£	£	£	£
Tangible Fixed assets	-	-	1,991,482	1,991,482
Debtors	-	-	169,146	169,146
Bank	3,552	175,937	368,158	547,647
Creditors due within one year	-	-	(271,269)	(271,269)
Creditors due after more than one year	-	-	(1,232,108)	(1,232,108)
	<u>3,552</u>	<u>175,937</u>	<u>1,025,409</u>	<u>1,204,898</u>

#### Analysis of net assets between funds 2024

	Restricted Funds	Designated Funds	General Fund	Total
	£	£	£	£
Tangible Fixed assets	-	-	2,026,095	2,026,095
Debtors	-	-	227,924	227,924
Bank	5,461	125,470	331,659	462,590
Creditors due within one year	-	-	(326,984)	(326,984)
Creditors due after more than one year	-	-	(1,253,844)	(1,253,844)
	<u>5,461</u>	<u>125,470</u>	<u>1,004,850</u>	<u>1,135,781</u>

#### 15 Commitments under operating leases

	Land and Buildings		Other	
	2025	2024	2025	2024
	£	£	£	£
As at 31 March 2025 the charity had commitments under non-cancellable operating leases as follows:				
Leases expiring				
Within one year	274,629	439,068	6,466	6,466
Between two and five years	148,750	413,051	8,082	14,548
Over five years	-	-	-	-
	<u>423,379</u>	<u>852,119</u>	<u>14,548</u>	<u>21,014</u>

## SIGNPOSTS (LUTON)

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

#### 16 Reconciliation of net incoming/(outgoing) resources to net cash flow from operating activities

	2025 £	2024 £
<b>Net incoming/(outgoing) resources for the reporting period (per statement of financial activities)</b>	69,117	82,321
Depreciation	98,737	90,106
Interest from investments	(2,514)	(680)
Loss/(profit) on the sale of fixed assets	8,219	(8,894)
(Increase)/decrease in debtors	58,778	155,924
Increase/(decrease) in creditors	(58,787)	78,911
<b>Net cash inflow from operating activities</b>	<b>173,550</b>	<b>379,688</b>

#### 17 Comparative SOFA 2024

	Notes	Unrestricted £	Income funds Restricted £	Total 2024 £
<b>Income and endowments from:</b>				
Donations and Fundraising	2	22,760	26,320	49,080
Investment income		680	-	680
Charitable activities:				
Floating Support and Outreach		-	-	-
Hostel Accommodation & Support	2	3,411,114	6,905	3,418,019
Other	2	12,866	-	12,866
<b>Total income and endowments</b>		<b>3,447,420</b>	<b>33,225</b>	<b>3,480,645</b>
<b>Expenditure on:</b>				
Raising funds		57,984	-	57,984
Charitable activities:				
Floating Support and Outreach	3	-	-	-
Hostel accommodation & Support	3	3,258,873	81,467	3,340,340
<b>Total expenditure</b>		<b>3,316,857</b>	<b>81,467</b>	<b>3,398,324</b>
Net income/(expenditure)		130,563	(48,242)	82,321
<b>Reconciliation of funds:</b>				
Total funds brought forward	12,13	999,757	53,703	1,053,460
<b>Total funds carried forward</b>		<b>1,130,320</b>	<b>5,461</b>	<b>1,135,781</b>