

**Salisbury Trust for the Homeless Ltd**

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**REGISTERED COMPANY NUMBER: 05812515**  
**REGISTERED CHARITY NUMBER: 1118746**

**SALISBURY TRUST FOR THE HOMELESS LTD**  
**(COMPANY LIMITED BY GUARANTEE)**

**FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 MARCH 2025**

**FINANCIAL STATEMENTS FOR THE YEAR ENDED 31<sup>st</sup> MARCH 2025**

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**COMPANY INFORMATION**

**PATRONS:-**

The Bishop of Salisbury  
The Bishop of Clifton  
The Dean of Salisbury

**TRUSTEES AND DIRECTORS:-**

Maureen Pardy, Chair  
Edward Probert (resigned 25 March 2025)  
Tim Foster (appointed 4 April 2025)  
Will Bennett  
Keith Phillimore  
Rachel McMillan  
Ben Thornton  
Gordon Pardy

**EX OFFICIO:-**

Vacant

**COMPANY SECRETARY:-**

Philip Baker

**REGISTERED OFFICE:-**

Bevan House  
148 Fisherton Street  
Salisbury  
SP2 7QW

**REGISTERED COMPANY NUMBER:-**

05812515

**REGISTERED CHARITY NUMBER:-**

1118746

**AUDITOR:-**

Crowe U.K. LLP  
St James House  
St James' Square  
Cheltenham  
GL50 3PR

**SOLICITOR:-**

Steele Raymond LLP  
Richmond Point  
43 Richmond Hill  
Bournemouth  
BH2 6LR

**BANKER:-**

Lloyds Bank Plc  
45 Old Christchurch Road  
Bournemouth  
BH1 1ED

## **ANNUAL REPORT**

The Trustees present their report and the financial statements for the year ended 31 March 2025, which should be read in conjunction with the information on page 2. This report also serves as the Directors' Report for the purposes of Company Law. The financial statements have been prepared in accordance with Accounting and Reporting by charities; Statement of Recommended Practice applicable to Charities preparing their accounts with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) (effective 1 January 2019 – Charity's SORP (FRS 102) (second edition – October 2019), the Financial Reporting Standard applicable in the UK and Republic of Ireland and the Companies Act 2006.

## **GOING CONCERN**

As set out in the accounting policies note, after reviewing the company's forecasts and projections, the trustees have a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future. Consequently, the company continues to adopt the going concern basis in preparing its financial statements.

## **OBJECTIVES AND ACTIVITIES**

STFH's objects, as defined in the Articles of Association, are:-

- The relief of poverty by the provision of accommodation primarily for young single people who are homeless.
- The assistance of persons who by reason of physical, psychological, emotional or social infirmity, are in need of advice, counselling and any other form of aid concerning the problem of homelessness.
- The reduction of homelessness by increasing public awareness of homelessness issues.

The trustees have given due regard to public benefit when planning the charity's activities, in accordance with Sections G2 and G3 of the Charity Commission's General Guidance on Public Benefit.

The charity achieves its principal objects and purposes through the provision of accommodation, support and housing advice to vulnerable people. These benefits are directly related to the aims of the charity and are fully compliant with Principles 1 and 2 of the Charity Commission Principles on Public Benefit.

## **ACHIEVEMENTS AND PERFORMANCE**

Salisbury Trust for the Homeless Ltd (STFH) provides accommodation and support for single homeless people of Salisbury and the wider Wiltshire area. In the past 12 months it has supported its clients in its shared accommodation to move on to independent accommodation in a planned way.

The Trust owns 6 of the 10 properties it uses as rental accommodation, all acquired since 2008. The latest purchase, a three-bedroom house, was purchased during the year ended 31<sup>st</sup> March 2025. This is expected to be available to let in the summer/autumn of 2025.

STFH continues to benefit from the relationship it has with its parent organisation, BCHA, and the support and expertise they offer.

As part of its recent Business Plan review, the Charity expects to continue to increase support for the homeless and plans to buy further suitable properties to gradually replace the ones being leased as well as continuing to seek the support of the local community and local businesses for its work.

Fundraising reached an all time high of £110,725, including from grants and sponsorships, street and supermarket collections. We also have over 30 collecting tins positioned in various establishments around the city.

Our professional staff set up customised action plans with new clients which they work through together. The staff have a caring and effective approach which is why we achieve such good outcomes with our clients.

Over thirty of our supporters donate regularly. More than fifty volunteers also support our numerous activities. The Trustees are most grateful for the valuable contribution made by both volunteers and supporters for their generous assistance.

### FINANCIAL REVIEW

The Charity reports a net surplus for the year of £72,568 (2024: £71,386). Total funds at 31 March 2025 were £1,164,124 of which £1,161,486 was unrestricted and £2,638 was restricted for the Kitchen Fund.

The Board has examined the charity's requirements for reserves in light of the main risks to the organisation. It has established a policy whereby free reserves held by STFH should be a minimum of three months of expenditure which is to be held in either cash or intra group loans. Budgeted expenditure for 2025/26 is £354,641 and therefore, as the target of £88,660 is below the £92,211 total of free reserves, this requirement is being met. Free reserves are equal to the total of net current assets at 31 March 2025 held in unrestricted funds.

The reserves are needed to meet the working capital requirements of the charity and the Board are confident that at this level they would be able to continue the current activities of the charity in the event of a significant drop in funding. The funds included designated funds of £28,419 (2024: £28,419) for on-going furniture replacement. Total funds also include £2,638 (2024: £2,638) of restricted funds.

Cash reserves for the trust are healthy and will be used to support us during the 2025/26 financial year if donations reduce below budgeted levels. The Trust holds reasonable levels of accessible cash which at the year-end was equivalent to just over 3 months' expenditure.

### STRUCTURE, GOVERNANCE AND MANAGEMENT

Salisbury Trust for the Homeless Ltd (STFH) is a company limited by guarantee and a registered charity. The liability of the members is limited by their guarantee. The company was incorporated on 1 January 2008 and continued operations which were previously carried out in a charitable trust of the same name. STFH is a subsidiary of Bournemouth Churches Housing Association Limited (BCHA).

The Trustees listed on page 2 have held office during the whole of the period from 1 April 2024 to the date of this report unless otherwise noted. No person may be appointed as a Trustee unless approved in writing by the parent member (BCHA), but the organisation does seek, through general advertisement and networking, additional members with relevant experience or interest in the work of the charity. The induction and training of trustees is overseen by the parent member.

STFH signed up to the National Housing Federation Code of Governance 2020 (also used by the parent member, BCHA) and seeks to comply with the relevant provisions of the Code. It should be noted that some provisions are only applicable at Group-level (for example Audit Committee requirements) and others are not applicable at all (for example Board remuneration).

The Board of STFH has self-assessed as being compliant as at the year ending 31 March 2025 against all the Code's principles. A full self-assessment report can be found on the Charity's website [www.stfh.org.uk](http://www.stfh.org.uk)

### RISKS

The trustees acknowledge their responsibility for identifying and managing the risks to which the charity is exposed. The approach to the management of risk includes:

- Adoption of the BCHA Group's Risk Appetite for setting the approach to all strategic activity with annual review in relation to STFH activities
- Risk appraisal and mitigation for all proposed new ventures
- Regular review of the strategic Risk Map at least annually by the Board.

Risk Management is also coupled with Group-level stress test scenarios of our Financial Plan each year and ensuring that mitigation strategies are put in place to ease financial pressures where scenarios crystallise singularly or concurrently.

The principal three strategic risks as identified and scored on the Strategic Risk Map at the year-end are summarised below:

A – Loss of staff/unfilled staff vacancies (mitigated by a Service Level Agreement with BCHA and active recruitment, when required)

B – Donor Income below the budgeted target (mitigated by a dedicated volunteer fundraising coordinator, active trustee support, and other voluntary and sponsorship assistance)

C – Void and Bad Debt losses adverse to budgeted target (mitigated by an ongoing focus by the staff team). In addition, a significant proportion of the trust's customers are on some form of government benefit (housing benefit/Universal Credit)

### COMPLIANCE & INTERNAL CONTROL

STFH uses the Group-wide Framework of Business Planning Risk and Internal Control which is based on the model developed by the US Committee of Sponsoring Organizations of the Treadway Commission (COSO). This internationally recognised model has five integrated components:

1. Control Environment (standards, processes and structures)
2. Business Planning and Risk Assessment (defining the strategy and understanding risks to achieving objectives)
3. Control Activities (policies, procedures and systems to mitigate risk)
4. Information & Communication (generating and sharing data)
5. Monitoring (assessing that the components are present and functioning)

Within these five components are 17 principles which drill down into a broad range of control measures. The Board receives regular and ongoing assurance on legal/regulatory compliance and control via a number of measures including:

- Appropriate and robust systems, policies and procedures
- Quarterly review of risks
- Quarterly review of performance, customer satisfaction and compliance
- Use of external legal advice, consultancy, and expertise, as required
- Participation in the Group annual Internal Audit programme utilising independent auditors
- And regularly reports to the Board on the effectiveness of assurance it receives.

### Assessment of the effectiveness of Internal Controls

In our annual Group-level self-assessment, ten of the principles were scored as Strong, six as Moderate to Strong and one as Moderate. There were no components scored as Weak.

It also concluded that there were no weaknesses that have resulted in material losses, contingencies on uncertainties which require disclosure in the accounts. The measures in place give robust assurance to the Board on a regular basis that the viability of the charity should not be compromised. The Group Board reviewed the range and effectiveness of controls that were in place for the year ending 31 March 2025 and up to the date of this report.

**STATEMENT OF TRUSTEES' RESPONSIBILITIES IN RESPECT OF THE TRUSTEES' ANNUAL REPORT AND THE FINANCIAL STATEMENTS**

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

Company law requires the trustees to prepare financial statements for each financial year. Under that law they have elected to prepare the financial statements in accordance with UK accounting standards and applicable law (UK Generally Accepted Accounting Practice), including FRS 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 charitable company and of the income and expenditure for that period. In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable UK accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- assess the charitable company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern; and
- use the going concern basis of accounting unless they either intend to liquidate the charitable company or to cease operations, or have no realistic alternative but to do so.

The trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the charitable company's transactions and 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 responsible for such internal control as they determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error, and have general responsibility for taking such steps as are reasonably open to them to safeguard the assets of the charitable company and to prevent and detect fraud and other irregularities.

**DISCLOSURE OF INFORMATION TO AUDITOR**

In so far as the trustees are aware:

- There is no relevant audit information of which the charitable company's auditor is unaware.
- They 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.

Approved by the Trustees on 26 August 2025 and signed on their behalf by:



**P Baker**  
**Company Secretary**

## **INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF SALISBURY TRUST FOR THE HOMELESS LTD**

### **Opinion**

We have audited the financial statements of Salisbury Trust For The Homeless Ltd (the “charitable company”) for the year ended 31 March 2025 which comprise the Income and Expenditure Account, the Balance Sheet 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 state of the charitable company’s 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 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 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 contained within the annual report. 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 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.



## **INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF SALISBURY TRUST FOR THE HOMELESS LTD (continued)**

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

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

- the information given in the trustees' report, which includes the directors' report prepared for the purposes of company law, for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the directors' report included within the trustees' report have been prepared in accordance with applicable legal requirements.

### **Matters on which we are required to report by exception**

In 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 directors' report included within the trustees' report.

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

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

### **Responsibilities of trustees**

As explained more fully in the trustees' responsibilities statement set out on page 6, the trustees (who are also the 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 but to do so.

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

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists.

Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

## **INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF SALISBURY TRUST FOR THE HOMELESS LTD (continued)**

We obtained an understanding of the legal and regulatory frameworks within which the company operates, focusing on those laws and regulations that have a direct effect on the determination of material amounts and disclosures in the financial statements. The laws and regulations we considered in this context were the Companies Act 2006, the Charities Act 2011, together with the Charities SORP (FRS102). We assessed the required compliance with these laws and regulations as part of our audit procedures on the related financial statement items.

In addition, we considered provisions of other laws and regulations that do not have a direct effect on the financial statements but compliance with which might be fundamental to the company's ability to operate or to avoid a material penalty. We also considered the opportunities and incentives that may exist within the company for fraud. The laws and regulations we considered in this context for the UK operations were health and safety, employment and taxation legislation.

Auditing standards limit the required audit procedures to identify non-compliance with these laws and regulations to enquiry of the Trustees and other management and inspection of regulatory and legal correspondence, if any.

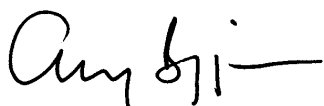
We identified the greatest risk of material impact on the financial statements from irregularities, including fraud, to be within the override of controls by management. Our audit procedures to respond to these risks included enquiries of management, and the Audit, Risk and Treasury Committee about their own identification and assessment of the risks of irregularities, sample testing on the posting of journals, reviewing accounting estimates for biases, and reading minutes of meetings of those charged with governance.

Owing to the inherent limitations of an audit, there is an unavoidable risk that we may not have detected some material misstatements in the financial statements, even though we have properly planned and performed our audit in accordance with auditing standards. For example, the further removed non-compliance with laws and regulations (irregularities) is from the events and transactions reflected in the financial statements, the less likely the inherently limited procedures required by auditing standards would identify it. In addition, as with any audit, there remained a higher risk of non-detection of irregularities, as these may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal controls. We are not responsible for preventing non-compliance and cannot be expected to detect non-compliance with all laws and regulations

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](http://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 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.



**Guy Biggin**

**for and on behalf of Crowe U.K. LLP, Senior Statutory Auditor**

*Chartered Accountants*

Crowe U.K. LLP

St James House, St James' Square

Cheltenham

GL50 3PR

**Date: 29 August 2025**

**STATEMENT OF FINANCIAL ACTIVITIES INCLUDING  
INCOME AND EXPENDITURE ACCOUNT FOR THE YEAR ENDED 31 March 2025**

	Notes	Unrestricted Funds	Restricted Funds	Total 2025	Total 2024
		£	£	£	£
<b>INCOME AND EXPENDITURE</b>					
<b>Income:</b>					
Donations & Legacies	3	110,725	-	110,725	76,921
Investment Income	4	1,302	-	1,302	1,234
Charitable Activities	5	293,695	-	293,695	251,544
<b>Total Income</b>		<b>405,722</b>	<b>-</b>	<b>405,722</b>	<b>329,699</b>
<b>Expenditure:</b>					
Charitable activities	6,7	333,154	-	333,154	258,313
<b>Total Expenditure</b>		<b>333,154</b>	<b>-</b>	<b>333,154</b>	<b>258,313</b>
<b>Net income and net movement in funds</b>		<b>72,568</b>	<b>-</b>	<b>72,568</b>	<b>71,386</b>
<b>Reconciliation of funds</b>					
Total funds brought forward		1,088,918	2,638	1,091,556	1,020,170
<b>Total funds carried forward</b>		<b>1,161,486</b>	<b>2,638</b>	<b>1,164,124</b>	<b>1,091,556</b>

The statement of financial activities includes all gains and losses recognised in the year. All income and expenditure derive from continuing activities.

The notes on pages 12 to 22 form part of these financial statements.

## Salisbury Trust for the Homeless Ltd

### BALANCE SHEET AT 31 March 2025

Company Number 05812515

	Notes	2025 £	2024 £
<b>Fixed Assets</b>			
Tangible assets	9	<u>1,084,018</u>	<u>836,884</u>
<b>Current Assets</b>			
Debtors	10	53,136	33,266
Cash at bank and in hand		<u>95,148</u>	<u>263,872</u>
<b>Total Current Assets</b>		<u>148,284</u>	<u>297,138</u>
<b>Liabilities</b>			
Creditors falling due within one year	11	<u>(53,435)</u>	<u>(42,466)</u>
<b>Net Current Assets</b>		<u>94,849</u>	<u>254,672</u>
<b>Total assets less current liabilities</b>		1,178,867	1,091,556
Creditors: amounts falling due after more than one year	12	(14,743)	-
<b>Net Assets</b>		<u>1,164,124</u>	<u>1,091,556</u>
<b>The funds of the charity:</b>			
Unrestricted income funds	14,16	1,161,486	1,088,918
Restricted income funds	15,16	2,638	2,638
<b>Total charity funds</b>		<u>1,164,124</u>	<u>1,091,556</u>

These accounts have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime under the Companies Act 2006 and in accordance with the provisions of FRS102 section 1A – small entities.

The financial statements were approved by the Board and authorised for issue on 26 August 2025.



**M Pardy (Chair)**

The notes on pages 12 to 22 form part of these financial statements.

**1) COMPANY STATUS**

The charity is a company limited by guarantee incorporated in England and Wales, whose registered office is set out on page 2. The members of the company are the trustees named on page 2. In the event of the charity being wound up, the liability in respect of the guarantee is limited to £1 per member of the charity.

**2) ACCOUNTING POLICIES**

**a) Basis of preparation**

The financial statements have been prepared in accordance with the 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 (FRS102) (effective 1 January 2019) – (Charities SORP (FRS 102), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102 Section 1A Small Entities) and the Companies Act 2006.

Salisbury Trust for the Homeless Ltd (STFH) meets the definition of a public benefit entity under FRS102. Assets and liabilities are recognised at historic cost or transaction value unless otherwise stated in the relevant accounting policy note(s) and the trustees consider it to be a going concern.

In preparing these financial statements the company has taken advantage of the disclosure exemptions conferred by FRS102 paragraph 1.12, in accordance with paragraphs 1.8 – 1.10. Therefore these statements do not include a cashflow statement, or certain disclosures in respect of financial instruments. The disclosure exemption has been adopted because the equivalent disclosure is included in the consolidated financial statements of Bournemouth Churches Housing Association Limited.

**b) Income**

Income is recognised when the charity has entitlement to funds, any performance conditions attached to the item(s) of income have been met, it is probable that the income will be received and the amount can be measured reliably.

Income from government and other grants, whether ‘capital’ grants or ‘revenue’ grants, is recognised when the charity has entitlement to the funds, any performance conditions attached to the grants have been met, it is probable that the income will be received and the amount can be measured reliably and is not deferred.

Rental income is recognised in the period the properties are let. The company adopts the fixed method for calculating and charging service charges to its tenants and therefore recognises its income in the period of charge.

**c) Interest receivable**

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the charity; this is normally upon notification of the interest paid or payable by the Bank.

**2) ACCOUNTING POLICIES** *(continued)*

**d) Fund accounting**

Unrestricted funds are available to spend on activities that further any of the purposes of the charity. Designated funds are unrestricted funds of the charity which the trustees have decided at their discretion to set aside to use for a specific purpose. Restricted funds are donations which the donor has specified are to be solely used for particular purpose or defined project.

**e) Expenditure and irrecoverable VAT**

Expenditure is recognised once there is a legal or constructive obligation to make a payment to a third party, it is probable that settlement will be required and the amount of the obligation can be measured reliably. Expenditure is classified as relating to charitable activities, including any associated support costs.

Irrecoverable VAT is charged as a cost against the activity for which the expenditure was incurred.

**f) Operating leases**

Rent due under operating leases is charged to the income and expenditure account in the period in which it becomes payable.

**g) Impairment**

If the trustees become aware of a possible impairment, the carrying value of fixed assets is compared with their recoverable amounts. Any impairment is charged to the income and expenditure account.

**h) Going concern**

After reviewing the company's forecasts and projections, the trustees have a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future.

As the trustees have concluded that it has sufficient resources to enable it to continue in existence, the company continues to adopt the going concern basis in preparing its financial statements.

**i) Depreciation of freehold property**

Freehold land and property is carried at historic cost and split between land, structure and other major components that are expected to require replacement over time. Land is not depreciated on account of its indefinite useful economic life.

**2) ACCOUNTING POLICIES** *(continued)*

Freehold properties are split between the structure and the major components that require periodic replacement: the cost of replacement or restoration of these components is capitalised and depreciated over the determined average useful economic life as follows:

<b>Description</b>	<b>Economic life (years)</b>
Structure	100
Kitchen	20
Bathroom	30
Roofs	70
Central heating and ventilation	15
Electrics	40
External windows and walls	30

**j) Tangible fixed assets**

Individual fixed assets costing £500 or more are capitalised at cost and are depreciated over their estimated useful economic lives on a straight line basis as follows:

<b>Asset category</b>	<b>Annual rate</b>
Furniture & Equipment	10%-25%

**k) Debtors**

Trade and other debtors are recognised at the settlement amount due after any trade discount offered and provision for impairment. Prepayments are valued at the amount prepaid net of any trade discounts due.

**l) Creditors and provisions**

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

**m) Financial Instruments**

The charity only has financial assets and liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are recognised at transaction value.

**n) Pensions**

A defined contribution pension scheme is operated. Pension contributions payable are charged to the statement of financial activities in the period to which they relate.

**Salisbury Trust for the Homeless Ltd**  
**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025**

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**3) VOLUNTARY INCOME**

<b>General fund</b>	<b>Unrestricted</b>	<b>2025</b>	<b>Unrestricted</b>	<b>2024</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
Grants & donations	110,725	110,725	76,921	76,921
	110,725	110,725	76,921	76,921

**4) INTEREST RECEIVABLE AND INCOME FROM INVESTMENTS**

	<b>2025</b>	<b>2024</b>
	<b>£</b>	<b>£</b>
Interest on Deposit account	1,302	1,234
	1,302	1,234

**5) INCOMING RESOURCES FROM CHARITABLE ACTIVITIES**

	<b>2025</b>		<b>2024</b>	
	<b>Unrestricted</b>	<b>Total</b>	<b>Unrestricted</b>	<b>Total</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
Rental income	180,067	180,067	174,143	174,143
Service charges	113,349	113,349	77,401	77,401
Other	279	279	-	-
	293,695	293,695	251,544	251,544



**6) COST OF CHARITABLE ACTIVITIES**

	<b>Unrestricted £</b>	<b>Total 2025 £</b>	<b>Unrestricted £</b>	<b>Total 2024 £</b>
Charitable activities	251,312	251,312	193,755	193,755
<b>Support Costs:</b>				
Office costs:- Rent and rates	5,244	5,244	5,083	5,083
Electricity, water & cleaning	539	539	3,378	3,378
Legal and professional	216	216	145	145
Sundry expenses	2,154	2,154	1,865	1,865
Bank charges	523	523	837	837
Repairs and maintenance	309	309	129	129
Telephone	2,105	2,105	6,313	6,313
Printing, postage & stationery	15	15	344	344
Travel & Motor expenses	659	659	344	344
Bad Debts – Rents	46,247	46,247	22,881	22,881
External Audit	4,968	4,968	5,325	5,325
Office Equipment	-	-	413	413
IT costs	1,538	1,538	1,001	1,001
Management fee (BCHA)	17,325	17,325	16,500	16,500
	81,842	81,842	64,558	64,558
	333,154	333,154	258,313	258,313

**7) TOTAL RESOURCES EXPENDED**

	<b>Staff Costs (Note 8) £</b>	<b>Depreciation £</b>	<b>Other Costs £</b>	<b>Total 2025 £</b>
Charitable activities	72,570	13,221	165,521	251,312
Support costs	-	-	81,842	81,842
	72,570	13,221	247,363	333,154
	<b>Staff Costs (Note 8) £</b>	<b>Depreciation £</b>	<b>Other Costs £</b>	<b>Total 2024 £</b>
Charitable activities	70,557	11,658	111,540	193,755
Support costs	-	-	64,558	64,558
	70,557	11,658	176,098	258,313

**Salisbury Trust for the Homeless Ltd**  
**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025**

**8) TRUSTEES AND EMPLOYEES**

Staff costs include the following:	<b>Total</b>	<b>Total</b>
	<b>2025</b>	<b>2024</b>
	<b>£</b>	<b>£</b>
Wages and salaries	66,431	64,590
Social security costs	5,071	5,252
Pension costs	1,068	715
	<u>72,570</u>	<u>70,557</u>

The average number of employees for the year was:

	<b>Number</b>	<b>Number</b>
	<b>2025</b>	<b>2024</b>
Project based staff	3	3
Administration	-	-
	<u>3</u>	<u>3</u>

No employee earned £60,000 or more in the period.

No trustee received any remuneration or were reimbursed any expenses during the period.

There are no retirement benefits accruing to the trustees under money purchase pension schemes.

**9) TANGIBLE FIXED ASSETS**

	<b>Freehold and Long Leased Property</b>	<b>Fixtures and Fittings</b>	<b>Total</b>
	<b>£</b>	<b>£</b>	<b>£</b>
<i>Cost</i>			
At 1 April 2024	947,240	1,375	948,615
Acquisition	260,355	-	260,355
31 March 2025	<u>1,207,595</u>	<u>1,375</u>	<u>1,208,970</u>
<i>Accumulated depreciation</i>			
At 1 April 2024	110,356	1,375	111,731
Charge for the year	13,221	-	13,221
At 31 March 2025	<u>123,577</u>	<u>1,375</u>	<u>124,952</u>
<i>Net book value</i>			
At 31 March 2025	<u>1,084,018</u>	<u>-</u>	<u>1,084,018</u>
At 31 March 2024	<u>836,884</u>	<u>-</u>	<u>836,884</u>

**10) DEBTORS**

	<b>2025</b>	<b>2024</b>
	<b>£</b>	<b>£</b>
Rent receivable	50,798	31,954
Prepayments & accrued income	2,338	1,312
	<u>53,136</u>	<u>33,266</u>

**11) CREDITORS: Amounts falling due within one year**

	<b>2025</b>	<b>2024</b>
	<b>£</b>	<b>£</b>
Loans and Borrowings (note 13)	3,000	-
Trade creditors	2,776	-
Grants	279	-
Accruals and deferred income	7,230	14,936
Other creditors	26,947	3,853
Amounts owed to group undertakings	13,203	23,677
	<u>53,435</u>	<u>42,466</u>

**12) CREDITORS: Amounts falling due after one year**

	<b>2025</b>	<b>2024</b>
	<b>£</b>	<b>£</b>
Loans and Borrowings (note 13)	11,000	-
Grants	3,743	-
	<u>14,743</u>	<u>-</u>

**13) DEBT: Analysis**

	<b>2025</b>	<b>2024</b>
	<b>£</b>	<b>£</b>
In one year or less, or on demand	3,000	-
In more than one year but not more than two years	3,000	-
In more than two years but not more than five years	8,000	-
	<u>14,000</u>	<u>-</u>

**14) UNRESTRICTED FUNDS**

	<b>Balance 1 April 2024 £</b>	<b>Incoming resources £</b>	<b>Resources expended £</b>	<b>Transfers</b>	<b>Balance 31 March 2025 £</b>
Unrestricted funds	1,060,499	405,722	(333,154)	-	1,133,067
Designated Funds					
-Furniture replacement fund	28,419	-	-	-	28,419
<b>Total</b>	<b>1,088,918</b>	<b>405,722</b>	<b>(333,154)</b>	<b>-</b>	<b>1,161,486</b>

	<b>Balance 1 April 2023 £</b>	<b>Incoming resources £</b>	<b>Resources expended £</b>	<b>Transfers</b>	<b>Balance 31 March 2024 £</b>
Unrestricted funds	984,041	329,699	(258,313)	5,072	1,060,499
Designated Funds					
-Furniture replacement fund	33,491	-	-	(5,072)	28,419
<b>Total</b>	<b>1,017,532</b>	<b>329,699</b>	<b>(258,313)</b>	<b>-</b>	<b>1,088,918</b>

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

The furniture replacement fund provides replacement furniture at schemes and has been created by transferring a proportion of the service charge from the General Fund. No part of the provision has been released during 2024/25 but future releases against purchases will continue until the provision is all released.

**Salisbury Trust for the Homeless Ltd**  
**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025**

**15) RESTRICTED FUNDS**

	<b>Balance 1 April 2024</b>	<b>Incoming resources</b>	<b>Resources expended</b>	<b>Transfers</b>	<b>Balance 31 March 2025</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
Kitchen fund	2,638	-	-	-	2,638
Total	2,638	-	-	-	2,638

	<b>Balance 1 April 2023</b>	<b>Incoming resources</b>	<b>Resources expended</b>	<b>Transfers</b>	<b>Balance 31 March 2024</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
Kitchen fund	2,638	-	-	-	2,638
Total	2,638	-	-	-	2,638

The kitchen fund represents donations received to install a new kitchen and washing machines. It is not anticipated that a cost will be incurred each year.

**16) ANALYSIS OF NET ASSETS BETWEEN FUNDS**

**As at 31 March 2025**

	<b>Tangible Fixed Assets</b>	<b>Net Current Assets</b>	<b>Creditors Due After More Than One Year</b>	<b>Total</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
<i>Restricted funds:</i>				
Kitchen Fund	-	2,638	-	2,638
<i>Unrestricted funds:</i>				
Designated Funds	-	28,419	-	28,419
General Funds	1,084,018	63,792	(14,743)	1,133,067
	1,084,018	94,849	(14,743)	1,164,124

**Salisbury Trust for the Homeless Ltd**  
**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025**

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**16) ANALYSIS OF NET ASSETS BETWEEN FUNDS (*continued*)**

**As at 31 March 2024**

	<b>Tangible Fixed Assets</b>	<b>Net Current Assets</b>	<b>Creditors Due After More Than One Year</b>	<b>Total</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
<i>Restricted funds:</i>				
Kitchen Fund	-	2,638	-	2,638
<i>Unrestricted funds:</i>				
Designated Funds	-	28,419	-	28,419
General Funds	836,884	223,615	-	1,060,499
	<u>836,884</u>	<u>254,672</u>	<u>-</u>	<u>1,091,556</u>

**17) COMMITMENTS**

At 31 March 2025 the total minimum amount payable under non-cancellable operating leases was as set out below:

	<b>Land and Buildings 2025 £</b>	<b>Land and Buildings 2024 £</b>
Operating leases which expire:-		
Within one year	31,500	36,500
Within 2 to 5 years	<u>63,000</u>	<u>96,842</u>
	<u>94,500</u>	<u>133,342</u>

The company had capital commitments totalling £nil (2024: £nil).

**Salisbury Trust for the Homeless Ltd**  
**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025**

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**18) CONTROL**

The ultimate and immediate parent undertaking is Bournemouth Churches Housing Association Limited (BCHA).

The results of Salisbury Trust for the Homeless Ltd are included in the consolidated accounts of Bournemouth Churches Housing Association Limited, these consolidated accounts are available from:

The Factory, 14 Alder Hills, Poole BH12 4AS.

The registered office and full address for Salisbury Trust for the Homeless Ltd is Bevan House, 148 Fisherton Street, Salisbury, SP2 7QW.

The registered office and full address for all other companies is The Factory, 14 Alder Hills, Poole BH12 4AS.

**19) RELATED PARTY TRANSACTIONS**

During the year Bournemouth Churches Housing Association Limited charged Salisbury Trust for the Homeless Ltd £17,325 (2024: £16,500), in respect of management charges and £nil (2024: £nil) in respect of goods and services.

There is scope for two of the Trustees of Salisbury Trust for the Homeless Ltd to either sit on the Board of Management of, or be employed by Bournemouth Churches Housing Association. Currently only one of these positions is taken.

Bournemouth Churches Housing Association Ltd is a Registered Provider of social housing, registered with the Regulator of Social Housing, number LH0155.

There was £13,203 owed by Salisbury Trust for the Homeless Ltd to BCHA at 31 March 2025 (2024: £23,677). This includes the management fees noted above and also expenses paid by BCHA on STFH's behalf including broadband, some utilities and payroll.

There was £nil owed by BCHA to Salisbury Trust for the Homeless Ltd (2024: £nil).

**20) FINANCIAL INSTRUMENTS**

The charity's financial instruments may be analysed as follows:

	<b>2025</b>	<b>2024</b>
	<b>£</b>	<b>£</b>
Financial assets that are recorded at transaction price	145,946	295,826
Financial liabilities that are recorded at amortised cost	68,178	42,466

Financial assets comprise cash, trade debtors and loans

Financial liabilities comprise trade creditors, accruals and other loans.