

Registered number: 09244172
Charity number: 1163098

Spring Housing Association Limited

Trustees' report and financial statements

For the Year Ended 30 September 2021



Spring Housing Association Limited
(A company limited by guarantee)

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Spring Housing Association Limited
(A company limited by guarantee)

Reference and administrative details of the Charity, its Trustees and advisers
For the Year Ended 30 September 2021

Trustees T J M Clark, Chair (resigned 28 September 2021)
K L Moore, appointed Chair 30 November 2021
D R Bindert
N V De-Costa
P B Hibbert (resigned 8 December 2020)
R Ikram
N Owen
D J Saunders
N Sunder
L Cannon (appointed 28 September 2021)

Company registered number 09244172

Charity registered number 1163098

Registered office Hestia House
22 Old Walsall Road
Birmingham
B42 1DT

Company secretary D J Bradley

Group Chief Executive D J Bradley

Independent auditors Dains LLP
15 Colmore Row
Birmingham
B3 2BH

Solicitors Anthony Collins Solicitors
134 Edmund Street
Birmingham
B3 2ES

Higgs & Sons
3 Waterfront Business Park
Brierley Hill
Dudley
DY5 1LX

Bankers Barclays Bank Plc
66 Oxford Street
Kidderminster
DY10 1BL

Spring Housing Association Limited
(A company limited by guarantee)

Trustees' Report
For the Year Ended 30 September 2021

The Trustees (who are also directors of the Charity for the purposes of the Companies Act) present their annual report together with the audited financial statements of Spring Housing Association (the Charity) and Spring Community Homes Limited (the subsidiary) for the year 1 October 2020 to 30 September 2021. The Annual report serves the purposes of both a Trustees' report and a directors' report under company law. The Trustees confirm that the Annual report and financial statements of the charitable company comply with the current statutory requirements, the requirements of the charitable company's governing document and the provisions of the Statement of Recommended Practice (SORP) 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).

Spring Housing Association Limited is a charitable company limited by guarantee and not having share capital. It was incorporated on 1 October 2014 and registered as a charity on 11 August 2015. It commenced its activities on 10 November 2014.

The charitable company's policy and operations are governed by its Memorandum and Articles of Association.

Spring Community Homes Limited is a wholly owned subsidiary of Spring Housing Association Limited. It was registered on 7 March 2018 under the Co-operative and Community Benefit Societies Act 2014.

Since the charity qualifies as small under section 383, the strategic report required of medium and large companies under the Companies Act 2006 (Strategic Report and Director's Report) Regulations 2013 is not required.

Objectives and activities

a. Constitution

The charity is registered as a charitable company limited by guarantee and was set up by a Memorandum of Association on 1 October 2014 which were revised in July 2018. It is also a registered charity number 1163098.

The principal object of the charity is to carry on, for the benefit of the community, the business of providing housing and associated amenities for persons in necessitous circumstances upon terms appropriate to their means and providing for persons in need thereof housing and any associated amenities especially designed or adapted to meet the disabilities and requirements of such persons. Such business is to be run on a not for profit basis.

The subsidiary is registered under the Co-operative and Community Benefit Societies Act 2014 under the society's rules approved on 13 February 2018.

The society is formed for the benefit of the community in providing, directly or indirectly, and managing housing and accommodation, and any associated facilities, amenities and services for persons in necessitous circumstances and aged, disabled (whether physically or mentally) or chronically sick people upon terms appropriate to their means.

Objectives and activities (continued)

b. Methods of appointment or election of Trustees

The management of the charity is the responsibility of the Trustees who are elected and co-opted under the terms of the Articles of Association.

The management of the subsidiary is the responsibility of its members who are elected under the society's rules.

The members of the Boards maintain a good range of skills and expertise in order to govern the group and are monitored annually by appraisal to form a skills matrix.

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

c. Policies adopted for the induction and training of Trustees

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

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

d. Organisational structure and decision making

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

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

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

The Company Secretary is also the Group Chief Executive who is paid for his capacity as Group Chief Executive and not for his role as company secretary.

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

Objectives and activities (continued)

e. Risk management

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

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

The Trustees have also adopted a risk management strategy which incorporates a strategic risk register to focus on specific strategic risks affecting the group and the mitigations which are in place.

f. Policies and objectives

The Trustees consider they have had regard to the Charity Commission guidelines on public benefit and have established the following aims, objectives, vision and mission.

The objectives of the charity given in the Memorandum of Association are:

"to carry on for the benefit of the community the business of providing housing and any associated amenities for persons in necessitous circumstances upon terms appropriate to their means",

and

"providing for persons in need thereof housing and any associated amenities especially designed or adapted to meet the disabilities and requirements of such persons"

Our Aims:

- To provide high quality accommodation for people in housing need.
- To prevent and reduce homelessness.
- To assist people on a journey away from housing need towards a future of stability, happiness and independence.

In addition to the above we aim to remain an independent organisation.

Mission Statement:

"To create long term prosperity by investing to prevent homelessness and social isolation"

Objectives and activities (continued)

g. Strategies for achieving objectives

The Charity has continued to grow and has expanded the number of services it is operating and also the regions it is now operating within.

It continues to operate its Vulnerable Adults Housing and Wellbeing support contracts which have now been fully embedded successfully into the charity and are now approaching the end of year 2 in delivering this support across the four contracts which support homeless, young adults and ex-offenders.

Due to the ongoing pandemic, there has been increasing delays to new arrivals within the Birmingham resettlement service however the Charity has welcomed a further 9 families to the service this year and there are also several families who started on this project who are now in their year 5 of the project.

In addition to our general refugee resettlement programme, we have also been able to widen our offer due the emergency in Afghanistan where we have been commissioned in both Birmingham and Staffordshire to house and support 120 people who are connected to the UK through their work with the British Military.

Spring has expanded its services into Coventry with a 24-hour supported homeless project in Radford Road which opened in January 2021 and houses up to 24 vulnerable adults this has been commissioned as a complex needs service by Coventry City Council.

Spring has also opened its first 10 supported units of accommodation in Solihull in partnership with Solihull MBC which welcomed its first customers in January 2021 with the aim to expand the accommodation available within this region in the coming years.

The Charity has continued to work with Birmingham City Council with the Charter of Rights publication and research into living standards within exempt accommodation. 66 organisations have now signed up to the charter with the publication referenced in both the National Statement of Expectations for Supported Housing and the recently published Kerslake Report.

Spring has continued into its ground breaking research into women who are rough sleeping. Throughout 2020, our best practice lead carried out a research and learning project in Birmingham around a 'women-specific' funding stream that formed part of Year 3 of the Rough Sleepers' Initiative. This report, published in March 2021 as Violence Under Quiet Conditions, looked in depth at the experiences of women who were deemed to be rough sleeping, or at risk of doing so, and the experiences of the practitioners and stakeholders who worked alongside them. This work, continuing into 2022, seeks to understand and highlight how women's experiences of 'rough sleeping' do not always, or often, align with those of men, and how women's backgrounds, needs, and structural and systemic position as women need to be taken into account at funding, policy and practice levels. It seeks to continue to explore and put forward alternative ways to conceive of women's experiences of 'rough sleeping'; evidence the structural and systemic problems that compound women's experiences, and make recommendations around future funding, strategy, and practice. Spring held awareness and information event on our Birthday on 10th November which had 167 professionals, practitioners and experts by experience who attended the online the event, with a follow planned this year.

Services have continued to be affected by the pandemic and the Charity has adapted its working practices to protect its customers and its workforce. It also continues to support those customers with no recourse to public funds to ensure they have a place to live while pursuing their right to remain.

Spring has also led on the refurbishment of the Fred Winter Centre in Stratford Upon Avon which will become 15 units of accommodation to be made available to those at risk of homelessness in the district and also home a multi-agency support office offering support, training and employment. The refurbishment works are nearing the end with the centre due to open early 2022.

Objectives and activities (continued)

h. Activities undertaken to achieve objectives

Accommodation

The accommodation has been sourced through a selection of private landlords and charitable organisations which meet the needs of its customers in terms of living standards and location. The property stock is split between Spring Housing Association and Spring Community Homes with the majority managed by the subsidiary.

The stock is a mixture of self-contained flats and individual rooms which is used for the homeless and young people services. Along with properties ranging from 1 bed flats to 5-bedroom family homes used for the Syrian and Afghan family resettlement programme.

The general needs affordable accommodation managed by the charity, where possible, is let to individuals who were formally in supported accommodation but are now able to sustain their own tenancy.

At the end of the period the charity was managing a total of 848 units of accommodation across 21 different local authorities.

Employee Matters

Staff numbers have increased in the year which include the staff required to operate new services within Coventry, Solihull, and the Afghan schemes. Staffing numbers have also been increased across our housing support services with increase in staff within our Housing, Maintenance, and cleaning teams. There have also been new posts added to our back-office functions which provide support to enable our front-line teams and ensure our property standards are met.

As of the 30th September 2021 the Charity employed 115 staff with a mixture of full and part time posts and remains a living wage employer and accredited through Living wage Foundation.

Hestia House is the head office of the charity with many staff being based there, but there are other regional and satellite offices in Birmingham, Lichfield, and Coventry where staff are based to support the customers surrounding each location.

Significant investment has been made to our ICT infrastructure within the year which has helped to support the workforce through remote and hybrid working patterns becoming more normal.

All staff are recruited through a safer recruitment programme and induction process to ensure they offer the highest levels of experience in their chosen area and are suitable to work with vulnerable adults and young people.

Spring Housing Association Limited
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Trustees' Report (continued)
For the Year Ended 30 September 2021

Objectives and activities (continued)

i. Programme related investments

Most of the income received by the Charity is in the form of Housing Benefit which is paid on a 28-day cycle. In addition to this, there has been a steady increase in the levels of Universal Credit received as the numbers of customers receiving this benefit increases.

Support contracts have continued to increase with extension to the rough sleeper support contract within Lichfield and Cannock and new commissioned services within Coventry and Stratford upon Avon.

There has been a significant increase in the levels of grant managed by the charity this year with the largest portion received to fund the refurbishment works at the Fred Winter Centre within Stratford upon Avon. In addition to this there is the continuation of grants received for support services from both Reaching Communities through the Big Lottery and also Children in Need.

Achievements and performance

a. Going concern

After making appropriate enquiries, the Trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. For this reason, they continue to adopt the going concern basis in preparing financial statements. Further details regarding the adoption of the going concern basis can be found in the Accounting Policy note.

b. Review of activities

Accommodation

All of the properties managed within the group are leased, with the majority on short term agreements between 1 and 5 years. As of 30th September 2021, the total number of units in management were 848 which was a 7% increase on the previous year.

65% of the stock is used by the homeless service to provide shared and single accommodation within the Birmingham homeless service with a further 4% offering the same service in other regions. 27% of the stock is used as family homes for the customers in our resettlement services. 4% is general needs stock.

12% of the stock is managed by Spring Housing Association and the remaining 88% is managed by Spring Community Homes.

We continue to work with a core group of landlords who provide a large proportion of the accommodation used with the homeless services. However, we have a much more varied approach to procurement in the refugee services in order to obtain the right accommodation in the right areas for the incoming families. This can lead to a high number of different private landlords and letting agents being used.

We will continue to increase our accommodation but only with targeted growth which is in line with our existing contracts working with the local authorities specifically in the regions of Coventry, Stratford upon Avon and Solihull.

All stock is reviewed in terms of viability, and quality on a regular basis and any property which fails to meet the requirements will be handed back to the landlords at the next available break in the lease.

Employment

The staffing structure has increased over the period to 115 members of staff across all services which is made up of a mixture of full and part time posts. This is an increase of 17% compared to the previous period.

The increase in posts has come from additional services and contracts starting in the year but also an increase in the housing support services and back-office posts required to strengthen the infrastructure of the workforce. Despite this investment our central costs were at 8.5% this insured, we met our target of never being more than 10% of turnover since Springs formation in 2014.

Trustees' Report (continued)
For the Year Ended 30 September 2021

Financial review

a. Reserves policy

The current reserves policy is to hold cash or near cash equivalents that are sufficient to cover 3 months of committed expenditure for the charity. The levels of reserves have reduced in the last period with the additional funding required to complete the refurbishment of the Fred Winter Centre in Stratford upon Avon, so the aim is to rebuild this back to previous levels over the coming years.

b. Principal funding

For the period ending 30th September 2021 the group had a turnover of £10,722,476 which was an increase of 13% compared to the previous year. The growth has come from an increase in the rental income generated by the additional units acquired in the year and also an increase in the grants received in the year due to the funding received to complete the refurbishment works at the Fred Winter Centre.

Refugee services income has dropped slightly on the previous year which was partly down to the postponement of several arrivals planned in the year and also reaching the end of the contracts in some areas. Care leavers support income has also dropped due to the planned reduction in numbers of customers supported through this agreement.

The surplus for the period was £442,936 which is lower than the previous period where higher than expected levels of voids have reduced the level of rental income achievable. In addition to this the level of maintenance spend increased by 57% caused by an investment in property standards but also to ensure the regulatory guidelines were met across all sites.

Central and overheads were at a cost of £933,141 which is an increase on the previous period of 32% due to increased back office support costs and also increased compliance inspections. This is 8.5% of turnover which is below our maximum target of 10%.

Lease costs are the highest cost to the Charity which were at £4,276,900 in the period. This has increased on the previous period due to an increase in units managed within the homeless services.

The next highest cost to the Charity is its staff costs which totalled £2,415,230 in the period which is an increase of 28% compared to the last period with increased levels of staffing both in the back-office support and also the within our housing and maintenance teams.

The largest area of investment is towards the redevelopment of the Fred Winter Centre which as at the end of the period had an increase in £1.7m worth of assets to cover the build works and professional fees associated with the refurbishment. In addition to this there was further investment in IT to support the expanding workforce and also in additional vans required for the maintenance team.

Cash held at the end of the period was £219,472 which has reduced compared to the previous period due to the investments made into the Fred Winter Centre.

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Trustees' Report (continued)
For the Year Ended 30 September 2021

c. Plans for future periods

The Charity plans to open an additional 24 hour site in Earlsdon, Coventry which will be a step down service and able to accommodate an additional 27 people who have experienced Homelessness in the region to complement the existing Radford Road scheme.

The Charity is due to commence a service in both Birmingham and Coventry for the Refugee Transitions Outcome Fund which aims to support in both accommodation and employment to newly arrived refugees.

There is still a commitment to provide family homes in both Birmingham, Staffordshire, Wolverhampton and Herefordshire for the resettlement services so will continue to source suitable accommodation and provide the support needed to those families up until the end of March 2022.

Additional units of accommodation will be sought in the regions of Coventry, Stratford and Solihull and will aim to seek separate commissioned services for support of people experiencing homelessness within these regions.

The Fred Winter Centre will be opening early 2022 with the first services starting to operate and customers moving into the accommodation within this multi-agency hub which will be the first of its kind to operate within the region.

The research and work around women rough sleepers and the Charter of Rights will continue with the aim to increase the number of organisations signed up and engaging.

The Charity also has its ambition to own its own properties and has several opportunities on offer which will be reviewed during the year which should bring the first assets onto the books.

d. Funds held as custodian

The charity does not hold any funds on behalf of others.

Spring Housing Association Limited
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Trustees' Report (continued)
For the Year Ended 30 September 2021

Statement of Trustees' responsibilities

The Trustees (who are also the directors of the Charity 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. 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 Group and the Charity and of their incoming resources and application of resources, including their 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;
- observe the methods and principles of the Charities SORP (FRS 102);
- make judgements and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards (FRS 102) 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 Group will continue in business.

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

Disclosure of information to auditors


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

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

Auditors

The auditors, Dains LLP, have indicated their willingness to continue in office. The designated Trustees will propose a motion reappointing the auditors at a meeting of the Trustees.

Approved by order of the members of the board of Trustees on 3 March 2022 and signed on their behalf by:


D J Bradley
Secretary

Spring Housing Association Limited
(A company limited by guarantee)

Independent auditors' report to the Members of Spring Housing Association Limited

Opinion

We have audited the financial statements of Spring Housing Association Limited (the 'parent charitable company') and its subsidiaries (the 'group') for the year ended 30 September 2021 which comprise the Consolidated statement of financial activities, the Consolidated balance sheet, the Charity balance sheet, the Consolidated statement of cash flows and the related notes, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the Group's and of the parent charitable company's affairs as at 30 September 2021 and of the Group's 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 and the Charities Act 2011.

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 Auditors' responsibilities for the audit of the financial statements section of our report. We are independent of the Group in accordance with the ethical requirements that are relevant to our audit of the financial statements in the United Kingdom, including the Financial Reporting Council's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

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

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the Group's or the parent 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.

Spring Housing Association Limited
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Independent auditors' report to the Members of Spring Housing Association Limited (continued)

Other information

The other information comprises the information included in the Annual report other than the financial statements and our Auditors' report thereon. The Trustees are responsible for the other information contained within the Annual report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon. Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Opinion on other matters prescribed by the Companies Act 2006

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

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

Matters on which we are required to report by exception

In the light of our 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' Report.

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

- the parent charitable company has not kept adequate and sufficient accounting records, or returns adequate for our audit have not been received from branches not visited by us; or
- the parent charitable company 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' exemptions in preparing the Trustees' Report and from the requirement to prepare a Strategic Report.

Independent auditors' report to the Members of Spring Housing Association Limited (continued)

Responsibilities of trustees

As explained more fully in the Trustees' responsibilities statement, 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 Group's and the parent 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 Group or the parent charitable company or to cease operations, or have no realistic alternative but to do so.

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

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

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

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

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

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

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Independent auditors' report to the Members of Spring Housing Association Limited (continued)

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

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

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

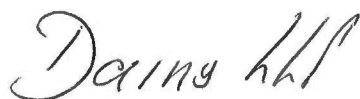
- agreeing financial statement disclosures to underlying supporting documentation;
- reading the minutes of meetings of those charged with governance;
- enquiring of management as to actual and potential litigation and claims;
- reviewing correspondence with HMRC, relevant regulators and the company's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

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our Auditors' 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, and to the charitable company's trustees, as a body, Part 4 of the Charities (Accounts and Reports) Regulations 2008. 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 Auditors' 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 its members, as a body, for our audit work, for this report, or for the opinions we have formed.



Andrew Morris FCA (Senior statutory auditor)

for and on behalf of
Dains LLP

Statutory Auditor
Chartered Accountants

Birmingham

3 March 2022

Spring Housing Association Limited
(A company limited by guarantee)

Consolidated Statement of financial activities (incorporating income and expenditure account)
For the Year Ended 30 September 2021

	Note	Unrestricted funds 2021 £	Restricted funds 2021 £	Total funds 2021 £	Total funds 2020 £
Income from:					
Donations and legacies	4	39,714	1,050,377	1,090,091	470,706
Charitable activities	5	9,285,882	73,518	9,359,400	8,796,901
Other income	6	272,985	-	272,985	237,885
Total income		9,598,581	1,123,895	10,722,476	9,505,492
Expenditure on:					
Charitable activities	7	9,837,179	442,361	10,279,540	8,032,307
Total expenditure		9,837,179	442,361	10,279,540	8,032,307
Net movement in funds		(238,598)	681,534	442,936	1,473,185
Reconciliation of funds:					
Total funds brought forward	16	2,554,519	350,849	2,905,368	1,432,183
Net movement in funds		(238,598)	681,534	442,936	1,473,185
Total funds carried forward	16	2,315,921	1,032,383	3,348,304	2,905,368

The notes on pages 21 to 41 form part of these financial statements.

Spring Housing Association Limited
(A company limited by guarantee)
Registered number: 09244172


Consolidated Balance Sheet
As at 30 September 2021

	Note	2021 £	2020 £
Fixed assets			
Tangible assets	11	2,483,345	651,876
Current assets			
Debtors	13	1,863,976	1,452,559
Cash at bank and in hand		219,472	1,461,307
		<u>2,083,448</u>	<u>2,913,866</u>
Creditors: amounts falling due within one year	14	(1,158,279)	(558,963)
Net current assets		<u>925,169</u>	<u>2,354,903</u>
Total assets less current liabilities		<u>3,408,514</u>	<u>3,006,779</u>
Creditors: amounts falling due after more than one year	15	(60,210)	(101,411)
Total net assets		<u><u>3,348,304</u></u>	<u><u>2,905,368</u></u>
Charity funds			
Restricted funds:			
Restricted income funds	16	165,372	272,583
Restricted capital funds	16	867,011	78,266
		<u>1,032,383</u>	<u>350,849</u>
Total restricted funds	16	1,032,383	350,849
Unrestricted funds	16	2,315,921	2,554,519
Total funds		<u><u>3,348,304</u></u>	<u><u>2,905,368</u></u>

The Trustees acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and preparation of financial statements.

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

The financial statements were approved and authorised for issue by the Trustees on 3 March 2022 and signed on their behalf by:


K L Moore
Chair

The notes on pages 21 to 41 form part of these financial statements.

Spring Housing Association Limited
(A company limited by guarantee)
Registered number: 09244172

Charity Balance Sheet
For the Year Ended 30 September 2021

	Note	2021 £	2020 £
Fixed assets			
Tangible assets	11	2,483,345	651,876
Investments	12	-	-
		<u>2,483,345</u>	<u>651,876</u>
Current assets			
Debtors	13	1,863,941	1,452,658
Cash at bank and in hand		219,332	1,461,208
		<u>2,083,273</u>	<u>2,913,866</u>
Creditors: amounts falling due within one year	14	(1,158,104)	(558,963)
Net current assets		<u>925,169</u>	<u>2,354,903</u>
Total assets less current liabilities		<u>3,408,514</u>	<u>3,006,779</u>
Creditors: amounts falling due after more than one year	15	(60,210)	(101,411)
Total net assets		<u><u>3,348,304</u></u>	<u><u>2,905,368</u></u>
Charity funds			
Restricted funds:			
Restricted income funds	16	165,372	272,583
Restricted capital funds	16	867,011	78,266
		<u>1,032,383</u>	<u>350,849</u>
Total restricted funds	16	1,032,383	350,849
Unrestricted funds	16	2,315,921	2,554,519
Total funds		<u><u>3,348,304</u></u>	<u><u>2,905,368</u></u>

Spring Housing Association Limited
(A company limited by guarantee)
Registered number: 09244172

Charity Statement of financial position (continued)
30 September 2021

The Charity's net movement in funds for the year was £442,936 (2020 - £1,473,185).

The Trustees acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and preparation of financial statements.

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

The financial statements were approved and authorised for issue by the Trustees on 3 March 2022 and signed on their behalf by:



K L Moore
Chair

The notes on pages 21 to 41 form part of these financial statements.

Spring Housing Association Limited
(A company limited by guarantee)

Consolidated Statement of Cash Flows
For the Year Ended 30 September 2021

	Note	2021 £	2020 £
Cash flows from operating activities			
Net cash provided by operating activities	18	647,981	1,257,017
Cash flows from investing activities			
Proceeds from the sale of tangible fixed assets		15,344	-
Purchase of tangible fixed assets		(1,939,217)	(338,800)
Net cash used in investing activities		(1,923,873)	(338,800)
Cash flows from financing activities			
Cash inflows from new borrowing		55,000	120,000
Repayments of borrowing		(20,943)	-
Net cash provided by financing activities		34,057	120,000
Change in cash and cash equivalents in the year		(1,241,835)	1,038,217
Cash and cash equivalents at the beginning of the year		1,461,307	423,090
Cash and cash equivalents at the end of the year	19	219,472	1,461,307

The notes on pages 21 to 41 form part of these financial statements

Spring Housing Association Limited
(A company limited by guarantee)

Notes to the Financial Statements
For the Year Ended 30 September 2021

1. General information

Spring Housing Association Limited is a charitable company limited by guarantee and not having share capital. It was incorporated on 1 October 2014 and registered as a charity on 11 August 2015. It commenced its activities on 10 November 2014.

Spring Community Homes Limited is a wholly owned subsidiary of Spring Housing Association Limited. It was registered on 7 March 2018 under the Co-operative and Community Benefit Societies Act 2014, and began its activities on 1 September 2018.

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

2. Accounting policies

2.1 Basis of preparation of financial statements

The financial statements have been prepared in accordance with the Charities SORP (FRS 102) - Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006.

Spring Housing Association Limited meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy.

The Consolidated statement of financial activities (SOFA) and Consolidated balance sheet consolidate the financial statements of the Charity and its subsidiary undertaking. The results of the subsidiary are consolidated on a line by line basis.

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

2.2 Company status

The charity is a company limited by guarantee. The members of the company are the Trustees named on page 1. In the event of the charity being wound up, the liability in respect of the guarantee is limited to £10 per member of the charity.

2.3 Going concern

The financial statements have been prepared on a going concern basis as the Trustees believe that no material uncertainties exist. The Trustees have considered the level of funds held and the expected level of income and expenditure for a period of 12 months from the date of authorising these financial statements. The budgeted income and expenditure is sufficient with the level of reserves for the charity to be able to continue as a going concern.

2. Accounting policies (continued)

2.4 Income

All income is recognised once the Charity has entitlement to the income, it is probable that the income will be received and the amount of income receivable can be measured reliably.

Grants are included in the Consolidated statement of financial activities on a receivable basis. The balance of income received for specific purposes but not expended during the period is shown in the relevant funds on the Balance sheet. Where income is received in advance of entitlement of receipt, its recognition is deferred and included in creditors as deferred income. Where entitlement occurs before income is received, the income is accrued.

2.5 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably.

Charitable activities costs are costs incurred on the charity's operations, including support costs and costs relating to the governance of the charity.

Grants payable are charged in the year when the offer is made except in those cases where the offer is conditional, such grants being recognised as expenditure when the conditions attaching are fulfilled. Grants offered subject to conditions which have not been met at the year end are noted as a commitment, but not accrued as expenditure.

All expenditure is inclusive of irrecoverable VAT.

2.6 Tangible fixed assets and depreciation

Tangible fixed assets costing £500 or more are capitalised.

A review for impairment of a fixed asset is carried out if events or changes in circumstances indicate that the carrying amount of any fixed asset may not be recoverable. Shortfalls between the carrying value of fixed assets and their recoverable amounts are recognised as impairments. Impairment losses are recognised in the Statement of Financial Activities.

Assets in the course of construction are included at costs incurred to date. Depreciation on these assets is not charged until they are brought into use.

Tangible fixed assets are carried at cost, net of depreciation and any provision for impairment. Depreciation is provided at rates calculated to write off the cost of fixed assets, less their estimated residual value, over their expected useful lives on the following bases:

Long-term leasehold property	- 5% straight line
Motor vehicles	- 20% straight line
Fixtures and fittings	- 20% straight line
Office equipment	- 20% straight line
Computer equipment	- 20% straight line

2. Accounting policies (continued)

2.7 Investments

Investments in subsidiaries are valued at cost less provision for impairment.

2.8 Leasing and hire purchase

Assets obtained under hire purchase contracts and finance leases are capitalised as tangible fixed assets. Assets acquired by finance lease are depreciated over the shorter of the lease term and their useful lives. Assets acquired by hire purchase are depreciated over their useful lives. Finance leases are those where substantially all of the benefits and risks of ownership are assumed by the Group. Obligations under such agreements are included in creditors, net of the finance charge allocated to future periods. The finance element of the rental payment is charged to the Consolidated statement of financial activities so as to produce a constant periodic rate of charge on the net obligation outstanding in each period.

2.9 Operating leases

Rentals paid under operating leases are charged to the Consolidated statement of financial activities on a straight line basis over the lease term.

2.10 Debtors

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

2.11 Cash at bank and in hand

Cash at bank and in hand includes cash and short-term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

2.12 Liabilities and provisions

Liabilities are recognised when there is an obligation at the Balance sheet date as a result of a past event, it is probable that a transfer of economic benefit will be required in settlement, and the amount of the settlement can be estimated reliably.

Liabilities are recognised at the amount that the Charity anticipates it will pay to settle the debt or the amount it has received as advanced payments for the goods or services it must provide.

Provisions are measured at the best estimate of the amounts required to settle the obligation. Where the effect of the time value of money is material, the provision is based on the present value of those amounts, discounted at the pre-tax discount rate that reflects the risks specific to the liability. The unwinding of the discount is recognised in the Consolidated statement of financial activities as a finance cost.

2.13 Pensions

The Group operates a defined contribution pension scheme and the pension charge represents the amounts payable by the Group to the fund in respect of the year.

2. Accounting policies (continued)

2.14 Fund accounting

General funds are unrestricted funds which are available for use at the discretion of the Trustees in furtherance of the general objectives of the Group and which have not been designated for other purposes.

Designated funds comprise unrestricted funds that have been set aside by the Trustees for particular purposes. The aim and use of each designated fund is set out in the notes to the financial statements.

Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donors or which have been raised by the Group for particular purposes. The costs of raising and administering such funds are charged against the specific fund. The aim and use of each restricted fund is set out in the notes to the financial statements.

3. Critical accounting estimates and areas of judgement

In the application of the charity's accounting policies, which are described above, the Trustees are required to make judgements, estimates and assumptions about the carrying amounts of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on experience and other factors that are considered to be relevant.

Tangible fixed assets are depreciated over their useful lives taking into account residual values where appropriate. The actual lives of the assets and residual values are assessed annually and may vary depending on a number of factors. In re-assessing the asset lives, factors such as technological innovation, product life cycles and maintenance programmes are taken into account. Residual values consider such things as future market conditions, the remaining life of the asset and projected disposal values.

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

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

Spring Housing Association Limited
(A company limited by guarantee)

Notes to the Financial Statements
For the Year Ended 30 September 2021

4. Income from donations and legacies

	Unrestricted funds 2021 £	Restricted income funds 2021 £	Restricted capital funds 2021 £	Total funds 2021 £
Donations	481	-	-	481
Grants	-	255,377	795,000	1,050,377
Government grants	39,233	-	-	39,233
	<u>39,714</u>	<u>255,377</u>	<u>795,000</u>	<u>1,090,091</u>

The Group furloughed certain staff under the Government's Coronavirus Job Retention Scheme (CJRS). The funding received of £39,233 (2020 - £39,794) relates to claims made in respect of the year.

	Unrestricted funds 2020 £	Restricted income funds 2020 £	Restricted capital funds 2020 £	Total funds 2020 £
Donations	3,450	-	-	3,450
Grants	-	352,927	-	352,927
Government grants	114,329	-	-	114,329
	<u>117,779</u>	<u>352,927</u>	<u>-</u>	<u>470,706</u>

Spring Housing Association Limited
(A company limited by guarantee)

Notes to the Financial Statements
For the Year Ended 30 September 2021

5. Income from charitable activities

	Unrestricted funds 2021 £	Restricted funds 2021 £	Total funds 2021 £
Rent, eligible service charges and property management income	9,285,882	73,518	9,359,400

	Unrestricted funds 2020 £	Restricted funds 2020 £	Total funds 2020 £
Rent, eligible service charges and property management income	8,744,305	52,596	8,796,901

6. Other income

	Unrestricted funds 2021 £	Total funds 2021 £
Other miscellaneous income	272,985	272,985

	Unrestricted funds 2020 £	Total funds 2020 £
Modern day slavery funding	17,996	17,996
Other miscellaneous income	219,889	219,889
	237,885	237,885

Spring Housing Association Limited
(A company limited by guarantee)

Notes to the Financial Statements
For the Year Ended 30 September 2021

7. Analysis of expenditure by activities

	Activities undertaken directly 2021 £	Grant funding of activities 2021 £	Support costs 2021 £	Total funds 2021 £
Housing provision	7,952,294	306,163	2,021,083	10,279,540

	Activities undertaken directly 2020 £	Support costs 2020 £	Total funds 2020 £
Housing provision	6,632,534	1,399,773	8,032,307

Analysis of direct costs

	Total funds 2021 £	Total funds 2020 £
Staff costs	1,085,701	913,529
Depreciation on vehicles, leasehold property and fixtures and fittings	55,305	40,587
Staff training and expenses	58,078	38,693
Property lease costs and write-offs	4,460,621	4,244,713
Property costs	1,680,672	1,186,074
Managing Agent's fees	312,063	255,612
Bad debt allowance	299,854	(46,674)
	7,952,294	6,632,534

Spring Housing Association Limited
(A company limited by guarantee)

Notes to the Financial Statements
For the Year Ended 30 September 2021

7. Analysis of expenditure by activities (continued)

Analysis of support costs

	Total funds 2021 £	Total funds 2020 £
Staff costs	1,329,529	978,788
Depreciation on office and computer equipment	36,849	29,337
Staff training and expenses	201,139	62,343
Office costs	204,430	183,896
Vehicle running costs and sundry support costs	29,559	19,509
Marketing costs	4,153	7,474
IT costs	76,966	57,177
Consultancy costs and bank charges	59,806	31,681
Audit and accountancy fees	37,754	16,620
Legal and professional fees	31,494	6,925
Interest payable	9,404	6,023
	<u>2,021,083</u>	<u>1,399,773</u>

Analysis of grants

	Grants to Institutions 2021 £	Total funds 2021 £	Total funds 2020 £
Grant paid to St Peter's (Saltley) Housing Association Ltd	306,163	306,163	-

The above was a capital grant paid to assist St Peter's (Saltley) Housing Association Ltd in funding their element of the renovation of the Fred Winter Centre, a new community hub supporting local people in Stratford-upon-Avon, with a focus on providing housing plus a range of services which address homelessness and hardship.

Spring Housing Association Limited
(A company limited by guarantee)

Notes to the Financial Statements
For the Year Ended 30 September 2021

8. Net income/(expenditure)

This is stated after charging:

	2021 £	2020 £
Depreciation of tangible fixed assets owned by the charity	89,754	62,480
Depreciation of tangible fixed assets held under finance leases	2,400	7,444
Auditor's remuneration - audit of the group financial statements	15,150	14,700
Operating lease rentals	4,276,900	3,953,810
	4,384,204	4,038,434

9. Staff costs

	Group 2021 £	Group 2020 £	Charity 2021 £	Charity 2020 £
Wages and salaries	2,187,958	1,719,536	1,369,736	833,784
Social security costs	186,224	139,009	186,224	139,009
Pension contributions	41,048	33,772	41,048	33,772
	2,415,230	1,892,317	1,597,008	1,006,565

The average number of persons employed by the Charity during the year was as follows:

	Group 2021 No.	Group 2020 No.
Management and admin	11	11
Housing	47	45
Maintenance	8	6
Support	39	27
	105	89

Spring Housing Association Limited
(A company limited by guarantee)

Notes to the Financial Statements
For the Year Ended 30 September 2021

9. Staff costs (continued)

The number of employees whose employee benefits (excluding employer pension costs) exceeded £60,000 was:

	Group 2021 No.	Group 2020 No.
In the band £60,001 - £70,000	1	1

The total compensation received by the key management of the charity during the year, including employer pension costs, was £76,317 (2020 - £66,314).

10. Trustees' remuneration and expenses

During the year, no Trustees received any remuneration or other benefits (2020 - £NIL).

During the year ended 30 September 2021, no Trustee expenses have been incurred (2020 - £NIL).

Spring Housing Association Limited
(A company limited by guarantee)

Notes to the Financial Statements
For the Year Ended 30 September 2021

11. Tangible fixed assets

Group and Charity

	Long-term leasehold property £	Motor vehicles £	Fixtures and fittings £	Computer and office equipment £	Assets under construction £	Total £
Cost						
At 1 October 2020	251,333	47,920	104,912	160,538	249,339	814,042
Additions	-	69,191	74,758	47,681	1,747,587	1,939,217
Disposals	-	(15,594)	-	-	-	(15,594)
At 30 September 2021	251,333	101,517	179,670	208,219	1,996,926	2,737,665
Depreciation						
At 1 October 2020	29,128	26,721	40,263	66,054	-	162,166
Charge for the year	13,028	16,796	25,482	36,848	-	92,154
At 30 September 2021	42,156	43,517	65,745	102,902	-	254,320
Net book value						
At 30 September 2021	209,177	58,000	113,925	105,317	1,996,926	2,483,345
At 30 September 2020	222,205	21,199	64,649	94,484	249,339	651,876

Spring Housing Association Limited
(A company limited by guarantee)

Notes to the Financial Statements
For the Year Ended 30 September 2021

12. Fixed asset investments

Principal subsidiaries

The following was a subsidiary undertaking of the Charity:

Name	Company number	Registered office or principal place of business	Principal activity
Spring Community Homes	RS007733	Hestia House, Old Walsall Road, Birmingham, B42 1DT	To carry on, for the benefit of the community, the business of providing and managing housing and accommodation for persons in necessitous circumstances, on a not for profit basis.

The financial results of the subsidiary for the year were:

Name	Income £	Expenditure £	Surplus for the year £
Spring Community Homes	6,504,725	6,501,922	2,803

The subsidiary had net assets of £Nil as at 30 September 2021 following a gift aided donation of the surplus to the parent charity (2020 - £Nil).

Spring Housing Association Limited
(A company limited by guarantee)

Notes to the Financial Statements
For the Year Ended 30 September 2021

13. Debtors

	Group 2021 £	Group 2020 £	Charity 2021 £	Charity 2020 £
Trade debtors	1,310,461	1,044,325	1,310,461	1,044,325
Amounts owed by group undertakings	-	-	-	99
Other debtors	100,880	76,875	100,845	76,875
Prepayments and accrued income	452,635	331,359	452,635	331,359
	1,863,976	1,452,559	1,863,941	1,452,658

14. Creditors: Amounts falling due within one year

	Group 2021 £	Group 2020 £	Charity 2021 £	Charity 2020 £
Other loans	93,847	21,172	93,847	21,172
Trade creditors	714,252	239,489	714,252	239,489
Amounts owed to group undertakings	-	-	25	-
Other taxation and social security	49,367	40,122	49,367	40,122
Obligations under finance lease and hire purchase contracts	2,708	3,442	2,708	3,442
Other creditors	58,832	26,963	58,632	26,963
Accruals and deferred income	239,273	227,775	239,273	227,775
	1,158,279	558,963	1,158,104	558,963

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

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

	Group 2021 £	Group 2020 £	Charity 2021 £	Charity 2020 £
Other loans	60,210	98,828	60,210	98,828
Net obligations under finance lease and hire purchase contracts	-	2,583	-	2,583
	60,210	101,411	60,210	101,411

Spring Housing Association Limited
(A company limited by guarantee)

Notes to the Financial Statements
For the Year Ended 30 September 2021

16. Statement of funds

Statement of funds - current year

	Balance at 1 October 2020 £	Income £	Expenditure £	Transfers in/(out) £	Balance at 30 September 2021 £
Unrestricted funds					
Designated funds					
Fixed assets	-	-	-	1,616,334	1,616,334
General funds					
General Funds	2,554,519	9,598,581	(9,837,179)	(1,616,334)	699,587
Total Unrestricted funds	2,554,519	9,598,581	(9,837,179)	-	2,315,921
Restricted income funds					
Refugee Action SVRPS	5,326	55,518	(40,553)	-	20,291
Big Lottery Fund Grant	156,602	97,497	(135,654)	-	118,445
Children In Need Grant	16,594	4,849	(19,910)	-	1,533
W M Strategic Migration Partnership	1,287	13,750	(15,037)	-	-
BCC - Production of the Charter of Rights	-	20,000	(20,000)	-	-
Children In Need Grant - Refugees	14,793	9,933	(24,726)	-	-
Nationwide	15,828	-	(15,828)	-	-
Postcode Lottery	17,270	-	(17,270)	-	-
Lottery Community Fund	32,525	-	(32,525)	-	-
Landaidd	3,065	-	(3,065)	-	-
Landaidd - kitchen fund	-	7,500	(7,500)	-	-
BCC - miscellaneous	9,293	15,542	(17,013)	-	7,822
Reaching Communities - FWC	-	15,000	-	-	15,000
Protect	-	52,039	(52,039)	-	-
RSI 2021	-	18,000	(16,321)	-	1,679
Other restricted funding	-	6,767	(6,165)	-	602
Fred Winter Centre - operations	-	12,500	(12,500)	-	-

Spring Housing Association Limited
(A company limited by guarantee)

Notes to the Financial Statements
For the Year Ended 30 September 2021

16. Statement of funds (continued)

	Balance at 1 October 2020 £	Income £	Expenditure £	Transfers in/(out) £	Balance at 30 September 2021 £
Restricted capital funds					
Midlands Together (Hestia House)	53,387	-	(4,811)	-	48,576
The Clothworker Foundation	24,879	-	(1,444)	-	23,435
Garfield Weston	-	200,000	-	-	200,000
Stratford District Council	-	310,000	-	-	310,000
26th May Charity Trust	-	25,000	-	-	25,000
Stratford Town Trust	-	60,000	-	-	60,000
Warwickshire County Council	-	200,000	-	-	200,000
Total Restricted funds	350,849	1,123,895	(442,361)	-	1,032,383
Total of funds	2,905,368	10,722,476	(10,279,540)	-	3,348,304

Spring Housing Association Limited
(A company limited by guarantee)

Notes to the Financial Statements
For the Year Ended 30 September 2021

16. Statement of funds (continued)

Statement of funds - prior year

	Balance at 1 October 2019 £	Income £	Expenditure £	Balance at 30 September 2020 £
Unrestricted funds				
General Funds	1,049,093	9,099,969	(7,594,543)	2,554,519
Restricted income funds				
Refugee Action SVPRS	75,532	52,596	(122,802)	5,326
Birmingham LIF Fund	1,650	-	(1,650)	-
Big Lottery Fund Grant	184,911	94,106	(122,415)	156,602
Children In Need Grant	17,819	4,849	(6,074)	16,594
W M Strategic Migration Partnership	494	27,500	(26,707)	1,287
Worcester Council - Refugee Services	3,807	-	(3,807)	-
Birmingham City Council - Production of the Charter of Rights	17,450	10,000	(27,450)	-
Children In Need Grant - Refugees	25,543	29,799	(40,549)	14,793
Nationwide	-	50,000	(34,172)	15,828
Postcode Lottery	-	18,600	(1,330)	17,270
Lottery Community Fund	-	39,860	(7,335)	32,525
Homeless Link	-	30,000	(30,000)	-
Commonweal Funding	-	4,000	(4,000)	-
Landaid	-	9,260	(6,195)	3,065
BCC - Mapping	-	9,953	(660)	9,293
Restricted capital funds				
Midlands Together (Hestia House)	55,884	-	(2,497)	53,387
The Clothworker Foundation	-	25,000	(121)	24,879
Total Restricted funds	383,090	405,523	(437,764)	350,849
Total of funds	1,432,183	9,505,492	(8,032,307)	2,905,368

Purpose of restricted funds

Refugee Action SVPRS

This project supports Syrian refugees resettling within Birmingham by providing furnished accommodation and support to the families.

Birmingham LIF Fund

This grant is from Birmingham City Council's Local Innovation Fund and is towards our Together We Can Make A Difference project. This project aims to engage the local community in business and enterprise and starting off your own business ideas.

Big Lottery Fund Grant

Is helping Spring be a place shaper and IT hub for the local community.

Children in Need Grant (YPS)

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

WM Strategic Migration Partnership

This fund is being used to gain Open College Network accreditation for our Life-Hacks training programme, which is offered to unaccompanied asylum seeking children.

Birmingham City Council - Production of the Charter of Rights

This fund is being used to commission the production of a Charter of Rights with residents and former residents of supported 'exempt' accommodation to produce a voluntary code of practice.

Children in Need - Refugees

This project provides a family worker to specifically work with the children in the Syrian resettlement project.

Nationwide

This is to provide support and advice to those who are or who have suffered from modern day slavery.

Postcode Lottery

This grant is to be used towards creating and improving the green spaces on a number of Springs properties.

Lottery Community Fund

This fund is being used to support and accommodate those who have no recourse to public funds during the recent pandemic.

Homeless Link

This fund has been used specifically around our homeless services to provide support and accommodation services to those who are at risk of homelessness.

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Commonweal Funding

This fund was used to support the research into exempt accommodation.

Landaid

This fund is being used to provide equipment and communications to those living alone to help reduce isolation during the recent pandemic.

Midlands Together (Hestia House)

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

The Clothworkers Foundation

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

Garfield Weston / Stratford District Council / 26th May Charity Trust / Stratford Town Trust / Warwickshire County Council

Capital grant funding received towards the development of the Fred Winter Centre, a new community hub supporting local people in Stratford-upon-Avon, with a focus on providing housing plus a range of services which address homelessness and hardship.

17. Analysis of net assets between funds

Analysis of net assets between funds - current year

	Unrestricted funds 2021 £	Restricted income funds 2021 £	Restricted capital funds 2021 £	Total funds 2021 £
Tangible fixed assets	1,616,334	-	867,011	2,483,345
Current assets	1,918,076	165,372	-	2,083,448
Creditors due within one year	(1,158,279)	-	-	(1,158,279)
Creditors due in more than one year	(60,210)	-	-	(60,210)
Total	2,315,921	165,372	867,011	3,348,304

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17. Analysis of net assets between funds (continued)

Analysis of net assets between funds - prior year

	Unrestricted funds 2020 £	Restricted income funds 2020 £	Restricted capital funds 2020 £	Total funds 2020 £
Tangible fixed assets	573,610	-	78,266	651,876
Current assets	2,627,533	286,333	-	2,913,866
Creditors due within one year	(545,213)	(13,750)	-	(558,963)
Creditors due in more than one year	(101,411)	-	-	(101,411)
Total	2,554,519	272,583	78,266	2,905,368

18. Reconciliation of net movement in funds to net cash flow from operating activities

	Group 2021 £	Group 2020 £
Net income for the year (as per Statement of Financial Activities)	442,936	1,473,185
Adjustments for:		
Depreciation charges	92,154	69,924
Loss on the sale of fixed assets	250	-
Increase in debtors	(411,417)	(182,017)
Increase/(decrease) in creditors	524,058	(104,075)
Net cash provided by operating activities	647,981	1,257,017

19. Analysis of cash and cash equivalents

	Group 2021 £	Group 2020 £
Cash at bank and in hand	219,472	1,461,307

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20. Analysis of changes in net debt

	At 1 October 2020 £	Cash flows £	New loans £	At 30 September 2021 £
Cash at bank and in hand	1,461,307	(1,296,835)	55,000	219,472
Debt due within 1 year	(21,172)	(17,675)	(55,000)	(93,847)
Debt due after 1 year	(98,828)	38,618	-	(60,210)
Finance leases	(6,025)	3,317	-	(2,708)
	<u>1,335,282</u>	<u>(1,272,575)</u>	<u>-</u>	<u>62,707</u>

21. Capital commitments

	Group 2021 £	Group 2020 £	Charity 2021 £	Charity 2020 £
Contracted for but not provided in these financial statements				
Construction of tangible fixed assets	<u>362,899</u>	<u>-</u>	<u>362,899</u>	<u>-</u>

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22. Pension commitments

The group operates a defined contribution pension scheme. The assets of the scheme are held separately from those of the group in an independently administered fund. The pension cost charge represents contributions payable by the group to the fund and amounted to £41,048 (2020 - £33,772). Contributions of £9,135 (2020 - £7,435) were payable to the fund at the balance sheet date and are included in creditors.

23. Operating lease commitments

At 30 September 2021 the Group and the Charity had commitments to make future minimum lease payments under non-cancellable operating leases as follows:

	Group 2021 £	Group 2020 £	Charity 2021 £	Charity 2020 £
Land and buildings:				
Not later than 1 year	842,887	1,277,112	304,540	203,669
Later than 1 year and not later than 5 years	1,346,948	1,614,232	792,677	942,228
Later than 5 years	1,525,918	1,833,068	1,500,000	1,800,000
	<u>3,715,753</u>	<u>4,724,412</u>	<u>2,597,217</u>	<u>2,945,897</u>

24. Related party transactions

On 30 September 2021, Spring Community Homes Limited donated its surplus for the year of £2,803 (2020 - £783,165).

25. Controlling party

The group is controlled by the Board of Trustees.