

SHIRE TRAINING WORKSHOPS LIMITED

England & Wales · Charity number 285834

Details

Other names	OPENhouse, PAINSWICK INN PROJECT, THE PAINSWICK INN PROJECT
Status	Registered
Legal form	Charitable company
Company number	01429772
Registered	1982-11-29
Register	View on the Charity Commission register

Contact

Address	OPENhouse The Painswick Inn Gloucester Street Stroud GL5 1QG
Phone	01453 759400
Email	info@openhouseuk.org
Website	www.openhouseuk.org

Activities

Objects: (I) TO EDUCATE TRAIN AND REHABILITATE PEOPLE WHO THROUGH THEIR SOCIAL AND ECONOMIC CIRCUMSTANCES ARE IN NEED OR ARE UNABLE TO GAIN EMPLOYMENT OR ARE UNABLE TO GAIN PERMANENT EMPLOYMENT. (II) TO HELP YOUNG PEOPLE UNDER THE AGE OF TWENTY FIVE YEARS TO DEVELOP THEIR PHYSICAL MENTAL AND SPIRITUAL CAPACITIES AS THEY GROW TO FULL MATURITY AS INDIVIDUALS AND MEMBERS OF SOCIETY. (III) TO EDUCATE PERSONS OF ALL AGES ACCORDING TO THE PRINCIPLES OF RUDOLF STEINER.

Activities: To provide housing and person centred support to vulnerable people, encouraging all service users to achieve their full potential and contribute positively to the community and wider society.

Classification

- **How:** Provides Human Resources, Provides Buildings/facilities/open Space, Provides Services, Provides Advocacy/advice/information
- **What:** Accommodation/housing, Economic/community Development/employment, Other Charitable Purposes
- **Who:** Children/young People, People With Disabilities, Other Defined Groups

Geography

- **Area of benefit:** UNDEFINED
- Gloucestershire

Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£510,344	£486,051	£1,643,549	12
2024-03-31	£542,199	£517,504	£1,619,256	12
2023-03-31	£444,020	£459,454	-	-
2022-03-31	£480,825	£466,734	-	-
2021-03-31	£445,049	£405,923	-	-

Trustees

Name	Role	Appointed
ANDREW JAMES WARNER		2015-01-19
John Harrison		2022-11-07
Stephen Terry Elliott-Mead		2022-02-07

SHIRE TRAINING WORKSHOPS LIMITED

England & Wales - Charity number 285834

Accounts

REGISTERED COMPANY NUMBER: 01429772

REGISTERED CHARITY NUMBER:285834

**SHIRE TRAINING WORKSHOPS LIMITED
TRADING AS OPENHOUSE**

**Report of the Trustees and
Unaudited Financial Statements for the Year Ended**

31st March 2025

SHIRE TRAINING WORKSHOPS LIMITED
TRADING AS OPENHOUSE
Contents of the Financial Statements

YEAR ENDED 31 MARCH 2025

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SHIRE TRAINING WORKSHOPS LIMITED
TRADING AS OPENHOUSE

REPORT OF THE TRUSTEES
for the Year Ended 31 March 2025

The trustees who are also directors of the charity for the purposes of the Companies Act 2006, present their report with the financial statements of the charity for the year ended 31 March 2025. The trustees have adopted the provisions of 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).

OBJECTIVES AND ACTIVITIES

Our Vision:

Supporting vulnerable people to live full and independent lives.

Our Mission:

To enable individuals to discover their potential through providing a safe environment where they can live, thrive, and receive support to transition to their next step in life.

Our Values:

- | | | |
|---|-------------------|---|
| o | Integrity | We are honest, professional, respectful and committed to working to the best of our ability. |
| o | Compassion | We empathise and feel compelled to alleviate someone's suffering. |
| o | Excellence | We are committed to providing the best quality service to everyone who is part of the OPENhouse family. |

Core Principles:

- | | |
|---|---|
| 1 | Holistically supporting vulnerable and disengaged individuals to become independent. |
| 2 | Celebrating individual uniqueness and diversity of service users and staff; demonstrating equality across the organisation. |
| 3 | Accepting everyone for who they are and where they are in their lives. |
| 4 | Providing a welcoming space for all ages to live, thrive, and feel secure. |
| 5 | Remaining confident in our own ability to help others and continually developing ways in which we can improve our service. |

SHIRE TRAINING WORKSHOPS LIMITED
TRADING AS OPENHOUSE

REPORT OF THE TRUSTEES
for the Year Ended 31 March 2025

The primary objects of the Charity are:

- 1 To support people who through their social and economic circumstances, are in need or unable to gain employment;
- 2 To help vulnerable people to develop in every area of their lives as they grow as individuals and become active members of society;
- 3 To provide supported housing to vulnerable people who are in need due to social and economic circumstances;
- 4 To provide supported housing and floating support to vulnerable people with multiple mental health needs.

Charitable activities:

OPENhouse provides housing and support for homeless and vulnerable people with multiple and complex needs. Our key aim is to effectively facilitate the transition of our service users from a position of vulnerability and dependency to living 'fully functioning lives' within their capacity to do so.

This is achieved in three independent yet interdependent ways through:

- 1 Housing and Support for individuals at risk of homelessness or who are homeless. This does not simply involve finding individuals accommodation but working with them to achieve their potential and learn life skills, enabling them to make a positive contribution to the community rather than living a life of dependency;
- 2 Housing and Support for individuals with mental health conditions. We provide a residential setting within the community where we focus on developing individual ability to manage diagnosed needs.
- 3 Floating Support (In-home) for people with complex needs who are living independently.

SHIRE TRAINING WORKSHOPS LIMITED
TRADING AS OPENHOUSE

REPORT OF THE TRUSTEES
for the Year Ended 31 March 2025

OBJECTIVES AND ACTIVITIES

Public benefit

OPENhouse welcomes all people regardless of personal background, faith, gender or personal circumstances and we believe this philosophy of openness to all enriches everyone through the sharing of the skills, values and life experiences.

Our Stroud sites provide the local community with centres for a variety of activities and events for many groups. We believe equal access to our services is vital to our success and that successful outcomes must be shared by all communities that use our services. We believe in working with other organisations to broaden the impact and influence we have with the varied people we work with. Our skills can be applied to all ages and abilities and our service can be beneficial to vulnerable individuals from all walks of life.

Each area of OPENhouse works carefully to refine their practice to achieve a careful balance between growing the organisation and not diluting the high quality of service delivery or OPENhouse's Mission, Vision, Values and Core Principles. Sharing information, knowledge and expertise is crucial to our success and our ability to respond to a rapidly changing landscape. All members of staff and service users are encouraged to be curious, ask questions and be prepared to kindly challenge and discuss to reach agreement as a team.

Trustees pay careful attention to the Charity Commissioners guidance on public benefit and the activities carried out are consistent with those requirements.

OUR WORK:

Enhanced Living and Support [EST]

The Enhanced Support Team provides specialist support for those in their own homes and within our self-contained flats at Delmont's Lot. Throughout 2024/25 we supported 2 service users in self-contained accommodation at Delmont's Lot who have mental health conditions. 6 individuals have been supported in independent flats and 6 service users within our floating support 'in-home' service. Most of the individuals we work with have some form of non-complex mental health need, Autism or Learning Difficulties and rely on continued planned support. Recently some residents from Painswick Inn have benefited from using Delmonts Lot as a transition service whilst they are waiting for a permanent provision from the District Council. This has been extremely successful and a service we intend to continue.

SHIRE TRAINING WORKSHOPS LIMITED

TRADING AS OPENHOUSE

REPORT OF THE TRUSTEES

for the Year Ended 31 March 2025

Entrenched Rough Sleepers

OPENhouse has the facility to accommodate 10 rough sleepers in Painswick Inn. This Stroud District Council funded project has provided person centred accommodation and trauma informed support and as a result the service has transitioned 6 people during this financial year.

In its simplest form this project houses 10 vulnerable rough sleepers taking them off the streets, keeping them safe and supported. The social value of providing accommodation to people who find themselves rough sleeping has a benefit to the community as well as enhanced individual wellbeing.

OPENhouse have continued to provide a bed for the (SWEP) severe weather emergency protocol scheme throughout the winter.

ACHIEVEMENT AND PERFORMANCE

A review of the charity's business

Throughout 2024/25 OPENhouse has continued to provide supported housing, and non-complex support for homeless people and vulnerable individuals. OPENhouse is establishing a positive reputation locally for this work and continues to achieve the key performance indicators set by central government funders. Strategically the CEO and Trustees agreed that OPENhouse needed to widen its remit to include all vulnerable people in society which would future proof the charity by being able to respond to immediate local and county needs.

The main objectives for the year ending 31 March 2025 were:

- 1 Ensure our service users are at the heart of everything we do by providing a supportive environment where they can live and feel valued.
- 2 Focus on the community we serve by providing a supportive environment and building relationships where individuals feel safe and where they have the capacity to take ownership of their own challenges and successes.
- 3 Maximise income and minimise voids across the charity to be 95% capacity as an average for the year.
- 4 Maintain the high standard and compliance to Health & Safety regulations.

SHIRE TRAINING WORKSHOPS LIMITED
TRADING AS OPENHOUSE

REPORT OF THE TRUSTEES
for the Year Ended 31 March 2025

Key Outcomes:

- 1 Maintain All Age Disabilities Framework Contract Re-Tender
- 2 Maintain Rough Sleepers Contract consistently meeting set KPI's
- 3 Full H&S review and assessment of site
- 4 Strategically review the asset portfolio to ensure maximised community benefit in
- 5 Review Delmonts Lot and realign with charitable aims to ensure the most appropriate client group

SHIRE TRAINING WORKSHOPS LIMITED
TRADING AS OPENHOUSE

REPORT OF THE TRUSTEES
for the Year Ended 31 March 2025

ACHIEVEMENT AND PERFORMANCE

Financial Review

The Charity's income was £510,344 in 2024-25 against an expenditure of £486,051 leaving a surplus of £24,293 in the year's accounts.

The outstanding debtors has significantly reduced due to proactive credit control. OPENhouse has a policy of ensuring that debts are repaid and pursued, and we actively work with each debtor to ensure effective and sensitive debt recovery. Each department has responsibility for their own budgets and works collaboratively with Senior Management Team to control costs, maximise revenue and proactively seek new streams of funding wherever possible.

Income

The Charity continues to benefit from its property portfolio with Commercial leases, and Hall hire contributing £75,087, this is slightly increased due to rent review and higher occupancy of hall.

Our principal funding streams come from Gloucestershire County Council, NHS and Stroud District Council contracts.

Expenditure

Central costs have slightly increased to £341,204 this financial year. This year the Charity has written off £1,261 of historic bad debts from previous years within this year's accounts.

Fixed Assets

Total Assets for the year are £1,525,000 which is made up from fixed assets of £1,025,000 and our property investment portfolio of £500,000. The Company applies a straight-line depreciation rate of 20% to plant and machinery and 15% reducing balance to fixtures and fittings.

The current assets stand at £396,279 with current liabilities of £277,730 with no long term liabilities.

SHIRE TRAINING WORKSHOPS LIMITED
TRADING AS OPENHOUSE

REPORT OF THE TRUSTEES
for the Year Ended 31 March 2025

FINANCIAL REVIEW

Reserves policy

The target for reserves not committed or invested in tangible fixed assets held by the charity

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The organisation is a charitable company limited by guarantee, incorporated on 15 June 1979 (Company Number 01429772) and registered as a charity on 29 November 1982 (Charity Number 285834). The company was established under a memorandum of association, which established the objects and powers of the charitable company and is governed under its articles of association.

Recruitment and appointment of new trustees

Trustees can be appointed by the existing Trustees at any time throughout the year to fill a vacancy or by way of an addition to the board provided that the prescribed maximum (12) is not thereby exceeded. The appointment shall be retained until the next Annual General Meeting (AGM) when they will be eligible for official election. Trustees delegate responsibility for the day-to-day management and running of the charity to the Chief Executive Officer (CEO) and the Senior Management Team (SMT). Trustees review major strategic, business and operational risks which the charity may face and ensure the required regular reporting procedures are in place enabling any risks can be identified and minimised. Throughout the year Trustees are given the opportunity to attend relevant training courses, including Governance and Safeguarding.

Trustees perform their governance role in line with the Charity Commission's guidelines. Trustees meet on a bi-monthly basis providing specialist information and strategic support, in line with their skills and expertise.

SHIRE TRAINING WORKSHOPS LIMITED
TRADING AS OPENHOUSE

REPORT OF THE TRUSTEES
for the Year Ended 31 March 2025

Organisational Review

The most significant challenge for OPENhouse this reporting year has been the retention of existing staff due to the Government increase in the national minimum wage. Outsourcing operational functions including HR, H&S and IT allows us to access skills and expertise that would be cost prohibitive in house. The finance function has been bought back in house due to needing an in-depth understanding of the charity and proactivity with regards to service user debt management.

The main challenges facing local authorities and service providers includes, reduced funding from central government, an ageing population with more complex needs, increasing demand for services including mental health, addiction and complex needs and recruiting quality staff with the right skills and expertise. All these challenges are placing considerable pressure on the local authority, the NHS and social care finances. Community support is suffering from staffing shortages and reduced funding which in turn increases the pressure on in-house support provision.

SHIRE TRAINING WORKSHOPS LIMITED

TRADING AS OPENHOUSE

REPORT OF THE TRUSTEES

for the Year Ended 31 March 2025

STRUCTURE, GOVERNANCE AND MANAGEMENT

Strategic Direction

- o Focus on our Stroud based work with vulnerable people, particularly the entrenched rough sleeper cohort.
- o Ensure our vision and values are evident in everyday working practice and procedure.
- o Agree a new strategic direction for OPENhouse in light of local changes and need.
- o Build key relationships with the County, District and Town Council and organisations that support our work and align to our values.
- o Develop new digital frameworks to help staff carry out their day to day work more efficiently.
- o Better utilise our website and social media to educate and promote our work.
- o Improve staff training and development opportunities to ensure employees feel well equipped and prepared to deliver an excellent high-quality support service.
- o Partner with organisations to help us improve our offer to Staff and Clients.
- o Ensure OPENhouse is financially sustainable for the future.

Risk Strategy

The charity's most significant financial risk is protecting present and future sources of income and its resources, followed closely by control of the processes for paying the organisation's liabilities.

As the current cohort of residents has changed to a more chaotic entrenched client base we are at an elevated risk of increased debtors and room damage. Procedures and processes have been amended to include tighter screening to mitigate risk.

Optimal staff numbers means consequently fewer individuals hold more knowledge. To reduce operational risk, outsourcing key operational functions such as accounts, IT and HR reduces the risk of interruption to service delivery should key staff members leave the organisation.

SHIRE TRAINING WORKSHOPS LIMITED
TRADING AS OPENHOUSE

REPORT OF THE TRUSTEES
for the Year Ended 31 March 2025

As expenditure on capital assets will be required to maintain the listed buildings, it is important to ensure investment in maintaining our listed buildings by completing remedial work to avoid high structural costs in the future and avoidance of contravening Health and Safety policy.

SHIRE TRAINING WORKSHOPS LIMITED
TRADING AS OPENHOUSE

REPORT OF THE TRUSTEES
for the Year Ended 31 March 2025

STRUCTURE, GOVERNANCE AND MANAGEMENT

Administration and staff

The SMT meet once a week to plan, make decisions and review performance across all charitable activities. All key management and strategic decisions are reported to the Board of Trustees in report form at bimonthly minuted meetings.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Company number

01429772 (England and Wales)

Registered Charity number

285834

Registered office

Painswick Inn
Gloucester Street
Stroud
Gloucestershire
GL5 1QG

Trustees

S Elliott-Mead
J Hancock (appointed January 2025)
J Harrison
A J Warner

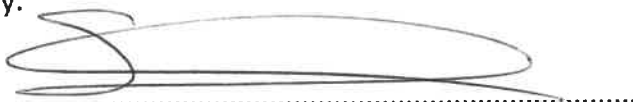
Independent Examiner

Miss Sally J Wainwright ACMA
Isis House
Smith Road
Wednesbury
WS10 0PB

Chief Executive Officer

Anna Herbert

Approved by order of the board of trustees on 5th September 2025 and signed on its behalf by:



S Elliott-Mead - Trustee

**INDEPENDENT EXAMINERS REPORT TO THE TRUSTEES OF
SHIRE TRAINING WORKSHOPS LIMITED
TRADING AS OPENHOUSE**

Independent examiner's report to the trustees of Shire Training Workshops Limited ('the Company')

I report to the charity trustees on my examination of the accounts of the Company for the year ended 31 March 2025.

Responsibilities and basis of report

As the charity's trustees of the Company (and also its directors for the purposes of company law) you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ('the 2006 Act').

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

Independent examiner's statement

Since your charity's gross income exceeded £250,000 your examiner must be a member of a listed body. I can confirm that I am qualified to undertake the examination because I am a registered member of Institute of Chartered Management Accountants, which is one of the listed bodies.

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe:

- (1) accounting records were not kept in respect of the Company as required by section 386 of the 2006 Act; or
- (2) the accounts do not accord with those records; or
- (3) the accounts do not comply with the accounting requirements of section 396 of the 2006 Act other than any requirement that the accounts give a true and fair view which is not a matter considered as part of an independent examination; or
- (4) the accounts have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities (applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)).

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

Sally J Wainwright ACMA - Et Voila Accountancy Services Limited
Isis Business Centre, Smith Road, Wednesbury, WS10 0PB

5th September 2025



SHIRE TRAINING WORKSHOPS LIMITED
TRADING AS OPENHOUSE
BALANCE SHEET
31st March 2025

	Notes	Unrestricted Funds	Restricted Funds	31.3.2025 £	31.3.2024 £
FIXED ASSETS					
Tangible assets	12	1,025,000		1,025,000	1,025,000
Investment Property	13	500,000		500,000	500,000
		1,525,000		⁰ 1,525,000	1,525,000
CURRENT ASSETS					
Debtors	14	15,876		15,876	16,014
Cash at bank		367,403	13,000	380,403	154,021
		383,279	13,000	396,279	170,035
CREDITORS: Amounts falling due within one year	15	(264,730)	(13,000)	(277,730)	(75,779)
NET CURRENT ASSETS		118,549	-	118,549	94,256
TOTAL ASSETS LESS CURRENT LIABILITIES		1,643,549	-	1,643,549	1,619,256
CREDITORS					
Amounts falling due after more than one year	16	-	-	-	-
NET ASSETS		1,643,549	-	1,643,549	1,619,256
FUNDS					
Unrestricted funds	17			1,643,549	1,619,256
General fund					
Restricted Funds					
TOTAL FUNDS				1,643,549	1,619,256

The charitable company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 March 2025.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 March 2025 in accordance with Section 476 of the Companies Act 2006.

The trustees acknowledge their responsibility for

- ensuring that the charitable company keeps accounting records that comply with Sections 386 and 387 of the Companies Act 2006 and
- preparing financial statements which give a true and fair view of the state of affairs of the charitable company as at the end of each financial year and of its surplus or deficit for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the charitable company.

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

The financial statements were approved by the Board of Trustees on 5th September 2025 and were signed on its behalf by:



S Elliott Mead - Trustee

SHIRE TRAINING WORKSHOPS LIMITED
TRADING AS OPENHOUSE

STATEMENT OF FINANCIAL ACTIVITIES

FOR THE YEAR ENDED 31 March 2025

		Unrestricted Funds	Restricted Funds	Total Funds 2025	Total Funds
	Note	£	£	£	2024 £
INCOME AND ENDOWMENTS FROM					
Donations and legacies	2	0		0	855
Charitable activities	4				
Housing and support		89,848		89,848	344,338
Enhanced support		19,292	21,102	40,394	44,139
Supporting People		305,015		305,015	86,001
Investment Income	3	75,087		75,087	66,866
Other Income					
TOTAL INCOME		489,242	21,102	510,344	542,199
EXPENDITURE					
Raising Funds	5				
Charitable Activities	6				
Housing and support		137,271		137,271	172,638
Enhanced support		7,576		7,576	7,145
Education					
Central and Support Costs		320,102	21,102	341,204	337,721
TOTAL		464,949	21,102	486,051	517,504
NET INCOME/(EXPENDITURE)		24,293	-	24,293	24,695
RECONCILIATION OF FUNDS					
Total		1,619,256	-	1,619,256	1,594,561
TOTAL FUNDS CARRIED FORWARD		1,643,549	-	1,643,549	1,619,256

SHIRE TRAINING WORKSHOPS LIMITED
TRADING AS OPENHOUSE

NOTES TO THE CASH FLOW STATEMENT
for the Year End 31 March 2025

1. RECONCILIATION OF NET EXPENDITURE TO NET CASH FLOW FROM OPERATING ACTIVITIES

	31.3.25 £	31.3.24 £
Net expenditure for the reporting period (as per the Statement of Financial Activities)	24,293	24,695
Adjustments for:		
Depreciation charges		
Loss/(profit) on disposal of fixed assets		
Interest paid	0	2,394
Decrease in debtors	138	6,268
Increase/ (Decrease) in creditors	201,951	(14,475)
Net cash provided by operations	<u><u>226,382</u></u>	<u><u>18,882</u></u>

2. ANALYSIS OF CHANGES IN NET (DEBT)/FUNDS

	AT 1.4.24 £	Cash Flow £	31.3.25 £
Net cash			
Cash at bank and in hand	154,021	226,382	380,403
	<u><u>154,021</u></u>	<u><u>226,382</u></u>	<u><u>380,403</u></u>
Debt			
Debts falling due within 1 year	(75,779)	201,951	(277,730)
Debts falling due after 1 year			
Decrease in Receivables		138	(138)
	<u><u>(75,779)</u></u>	<u><u>202,089</u></u>	<u><u>(277,868)</u></u>
Total	<u><u>78,242</u></u>	<u><u>24,293</u></u>	<u><u>102,535</u></u>

SHIRE TRAINING WORKSHOPS LIMITED
TRADING AS OPENHOUSE

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

1. ACCOUNTING POLICIES

Basis of preparing the financial statements and assessment of going concern

The financial statements of the charitable company, which is a public benefit entity under FRS 102, 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)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Companies Act 2006. The financial statements have been prepared under the historical cost convention.

The trustees consider that there are no material uncertainties about the charity's ability to continue as a going concern.

Income

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

No depreciation is charged in respect to freehold land and buildings

Investment property

Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in fair value is recognised in the Statement of Financial Activities.

Taxation

The charity is exempt from corporation tax on its charitable activities.

Debtors

Trade and other debtors are recognised at the settlement amount. Prepayments are valued at the amount prepaid.

Cash at bank and in hand

Cash at bank and in hand includes cash, current bank accounts and deposit bank accounts with no withdrawal limitations.

SHIRE TRAINING WORKSHOPS LIMITED

TRADING AS OPENHOUSE

Notes to the financial Statements

Creditors

Creditors are recognised where then charity has a present obligation resulting from a past event that will result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors are recognised at their settlement amount.

Fund accounting

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

Pension costs and other post-retirement benefits

The charitable company operates a defined contribution pension scheme. Contributions payable to the charitable company's pension scheme are charged to the Statement of Financial Activities in the period to which they relate.

Significant estimates and judgments

Preparation of the financial statements requires management to make significant judgments and estimates. The items in the financial statements where these judgments and estimates have been made include:

Useful economic lives of tangible assets

Significant estimates and judgments

the annual depreciation charge of the tangible assets are sensitive to changes in the estimates useful economic lives and residual value of the assets. The useful economic lives and residual values are amended when necessary to reflect current estimates, economic utilisation and the physical condition of the assets. See the Tangible Fixed Asset note for the carrying amount of the assets

Impairment of debtors

The charity makes an estimate of the recoverable value of trade and other debtors. When assessing impairment of trade and other debtors, management considers factors including the current credit rating of the debtor, the aging profile of debtors and historical experience. See the Debtors note for the carrying value of debtors after the associated impairment

1. ACCOUNTING POLICIES *(continued)*

Financial instruments

The charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially settled at transaction value and subsequently measured at their settlement value.

SHIRE TRAINING WORKSHOPS LIMITED
TRADING AS OPENHOUSE

Notes to the financial Statements

2. DONATIONS AND LEGACIES

	31.3.25	31.3.24
	£	£
Donations		855
Grants		
	<u>0</u>	<u>855</u>

Grants received, included in the above, are as follows:

	31.3.25	31.3.24
	£	£
Covid Grant - Government funding		
Columbia Threadneedle		
CIG		
Work Force Capacity funding		
	<u>0</u>	<u>0</u>

3. INVESTMENT INCOME

	31.3.25	31.3.24
	£	£
Rents Received	71,599	64,077
Interest Received	3,488	2,789
	<u>75,087</u>	<u>66,866</u>

4. INCOME FROM CHARITABLE ACTIVITIES

		31.3.25	31.3.24
		£	£
Supporting People	Activity		
	Housing and support	305,015	86,001
Residents Rents & Charges	Housing and support	89,848	344,338
Enhanced Support	Enhanced support	40,394	44,139
		<u>435,257</u>	<u>474,478</u>

5. RAISING FUNDS

Raising donations and legacies

	31.3.25	31.3.24
	£	£
Fundraising Costs	<u>-</u>	<u>-</u>

6. CHARITABLE ACTIVITIES COSTS

	Direct Costs	Support Costs	Totals
	£	(see note 7)	£
Housing and support	137,271		137,271
Enhanced support	7,576		7,576
Central and Support costs	320,102	21,102	341,204
	<u>464,949</u>	<u>21,102</u>	<u>486,051</u>

SHIRE TRAINING WORKSHOPS LIMITED
TRADING AS OPENHOUSE

Notes to the financial Statements

7. SUPPORT COSTS

	Finance	Governance Costs	Totals
	£	£	£
Housing and Support Enhanced Costs			0
Central and support costs	521	20,581	21,102
	<u>521</u>	<u>20,581</u>	<u>21,102</u>

8. NET INCOME/(EXPENDITURE)

Net income/(expenditure) is stated after charging/(crediting):

	31.3.25	31.3.24
	£	£
Depreciation - owned assets		
(Deficit)/Surplus on disposal of fixed assets		
Independent Examination	415	415

9. TRUSTEES REMUNERATION AND BENEFITS

For the year ended 31st March 2025, there was no amounts (2024: £33,300) paid to trustee as consultancy

Trustees' expenses

There were no trustees' expenses paid for the year ended 31 March 2025 nor for year ended 31 March 2024.

The remuneration for the key management personnel amounted to £81,606 (2024: £73,329) The key management personnel comprised of the CEO and Service Delivery Manager

10. STAFF COSTS

	31.3.25	31.3.24
	£	£
Wages and Salaries	303,419	281,723
Social Security Costs	15,608	13,521
Other pension costs	7,576	7,145
	<u>326,603</u>	<u>302,389</u>

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

	31.3.25	31.3.24
Housing	7	7
Adminstration	5	5
	<u>12</u>	<u>12</u>

No employees received emoluments in excess of £60,000.

SHIRE TRAINING WORKSHOPS LIMITED
TRADING AS OPENHOUSE

Notes to the financial Statements

11. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Note	Unrestricted Funds	Restricted Funds	Total Funds
				2025
			£	£
INCOME AND ENDOWMENTS FROM				
Donations and legacies		0		0
Charitable activities				
Housing and support				
Enhanced support		435,257		435,257
Investment Income		71,599		71,599
Other Income		3,488		3,488
TOTAL INCOME		510,344		510,344
EXPENDITURE				
Raising Funds				
Charitable Activities				
Housing and support		137,271		137,271
Enhanced support		7,576		7,576
Central and Support Costs		341,204		341,204
TOTAL EXPENDITURE		486,051		486,051
NET INCOME/(EXPENDITURE)		24,293		24,293
RECONCILIATION OF FUNDS				
Total funds brought forward		1,619,256		1,619,256
TOTAL FUNDS CARRIED		1,643,549		1,643,549

12. TANGIBLE FIXED ASSETS

	Freehold Property	Plant and Machinery	Fixtures and Fittings	Totals
	£	£	£	£
COST OR VALUATION				
At 1 April 2024	1,025,000	23,590	97,704	1,146,294
At 31 March 2025	<u>1,025,000</u>	<u>23,590</u>	<u>97,704</u>	<u>1,146,294</u>
DEPRECIATION				
At 1 April 2024		23,590	97,704	121,294
At 31 March 2025		<u>- 23,590</u>	<u>97,704</u>	<u>121,294</u>
NET BOOK VALUE				
At 31 March 2025	<u>1,025,000</u>	<u>-</u>	<u>-</u>	<u>1,025,000</u>
At 1 April 2024	<u>1,025,000</u>	<u>-</u>	<u>-</u>	<u>1,025,000</u>

SHIRE TRAINING WORKSHOPS LIMITED
TRADING AS OPENHOUSE

Notes to the financial Statements

13. INVESTMENT PROPERTY

FAIR VALUE	£
At 1 April 2024	500,000
At 31 March 2025	<u> </u>
NET BOOK VALUE	
At 31 March 2025	500,000
At 1 April 2024	<u>500,000</u>

The property was valued by an independent valuer as at 23 May 2018 For the purposes of the financial statements, the directors took advice from an independent firm of Surveyors an asset values as at 31st March 2018. The numbers reported and the revaluations reflect the discussions with and the opinion of the Surveyor, as permitted by FRS 102.

14. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR	31.3.25	31.3.24
	£	£
Trade Debtors	15,876	15,514
Accrued Income		
Prepayments		500
	<u>15,876</u>	<u>16,014</u>

15. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.3.25	31.3.24
	£	£
Other Loans (see note 17)		
Trade Creditors	108,707	8,111
Deferred Income	164,300	63,000
Social Security and other taxes	4,061	3,117
Other creditors	467	1,081
Deposits Held	195	70
Accrued Expenses		400
	<u>277,730</u>	<u>75,779</u>

16. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	31.3.25	31.3.24
	£	£
Other Loans (see note 17)	<u> </u>	<u> </u>

SHIRE TRAINING WORKSHOPS LIMITED
TRADING AS OPENHOUSE

Notes to the financial Statements

17. MOVEMENT IN FUNDS

	At 01.4.2024	Net movement in funds	At 31.3.25
	£	£	£
Unrestricted Funds			
General fund	1,619,256	24,293	1,643,549
	<u>1,619,256</u>	<u>24,293</u>	<u>1,643,549</u>

18. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 31 March 2024 or 31 March 2025

SHIRE TRAINING WORKSHOPS LIMITED
TRADING AS OPENHOUSE

Detailed Statement of Financial Activities
for the Year Ended 31 March 2025

	31.3.25 £	31.3.24 £
INCOME AND ENDOWMENTS		
DONATIONS AND LEGACIES		
Donations		855
Recovered Expenses		
Grants		
	<u>0</u>	<u>855</u>
INVESTMENT INCOME		
Rents received	71,599	64,077
Other income	3,488	2,789
CHARITABLE ACTIVITIES		
Learner Funding		
Supporting People	89,848	86,001
Residents Rents & Charges	305,015	344,338
Enhanced Support	40,394	44,139
	<u>435,257</u>	<u>474,478</u>
Total incoming resources	<u>510,344</u>	<u>542,199</u>
EXPENDITURE		
Charitable activities		
Wages	303,419	281,723
Social Security Costs	15,608	13,521
Pensions	7,576	7,145
Rates and Water	21,238	20,288
Insurance	20,540	19,666
Light and heat	32,186	24,421
Telephone	4,481	4,523
Postage and Stationary	560	752
Sundries	649	473
Staff Recruitment and Training	3,940	1,332
Travel Expenses	3,137	1,511
Small office equipment	3,916	4,007
Computer Software	8,207	8,595
Property Upkeep	38,231	85,029
Bad debts	1,261	1,118
Direct Activities Costs		
	<u>464,949</u>	<u>474,104</u>

SHIRE TRAINING WORKSHOPS LIMITED
TRADING AS OPENHOUSE

Detailed Statement of Financial Activities
for the Year Ended 31 March 2025
(continued)

Support Costs

Finance

Bank Charges	521	340
--------------	-----	-----

	31.3.25	31.3.24
--	---------	---------

	£	£
--	---	---

Finance

Governance Costs		372
------------------	--	-----

Sundries	199	13
----------	-----	----

Accountancy and legal fees	390	
----------------------------	-----	--

Professional Subscriptions	6,917	6,273
----------------------------	-------	-------

Consultancy Fees	12,298	33,300
------------------	--------	--------

External Compliance	777	708
---------------------	-----	-----

Office Equipment		
------------------	--	--

Fixtures and fittings		
-----------------------	--	--

Bank Loan Interest		2,394
--------------------	--	-------

	20,581	43,060
--	--------	--------

Total resources expended	486,051	517,504
---------------------------------	---------	---------

Net income/(expenditure)	<u>24,293</u>	<u>24,695</u>
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SHIRE TRAINING WORKSHOPS LIMITED

England & Wales - Charity number 285834

Accounts

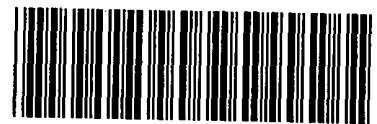
REGISTERED COMPANY NUMBER: 01429772
REGISTERED CHARITY NUMBER: 285834

SHIRE TRAINING WORKSHOPS LIMITED
TRADING AS OPENHOUSE

Report of the Trustees and
Unaudited Financial Statements for the Year Ended

31st March 2024

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COMPANIES HOUSE

SHIRE TRAINING WORKSHOPS LIMITED
TRADING AS OPENHOUSE
Contents of the Financial Statements

YEAR ENDED 31 MARCH 2024

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SHIRE TRAINING WORKSHOPS LIMITED
TRADING AS OPENHOUSE

REPORT OF THE TRUSTEES
for the Year Ended 31 March 2024

The trustees who are also directors of the charity for the purposes of the Companies Act 2006, present their report with the financial statements of the charity for the year ended 31 March 2024. The trustees have adopted the provisions of 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).

OBJECTIVES AND ACTIVITIES

Our Vision:

Supporting vulnerable people to live full and independent lives.

Our Mission:

To enable individuals to discover their potential through providing a safe environment where they can live, thrive, and receive support to transition to their next step in life.

Our Values:

- | | | |
|---|-------------------|---|
| o | Integrity | We are honest, gracious, and respectful, and committed to working to the best of our ability. |
| o | Compassion | We empathise and feel compelled to alleviate someone's suffering. |
| o | Excellence | We are committed to providing the best quality service to everyone who is part of the OPENhouse family. |

Core Principles:

- | | |
|---|---|
| 1 | Holistically supporting vulnerable and disengaged individuals to become independent. |
| 2 | Celebrating individual uniqueness and diversity of service users and staff; demonstrating equality across the organisation. |
| 3 | Accepting everyone for who they are and where they are in their lives. |
| 4 | Providing a welcoming space for all ages to live, thrive, and feel secure. |
| 5 | Remaining confident in our own ability to help others and continually developing ways in which we can improve our service. |
-

SHIRE TRAINING WORKSHOPS LIMITED
TRADING AS OPENHOUSE

REPORT OF THE TRUSTEES
for the Year Ended 31 March 2024

The primary objects of the Charity are:

- 1 To support people who through their social and economic circumstances, are in need or unable to gain employment;
- 2 To help vulnerable people to develop in every area of their lives as they grow as individuals and become active members of society;
- 3 To provide supported housing to vulnerable people who are in need due to social and economic circumstances;
- 4 To provide supported housing and floating support to vulnerable people with multiple mental health needs.

Charitable activities:

OPENhouse provides housing and support for homeless and vulnerable people with multiple and complex needs. Our key aim is to effectively facilitate the transition of our service users from a position of vulnerability and dependency to living 'fully functioning lives' within their capacity to do so.

This is achieved in three independent yet interdependent ways through:

- 1 Housing and Support for individuals at risk of homelessness or who are homeless. This does not simply involve finding individuals accommodation but working with them to achieve their potential and learn life skills, enabling them to make a positive contribution to the community rather than living a life of dependency;
- 2 Housing and Support for individuals with mental health conditions. We provide a residential setting within the community where we focus on developing individual ability to manage diagnosed needs.
- 3 Floating Support (In-home) for people with complex needs who are living independently.

SHIRE TRAINING WORKSHOPS LIMITED
TRADING AS OPENHOUSE

REPORT OF THE TRUSTEES
for the Year Ended 31 March 2024

OBJECTIVES AND ACTIVITIES

Public benefit

OPENhouse welcomes all people regardless of personal background, faith, gender or personal circumstances and we believe this philosophy of openness to all enriches everyone through the sharing of the skills, values and life experiences.

Our Stroud sites provide the local community with centres for a variety of activities and events for many groups. We believe equal access to our services is vital to our success and that successful outcomes must be shared by all communities that use our services. We believe in working with other organisations to broaden the impact and influence we have with the varied people we work with. Our skills can be applied to all ages and abilities and our service can be beneficial to vulnerable individuals from all walks of life.

Each area of OPENhouse works carefully to refine their practice to achieve a careful balance between growing the organisation and not diluting the high quality of service delivery or OPENhouse's Mission, Vision, Values and Core Principles. Sharing information, knowledge and expertise is crucial to our success and our ability to respond to a rapidly changing landscape. All members of staff and service users are encouraged to be curious, ask questions and be prepared to kindly challenge and discuss to reach agreement as a team.

Trustees pay careful attention to the Charity Commissioners guidance on public benefit and the activities carried out are consistent with those requirements. To this end the charitable objectives have been updated on the Charity Commission website.

OUR WORK:

Enhanced Living and Support [EST]

The Enhanced Support Team provides specialist support for those in their own homes and within our self-contained flats at Delmont's Lot. Throughout 2023/24 we supported 2 service users in self-contained accommodation at Delmont's Lot who have "non-complex" mental health conditions.

6 individuals have been supported in independent flats and 11 service users within our floating support 'in-home' service. Most of the individuals we work with have some form of non-complex mental health need, Autism or Learning Difficulties and rely on continued planned support. Recently some residents from Painswick Inn have benefited from using Delmonts Lot as a transition service whilst they are waiting for a permanent provision from the District Council. This has been extremely successful and a service we intend to continue.

SHIRE TRAINING WORKSHOPS LIMITED
TRADING AS OPENHOUSE

REPORT OF THE TRUSTEES
for the Year Ended 31 March 2024

Entrenched Rough Sleepers

OPENhouse has the facility to accommodate 10 rough sleepers in Painswick Inn. This Stroud District Council funded project has provided person centred accommodation and trauma informed support and as a result the service has transitioned 7 people during this financial year.

In its simplest form this project houses 10 vulnerable rough sleepers taking them off the streets, keeping them safe and supported. The social value of providing accommodation to people who find themselves rough sleeping has a benefit to the community as well as enhanced individual wellbeing.

OPENhouse have continued to provide a bed for the (SWEP) severe weather emergency protocol scheme throughout the winter. An extremely vulnerable individual has been housed in this facility since March 2023 as OPENhouse were acknowledged to be the only solution for this individual in the County.

ACHIEVEMENT AND PERFORMANCE

A review of the charity's business

Throughout 2023/24 OPENhouse has continued to provide supported housing, and non-complex support for homeless people and vulnerable individuals. OPENhouse is establishing a positive reputation locally for this work and continues to achieve the key performance indicators set by central government funders. Strategically the CEO and Trustees agreed that OPENhouse needed to widen its remit to include all vulnerable people in society which would future proof the charity by being able to respond to immediate local and county needs.

The main objectives for the year ending 31 March 2024 were:

- 1 Ensure our service users are at the heart of everything we do by providing a supportive environment where they can live and feel valued.

 - 2 Focus on the community we serve by providing a supportive environment and building relationships where individuals feel safe and where they have the capacity to take ownership of their own challenges and successes.

 - 3 Maximise income and minimise voids across the charity to be 95% capacity as an average for the year.

 - 4 Review the overall site to complete an investment schedule of works in line with Health & Safety regulations.
-

SHIRE TRAINING WORKSHOPS LIMITED
TRADING AS OPENHOUSE

REPORT OF THE TRUSTEES
for the Year Ended 31 March 2024

Key Outcomes:

- 1 Achieve All Age Disabilities Framework Contract Re-Tender
- 2 Maintain Rough Sleepers Contract consistently meeting set KPI's
- 3 Full H&S review and assessment of site
- 4 Begin building project for Direct Access Pod
- 5 Re-purpose Delmonts Lot communal areas to fulfil key aims and objectives

ACHIEVEMENT AND PERFORMANCE

Financial Review

The Charity's income was £542,199 in 2023-24 against an expenditure of £517,504 leaving a surplus of £24,695 in the year's accounts.

The outstanding debtors has significantly reduced due to proactive credit control. OPENhouse has a policy of ensuring that debts are repaid and pursued, and we actively work with each debtor to ensure effective and sensitive debt recovery. Each department has responsibility for their own budgets and works collaboratively with Senior Management Team to control costs, maximise revenue and proactively seek new streams of funding wherever possible.

Income

The Charity continues to benefit from its property portfolio with Commercial leases, and Hall hire contributing £66,866, this is slightly reduced due to the loss of a three year lease. Our principal funding streams come from Gloucestershire County Council, NHS and Stroud District Council contracts.

Expenditure

Central costs have increased to £337,721 this financial year. This year the Charity has written off £1,118 of historic bad debts from previous years within this year's accounts. This is a significant decrease from the previous year.

Fixed Assets

Total Assets for the year are £1,525,000 which is made up from fixed assets of £1,025,000 and our property investment portfolio of £500,000. The Company applies a straight-line depreciation rate of 20% to plant and machinery and 15% reducing balance to fixtures and fittings.

SHIRE TRAINING WORKSHOPS LIMITED
TRADING AS OPENHOUSE

REPORT OF THE TRUSTEES
for the Year Ended 31 March 2024

The current assets stand at £170,035 with current liabilities of £75,779 with long term liabilities of £0. The long-term liabilities have reduced to zero as the mortgage on

FINANCIAL REVIEW

Reserves policy

The target for reserves not committed or invested in tangible fixed assets held by the charity should be a minimum of 3 months expenditure for charitable activities. The Trustees view a target of £100,000 in cash funds being desirable, with £60,000 being required to cover three months full staffing costs. The present level of cash funds is £154,021 which is an increase on last year.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The organisation is a charitable company limited by guarantee, incorporated on 15 June 1979 (Company Number 01429772) and registered as a charity on 29 November 1982 (Charity Number 285834). The company was established under a memorandum of association, which established the objects and powers of the charitable company and is governed under its articles of association.

Recruitment and appointment of new trustees

Trustees can be appointed by the existing Trustees at any time throughout the year to fill a vacancy or by way of an addition to the board provided that the prescribed maximum (12) is not thereby exceeded. The appointment shall be retained until the next Annual General Meeting (AGM) when they will be eligible for official election. Trustees delegate responsibility for the day-to-day management and running of the charity to the Chief Executive Officer (CEO) and the Senior Management Team (SMT). Trustees review major strategic, business and operational risks which the charity may face and ensure the required regular reporting procedures are in place enabling any risks can be identified and minimised. Throughout the year Trustees are given the opportunity to attend relevant training courses, including Governance and Safeguarding.

Trustees perform their governance role in line with the Charity Commission's guidelines. Trustees meet on a bi-monthly basis providing specialist information and strategic support, in line with their skills and expertise.

SHIRE TRAINING WORKSHOPS LIMITED
TRADING AS OPENHOUSE

REPORT OF THE TRUSTEES
for the Year Ended 31 March 2024

Organisational Review

The most significant challenge for OPENhouse this reporting year has been the recruitment of new staff and retention of existing staff. Staff numbers at OPENhouse have reduced due to streamlining our services and a reduction of commissioned hours for our enhanced support residents. Outsourcing operational functions including HR, H&S and IT allows us to access skills and expertise that would be cost prohibitive in house. The finance function has been bought back in house due to needing an in-depth understanding of the charity and proactivity with regards to service user debt management.

The main challenges facing local authorities and service providers includes, reduced

STRUCTURE, GOVERNANCE AND MANAGEMENT

Strategic Direction

- o Focus on our Stroud based work with vulnerable people, particularly the entrenched rough sleeper cohort.
- o Ensure our vision and values are evident in everyday working practice and procedure.
- o Agree a new strategic direction for OPENhouse in light of local changes and need.
- o Build key relationships with the County, District and Town Council and organisations that support our work and align to our values.
- o Develop new digital frameworks to help staff carry out their day to day work more efficiently.
- o Better utilise our website and social media to educate and promote our work.
- o Improve staff training and development opportunities to ensure employees feel well equipped and prepared to deliver an excellent high-quality support service.
- o Partner with organisations to help us improve our offer to Staff and Clients.
- o Ensure OPENhouse is financially sustainable for the future.

Risk Strategy

The charity's most significant financial risk is protecting present and future sources of income and its resources, followed closely by control of the processes for paying the organisation's liabilities.

SHIRE TRAINING WORKSHOPS LIMITED
TRADING AS OPENHOUSE

REPORT OF THE TRUSTEES
for the Year Ended 31 March 2024

As the current cohort of residents has changed to a more chaotic entrenched client base we are at an elevated risk of increased debtors and room damage. Procedures and processes have been amended to include tighter screening and should assist to mitigate risk.

Reduced staff numbers means consequently fewer individuals hold more knowledge. To reduce operational risk, outsourcing key operational functions such as accounts, IT and HR reduces the risk of interruption to service delivery should key staff members leave the organisation.

As expenditure on capital assets will be required to maintain the listed buildings, it is important to ensure investment in maintaining our listed buildings by completing remedial work to avoid high structural costs in the future and avoidance of contravening Health & Safety policy.

STRUCTURE, GOVERNANCE AND MANAGEMENT
Administration and staff

The SMT meet once a week to plan, make decisions and review performance across all charitable activities. All key management and strategic decisions are reported to the Board of Trustees in report form at bimonthly minuted meetings.

SHIRE TRAINING WORKSHOPS LIMITED
TRADING AS OPENHOUSE

REPORT OF THE TRUSTEES
for the Year Ended 31 March 2024

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Company number
01429772 (England and Wales)

Registered Charity number
285834

Registered office
Painswick Inn
Gloucester Street
Stroud
Gloucestershire
GL5 1QG

Trustees

R Brinton (Resigned 13th June 2023)
S Elliott-Mead
J Harrison
A J Warner

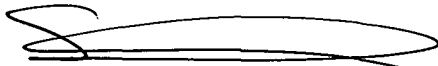
Independent Examiner

Miss Sally J Wainwright ACMA
Isis House
Smith Road
Wednesbury
WS10 0PB

Chief Executive Officer

Anna Herbert

Approved by order of the board of trustees on 01/09/2024 and signed on
its behalf by:



.....
S Elliott-Mead - Trustee

**INDEPENDENT EXAMINERS REPORT TO THE TRUSTEES OF
SHIRE TRAINING WORKSHOPS LIMITED
TRADING AS OPENHOUSE**

Independent examiner's report to the trustees of Shire Training Workshops Limited ('the Company')

I report to the charity trustees on my examination of the accounts of the Company for the year ended 31 March 2024.

Responsibilities and basis of report

As the charity's trustees of the Company (and also its directors for the purposes of company law) you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ('the 2006 Act').

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

Independent examiner's statement

Since your charity's gross income exceeded £250,000 your examiner must be a member of a listed body. I can confirm that I am qualified to undertake the examination because I am a registered member of Institute of Chartered Management Accountants, which is one of the listed bodies.

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe:

- (1) accounting records were not kept in respect of the Company as required by section 386 of the 2006 Act; or
- (2) the accounts do not accord with those records; or
- (3) the accounts do not comply with the accounting requirements of section 396 of the 2006 Act other than any requirement that the accounts give a true and fair view which is not a matter considered as part of an independent examination; or
- (4) the accounts have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities (applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)).

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

Sally J Wainwright ACMA - Et Voila Accountancy Services Limited
Isis Business Centre, Smith Road, Wednesbury, WS10 0PB

22nd August 2024



SHIRE TRAINING WORKSHOPS LIMITED
TRADING AS OPENHOUSE

STATEMENT OF FINANCIAL ACTIVITIES

FOR THE YEAR ENDED 31 March 2024

		Unrestricted Funds	Restricted Funds	Total Funds 2024	Total Funds 2023
	Note	£	£	£	£
INCOME AND ENDOWMENTS FROM					
Donations and legacies	2	855		855	1,415
Charitable activities	4				
Housing and support		344,338		344,338	235,942
Enhanced support		1,079	43,060	44,139	59,327
Supporting People		86,001		86,001	77,041
Investment Income	3	66,866		66,866	70,295
Other Income					
TOTAL INCOME		499,139	43,060	542,199	444,020
EXPENDITURE					
Raising Funds	5				
Charitable Activities	6				
Housing and support		172,638		172,638	142,380
Enhanced support		7,145		7,145	172,074
Education					
Central and Support Costs		294,661	43,060	337,721	145,000
TOTAL EXPENDITURE		474,444	-	517,504	459,454
NET INCOME/(EXPENDITURE)		24,695	-	24,695	(15,434)
RECONCILIATION OF FUNDS					
Total		1,594,561	-	1,594,561	1,609,995
TOTAL FUNDS CARRIED FORWARD		1,619,256	-	1,619,256	1,594,561

SHIRE TRAINING WORKSHOPS LIMITED
TRADING AS OPENHOUSE
BALANCE SHEET
31st March 2024

	Notes	Unrestricted Funds	Restricted Funds	31.3.2024 £	31.3.2023 £
FIXED ASSETS					
Tangible assets	12	1,025,000		1,025,000	1,025,000
Investment Property	13	500,000		500,000	500,000
		1,525,000		0 1,525,000	1,525,000
CURRENT ASSETS					
Debtors	14	16,014		16,014	22,282
Cash at bank		141,021	13,000	154,021	137,533
		157,035	13,000	170,035	159,815
CREDITORS: Amounts falling due within one year	15	(62,779)	(13,000)	(75,779)	(35,783)
NET CURRENT ASSETS		94,256	-	94,256	124,032
TOTAL ASSETS LESS CURRENT LIABILITIES		1,619,256	-	1,619,256	1,649,032
CREDITORS					
Amounts falling due after more than one year	16	-	-	-	(54,471)
NET ASSETS		1,619,256	-	1,619,256	1,594,561
FUNDS					
Unrestricted funds	18			1,619,256	1,594,561
General fund					
Restricted Funds					
TOTAL FUNDS				1,619,256	1,594,561

The charitable company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 March 2024.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 March 2024 in accordance with Section 476 of the Companies Act 2006.

The trustees acknowledge their responsibility for

- ensuring that the charitable company keeps accounting records that comply with Sections 386 and 387 of the Companies Act 2006 and
- preparing financial statements which give a true and fair view of the state of affairs of the charitable company as at the end of each financial year and of its surplus or deficit for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the charitable company.

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

The financial statements were approved by the Board of Trustees on 1st September 2024 and were signed on its behalf by:



S Elliott Mead - Trustee

SHIRE TRAINING WORKSHOPS LIMITED
TRADING AS OPENHOUSE

NOTES TO THE CASH FLOW STATEMENT
for the Year End 31 March 2024

1. RECONCILIATION OF NET EXPENDITURE TO NET CASH FLOW FROM OPERATING ACTIVITIES

	31.3.24 £	31.3.23 £
Net expenditure for the reporting period (as per the Statement of Financial Activities)	24,695	14,091
Adjustments for:		
Depreciation charges		
Loss/(profit) on disposal of fixed assets		
Interest paid	2,394	4,485
Decrease in debtors	6,268	
Decrease in creditors	(14,475)	
Net cash provided by operations	<u>18,882</u>	<u>18,576</u>

2. ANALYSIS OF CHANGES IN NET (DEBT)/FUNDS

	AT 1.4.23 £	Cash Flow £	31.3.24 £
Net cash			
Cash at bank and in hand	137,533	16,488	154,021
	<u>137,533</u>	<u>16,488</u>	<u>154,021</u>
Debt			
Debts falling due within 1 year	(35,783)	39,996	(75,779)
Debts falling due after 1 year	(54,471)	(54,471)	0
	<u>(90,254)</u>	<u>(14,475)</u>	<u>(75,779)</u>
Total	<u>47,279</u>	<u>30,963</u>	<u>78,242</u>

SHIRE TRAINING WORKSHOPS LIMITED
TRADING AS OPENHOUSE

Notes to the financial Statements
For the year ended 31 March 2024

1. ACCOUNTING POLICIES

Basis of preparing the financial statements and assessment of going concern

The financial statements of the charitable company, which is a public benefit entity under FRS 102, 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)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Companies Act 2006. The financial statements have been prepared under the historical cost convention.

The trustees consider that there are no material uncertainties about the charity's ability to continue as a going concern.

Income

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Plant and Machinery - at varying rates on cost

No depreciation is charged in respect to freehold land and buildings

Investment property

Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in fair value is recognised in the Statement of Financial Activities.

Taxation

The charity is exempt from corporation tax on its charitable activities.

Debtors

Trade and other debtors are recognised at the settlement amount.

Prepayments are valued at the amount prepaid.

Cash at bank and in hand

Cash at bank and in hand includes cash, current bank accounts and deposit bank accounts with no withdrawal limitations.

SHIRE TRAINING WORKSHOPS LIMITED
TRADING AS OPENHOUSE

Notes to the financial Statements

Creditors

Creditors are recognised where then charity has a present obligation resulting from a past event that will result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors are recognised at their settlement amount.

Fund accounting

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the tru

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

Pension costs and other post-retirement benefits

The charitable company operates a defined contribution pension scheme. Contributions payable to the charitable company's pension scheme are charged to the Statement of Financial Activities in the period to which they relate.

Significant estimates and judgments

Preparation of the financial statements requires management to make significant judgments and estimates. The items in the financial statements where these judgments and estimates have been

Useful economic lives of tangible assets

Significant estimates and judgments

the annual depreciation charge of the tangible assets are sensitive to changes in the estimates useful economic lives and residual value of the assets. The useful economic lives and residual values are amended when necessary to reflect current estimates, economic utilisation and the physical condition of the assets. See the Tangible Fixed Asset note for the carrying amount of the assets

Impairment of debtors

The charity makes an estimate of the recoverable value of trade and other debtors. When assessing impairment of trade and other debtors, management considers factors including the current credit rating of the debtor, the aging profile of debtors and historical experience. See the Debtors note for the carrying value of debtors after the associated impairment

1. ACCOUNTING POLICIES (continued)

Financial instruments

The charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially settled at transaction value and subsequently measured at their settlement value.

SHIRE TRAINING WORKSHOPS LIMITED
TRADING AS OPENHOUSE

Notes to the financial Statements

2. DONATIONS AND LEGACIES

	31.3.24 £	31.3.23 £
Donations	855	786
Grants		629
	<u>855</u>	<u>1,415</u>

Grants received, included in the above, are as follows:

	31.3.24 £	31.3.23 £
Covid Grant - Government funding		629
Columbia Threadneedle		
CIG		
Work Force Capacity funding		
	<u>0</u>	<u>629</u>

3. INVESTMENT INCOME

	31.3.24 £	31.3.23 £
Rents Received	64,077	70,004
Interest Received	2,789	291
	<u>66,866</u>	<u>70,295</u>

4. INCOME FROM CHARITABLE ACTIVITIES

	Activity	31.3.24 £	31.3.23 £
Supporting People	Housing and support	86,001	77,041
Residents Rents & Charges	Housing and support	344,338	235,942
Enhanced Support	Enhanced support	44,139	59,327
		<u>474,478</u>	<u>372,310</u>

5. RAISING FUNDS

Raising donations and legacies

	31.3.24 £	31.3.23 £
Fundraising Costs	<u>-</u>	<u>-</u>

SHIRE TRAINING WORKSHOPS LIMITED
TRADING AS OPENHOUSE

Notes to the financial Statements
6. CHARITABLE ACTIVITIES COSTS

	Direct Costs	Support Costs (see note 7)	Totals
	£	£	£
Housing and support	172,638		172,638
Enhanced support	7,145		7,145
Central and Support costs	294,661	43,060	337,721
	<u>474,444</u>	<u>43,060</u>	<u>517,504</u>

SHIRE TRAINING WORKSHOPS LIMITED
TRADING AS OPENHOUSE

Notes to the financial Statements

7. SUPPORT COSTS

	Finance	Governance Costs	Totals
	£	£	£
Housing and Support Enhanced Costs		9,035	9,035
Central and support costs	340	33,685	34,025
	<u>340</u>	<u>42,720</u>	<u>43,060</u>

8. NET INCOME/(EXPENDITURE)

Net income/(expenditure) is stated after charging/(crediting):

	31.3.24 £	31.3.23 £
Depreciation - owned assets		
(Deficit)/Surplus on disposal of fixed assets		
Independent Examination	415	400

9. TRUSTEES REMUNERATION AND BENEFITS

For the year ended 31st March 2024, there was £33,300 (2023: £17,000) paid to trustee as consultancy fees as the trustee spent a considerable amount of time within the charity.

Trustees' expenses

There were no trustees' expenses paid for the year ended 31 March 2024 nor for year ended 31 March 2023.

Key management personnel

The remuneration for the key management personnel amounted to £73,329 (2023: £63,104) . The key management personnel comprised of the CEO and Service Delivery Manager

10. STAFF COSTS

	31.3.24 £	31.3.23 £
Wages and Salaries	281,723	276,926
Social Security Costs	13,521	6,670
Other pension costs	7,145	8,009
	<u>302,389</u>	<u>291,605</u>

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

	31.3.24	31.3.23
Housing	7	7
Adminstration	5	5
	<u>12</u>	<u>12</u>

No employees received emoluments in excess of £60,000.

SHIRE TRAINING WORKSHOPS LIMITED
TRADING AS OPENHOUSE

Notes to the financial Statements

11. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

		Unrestricted Funds	Restricted Funds
	Note		£
INCOME AND ENDOWMENTS FROM			
Donations and legacies		855	
Charitable activities			
Housing and support		430,339	
Enhanced support		44,139	
Investment Income		64,077	
Other Income		2,789	
TOTAL INCOME		542,199	
EXPENDITURE			
Raising Funds			
Charitable Activities			
Housing and support		172,638	
Enhanced support		7,145	
Central and Support Costs		337,721	
TOTAL EXPENDITURE		517,504	
NET INCOME/(EXPENDITURE)		24,695	
RECONCILIATION OF FUNDS			
Total funds brought forward		1,594,561	
TOTAL FUNDS CARRIED		1,619,256	

12. TANGIBLE FIXED ASSETS

	Freehold Property	Plant and Machinery	Fixtures and Fittings
COST OR VALUATION	£	£	£
At 1 April 2023	1,025,000	23,590	97,704
At 31 March 2024	<u>1,025,000</u>	<u>23,590</u>	<u>97,704</u>
DEPRECIATION			
At 1 April 2023		23,590	97,704
At 31 March 2024		<u>- 23,590</u>	<u>97,704</u>
NET BOOK VALUE			
At 31 March 2024	<u>1,025,000</u>	-	-
At 1 April 2023	<u>1,025,000</u>	-	-

SHIRE TRAINING WORKSHOPS LIMITED
TRADING AS OPENHOUSE

Notes to the financial Statements

13. INVESTMENT PROPERTY

FAIR VALUE	£
At 1 April 2023	500,000
At 31 March 2024	<u> </u>
NET BOOK VALUE	
At 31 March 2024	500,000
At 1 April 2023	<u>500,000</u>

The property was valued by an independent valuer as at 23 May 2018 For the purposes of the financial statements, the directors took advice from an independent firm of Surveyors an asset values as at 31st March 2018. The numbers reported and the revaluations reflect the discussions with and the opinion of the Surveyor, as permitted by FRS 102.

14. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR	31.3.24
	£
Trade Debtors	15,514
Accrued Income	
Prepayments	500
	<u>16,014</u>

15. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.3.24	31.3.23
	£	£
Other Loans (see note 17)		8,580
Trade Creditors	8,111	18,068
Deferred Income	63,000	
Social Security and other taxes	3,117	4,588
Other creditors	1,081	
Deposits Held	70	4,147
Accrued Expenses	400	400
	<u>75,779</u>	<u>35,783</u>

16. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	31.3.24	31.3.23
	£	£
Other Loans (see note 17)	<u>-</u>	<u>54,471</u>

SHIRE TRAINING WORKSHOPS LIMITED
TRADING AS OPENHOUSE

Notes to the financial Statements

17. LOANS

An analysis of the maturity of loans is given below:

	31.3.24	31.3.23
	£	£
Amounts falling due within on year on demand:		
Other Loans 1-2 years	-	8,580
Amounts falling between two and five years:		
Other Loans - 2-5 years	-	34,322
Amounts falling due in more than 5 years:	-	20,149

The HSBC Loan (Delmots) is secured over the freehold property known as Delmot's Lot, 57a High Street, Stroud.

The HSBC loan secured against against the above property was fully paid in 2024. (2023: £54,471).
The property value of £425,000 was valued by a professional valuer on 23 May 2018.

18. MOVEMENT IN FUNDS

	At 01.4.2023	Net movement in funds	At 31.3.24
	£	£	£
Unrestricted Funds			
General fund	1,594,561	24,695	1,619,256
	<u>1,594,561</u>	<u>24,695</u>	<u>1,619,256</u>

19. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 31 March 2023 or 31 March 2024

SHIRE TRAINING WORKSHOPS LIMITED
TRADING AS OPENHOUSE

Detailed Statement of Financial Activities
for the Year Ended 31 March 2024

	31.3.24 £	31.3.23 £
INCOME AND ENDOWMENTS		
DONATIONS AND LEGACIES		
Donations	855	786
Recovered Expenses		
Grants		629
	<u>855</u>	<u>1,415</u>
INVESTMENT INCOME		
Rents received	64,077	70,004
Other income	2,789	291
CHARITABLE ACTIVITIES		
Learner Funding		
Supporting People	86,001	77,041
Residents Rents & Charges	344,338	235,942
Enhanced Support	44,139	59,327
	<u>474,478</u>	<u>372,310</u>
Total incoming resources	<u>542,199</u>	<u>444,020</u>
EXPENDITURE		
Charitable activities		
Wages	281,723	275,427
Social Security Costs	13,521	7,795
Pensions	7,145	7,074
Rates and Water	20,288	11,352
Insurance	19,666	1,884
Light and heat	24,421	26,183
Telephone	4,523	4,351
Postage and Stationary	752	1,103
Sundries	473	
Staff Recruitment and Training	1,332	892
Travel Expenses	1,511	718
Small office equipment	4,007	2,810
Computer Software	8,595	
Property Upkeep	85,029	62,993
Bad debts	1,118	9,646
Direct Activities Costs		
	<u>474,104</u>	<u>412,228</u>

SHIRE TRAINING WORKSHOPS LIMITED
TRADING AS OPENHOUSE

Detailed Statement of Financial Activities
for the Year Ended 31 March 2024
(continued)

Support Costs

Finance

Bank Charges

340

820

31.3.24

31.3.23

Finance

£

£

Governance Costs

372

400

Sundries

13

653

Accountancy and legal fees

0

6,234

Professional Subscriptions

6,273

6,809

Consultancy Fees

33,300

17,000

External Compliance

708

708

Office Equipment

0

8,912

Fixtures and fittings

0

0

Bank Loan Interest

2,394

5,690

43,060

46,406

Total resources expended

517,504

459,454

Net income/(expenditure)

24,695

(15,434)

SHIRE TRAINING WORKSHOPS LIMITED

England & Wales - Charity number 285834

Accounts

REGISTERED COMPANY NUMBER: 01429772

REGISTERED CHARITY NUMBER:285834

**SHIRE TRAINING WORKSHOPS LIMITED
TRADING AS OPENHOUSE**

**Report of the Trustees and
Unaudited Financial Statements for the Year Ended**

31st March 2023

SHIRE TRAINING WORKSHOPS LIMITED
TRADING AS OPENHOUSE
Contents of the Financial Statements

YEAR ENDED 31 MARCH 2023

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SHIRE TRAINING WORKSHOPS LIMITED

TRADING AS OPENHOUSE

REPORT OF THE TRUSTEES

for the Year Ended 31 March 2023

The trustees who are also directors of the charity for the purposes of the Companies Act 2006, present their report with the financial statements of the charity for the year ended 31 March 2023. The trustees have adopted the provisions of 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).

OBJECTIVES AND ACTIVITIES

Objectives and aims

Our Vision:

Supporting vulnerable people to live full and independent lives.

Our Mission:

To enable individuals to discover their potential through providing a safe environment where they can live, thrive, and receive support to transition to their next step in life.

Our Values:

- | | | |
|---|-------------------|---|
| o | Integrity | We are honest, gracious, and respectful, and committed to working to the best of our ability. |
| o | Compassion | We empathise and feel compelled to alleviate someone's suffering. |
| o | Excellence | We are committed to providing the best quality service to everyone who is part of the OPENhouse family. |

Core Principles:

- | | |
|---|---|
| 1 | Holistically supporting vulnerable and disengaged individuals to become independent. |
| 2 | Celebrating individual uniqueness and diversity of service users and staff; demonstrating equality across the organisation. |
| 3 | Accepting everyone for who they are and where they are in their lives. |
| 4 | Providing a welcoming space for all ages to live, thrive, and feel secure. |
| 5 | Remaining confident in our own ability to help others and continually developing ways in which we can improve our service. |

SHIRE TRAINING WORKSHOPS LIMITED

TRADING AS OPENHOUSE

REPORT OF THE TRUSTEES

for the Year Ended 31 March 2023

The primary objects of the Charity are:

- 1 To support people who through their social and economic circumstances, are in need or unable to gain employment;
- 2 To help vulnerable people to develop in every area of their lives as they grow as individuals and become active members of society;
- 3 To provide supported housing to vulnerable people who are in need due to social and economic circumstances;
- 4 To provide supported housing and floating support to vulnerable people with multiple mental health needs.

Charitable activities:

OPENhouse provides housing and support for those at risk of homelessness and vulnerable people with multiple and complex needs. Our key aim is to effectively facilitate the transition of our service users from a position of vulnerability and dependency to living 'fully functioning lives' within their capacity to do so.

This is achieved in three independent yet interdependent ways through:

- 1 Housing and Support for individuals at risk of homelessness. This does not simply involve finding individuals social housing but working with them to achieve their potential and learn life skills, enabling them to make a positive contribution to the community rather than living a life of dependency;
- 2 Housing and Support for individuals with mental health conditions. We provide a residential setting within the community where we focus on developing individual ability to manage diagnosed needs.
- 3 Floating Support (In-home) for people with complex needs who are living independently.

SHIRE TRAINING WORKSHOPS LIMITED

TRADING AS OPENHOUSE

REPORT OF THE TRUSTEES

for the Year Ended 31 March 2023

OBJECTIVES AND ACTIVITIES

Public benefit

OPENhouse welcomes all people regardless of personal background, faith, gender or personal circumstances and we believe this philosophy of openness to all enriches everyone through the sharing of the skills, values and life experiences.

Our Stroud sites provide the local community with centres for a variety of activities and events for many groups. We believe equal access to our services is vital to our success and that successful outcomes must be shared by all communities that use our services. We believe in working with other organisations to broaden the impact and influence we have with the varied people we work with. Our skills can be applied to all ages and abilities and our service can be beneficial to vulnerable individuals from all walks of life.

Each area of OPENhouse works carefully to refine their practice to achieve a careful balance between growing the organisation and not diluting the high quality of service delivery or OPENhouse's Mission, Vision, Values and Core Principles. Sharing information, knowledge and expertise is crucial to our success and our ability to respond to a rapidly changing landscape. All members of staff and service users are encouraged to be curious, ask questions and be prepared to kindly challenge and discuss to reach agreement as a team.

Trustees pay careful attention to the Charity Commissioners guidance on public benefit and the activities carried out are consistent with those requirements.

OUR WORK:

Supporting People [SP]

Enhanced Living and Support [EST]

The Enhanced Support Team provides specialist support for those in their own homes and within our self-contained flats at Delmont's Lot. Throughout 2022/23 we supported 3 service users in self contained accommodation at Delmont's Lot who have "non-complex" mental health conditions. 2 individuals in the shared flat 5 and 11 service users within our floating support 'in-home' service. Most of the individuals we work with have some form of complex mental health need, Autism Spectrum Disorder or Learning Difficulties and rely on continued planned support. Recently some residents from Painswick Inn have benefited from using Delmonts Lot as a transition service whilst they are waiting for a permanent provision from the District Council. This has been extremely successful and a service we intend to expand on.

Entrenched Rough Sleepers

SHIRE TRAINING WORKSHOPS LIMITED
TRADING AS OPENHOUSE

REPORT OF THE TRUSTEES
for the Year Ended 31 March 2023

Since April 2020 OPENhouse has accommodated 10 rough sleepers in Painswick Inn. This Stroud District Council funded project has provided person centred accommodation and trauma informed support and as a result the service has transitioned 7 people during this financial year.

In its simplest form this project houses 10 vulnerable rough sleepers taking them off the streets, keeping them safe and supported. The social value of providing accommodation to people who find themselves rough sleeping has a benefit to the community as well as enhanced individual wellbeing.

OPENhouse have continued to provide a bed for the (SWEP) severe weather emergency protocol scheme throughout the winter and during the period of unseasonal heat in the summer. An extremely vulnerable individual has been housed in this facility since March 2023 as OPENhouse were acknowledged to be the only solution for this individual in the County.

ACHIEVEMENT AND PERFORMANCE

A review of the charity's business

Throughout 2022/23 OPENhouse has continued to provide supported housing, and non-complex support for homeless people and vulnerable individuals. Funding cuts and contractual changes have made this work challenging but we have continued to achieve successful outcomes and OPENhouse is establishing a positive reputation for this work. Strategically the CEO and Trustees agreed that OPENhouse needed to widen its remit to include all vulnerable people in society which would future proof the charity by being able to respond to immediate local and county needs.

The main objectives for the year ending 31 March 2023 were:

- 1 Ensure our service users are at the heart of everything we do by providing a supportive environment where they can live and feel valued.

- 2 Focus on the community we serve by providing a supportive environment and building relationships where individuals feel safe and where they have the capacity to take ownership of their own challenges and successes.

- 3 Maximise income and minimise voids across the charity to be 95% capacity as an average for the year.

- 4 Review the overall site to complete an investment schedule of works in line with Health and Safety regulations.

SHIRE TRAINING WORKSHOPS LIMITED

TRADING AS OPENHOUSE

REPORT OF THE TRUSTEES

for the Year Ended 31 March 2023

Key Outcomes:

- 1 Maintained All Age Disabilities Framework Contract
- 2 Maintained Rough Sleepers Contract
- 3 Full H&S review and assessment of site
- 4 Build and launch direct access Pod
- 5 Re-purpose Delmonts Lot site to fulfil key aims and objectives

ACHIEVEMENT AND PERFORMANCE

Financial Review

At the time of writing this report, the Charity's income was £444,020 in 2022-23 against an expenditure of £459,454 leaving a loss of £15,434 in the year's accounts. The loss is due to writing off long term bad debts that were assessed as unrecoverable.

At the time of writing the outstanding debtors is a financial challenge for OPENhouse. OPENhouse has a policy of ensuring that debts are repaid and pursued, and we actively work with each debtor to ensure effective and sensitive debt recovery. Each department has responsibility for their own budgets and works collaboratively with Senior Management Team to control costs, maximise revenue and proactively seek new streams of funding wherever possible.

Income

The Charity continues to benefit from its property portfolio with Commercial leases, and Hall hire contributing £70,295.

Our principal funding streams come from Gloucestershire County Council, NHS and Stroud District Council contracts.

Expenditure

Central costs have remained at £145,000 this financial year. This year the Charity has written off £9,646 of historic bad debts from previous years within this year's accounts. This is a significant increase from the previous year.

Fixed Assets

SHIRE TRAINING WORKSHOPS LIMITED

TRADING AS OPENHOUSE

REPORT OF THE TRUSTEES

for the Year Ended 31 March 2023

Total Assets for the year are £1,525,000 which is made up from fixed assets of £1,025,000 and our property investment portfolio of £500,000. The Company applies a straight-line depreciation rate of 20% to plant and machinery and 15% reducing balance to fixtures and fittings.

The current assets stand at £159,815 with current liabilities of £35,783 with long term liabilities of £54,471 a significant reduction on last year's figures due to reducing the mortgage

FINANCIAL REVIEW

Reserves policy

The target for reserves not committed or invested in tangible fixed assets held by the charity should be a minimum of 3 months expenditure for charitable activities. The Trustees view a target of £100,000 in cash funds being desirable, with £60,000 being required to cover three months full staffing costs. The present level of cash funds is £137,533 which is a decrease on last year, due to the one off £100,000 mortgage repayment.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The organisation is a charitable company limited by guarantee, incorporated on 15 June 1979 (Company Number 01429772) and registered as a charity on 29 November 1982 (Charity Number 285834). The company was established under a memorandum of association, which established the objects and powers of the charitable company and is governed under its articles of association.

Recruitment and appointment of new trustees

Trustees can be appointed by the existing Trustees at any time throughout the year to fill a vacancy or by way of an addition to the board provided that the prescribed maximum (12) is not thereby exceeded. The appointment shall be retained until the next Annual General Meeting (AGM) when they will be eligible for official election. Trustees delegate responsibility for the day-to-day management and running of the charity to the Chief Executive Officer (CEO) and the Senior Management Team (SMT). Trustees review major strategic, business and operational risks which the charity may face and ensure the required regular reporting procedures are in place enabling any risks can be identified and minimised. Throughout the year Trustees are given the opportunity to attend relevant training courses, including Governance and Safeguarding.

Trustees perform their governance role in line with the Charity Commission's guidelines. Trustees meet on a bi-monthly basis providing specialist information and strategic support, in line with their skills and expertise.

SHIRE TRAINING WORKSHOPS LIMITED

TRADING AS OPENHOUSE

REPORT OF THE TRUSTEES

for the Year Ended 31 March 2023

Organisational Review

The most significant challenge for OPENhouse this reporting year has been the recruitment of new staff and retention of existing staff. Staff numbers at OPENhouse have reduced due to streamlining our services and a reduction of commissioned hours for our enhanced support residents. Outsourcing operational functions including HR, H&S and IT allows us to access skills and expertise that would be cost prohibitive in house. The finance function has been bought back in house due to needing an in-depth understanding of the charity.

The main challenges facing local authorities and service providers includes, reduced funding from central government, an ageing population with more complex needs, increasing demand for services especially, mental health, addiction and complex needs, escalating medication costs, recruiting quality staff with the right skills and expertise. All these challenges are placing considerable pressure on the local authority, the NHS and social care finances This community support is suffering from staffing shortages and reduced funding which in turn increases the pressure on in-house support provision.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Strategic Direction

- o Focus on our Stroud based work with vulnerable people, particularly the entrenched rough sleeper cohort.
- o Ensure our vision and values are evident in everyday working practice and procedure.
- o Agree a new strategic direction for OPENhouse in light of local changes and need.
- o Build key relationships with the County, District and Town Council and organisations that support our work and align to our values.
- o Develop new digital frameworks to help staff carry out their day to day work more efficiently.
- o Better utilise our website and social media to educate and promote our work.
- o Improve staff training and development opportunities to ensure employees feel well equipped and prepared to deliver an excellent high-quality support service.
- o Partner with organisations to help us improve our offer to Staff and Clients.
- o Ensure OPENhouse is financially sustainable for the future.

SHIRE TRAINING WORKSHOPS LIMITED

TRADING AS OPENHOUSE

REPORT OF THE TRUSTEES

for the Year Ended 31 March 2023

Risk Strategy

The charity's most significant financial risk is protecting present and future sources of income and its resources, followed closely by control of the processes for paying the organisation's liabilities.

As the current cohort of residents has changed to a more chaotic entrenched client base we are at an elevated risk of increased debtors and room damage. Procedures and processes have been amended to include tighter screening and should assist to mitigate risk.

Reduced staff numbers means consequently fewer individuals hold more knowledge. To reduce operational risk, outsourcing key operational functions such as accounts, IT and HR reduces the risk of interruption to service delivery should key staff members leave the organisation.

As expenditure on capital assets will be required to maintain the listed buildings, it is important to ensure investment in maintaining our listed buildings by completing remedial work to avoid high structural costs in the future and avoidance of contravening Health & Safety policy.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Administration and staff

The SMT meet once a week to plan, make decisions and review performance across all charitable activities. All key management and strategic decisions are reported to the Board of Trustees in report form bimonthly.

SHIRE TRAINING WORKSHOPS LIMITED

TRADING AS OPENHOUSE

REPORT OF THE TRUSTEES

for the Year Ended 31 March 2023

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Company number

01429772 (England and Wales)

Registered Charity number

285834

Registered office

Painswick Inn
Gloucester Street
Stroud
Gloucestershire
GL5 1QG

Trustees

R Brinton (Resigned 13th June 2023)
S Elliott-Mead
J Harrison (Appointed 7th November 2022)
A J Warner

Independent Examiner

Miss Sally J Wainwright ACMA
Isis House
Smith Road
Wednesbury
WS10 0PB

Chief Executive Officer

Anna Herbert

Approved by order of the board of trustees on and signed on its behalf by:

.....

S Elliott-Mead - Trustee

**INDEPENDENT EXAMINERS REPORT TO THE TRUSTEES OF
SHIRE TRAINING WORKSHOPS LIMITED
TRADING AS OPENHOUSE**

Independent examiner's report to the trustees of Shire Training Workshops Limited ('the Company')

I report to the charity trustees on my examination of the accounts of the Company for the year ended 31 March 2023.

Responsibilities and basis of report

As the charity's trustees of the Company (and also its directors for the purposes of company law) you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ('the 2006 Act').

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

Independent examiner's statement

Since your charity's gross income exceeded £250,000 your examiner must be a member of a listed body. I can confirm that I am qualified to undertake the examination because I am a registered member of Institute of Chartered Management Accountants, which is one of the listed bodies.

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe:

- (1) accounting records were not kept in respect of the Company as required by section 386 of the 2006 Act; or
- (2) the accounts do not accord with those records; or
- (3) the accounts do not comply with the accounting requirements of section 396 of the 2006 Act other than any requirement that the accounts give a true and fair view which is not a matter considered as part of an independent examination; or
- (4) the accounts have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities (applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)).

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

Sally J Wainwright ACMA - Et Voila Accountancy Services Limited
Isis Business Centre, Smith Road, Wednesbury, WS10 0PB

3rd October 2023



SHIRE TRAINING WORKSHOPS LIMITED
TRADING AS OPENHOUSE
BALANCE SHEET
31st March 2023

	Notes	Unrestricted Funds	Restricted Funds	31.3.2023 £	31.3.2022 £
FIXED ASSETS					
Tangible assets	12	1,025,000		1,025,000	1,025,000
Investment Property	13	500,000		500,000	500,000
		1,525,000		⁰ 1,525,000	1,525,000
CURRENT ASSETS					
Debtors	14	22,282		22,282	44,044
Cash at bank		137,533		137,533	272,209
		159,815	-	159,815	316,253
CREDITORS: Amounts falling due within one year	15	(35,783)		(35,783)	(76,274)
NET CURRENT ASSETS		<u>124,032</u>	<u>-</u>	<u>124,032</u>	<u>239,979</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>1,649,032</u>	<u>-</u>	<u>1,649,032</u>	<u>1,764,979</u>
CREDITORS					
Amounts falling due after more than one year	16	(54,471)		(54,471)	(154,984)
NET ASSETS		<u>1,594,561</u>	<u>-</u>	<u>1,594,561</u>	<u>1,609,995</u>
FUNDS					
Unrestricted funds	18			1,594,561	1,609,995
General fund					
Restricted Funds					
TOTAL FUNDS				<u>1,594,561</u>	<u>1,609,995</u>

The charitable company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 March 2023.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 March 2023 in accordance with Section 476 of the Companies Act 2006.

The trustees acknowledge their responsibility for

- ensuring that the charitable company keeps accounting records that comply with Sections 386 and 387 of the Companies Act 2006 and
- preparing financial statements which give a true and fair view of the state of affairs of the charitable company as at the end of each financial year and of its surplus or deficit for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the charitable company.

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

The financial statements were approved by the Board of Trustees on 3rd October 2023 and were signed on its behalf by:

.....
S Elliott Mead - Trustee

SHIRE TRAINING WORKSHOPS LIMITED
TRADING AS OPENHOUSE

STATEMENT OF FINANCIAL ACTIVITIES

FOR THE YEAR ENDED 31 March 2023

		Unrestricted Funds	Restricted Funds	Total Funds 2023	Total Funds 2022
	Note	£	£	£	£
INCOME AND ENDOWMENTS FROM					
Donations and legacies	2	1,415		1,415	15,617
Charitable activities	4				
Housing and support		235,942		235,942	244,972
Enhanced support		59,327		59,327	73,299
Supporting People		77,041		77,041	77,041
Investment Income	3	70,295		70,295	69,896
Other Income					
TOTAL INCOME		444,020	0	444,020	480,825
EXPENDITURE					
Raising Funds	5				
Charitable Activities	6				
Housing and support		142,380		142,380	158,061
Enhanced support		158,835	13,239	172,074	163,673
Education					
Central and Support Costs		145,000		145,000	145,000
TOTAL		446,215	13,239	459,454	466,734
NET INCOME/(EXPENDITURE)		(2,195)	(13,239)	(15,434)	14,091
RECONCILIATION OF FUNDS					
Total		1,609,995	-	1,609,995	1,595,904
TOTAL FUNDS CARRIED FORWARD		1,607,800	(13,239)	1,594,561	1,609,995

SHIRE TRAINING WORKSHOPS LIMITED
TRADING AS OPENHOUSE

CASH FLOW STATEMENT
for the Year End 31 March 2023

	Notes	31.3.23 £	31.3.22 £
Cash flows from operating activities			
Cash generated from operations	1	(128,986)	18,576
Interest paid		(5,690)	(4,485)
Net cash provided by operating activities		<u>(134,676)</u>	<u>14,091</u>
Cash flows from investing activities			
Sale of tangible fixed assets			
Net cash provided by investing activities		<u>-</u>	<u>-</u>
Cash flows from financing activities			
Loan repayments in year			(13,568)
Loan interest			
Net cash used in financing activities		<u>0</u>	<u>(13,568)</u>
Change in cash and cash equivalents in the reporting period		(134,676)	523
Cash and cash equivalents at the beginning of the reporting period		272,209	212,225
Cash and cash equivalents at the end of the reporting period		<u>137,533</u>	<u>212,748</u>

SHIRE TRAINING WORKSHOPS LIMITED
TRADING AS OPENHOUSE

NOTES TO THE CASH FLOW STATEMENT
for the Year End 31 March 2023

1. RECONCILIATION OF NET EXPENDITURE TO NET CASH FLOW FROM OPERATING ACTIVITIES

	31.3.23 £	31.3.22 £
Net expenditure for the reporting period (as per the Statement of Financial Activities)	(15,434)	14,091
Adjustments for:		
Depreciation charges		
Loss/(profit) on disposal of fixed assets		
Interest paid	5,690	4,485
Decrease in debtors	21,762	
Decrease in creditors	(141,004)	
Net cash provided by operations	<u><u>(128,986)</u></u>	<u><u>18,576</u></u>

2. ANALYSIS OF CHANGES IN NET (DEBT)/FUNDS

	AT 1.4.22 £	Cash Flow £	31.3.23 £
Net cash			
Cash at bank and in hand	272,209	(134,676)	137,533
	<u><u>272,209</u></u>	<u><u>(134,676)</u></u>	<u><u>137,533</u></u>
Debt			
Debts falling due within 1 year	(76,274)	(40,491)	(35,783)
Debts falling due after 1 year	(154,984)	(100,513)	(54,471)
	<u><u>(231,258)</u></u>	<u><u>(141,004)</u></u>	<u><u>(90,254)</u></u>
Total	<u><u>40,951</u></u>	<u><u>6,328</u></u>	<u><u>47,279</u></u>

SHIRE TRAINING WORKSHOPS LIMITED

TRADING AS OPENHOUSE

Notes to the financial Statements

For the year ended 31 March 2023

1. ACCOUNTING POLICIES

Basis of preparing the financial statements and assessment of going concern

The financial statements of the charitable company, which is a public benefit entity under FRS 102, 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)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Companies Act 2006. The financial statements have been prepared under the historical cost convention.

The trustees consider that there are no material uncertainties about the charity's ability to continue as a going concern.

Income

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life. Plant and Machinery - at varying rates on cost

No depreciation is charged in respect to freehold land and buildings

Investment property

Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in fair value is recognised in the Statement of Financial Activities.

Taxation

The charity is exempt from corporation tax on its charitable activities.

Debtors

Trade and other debtors are recognised at the settlement amount. Prepayments are valued at the amount prepaid.

Cash at bank and in hand

Cash at bank and in hand includes cash, current bank accounts and deposit bank accounts with no withdrawal limitations.

Creditors

Creditors are recognised where then charity has a present obligation resulting from a past event that will result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors are recognised at their settlement amount.

Fund accounting

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

SHIRE TRAINING WORKSHOPS LIMITED
TRADING AS OPENHOUSE

Notes to the financial Statements

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

Pension costs and other post-retirement benefits

The charitable company operates a defined contribution pension scheme. Contributions payable to the charitable company's pension scheme are charged to the Statement of Financial Activities in the period to which they relate.

Significant estimates and judgments

Preparation of the financial statements requires management to make significant judgments and estimates. The items in the financial statements where these judgments and estimates have been made include:

Useful economic lives of tangible assets

Significant estimates and judgments

the annual depreciation charge of the tangible assets are sensitive to changes in the estimates useful economic lives and residual value of the assets. The useful economic lives and residual values are amended when necessary to reflect current estimates, economic utilisation and the physical condition of the assets. See the Tangible Fixed Asset note for the carrying amount of the assets

Impairment of debtors

The charity makes an estimate of the recoverable value of trade and other debtors. When assessing impairment of trade and other debtors, management considers factors including the current credit rating of the debtor, the aging profile of debtors and historical experience. See the Debtors note for the carrying value of debtors after the associated impairment

1. ACCOUNTING POLICIES (continued)

Financial instruments

The charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially settled at transaction value and subsequently measured at their settlement value.

2. DONATIONS AND LEGACIES

	31.3.23 £	31.3.22 £
Donations	786	4,276
Grants	629	11,341
	<u>1,415</u>	<u>15,617</u>

Grants received, included in the above, are as follows:

	31.3.23 £	31.3.22 £
Covid Grant - Government funding	629	11,341
Columbia Threadneedle CIG		2,000
Work Force Capacity funding		
	<u>629</u>	<u>13,341</u>

SHIRE TRAINING WORKSHOPS LIMITED
TRADING AS OPENHOUSE

Notes to the financial Statements

3. INVESTMENT INCOME

	31.3.23 £	31.3.22 £
Rents Received	70,004	69,887
Interest Received	291	9
	<u>70,295</u>	<u>69,896</u>

4. INCOME FROM CHARITABLE ACTIVITIES

	Activity	31.3.23 £	31.3.22 £
Supporting People	Housing and support	77,041	77,041
Residents Rents & Charges	Housing and support	235,942	244,972
Enhanced Support	Enhanced support	59,327	73,299
		<u>372,310</u>	<u>395,312</u>

5. RAISING FUNDS

Raising donations and legacies

	31.3.23 £	31.3.22 £
Fundraising Costs	<u>-</u>	<u>-</u>

6. CHARITABLE ACTIVITIES COSTS

	Direct Costs £	Support Costs (see note 7) £	Totals £
Housing and support	119,853		119,853
Enhanced support	60,074		60,074
Central and Support costs	97,374	47,626	145,000
	<u>277,301</u>	<u>47,626</u>	<u>324,927</u>

SHIRE TRAINING WORKSHOPS LIMITED
TRADING AS OPENHOUSE

Notes to the financial Statements

7. SUPPORT COSTS

	Finance	Governance Costs	Totals
	£	£	£
Housing and Support Enhanced Costs		23,172	23,172
Central and support costs	820	23,634	24,454
	<u>820</u>	<u>46,806</u>	<u>47,626</u>

8. NET INCOME/(EXPENDITURE)

Net income/(expenditure) is stated after charging/(crediting):

	31.3.23	31.3.22
	£	£
Depreciation - owned assets		
(Deficit)/Surplus on disposal of fixed assets		
Independent Examination	400	360

9. TRUSTEES REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 March 2023 nor for the year ended 31 March 2022.

Trustees' expenses

There were no trustees' expenses paid for the year ended 31 March 2023 nor for year ended 31 March 2022.

Key management personnel

The remuneration for the key management personnel amounted to £.... (2021 58,925). The key management personnel comprised of the CEO, Service Delivery Manager and Operations Manager

10. STAFF COSTS

	31.3.23	31.3.22
	£	£
Wages and Salaries	275,427	276,926
Social Security Costs	7,795	6,670
Other pension costs	7,074	8,009
	<u>290,296</u>	<u>291,605</u>

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

	31.3.23	31.3.22
Housing	7	7
Adminstration	5	5
	<u>12</u>	<u>12</u>

No employees received emoluments in excess of £60,000.

SHIRE TRAINING WORKSHOPS LIMITED
TRADING AS OPENHOUSE

Notes to the financial Statements

11. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted Funds	Restricted Funds	Total Funds
Note		£	2022 £
INCOME AND ENDOWMENTS FROM			
Donations and legacies	1,415		1,415
Charitable activities			
Housing and support	312,983		312,983
Enhanced support	59,327		59,327
Investment Income	70,004		70,004
Other Income	291		291
TOTAL INCOME	444,020		444,020
EXPENDITURE			
Raising Funds			
Charitable Activities			
Housing and support	119,853		119,853
Enhanced support	60,074		60,074
Central and Support Costs	145,000		145,000
TOTAL EXPENDITURE	324,927		324,927
NET INCOME/(EXPENDITURE)	119,093		119,093
RECONCILIATION OF FUNDS			
Total funds brought forward	1,609,995		1,609,995
TOTAL FUNDS CARRIED	1,729,088		1,729,088

12. TANGIBLE FIXED ASSETS

	Freehold Property	Plant and Machinery	Fixtures and Fittings	Totals
COST OR VALUATION	£	£	£	£
At 1 April 2022	1,025,000	23,590	97,704	1,146,294
At 31 March 2023	<u>1,025,000</u>	<u>23,590</u>	<u>97,704</u>	<u>1,146,294</u>
DEPRECIATION				
At 1 April 2022		23,590	97,704	121,294
At 31 March 2023		<u>- 23,590</u>	<u>97,704</u>	<u>121,294</u>
NET BOOK VALUE				
At 31 March 2023	<u>1,025,000</u>	<u>-</u>	<u>-</u>	<u>1,025,000</u>
At 1 April 2022	<u>1,025,000</u>	<u>-</u>	<u>-</u>	<u>1,025,000</u>

SHIRE TRAINING WORKSHOPS LIMITED
TRADING AS OPENHOUSE

Notes to the financial Statements

13. INVESTMENT PROPERTY

FAIR VALUE	£
At 1 April 2022	500,000
At 31 March 2023	<u> </u>
NET BOOK VALUE	
At 31 March 2023	500,000
At 1 April 2022	<u>500,000</u>

The property was valued by an independent valuer as at 23 May 2018 For the purposes of the financial statements, the directors took advice from an independent firm of Surveyors an asset values as at 31st March 2018. The numbers reported and the revaluations reflect the discussions with and the opinion of the Surveyor, as permitted by FRS 102.

14. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR	31.3.23	31.3.22
	£	£
Trade Debtors	21,838	22,607
Accrued Income		21,437
Prepayments	444	
	<u>22,282</u>	<u>44,044</u>

15. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.3.23	31.3.22
	£	£
Other Loans (see note 17)	8,580	18,853
Trade Creditors	18,068	17,444
Social Security and other taxes	4,588	2,803
Other creditors		5,451
Deposits Held	4,147	4,329
Accrued Expenses	400	27,394
	<u>35,783</u>	<u>76,274</u>

16. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	31.3.23	31.3.22
	£	£
Other Loans (see note 17)	<u>54,471</u>	<u>154,984</u>

SHIRE TRAINING WORKSHOPS LIMITED
TRADING AS OPENHOUSE

Notes to the financial Statements

17. LOANS

An analysis of the maturity of loans is given below:

	31.3.23 £	31.3.22 £
Amounts falling due within on year on demand:		
Other Loans 1-2 years	<u>8,580</u>	<u>18,853</u>
Amounts falling between two and five years:		
Other Loans - 2-5 years	<u>34,322</u>	<u>75,412</u>
Amounts falling due in more than 5 years:	<u>20,149</u>	<u>79,572</u>

The HSBC Loan (Delmots) is secured over the freehold property known as Delmot's Lot, 57a High Street, Stroud.

The total amount secured on the Delmot's Lot at the year end is £54,471 (2022: 173,837). The property value of £425,000 was valued by a professional valuer on 23 May 2018.

A lumpsum of £100,000 was paid off the mortgage during the year

18. MOVEMENT IN FUNDS

	At 01.4.2022	Net movement in funds	At 31.3.23
	£	£	£
Unrestricted Funds			
General fund	1,609,995	(15,434)	1,594,561
	<u>1,609,995</u>	<u>(15,434)</u>	<u>1,594,561</u>

19. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 31 March 2023.

SHIRE TRAINING WORKSHOPS LIMITED
TRADING AS OPENHOUSE

Detailed Statement of Financial Activities
for the Year Ended 31 March 2023

	31.3.23 £	31.3.22 £
INCOME AND ENDOWMENTS		
DONATIONS AND LEGACIES		
Donations	786	4,276
Recovered Expenses		
Grants	<u>629</u>	<u>11,341</u>
	<u>1,415</u>	<u>15,617</u>
INVESTMENT INCOME		
Rents received	70,004	69,887
Other income	291	9
CHARITABLE ACTIVITIES		
Learner Funding		
Supporting People	77,041	77,041
Residents Rents & Charges	235,942	244,972
Enhanced Support	59,327	73,299
	<u>372,310</u>	<u>395,312</u>
Total incoming resources	<u>444,020</u>	<u>480,825</u>
EXPENDITURE		
Charitable activities		
Wages	275,427	276,926
Social Security Costs	7,795	6,670
Pensions	7,074	8,009
Rates and Water	11,352	9,187
Insurance	1,884	2,561
Light and heat	26,183	18,863
Telephone	4,351	4,583
Postage and Stationary	1,103	6,249
Sundries		8,306
Staff Recruitment and Training	892	619
Travel Expenses	718	295
Small office equipment	2,810	
Property Upkeep	62,993	96,952
Bad debts	9,646	
Direct Activities Costs		718
	<u>412,228</u>	<u>439,938</u>

SHIRE TRAINING WORKSHOPS LIMITED
TRADING AS OPENHOUSE

Detailed Statement of Financial Activities
for the Year Ended 31 March 2023
(continued)

Support Costs

Finance

Bank Charges	820	326
	<u>31.3.22</u>	<u>31.3.22</u>
	£	£
Finance		
Governance Costs	400	360
Sundries	653	925
Accountancy and legal fees	6,234	12,125
Professional Subscriptions	6,809	1,927
Consultancy Fees	17,000	
External Compliance	708	588
Office Equipment	8,912	6,060
Fixtures and fittings		
Bank Loan Interest	5,690	4,485
	46,406	26,470
Total resources expended	459,454	466,734
Net income/(expenditure)	<u><u>(15,434)</u></u>	<u><u>14,091</u></u>

SHIRE TRAINING WORKSHOPS LIMITED

England & Wales - Charity number 285834

Accounts

REGISTERED COMPANY NUMBER: 01429772

REGISTERED CHARITY NUMBER:285834

**SHIRE TRAINING WORKSHOPS LIMITED
TRADING AS OPENHOUSE**

**Report of the Trustees and
Unaudited Financial Statements for the Year Ended**

31st March 2022

SHIRE TRAINING WORKSHOPS LIMITED
TRADING AS OPENHOUSE
Contents of the Financial Statements

YEAR ENDED 31 MARCH 2022

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SHIRE TRAINING WORKSHOPS LIMITED
TRADING AS OPENHOUSE

REPORT OF THE TRUSTEES
for the Year Ended 31 March 2022

The trustees who are also directors of the charity for the purposes of the Companies Act 2006, present their report with the financial statements of the charity for the year ended 31 March 2022. The trustees have adopted the provisions of 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).

OBJECTIVES AND ACTIVITIES

Objectives and aims

Our Vision:

Supporting vulnerable people to live full and independent lives.

Our Mission:

To enable individuals to discover their potential through providing a safe environment where they can live, thrive, and receive support to transition to their next step in life.

Our Values:

- | | | |
|---|-------------------|---|
| o | Integrity | We are honest, gracious, and respectful, and committed to working to the best of our ability. |
| o | Compassion | We empathise and feel compelled to alleviate someone's suffering. |
| o | Excellence | We are committed to providing the best quality service to everyone who is part of the OPENhouse family. |

Core Principles:

- | | |
|---|---|
| 1 | Holistically supporting vulnerable and disengaged individuals to become independent. |
| 2 | Celebrating individual uniqueness and diversity of service users and staff; demonstrating equality across the organisation. |
| 3 | Accepting everyone for who they are and where they are in their lives. |
| 4 | Providing a welcoming space for all ages to live, thrive, and feel secure. |
| 5 | Remaining confident in our own ability to help others and continually developing ways in which we can improve our service. |

SHIRE TRAINING WORKSHOPS LIMITED
TRADING AS OPENHOUSE

REPORT OF THE TRUSTEES
for the Year Ended 31 March 2022

The primary objects of the Charity are:

- 1 To support people who through their social and economic circumstances, are in need or unable to gain employment;
- 2 To help vulnerable people to develop in every area of their lives as they grow as individuals and become active members of society;
- 3 To provide supported housing to vulnerable people who are in need due to social and economic circumstances;
- 4 To provide supported housing and floating support to vulnerable people with multiple mental health needs.

Charitable activities:

OPENhouse provides housing and support for homeless and vulnerable people with multiple and complex needs. Our key aim is to effectively facilitate the transition of our service users from a position of vulnerability and dependency to living 'fully functioning lives' within their capacity to do so.

This is achieved in three independent yet interdependent ways through:

- 1 Housing and Support for individuals at risk of homelessness or who are homeless. This does not simply involve finding individuals accommodation but working with them to achieve their potential and learn life skills, enabling them to make a positive contribution to the community rather than living a life of dependency;
- 2 Housing and Support for individuals with mental health conditions. We provide a residential setting within the community where we focus on developing individual ability to manage diagnosed needs.
- 3 Floating Support (In-home) for people with complex needs who are living independently.

SHIRE TRAINING WORKSHOPS LIMITED

TRADING AS OPENHOUSE

REPORT OF THE TRUSTEES

for the Year Ended 31 March 2022

OBJECTIVES AND ACTIVITIES

Public benefit

OPENhouse welcomes all people regardless of personal background, faith, gender or personal circumstances and we believe this philosophy of openness to all enriches everyone through the sharing of the skills, values and life experiences.

Our Stroud sites provide the local community with centres for a variety of activities and events for many groups. We believe equal access to our services is vital to our success and that successful outcomes must be shared by all communities that use our services. We believe in working with other organisations to broaden the impact and influence we have with the varied people we work with. Our skills can be applied to all ages and abilities and our service can be beneficial to vulnerable individuals from all walks of life.

Each area of OPENhouse works carefully to refine their practice to achieve a careful balance between growing the organisation and not diluting the high quality of service delivery or OPENhouse's Mission, Vision, Values and Core Principles. Sharing information, knowledge and expertise is crucial to our success and our ability to respond to a rapidly changing landscape. All members of staff and service users are encouraged to be curious, ask questions and be prepared to kindly challenge and discuss to reach agreement as a team.

Trustees pay careful attention to the Charity Commissioners guidance on public benefit and the activities carried out are consistent with those requirements.

OUR WORK:

Supporting People [SP]

The Accommodation Based Support contract that we had were awarded in 2019 has not been called off to date. This was slightly disappointing as it would have aided our flexible approach to supported accommodation. Mixing several housing needs in one building would have given further financial security and enabled us to respond to local need.

Enhanced Living and Support [EST]

The Enhanced Support Team provides specialist support for those in their own homes and within our self-contained flats at Delmont's Lot. Throughout 2021/22 we supported 4 service users in self contained accommodation at Delmont's Lot, 3 young people in the shared flat 5 and 11 service users within our floating support 'in-home' service. Most of the individuals we work with have some form of complex mental health need, Autism Spectrum Disorder or Learning Difficulties and rely on continued planned support.

SHIRE TRAINING WORKSHOPS LIMITED
TRADING AS OPENHOUSE

REPORT OF THE TRUSTEES
for the Year Ended 31 March 2022

Entrenched Rough Sleepers

Since April 2020 OPENhouse has accommodated 10 rough sleepers in Painswick Inn. This Stroud District Council funded project has provided person centred accommodation and trauma informed support and as a result the service has transitioned 9 people during this financial year.

In its simplest form this project houses 10 vulnerable rough sleepers taking them off the streets, keeping them safe and supported. However it's far more than that. The social value of providing accommodation to people who find themselves rough sleeping has a benefit to the community as well as enhanced individual wellbeing.

OPENhouse have continued to provide a bed for the severer weather emergency protocol scheme throughout the winter and during the period of unseasonal heat in the summer. A further extension to this service has been planned for early 2023 with the addition of a direct access pod which will be used to assess emergency cases and ensure they have a safe space to sleep before they are accommodated.

ACHIEVEMENT AND PERFORMANCE

A review of the charity's business

Throughout 2021/22 OPENhouse has continued to provide supported housing, and complex needs support for homeless people and vulnerable individuals. Funding cuts and contractual changes have made this work challenging but we have continued to achieve successful outcomes and OPENhouse is establishing a positive reputation for this work. Strategically the CEO and Trustees agreed that OPENhouse needed to widen its remit to include all vulnerable people in society which would future proof the charity by being able to respond to immediate local and county needs.

The main objectives for the year ending 31 March 2022 were:

- 1 Ensure our service users are at the heart of everything we do by providing a supportive environment where they can live and feel valued.

 - 2 Focus on the community we serve by providing a supportive environment and building relationships where individuals feel safe and where they have the capacity to take ownership of their own challenges and successes.

 - 3 Maximise income and minimise voids across the charity.
 - 4 Review the overall site to complete an investment schedule of works.
- Capacity across the site in % terms

SHIRE TRAINING WORKSHOPS LIMITED
TRADING AS OPENHOUSE

REPORT OF THE TRUSTEES
for the Year Ended 31 March 2022

Key Outcomes:

- 1 Maintained All Age Disabilities Framework Contract
- 2 Maintained Rough Sleepers Contract
- 3 Outsourced HR function to include online training facility
- 4 Outsourced Health & Safety function to include full H&S assessment of site
- 5 Outsourced IT function to specialist provider

ACHIEVEMENT AND PERFORMANCE

Financial Review

The Charity's income was £480,825 in 2021-22 against an expenditure of £466,734 leaving a surplus of £14,091 in the year's accounts. The surplus has reduced this year due to building improvements to the Painswick Inn and a slight reduction in occupancy levels at Delmonts Lot.

The outstanding debtors is a financial challenge for OPENhouse. OPENhouse has a policy of ensuring that debts are repaid and pursued, and we actively work with each debtor to ensure effective and sensitive debt recovery. Each department has responsibility for their own budgets and works collaboratively with Senior Management Team to control costs, maximise revenue and proactively seek new streams of funding wherever possible.

Income

The Charity continues to benefit from its property portfolio with Commercial leases, and Hall hire contributing £69,887.

Our principal funding streams come from Gloucestershire County Council, NHS and Stroud District Council contracts.

Expenditure

Central costs have increased from £132,309 in 2020/21 to £145,000 in 2021/22 this is largely due increased repairs due to property damage from residents and general building maintenance. This figure may increase next financial year as it is expected that the listed buildings will need further renovation and maintenance due to an annual health and safety review. This year the Charity has written off £4,533 of historic bad debts from previous years within this year's accounts.

SHIRE TRAINING WORKSHOPS LIMITED
TRADING AS OPENHOUSE

REPORT OF THE TRUSTEES
for the Year Ended 31 March 2022

Fixed Assets

Total Assets for the year are £1,525,000 which is made up from fixed assets of £1,025,000 and our property investment portfolio of £500,000. The Company applies a straight-line depreciation rate of 20% to plant and machinery and 15% reducing balance to fixtures and fittings.

The current assets stand at £316,253, with current liabilities of £76,274 with long term liabilities of £154,984 a significant reduction on last year's figures .

FINANCIAL REVIEW

Reserves policy

The target for reserves not committed or invested in tangible fixed assets held by the charity should be a minimum of 3 months expenditure for charitable activities. The Trustees view a target of £100,000 in cash funds being desirable, with £80,000 being required to cover three months full staffing costs. The present level of cash funds is £272,209 which is an increase on last year, due to staffing gaps.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The organisation is a charitable company limited by guarantee, incorporated on 15 June 1979 (Company Number 01429772) and registered as a charity on 29 November 1982 (Charity Number 285834). The company was established under a memorandum of association, which established the objects and powers of the charitable company and is governed under its articles of association.

Recruitment and appointment of new trustees

Trustees can be appointed by the existing Trustees at any time throughout the year to fill a vacancy or by way of an addition to the board provided that the prescribed maximum (12) is not thereby exceeded. The appointment shall be retained until the next Annual General Meeting (AGM) when they will be eligible for official election. Trustees delegate responsibility for the day-to-day management and running of the charity to the Chief Executive Officer (CEO) and the Senior Management Team (SMT). Trustees review major strategic, business and operational risks which the charity may face and ensure the required regular reporting procedures are in place enabling any risks can be identified and minimised. Throughout the year Trustees are given the opportunity to attend relevant training courses, including Governance and Safeguarding.

Trustees take their governance role very seriously in step with the Charity Commission's guidelines. Trustees meet on a bi-monthly basis providing specialist information and operational support, in line with their skills and expertise.

SHIRE TRAINING WORKSHOPS LIMITED
TRADING AS OPENHOUSE

REPORT OF THE TRUSTEES
for the Year Ended 31 March 2022

Organisational Review

The most significant challenge for OPENhouse this reporting year has been the recruitment of new staff and retention of existing staff. Recovery from COVID and Brexit have had an adverse impact on the numbers of individuals seeking employment in Health and Social care roles. Staff numbers at OPENhouse have reduced due to increased voids at Delmonts Lot. Outsourcing operational functions including HR, H&S and IT allows us to access skills and expertise that would be cost prohibitive in house.

The main challenges facing local authorities and service providers includes, reduced funding from central government, an ageing population with more complex needs, increasing demand for services especially, mental health, addiction and complex needs, escalating medication costs, recruiting quality staff with the right skills and expertise. All these challenges are placing considerable pressure on the local authority, the NHS and social care finances This community support is suffering from staffing shortages and reduced funding which in turn increases the pressure on in-house support provision.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Strategic Direction

- o Focus on our Stroud based work with vulnerable people, particularly the entrenched rough sleeper cohort.
- o Ensure our vision and values are evident in everyday working practice and procedure.
- o Agree a new strategic direction for OPENhouse in light of local changes and need.
- o Build key relationships with the County, District and Town Council and organisations that support our work and align to our values.
- o Develop new digital frameworks to help staff carry out their day to day work more efficiently.
- o Better utilise our website and social media to educate and promote our work.
- o Improve staff training and development opportunities to ensure employees feel well equipped and prepared to deliver an excellent high-quality support service.
- o Partner with organisations to help us improve our offer to Staff and Clients.
- o Ensure OPENhouse is financially sustainable for the future.

SHIRE TRAINING WORKSHOPS LIMITED
TRADING AS OPENHOUSE

REPORT OF THE TRUSTEES
for the Year Ended 31 March 2022

Risk Strategy

The charity's most significant financial risk is protecting present and future sources of income and its resources, followed closely by control of the processes for paying the organisation's liabilities.

As the current cohort of residents has changed to a more chaotic entrenched client base we are at an elevated risk of increased debtors and room damage. Procedures and processes have been amended to include tighter screening and should assist to mitigate risk.

Reduced staff numbers means consequently fewer individuals hold more knowledge. To reduce operational risk, outsourcing key operational functions such as accounts, IT and HR reduces the risk of interruption to service delivery should key staff members leave the organisation.

As expenditure on capital assets will be required to maintain the listed buildings, it is important to ensure investment in maintaining our listed buildings by completing remedial work to avoid high structural costs in the future and avoidance of contravening Health & Safety policy.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Administration and staff

The SMT meet once a week to plan, make decisions and review performance across all charitable activities. All key management and strategic decisions are reported to the Board of Trustees in report form bimonthly.

SHIRE TRAINING WORKSHOPS LIMITED
TRADING AS OPENHOUSE

REPORT OF THE TRUSTEES
for the Year Ended 31 March 2022

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Company number

01429772 (England and Wales)

Registered Charity number

285834

Registered office

Painswick Inn
Gloucester Street
Stroud
Gloucestershire
GL5 1QG

Trustees

R Brinton

S Elliott-Mead (Appointed 10th February 2022)

N J Severs (Resigned 13th June 2022)

A J Warner

Independent Examiner

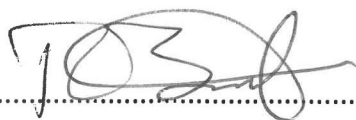
Miss Sally J Wainwright ACMA

Isis House
Smith Road
Wednesbury
WS10 0PB

Chief Executive Officer

Anna Herbert

Approved by order of the board of trustees on 22 Nov 2022 and signed on its behalf by:



R Brinton - Trustee

**INDEPENDENT EXAMINERS REPORT TO THE TRUSTEES OF
SHIRE TRAINING WORKSHOPS LIMITED
TRADING AS OPENHOUSE**

Independent examiner's report to the trustees of Shire Training Workshops Limited ('the Company')

I report to the charity trustees on my examination of the accounts of the Company for the year ended 31 March 2022.

Responsibilities and basis of report

As the charity's trustees of the Company (and also its directors for the purposes of company law) you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ('the 2006 Act').

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

Independent examiner's statement

Since your charity's gross income exceeded £250,000 your examiner must be a member of a listed body. I can confirm that I am qualified to undertake the examination because I am a registered member of Institute of Chartered Management Accountants, which is one of the listed bodies.

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe:

- (1) accounting records were not kept in respect of the Company as required by section 386 of the 2006 Act; or
- (2) the accounts do not accord with those records; or
- (3) the accounts do not comply with the accounting requirements of section 396 of the 2006 Act other than any requirement that the accounts give a true and fair view which is not a matter considered as part of an independent examination; or
- (4) the accounts have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities (applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)).

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

Sally J Wainwright ACMA - Et Voila Accountancy Services Limited
Isis Business Centre, Smith Road, Wednesbury, WS10 0PB

7th November 2022



SHIRE TRAINING WORKSHOPS LIMITED
TRADING AS OPENHOUSE

STATEMENT OF FINANCIAL ACTIVITIES

FOR THE YEAR ENDED 31 March 2022

	Note	Unrestricted Funds	Restricted Funds	Total Funds 2022	Total Funds 2021
		£	£	£	£
INCOME AND ENDOWMENTS FROM					
Donations and legacies	2	15,617		15,617	13,540
Charitable activities	4				
Housing and support		244,972		244,972	134,836
Enhanced support		60,060	13,239	73,299	203,696
Supporting People		77,041		77,041	
Investment Income	3	69,896		69,896	66,414
Other Income					26,563
TOTAL INCOME		467,586	13,239	480,825	445,049
EXPENDITURE					
Raising Funds	5				
Charitable Activities	6				
Housing and support		158,061		158,061	105,981
Enhanced support		150,434	13,239	163,673	167,633
Education					
Central and Support Costs		145,000		145,000	132,309
TOTAL		453,495	13,239	466,734	405,923
NET INCOME/(EXPENDITURE)		14,091	-	14,091	39,126
RECONCILIATION OF FUNDS					
Total		1,595,904	-	1,595,904	1,556,778
TOTAL FUNDS CARRIED FORWARD		1,609,995	-	1,609,995	1,595,904

SHIRE TRAINING WORKSHOPS LIMITED
TRADING AS OPENHOUSE
BALANCE SHEET
31st March 2022

	Notes	Unrestricted Funds	Restricted Funds	31.3.22 £	31.3.2021 £
FIXED ASSETS					
Tangible assets	12	1,025,000		1,025,000	1,025,000
Investment Property	13	500,000		500,000	500,000
		1,525,000	0	1,525,000	1,525,000
CURRENT ASSETS					
Debtors	14	44,044		44,044	70,513
Cash at bank		272,209		272,209	212,225
		316,253	-	316,253	282,738
CREDITORS: Amounts falling due within one year	15	(76,274)		(76,274)	(43,282)
NET CURRENT ASSETS		239,979	-	239,979	239,456
TOTAL ASSETS LESS CURRENT LIABILITIES		1,764,979	-	1,764,979	1,764,456
CREDITORS					
Amounts falling due after more than one year	16	(154,984)		(154,984)	(168,552)
NET ASSETS		1,609,995	-	1,609,995	1,595,904
FUNDS					
Unrestricted funds	18			1,609,995	1,595,904
General fund					
Restricted Funds					
TOTAL FUNDS				1,609,995	1,595,904

The charitable company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 March 2022.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 March 2022 in accordance with Section 476 of the Companies Act 2006.

The trustees acknowledge their responsibility for

- a) ensuring that the charitable company keeps accounting records that comply with Sections 386 and 387 of the Companies Act 2006 and
- b) preparing financial statements which give a true and fair view of the state of affairs of the charitable company as at the end of each financial year and of its surplus or deficit for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the charitable company.

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

The financial statements were approved by the Board of Trustees on 22nd November 2022 and were signed on its behalf by:


.....
S Elliott-Mead - Trustee

SHIRE TRAINING WORKSHOPS LIMITED
TRADING AS OPENHOUSE

CASH FLOW STATEMENT
for the Year End 31 March 2022

	Notes	31.3.22 £	31.3.21 £
Cash flows from operating activities			
Cash generated from operations	1	78,037	(883)
Interest paid		(4,485)	(9,861)
Net cash provided by operating activities		<u>73,552</u>	<u>(10,744)</u>
Cash flows from investing activities			
Sale of tangible fixed assets			
Net cash provided by investing activities		<u>-</u>	<u>-</u>
Cash flows from financing activities			
Loan repayments in year		(13,568)	(187,080)
Loan interest			
Net cash used in financing activities		<u>(13,568)</u>	<u>(187,080)</u>
Change in cash and cash equivalents in the reporting period		59,984	(197,824)
Cash and cash equivalents at the beginning of the reporting period		212,225	410,049
Cash and cash equivalents at the end of the reporting period		<u>272,209</u>	<u>212,225</u>

SHIRE TRAINING WORKSHOPS LIMITED
TRADING AS OPENHOUSE

NOTES TO THE CASH FLOW STATEMENT
for the Year End 31 March 2022

1. RECONCILIATION OF NET EXPENDITURE TO NET CASH FLOW FROM OPERATING ACTIVITIES

	31.3.22 £	31.3.21 £
Net expenditure for the reporting period (as per the Statement of Financial Activities)	14,091	39,126
Adjustments for:		
Depreciation charges		3,653
Loss/(profit) on disposal of fixed assets		
Interest paid	4,485	9,861
Decrease in debtors	26,469	(42,152)
Decrease in creditors	32,992	(11,371)
Net cash provided by operations	<u><u>78,037</u></u>	<u><u>(883)</u></u>

2. ANALYSIS OF CHANGES IN NET (DEBT)/FUNDS

	AT 1.4.21 £	Cash Flow £	31.3.22 £
Net cash			
Cash at bank and in hand	212,225	59,984	272,209
	<u><u>212,225</u></u>	<u><u>59,984</u></u>	<u><u>272,209</u></u>
Debt			
Debts falling due within 1 year	(18,853)	(32,992)	(51,845)
Debts falling due after 1 year	(168,552)	(26,469)	(195,021)
	<u><u>(187,405)</u></u>	<u><u>(59,461)</u></u>	<u><u>(246,866)</u></u>
Total	<u><u>24,820</u></u>	<u><u>523</u></u>	<u><u>25,343</u></u>

SHIRE TRAINING WORKSHOPS LIMITED

TRADING AS OPENHOUSE

Notes to the financial Statements

For the year ended 31 March 2022

1. ACCOUNTING POLICIES

Basis of preparing the financial statements and assessment of going concern

The financial statements of the charitable company, which is a public benefit entity under FRS 102, 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)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Companies Act 2006. The financial statements have been prepared under the historical cost convention.

The trustees consider that there are no material uncertainties about the charity's ability to continue as a going concern.

Income

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.
Plant and Machinery - at varying rates on cost

No depreciation is charged in respect to freehold land and buildings

Investment property

Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in fair value is recognised in the Statement of Financial Activities.

Taxation

The charity is exempt from corporation tax on its charitable activities.

Debtors

Trade and other debtors are recognised at the settlement amount. Prepayments are valued at the amount prepaid.

Cash at bank and in hand

Cash at bank and in hand includes cash, current bank accounts and deposit bank accounts with no withdrawal limitations.

Creditors

Creditors are recognised where then charity has a present obligation resulting from a past event that will result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors are recognised at their settlement amount.

Fund accounting

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

SHIRE TRAINING WORKSHOPS LIMITED
TRADING AS OPENHOUSE

Notes to the financial Statements

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

Pension costs and other post-retirement benefits

The charitable company operates a defined contribution pension scheme. Contributions payable to the charitable company's pension scheme are charged to the Statement of Financial Activities in the period to which they relate.

Significant estimates and judgments

Preparation of the financial statements requires management to make significant judgments and estimates. The items in the financial statements where these judgments and estimates have been made include:

Useful economic lives of tangible assets

Significant estimates and judgments

the annual depreciation charge of the tangible assets are sensitive to changes in the estimates useful economic lives and residual value of the assets. The useful economic lives and residual values are amended when necessary to reflect current estimates, economic utilisation and the physical condition of the assets. See the Tangible Fixed Asset note for the carrying amount of the assets

Impairment of debtors

The charity makes an estimate of the recoverable value of trade and other debtors. When assessing impairment of trade and other debtors, management considers factors including the current credit rating of the debtor, the aging profile of debtors and historical experience. See the Debtors note for the carrying value of debtors after the associated impairment

1. ACCOUNTING POLICIES (continued)

Financial instruments

The charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially settled at transaction value and subsequently measured at their settlement value.

2. DONATIONS AND LEGACIES

	31.3.22 £	31.3.21 £
Donations	4,276	5,211
Grants	11,341	8,329
	<u>15,617</u>	<u>13,540</u>

Grants received, included in the above, are as follows:

	31.3.22 £	31.3.21 £
Covid Grant - Government funding	11,341	
Columbia Threadneedle	2,000	
CIG		5,000
Work Force Capacity funding		3,329
	<u>13,341</u>	<u>8,329</u>

SHIRE TRAINING WORKSHOPS LIMITED
TRADING AS OPENHOUSE

Notes to the financial Statements

3. INVESTMENT INCOME

	31.3.22 £	31.3.21 £
Rents Received	69,887	66,414
	<u>69,887</u>	<u>66,414</u>

4. INCOME FROM CHARITABLE ACTIVITIES

	Activity	31.3.22 £	31.3.21 £
Supporting People	Housing and support	77,041	21,603
Residents Rents & Charges	Housing and support	244,972	113,233
Enhanced Support	Enhanced support	73,299	203,696
		<u>395,312</u>	<u>338,532</u>

5. RAISING FUNDS

Raising donations and legacies

	31.3.22 £	31.3.21 £
Fundraising Costs	<u>-</u>	<u>-</u>

6. CHARITABLE ACTIVITIES COSTS

	Direct Costs £	Support Costs (see note 7) £	Totals £
Housing and support	158,061		158,061
Enhanced support	163,673		163,673
Central and Support costs	118,564	26,436	145,000
	<u>440,298</u>	<u>26,436</u>	<u>466,734</u>

SHIRE TRAINING WORKSHOPS LIMITED
TRADING AS OPENHOUSE

Notes to the financial Statements

7. SUPPORT COSTS

	Finance	Governance Costs	Totals
	£	£	£
Housing and Support		7,252	7,252
Enhanced Costs			0
Central and support costs	326	18,858	19,184
	<u>326</u>	<u>26,110</u>	<u>26,436</u>

8. NET INCOME/(EXPENDITURE)

Net income/(expenditure) is stated after charging/(crediting):

	31.3.22	31.3.21
	£	£
Depreciation - owned assets		3,652
(Deficit)/Surplus on disposal of fixed assets		
Independent Examination	360	3,804

9. TRUSTEES REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 March 2022 nor for the year ended 31 March 2021.

Trustees' expenses

There were no trustees' expenses paid for the year ended 31 March 2022 nor for year ended 31 March 2021.

Key management personnel

The remuneration for the key management personnel amounted to £58,925 (2021 £74,500). The key management personnel comprised of the CEO, Service Delivery Manager and Operations Manager

10. STAFF COSTS

	31.3.22	31.3.21
	£	£
Wages and Salaries	276,926	243,950
Social Security Costs	6,670	9,672
Other pension costs	8,009	5,506
	<u>291,605</u>	<u>259,128</u>

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

	31.3.22	31.3.21
	£	£
Housing	7	7
Administration	5	5
	<u>12</u>	<u>12</u>

No employees received emoluments in excess of £60,000.

SHIRE TRAINING WORKSHOPS LIMITED
TRADING AS OPENHOUSE

Notes to the financial Statements

11. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted Funds	Restricted Funds	Total Funds
Note		£	2022 £
INCOME AND ENDOWMENTS FROM			
Donations and legacies	15,617		15,617
Charitable activities			
Housing and support	322,013		322,013
Enhanced support	73,299		73,299
Investment Income	69,887		69,887
Other Income	9		9
TOTAL INCOME	480,825		480,825
EXPENDITURE			
Raising Funds			
Charitable Activities			
Housing and support	158,061		158,061
Enhanced support	163,673		163,673
Central and Support Costs	145,000		145,000
TOTAL EXPENDITURE	466,734		466,734
NET INCOME/(EXPENDITURE)	14,091		14,091
RECONCILIATION OF FUNDS			
Total funds brought forward	1,595,904		1,595,904
TOTAL FUNDS CARRIED	1,609,995		1,609,995

12. TANGIBLE FIXED ASSETS

	Freehold Property	Plant and Machinery	Fixtures and Fittings	Totals
COST OR VALUATION	£	£	£	£
At 1 April 2021	1,025,000	23,590	97,704	1,146,294
At 31 March 2022	<u>1,025,000</u>	<u>23,590</u>	<u>97,704</u>	<u>1,146,294</u>
DEPRECIATION				
At 1 April 2021		23,590	97,704	121,294
At 31 March 2022		<u>- 23,590</u>	<u>97,704</u>	<u>121,294</u>
NET BOOK VALUE				
At 31 March 2022	<u>1,025,000</u>	<u>-</u>	<u>-</u>	<u>- 1,025,000</u>
At 1 April 2021	<u>1,025,000</u>	<u>-</u>	<u>-</u>	<u>- 1,025,000</u>

SHIRE TRAINING WORKSHOPS LIMITED
TRADING AS OPENHOUSE

Notes to the financial Statements

13. INVESTMENT PROPERTY

FAIR VALUE	£
At 1 April 2021	500,000
At 31 March 2022	<u> </u>
NET BOOK VALUE	
At 31 March 2022	500,000
At 1 April 2021	<u>500,000</u>

The property was valued by an independent valuer as at 23 May 2018 For the purposes of the financial statements, the directors took advice from an independent firm of Surveyors an asset values as at 31st March 2018. The numbers reported and the revaluations reflect the discussions with and the opinion of the Surveyor, as permitted by FRS 102.

14. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR	31.3.22	31.3.21
	£	£
Trade Debtors	22,607	47,334
Accrued Income	21,437	20,339
Prepayments		2,840
	<u>44,044</u>	<u>70,513</u>

15. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.3.22	31.3.21
	£	£
Other Loans (see note 17)	18,853	18,853
Trade Creditors	17,444	10,012
Social Security and other taxes	2,803	3,079
Other creditors	5,451	3,303
Deposits Held	4,329	4,582
Accrued Expenses	27,394	3,453
	<u>76,274</u>	<u>43,282</u>

16. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	31.3.22	31.3.21
	£	£
Other Loans (see note 17)	<u>154,984</u>	<u>168,552</u>

SHIRE TRAINING WORKSHOPS LIMITED
TRADING AS OPENHOUSE

Notes to the financial Statements

17. LOANS

An analysis of the maturity of loans is given below:

	31.3.22 £	31.3.21 £
Amounts falling due within on year on demand:		
Other Loans 1-2 years	<u>18,853</u>	<u>18,853</u>
Amounts falling between two and five years:		
Other Loans - 2-5 years	<u>75,412</u>	<u>56,560</u>
Amounts falling due in more than 5 years:	<u>79,572</u>	<u>93,139</u>

The HSBC Loan (Delmots) is secured over the freehold property known as Delmot's Lot, 57a High Street, Stroud.

The total amount secured on the Delmot's Lot at the year end is £173,837 (2021: 187,364). The property value of £425,000 was valued by a professional valuer on 23 May 2018.

18. MOVEMENT IN FUNDS

	At 01.4.2021 £	Net movement in funds £	At 31.3.22 £
Unrestricted Funds			
General fund	1,595,904	14,091	1,609,995
	<u>1,595,904</u>	<u>14,091</u>	<u>1,609,995</u>

19. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 31 March 2022.

SHIRE TRAINING WORKSHOPS LIMITED
TRADING AS OPENHOUSE

Detailed Statement of Financial Activities
for the Year Ended 31 March 2022

	31.3.22 £	31.3.21 £
INCOME AND ENDOWMENTS		
DONATIONS AND LEGACIES		
Donations	4,276	5,211
Recovered Expenses		
Grants	<u>11,341</u>	<u>8,329</u>
	<u>15,617</u>	<u>13,540</u>
INVESTMENT INCOME		
Rents received	69,887	66,414
Other income	9	26,563
CHARITABLE ACTIVITIES		
Learner Funding		
Supporting People	77,041	21,603
Residents Rents & Charges	244,972	113,233
Enhanced Support	73,299	203,696
	<u>395,312</u>	<u>338,532</u>
Total incoming resources	<u>480,825</u>	<u>445,049</u>
EXPENDITURE		
Charitable activities		
Wages	276,926	243,950
Social Security Costs	6,670	9,672
Pensions	8,009	5,506
Rates and Water	9,187	11,234
Insurance	2,561	2,879
Light and heat	18,863	20,578
Telephone	4,583	3,143
Postage and Stationary	6,249	3,405
Sundries	8,306	5,676
Staff Recruitment and Training	619	177
Travel Expenses	295	620
Small office equipment		3,610
Property Upkeep	96,952	63,498
Bad debts		
Direct Activities Costs	718	488
	<u>439,938</u>	<u>374,436</u>

SHIRE TRAINING WORKSHOPS LIMITED
TRADING AS OPENHOUSE

Detailed Statement of Financial Activities
for the Year Ended 31 March 2022
(continued)

Support Costs

Finance

Bank Charges	326	379
	<u>31.3.22</u>	<u>31.3.21</u>
	£	£
Finance		
Governance Costs	360	
Sundries	925	540
Accountancy and legal fees	12,125	14,254
Professional Subscriptions	1,927	1,369
Consultancy Fees		
External Compliance	588	1,433
Office Equipment	6,060	2,739
Fixtures and fittings		913
Bank Loan Interest	4,485	9,860
	26,470	31,108
Total resources expended	466,734	405,923
	<u>14,091</u>	<u>39,126</u>
Net income/(expenditure)	<u>14,091</u>	<u>39,126</u>

SHIRE TRAINING WORKSHOPS LIMITED

England & Wales - Charity number 285834

Accounts

REGISTERED COMPANY NUMBER: 01429772 (England and Wales)
REGISTERED CHARITY NUMBER: 285834

REPORT OF THE TRUSTEES AND
UNAUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2021
FOR
SHIRE TRAINING WORKSHOPS LIMITED
TRADING AS OPENHOUSE

Brindley Millen Ltd
167 Turners Hill
Cheshunt
Hertfordshire
EN8 9BH

SHIRE TRAINING WORKSHOPS LIMITED
TRADING AS OPENHOUSE

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for the Year Ended 31 March 2021

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SHIRE TRAINING WORKSHOPS LIMITED
TRADING AS OPENHOUSE

REPORT OF THE TRUSTEES
for the Year Ended 31 March 2021

The trustees who are also directors of the charity for the purposes of the Companies Act 2006, present their report with the financial statements of the charity for the year ended 31 March 2021. The trustees have adopted the provisions of 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).

OBJECTIVES AND ACTIVITIES

Objectives and aims

Our Vision:

Supporting vulnerable people to live full and independent lives.

Our Mission:

To enable individuals to discover their potential through providing a safe environment where they can live, thrive, and receive support to reach the next step in life.

Our Values:

- o **Integrity** We are honest, gracious, and respectful, and committed to working to the best of our ability.
- o **Compassion** We are able to empathise and feel compelled to alleviate someone's suffering.
- o **Excellence** We are committed to providing the best quality service to everyone who is part of the OPENhouse family.

Core Principles:

- 1 Holistically supporting vulnerable and disengaged individuals to become independent.
- 2 Celebrating individual uniqueness and diversity of service users and staff; demonstrating equality across the organisation.
- 3 Accepting everyone for who they are and where they are in their lives.
- 4 Providing a welcoming space for all ages to live, thrive, and feel secure.
- 5 Remaining confident in our own ability to help others and continually developing ways in which we can improve our service.

The primary objects of the Charity are:

- 1 To support people who through their social and economic circumstances, are in need or unable to gain employment;
- 2 To help vulnerable people to develop in every area of their lives as they grow as individuals and become active members of society;
- 3 To provide supported housing to vulnerable people who are in need due to social and economic circumstances;
- 4 To provide supported housing and floating support to vulnerable people with multiple mental health needs.

Charitable activities:

OPENhouse provides housing and support for homeless and vulnerable people with multiple and complex needs. Our key aim is to effectively facilitate the transition of our service users from a position of vulnerability and dependency to living 'fully functioning lives' within their capacity to do so.

This is achieved in three independent yet interdependent ways through:

- 1 Housing and Support for individuals at risk of homelessness or who are homeless. This does not simply involve finding individuals accommodation but working with them to achieve their potential and learn life skills, enabling them to make a positive contribution to the community rather than living a life of dependency;
- 2 Housing and Support for individuals with lifelong multiple and complex conditions. We provide a residential setting within the community where we focus on developing individual ability to manage diagnosed needs.
- 3 Floating Support (In-home) for people with complex needs who are living independently.

Public benefit

OPENhouse welcomes all people regardless of personal background, faith, gender or personal circumstances and we believe this philosophy of openness to all enriches everyone through the sharing of the skills, values and life experiences.

Our Stroud sites provide the local community with centres for a variety of activities and events for many groups. We believe equal access to our services is vital to our success and that successful outcomes must be shared by all communities that use our services. We believe in working with other organisations to broaden the impact and influence we have with the varied people we work with. Our skills can be applied to all ages and abilities and our service can be beneficial to vulnerable individuals from all walks of life.

Each area of OPENhouse works carefully to refine their practice to achieve a careful balance between growing the organisation and not diluting the high quality of service delivery or OPENhouse's Mission, Vision, Values and Core Principles. Sharing information, knowledge and expertise is crucial to our success and our ability to respond to a rapidly changing landscape. All members of staff and service users are encouraged to be curious, ask questions and be prepared to kindly challenge and discuss to reach agreement as a team.

SHIRE TRAINING WORKSHOPS LIMITED
TRADING AS OPENHOUSE

REPORT OF THE TRUSTEES
for the Year Ended 31 March 2021

OBJECTIVES AND ACTIVITIES

Trustees pay careful attention to the Charity Commissioners guidance on public benefit and the activities carried out are consistent with those requirements.

OUR WORK:

Supporting People [SP]

OPENhouse have remained resolute in our aim to continue to provide not simply housing based support but life skills, and access to employment and apprenticeship opportunities. We believe this approach results in better longer-term outcomes for our service users. To this end we submitted a tender response for the Accommodation Based Support contract that we had previously lost in 2019 and were successful. We were awarded 5 separate lots which includes the 18+ accommodation based support (SP) and rough sleepers/entrenched intensive support. This outcome was a welcome achievement for our staff team and assisted with increasing staff morale and revenue.

Enhanced Living and Support [EST]

The Enhanced Support Team provides specialist support for those in their own homes and within our self-contained flats at Delmont's Lot. Throughout 2020/21 we supported 5 service users in self contained accommodation at Delmont's Lot, 4 young people in the shared flat 5 and 11 service users within our floating support 'in-home' service. Most of the individuals we work with have some form of complex mental health need, Autism Spectrum Disorder or Learning Difficulties and rely on continued planned support. During the COVID 19 pandemic many of our residents struggled to adapt to the changing landscape and struggled with boredom which led to non-engagement with support. The complex mix of having non complex mental health residents and young people at risk of homelessness on the same site also presented several challenges with anti-social behaviour and security.

Over the last 12 months there have been considerable changes within our enhanced support and floating support services. One floating support client has moved on successfully during this financial year, and several have moved on from the shared accommodation flat. We have welcomed two new residents this financial year with one being ready for an imminent independent living placement.

OPENhouse completed the tender to continue providing the non-complex enhanced support for the next four years in January 2020. After a 5-month COVID 19 related delay we finally heard in August 2020 that our tender application had been successful. This much needed good news was another boost to staff morale and presents an opportunity moving forward to further develop this essential service.

Entrenched Rough Sleepers

Following the COVID 19 virus OPENhouse had to rapidly rethink the business model for Painswick Inn. The Senior Management Team (SMT) took the decision to respond to the District Council appeal of accommodation for entrenched rough sleepers. OPENhouse found itself with 10 voids following the decant of the SP contract service users. The central government edict of 'everyone in' presented an opportunity for OPENhouse to respond. Ethically we had a moral and corporate responsibility to assist in the COVID response. From the beginning of April 2020, we have accommodated 10 rough sleepers in Painswick Inn. As a result, OPENhouse prepared a business plan and strategy for Stroud District Council with a suggestion that we could run this service independently providing not just accommodation but also much needed support for this client group. In September 2020 we were informed that this proposal had been accepted in principle as a trial project for six months. The funding for the continuation of this project has been secured via NSAP funding from SDC until the end of March 2022.

This demonstrates our ability to think flexibly, by swiftly responding to the local community need. We have been able to build constructive relationships with key people in the county, thus reducing our voids and increasing our income. This project has been a real success for OPENhouse and the local community. This project's positive community impact has included a reduction in street begging, anti-social behaviour and street based drug and alcohol addiction issues.

OPENhouse were also in a position to offer a single severe weather emergency protocol bed in the winter of 2020. This proved to be successful so we are now on the GCC supplier list for this service and have been approached to make a more permanent provision for this service in 2021.

SHIRE TRAINING WORKSHOPS LIMITED
TRADING AS OPENHOUSE

REPORT OF THE TRUSTEES
for the Year Ended 31 March 2021

ACHIEVEMENT AND PERFORMANCE

A review of the charity's business

2020/21 was both a challenging year and a year full of opportunity for OPENhouse.

Throughout 2020/21 OPENhouse has continued to provide supported housing, and complex needs support for homeless people and vulnerable individuals. Funding cuts and contractual changes have made this work challenging but we have continued to achieve successful outcomes and OPENhouse is establishing a positive reputation for this work. Strategically the CEO and Trustees agreed that OPENhouse needed to widen its remit to include all vulnerable people in society which would future proof the charity by being able to respond to immediate local and county needs.

The main objectives for the year ending 31 March 2021 were:

- 1 Ensure our service users are at the heart of everything we do by providing a supportive environment where they can live and feel valued.
- 2 Focus on the community we serve by providing a supportive environment and building relationships where individuals feel safe and where they have the capacity to take ownership of their own challenges and successes.
- 3 Continue to work closely with commissioners throughout the process of applying and securing tenders and monitoring and evaluating outcomes.
- 4 Maximise income and minimise voids across the charity.
- 5 Review the overall site to complete an investment schedule of works.

To further develop the EST service OPENhouse took part in a quality audit by Inclusion Gloucestershire who provided a report detailing our strengths and recommendations regarding areas we could improve on. These recommendations included a more robust and thorough transition into our service, improved security and back up mental health support at night, more focused goals in support plans, and an auditing process of critical incidents and complaints. These actions have been implemented and will be regularly monitored and evaluated via Trustees meetings.

The PIP staffing model was evaluated, and it was concluded there was a need for support in the early part of the evening, which is now in place, CGL (addiction specialist service) are present on site weekly and formative research is being carried out into volunteers providing anxiety workshops and alternative therapy sessions on site.

For the past year OPENhouse has been involved in the local strategic partnership network and STC Street Lifestyles project. Various options have been considered regarding utilising a room for an on-site gym/therapy room and awaiting potential funding applications.

It was a great achievement to have secured two contracts this year with a 3rd for 16+ accommodation-based support submitted and awaiting decision by GCC.

We managed to operate at approximately 80% capacity across the organisation.

A review of the site highlighted several structural issues with the British School site that have been remedied and a reoccurring damp problem at DL work has been completed in the next reporting year. The age of the PI site is a risk to the future sustainability of the charity as the maintenance and repairs have proved to be costly.

Key Outcomes:

- 1 Tendered for and awarded the All Age Disabilities Framework Contract 1st November 2020.
- 2 Tendered for and awarded the (ABS) Supporting People Contract.
- 3 Awarded funding from Stroud District Council (NSAP) until March 2022 for the provision of a ten bedded unit for entrenched rough sleepers.
- 4 Awarded Threadneedle funding for the refurbishment of Flat 6 at Delmonts Lot.
- 5 Outsourced our accountancy provision to a more cost effective local option.
- 6 Inclusion Gloucestershire quality Audit completed and recommendations actioned.

COVID-19

COVID-19 has continued to be a mixed blessing to OPENhouse. Like many other small charities and organisations we were required to furlough several members of staff who fell into the extremely vulnerable category. This left us short staffed and therefore the remaining staff had to work above and beyond their contracted hours and job descriptions. Due to outstanding staff loyalty and goodwill this worked very well and the whole staff team pulled together to ensure our service delivery adapted to a more remote model but retained the same degree of compassion and professionalism. The social distancing required for all people was a particular challenge for some of our more chaotic residents particularly those with drug dependence and mental health conditions.

OPENhouse responded to the Government edict of "everyone in" by offering the Painswick Inn's 10 bedded accommodation to long term entrenched rough sleepers (see previous section on Entrenched Rough Sleepers). This coincided with the loss of the Supporting People contract in March 2020. This decision was both an ethical and moral one and made good business sense given the likely void scenario we were about to face.

SHIRE TRAINING WORKSHOPS LIMITED
TRADING AS OPENHOUSE

REPORT OF THE TRUSTEES
for the Year Ended 31 March 2021

ACHIEVEMENT AND PERFORMANCE

COVID-19 has highlighted the fault lines in society and OPENhouse has an opportunity to be part of the solution in Stroud. We have received far more direct enquiries for accommodation and support from those fleeing domestic abuse, struggling with addiction and suffering from poor mental health. Our challenge moving forward is to ensure we respond to this new normal by satisfying our charity aims whilst covering our costs. It has become apparent that we have been at maximum capacity with minimum staffing levels for most of 2021, therefore, the next challenge for OPENhouse is to strategically plan for more residents rooms on site. Several options have been discussed and costed for the next financial year.

FINANCIAL REVIEW

Financial review

At the time of writing this report, the Charity's income was £445,049 in 2020-21 against an expenditure of £405,923 leaving a surplus of £39,126 in the year's accounts. Considering we were battling really demanding conditions during the COVID pandemic this financial result is a good barometer of the Charities' future sustainability. The surplus is largely a result of reduced staffing costs and increased occupancy levels. Since the time of writing we have incurred some fabric and structural costs in order to maintain our site to a safe standard.

At the time of writing the outstanding debtors is a financial challenge for OPENhouse; a review will be carried out next financial year to ensure where possible all amounts are recoverable. Historic resident debt is always pursued but sometimes to no avail if residents have abandoned without a forwarding address. The other main source of debt is Stroud District Council's (SDC) who often fail to reimburse us for housing benefit as well as other amounts owed in a timely manner. This has been a source of frustration with our finance and operational personnel who have raised numerous complaints. Without the SDC amounts owing, the Debtors figure would have been similar to the previous year. Since the end of year accounts have been produced this number has reduced but as yet has not been fully cleared. OPENhouse has a policy of ensuring that debts are repaid and pursued, and we actively work with each debtor to ensure effective and sensitive debt recovery. Each department has responsibility for their own budgets and works collaboratively with the Operations Manager and the SMT to control costs, maximise revenue and proactively seek new streams of funding wherever possible.

Income

Both Enhanced Support and Housing and Support made a surplus of just over £36,000 each. The Charity continues to benefit from its property portfolio with Commercial leases, and Hall hire contributing £66,414, this clearly reduced due to COVID restrictions on group meetings.

Our principal funding stream comes from Gloucestershire County Council, NHS and Stroud District Council contracts.

Expenditure

Central costs have reduced from £194,664 in 2019/20 to £132,309 in 2020/21 this is largely due to a reduction in overheads including savings from the new accountancy outsourced provision and headcount has naturally reduced. This figure is likely to rise slightly next financial year as an increase in headcount is needed to sustain growth. It is also expected that the listed buildings will need further renovation and maintenance. This year the Charity has written off £8,976.88 of historic bad debts from previous years within this year's accounts.

Fixed Assets

Total Assets for the year are £1,525,000 which is made up from fixed assets of £1,025,000 and our property investment portfolio of £500,000. The Company applies a straight-line depreciation rate of 20% to plant and machinery and 15% reducing balance to fixtures and fittings.

The current assets stand at £282,738, with current liabilities of £43,282 with long term liabilities of £168,552 a significant reduction on last year's figures.

Reducing our long term loan liabilities by clearing the mortgage on Painswick Inn last financial year has made a significant difference in our ongoing interest charges.

Reserves policy

The target for reserves not committed or invested in tangible fixed assets held by the charity should be a minimum of 3 months expenditure for charitable activities. The Trustees view a target of £120,000 in cash funds being desirable, with £80,000 being required to cover three months full staffing costs. The present level of cash funds is £212,225, with £11,476 being restricted funds. This figure has significantly reduced following fabric investment and mortgage repayment as outlined earlier in last year's report.

SHIRE TRAINING WORKSHOPS LIMITED
TRADING AS OPENHOUSE

REPORT OF THE TRUSTEES
for the Year Ended 31 March 2021

STRATEGIC DIRECTION

- Focus on our Stroud based work with vulnerable people, particularly the entrenched rough sleeper cohort.
- Ensure our vision and values are evident in everyday working practice and procedure.
- Agree a new strategic direction for OPENhouse in light of local changes and need.
- Build key relationships with the County, District and Town Council and organisations that support our work and align to our values.
- Develop new digital frameworks to help staff carry out their day to day work more efficiently.
- Better utilise our website and social media to educate and promote our work.
- Improve staff training and development opportunities to ensure employees feel well equipped and prepared to deliver an excellent high-quality support service.
- Partner with organisations to help us improve our offer to Staff and Clients.
- Ensure OPENhouse is financially sustainable for the future.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The organisation is a charitable company limited by guarantee, incorporated on 15 June 1979 (Company Number 01429772) and registered as a charity on 29 November 1982 (Charity Number 285834). The company was established under a memorandum of association, which established the objects and powers of the charitable company and is governed under its articles of association.

Recruitment and appointment of new trustees

Trustees can be appointed by the existing Trustees at any time throughout the year to fill a vacancy or by way of an addition to the board provided that the prescribed maximum (12) is not thereby exceeded. The appointment shall be retained until the next Annual General Meeting (AGM) when they will be eligible for official election. Trustees delegate responsibility for the day-to-day management and running of the charity to the Chief Executive Officer (CEO) and the Senior Management Team (SMT). Trustees review major strategic, business and operational risks which the charity may face and ensure the required regular reporting procedures are in place enabling any risks can be identified and minimised. Throughout the year Trustees are given the opportunity to attend relevant training courses, including Governance and Safeguarding.

Details of transactions with related parties are listed in the financial statements.

Trustees take their governance role very seriously in step with the Charity Commission's guidelines. Trustees meet on a bi-monthly basis providing specialist information and operational support, in line with their skills and expertise.

The charity is led by an executive team which consists of Anna Herbert, CEO, Sam Gilbert, Service Manager and Neil Sharpe, Operations Manager.

Organisational Review

Throughout the past twelve months we have seen increasing challenges with the Local Authority funding cuts leading to a reduction of income on the contracts we deliver. This has resulted in increased pressure on OPENhouse to provide a consistently high quality service with reduced income.

Nationally there are an increasing number of organisations merging, leaving the sector or going out of business. As a result there is a risk to the continuity of quality support which service users depend on. The main challenges facing local authorities and service providers includes, reduced funding from central government, an ageing population with more complex needs, increasing demand for services especially, mental health, addiction and complex needs, escalating medication costs, recruiting quality staff with the right skills and expertise. All these challenges are placing considerable pressure on the local authority, the NHS and social care finances. During the pandemic there was an increased need to refer residents for specialist mental health support. This community support is suffering from staffing shortages and reduced funding which in turn increases the pressure on in-house support provision.

Alongside this changing climate OPENhouse has worked hard to consolidate its working practices and ensure sustainability. This has involved a rigorous organisational review of all our services to ensure we are able to continue to fulfil our aims and objectives whilst still presenting an appealing, cost-effective resource that enables commissioners to meet their community based objectives. This is becoming more difficult as support hours are reduced; reduced individual support packages and an increasing number of clients with more complex needs referred into our services.

Risk Strategy

The charity's most significant financial risk is protecting present and future sources of income and its resources, followed closely by control of the processes for paying the organisation's liabilities.

As the current cohort of residents has changed to a more chaotic entrenched client base we are at an elevated risk of increased debtors. Procedures and processes have been amended to include tighter screening and should assist to mitigate risk.

SHIRE TRAINING WORKSHOPS LIMITED
TRADING AS OPENHOUSE

REPORT OF THE TRUSTEES
for the Year Ended 31 March 2021

STRUCTURE, GOVERNANCE AND MANAGEMENT

Reduced staff numbers means consequently fewer individuals hold more knowledge. To reduce operational risk, outsourcing key operational functions such as accounts, IT and HR reduces the risk of interruption to service delivery should key staff members leave the organisation.

As expenditure on capital assets will be required to maintain the listed buildings, it is important to invest surplus funds into maintaining our old building by completing remedial work to avoid high structural costs in the future. A pay review will also need to be conducted at the start of the next financial year in order to retain key staff. This was delayed due to the pandemic.

Administration and staff

The SMT meet once a week to plan, make decisions and review performance across all charitable activities. All key management and strategic decisions are reported to the Board of Trustees in report form bimonthly.

Karen Brown Service Manager resigned in May 2021 and Sam Gilbert was subsequently recruited to the role.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Company number

01429772 (England and Wales)

Registered Charity number

285834

Registered office

Painswick Inn
Gloucester Street
Stroud
Gloucestershire
GL5 1QG

Trustees

R Brinton
D Leah (resigned 30.6.20)
N J Severs
A J Warner

Independent Examiner

Brindley Millen Ltd
167 Turners Hill
Cheshunt
Hertfordshire
EN8 9BH

Solicitors

Winterbotham Smith Penley
3-7 Rowcroft
Stroud
Gloucestershire
GL5 3BJ

Chief Executive Officer

Anne Herbert

- appointed 01/07/2019

Approved by order of the board of trustees on^{Nov 11, 2021} and signed on its behalf by:



.....
R Brinton - Trustee

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF
SHIRE TRAINING WORKSHOPS LIMITED**

Independent examiner's report to the trustees of Shire Training Workshops Limited ('the Company')

I report to the charity trustees on my examination of the accounts of the Company for the year ended 31 March 2021.

Responsibilities and basis of report

As the charity's trustees of the Company (and also its directors for the purposes of company law) you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ('the 2006 Act').

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

Independent examiner's statement

Since your charity's gross income exceeded £250,000 your examiner must be a member of a listed body. I can confirm that I am qualified to undertake the examination because I am a registered member of Institute of Chartered Accountants in England and Wales which is one of the listed bodies.

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe:

1. accounting records were not kept in respect of the Company as required by section 386 of the 2006 Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the accounting requirements of section 396 of the 2006 Act other than any requirement that the accounts give a true and fair view which is not a matter considered as part of an independent examination; or
4. the accounts have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities (applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)).

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.


mwbrindley (Nov 11, 2021 13:47 GMT)

Maurice Brindley BSc FCA
Institute of Chartered Accountants in England and Wales
Brindley Millen Ltd
167 Turners Hill
Cheshunt
Hertfordshire
EN8 9BH

Date: Nov 11, 2021

SHIRE TRAINING WORKSHOPS LIMITED
TRADING AS OPENHOUSE

STATEMENT OF FINANCIAL ACTIVITIES
(INCORPORATING AN INCOME AND EXPENDITURE ACCOUNT)
for the Year Ended 31 March 2021

	Notes	Unrestricted funds £	Restricted funds £	31.3.21 Total funds £	31.3.20 Total funds £
INCOME AND ENDOWMENTS FROM					
Donations and legacies	2	6,040	7,500	13,540	45,719
Charitable activities	4				
Housing and support		134,836	-	134,836	268,732
Enhanced support		203,696	-	203,696	165,175
Investment income	3	66,414	-	66,414	77,207
Other income		26,563	-	26,563	-
Total		<u>437,549</u>	<u>7,500</u>	<u>445,049</u>	<u>556,833</u>
EXPENDITURE ON					
Raising funds	5	-	-	-	12
Charitable activities	6				
Housing and support		98,214	7,767	105,981	213,985
Enhanced support		167,142	491	167,633	167,248
Central and support costs		132,129	180	132,309	194,664
Total		<u>397,485</u>	<u>8,438</u>	<u>405,923</u>	<u>575,909</u>
NET INCOME/(EXPENDITURE)		<u>40,064</u>	<u>(938)</u>	<u>39,126</u>	<u>(19,076)</u>
Transfers between funds	18	<u>(605)</u>	<u>605</u>	<u>-</u>	<u>-</u>
Net movement in funds		<u>39,459</u>	<u>(333)</u>	<u>39,126</u>	<u>(19,076)</u>
RECONCILIATION OF FUNDS					
Total funds brought forward		<u>1,544,969</u>	<u>11,809</u>	<u>1,556,778</u>	<u>1,575,854</u>
TOTAL FUNDS CARRIED FORWARD		<u><u>1,584,428</u></u>	<u><u>11,476</u></u>	<u><u>1,595,904</u></u>	<u><u>1,556,778</u></u>

SHIRE TRAINING WORKSHOPS LIMITED (REGISTERED NUMBER: 01429772)
TRADING AS OPENHOUSE

BALANCE SHEET
31 March 2021

	Notes	Unrestricted funds £	Restricted funds £	31.3.21 Total funds £	31.3.20 Total funds £
FIXED ASSETS					
Tangible assets	12	1,025,000	-	1,025,000	1,028,653
Investment property	13	500,000	-	500,000	500,000
		<u>1,525,000</u>	<u>-</u>	<u>1,525,000</u>	<u>1,528,653</u>
CURRENT ASSETS					
Debtors	14	70,513	-	70,513	28,361
Cash at bank and in hand		200,749	11,476	212,225	410,049
		<u>271,262</u>	<u>11,476</u>	<u>282,738</u>	<u>438,410</u>
CREDITORS					
Amounts falling due within one year	15	(43,282)	-	(43,282)	(71,526)
		<u>227,980</u>	<u>11,476</u>	<u>239,456</u>	<u>366,884</u>
NET CURRENT ASSETS					
		<u>1,752,980</u>	<u>11,476</u>	<u>1,764,456</u>	<u>1,895,537</u>
TOTAL ASSETS LESS CURRENT LIABILITIES					
		<u>1,752,980</u>	<u>11,476</u>	<u>1,764,456</u>	<u>1,895,537</u>
CREDITORS					
Amounts falling due after more than one year	16	(168,552)	-	(168,552)	(338,759)
		<u>1,584,428</u>	<u>11,476</u>	<u>1,595,904</u>	<u>1,556,778</u>
NET ASSETS					
		<u>1,584,428</u>	<u>11,476</u>	<u>1,595,904</u>	<u>1,556,778</u>
FUNDS	18				
Unrestricted funds				1,584,428	1,544,969
Restricted funds				11,476	11,809
TOTAL FUNDS				<u>1,595,904</u>	<u>1,556,778</u>

The charitable company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 March 2021.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 March 2021 in accordance with Section 476 of the Companies Act 2006.

The trustees acknowledge their responsibilities for

- ensuring that the charitable company keeps accounting records that comply with Sections 386 and 387 of the Companies Act 2006 and
- preparing financial statements which give a true and fair view of the state of affairs of the charitable company as at the end of each financial year and of its surplus or deficit for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the charitable company.

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

The financial statements were approved by the Board of Trustees and authorised for issue on Nov 11, 2021 and were signed on its behalf by:



 R Brinton - Trustee

The notes form part of these financial statements

SHIRE TRAINING WORKSHOPS LIMITED
TRADING AS OPENHOUSE

CASH FLOW STATEMENT
for the Year Ended 31 March 2021

	Notes	31.3.21 £	31.3.20 £
Cash flows from operating activities			
Cash generated from operations	1	(883)	52,967
Interest paid		(9,861)	(13,523)
Net cash (used in)/provided by operating activities		<u>(10,744)</u>	<u>39,444</u>
Cash flows from investing activities			
Sale of tangible fixed assets		-	330,001
Net cash provided by investing activities		<u>-</u>	<u>330,001</u>
Cash flows from financing activities			
Loan repayments in year		(187,080)	(23,791)
Net cash used in financing activities		<u>(187,080)</u>	<u>(23,791)</u>
Change in cash and cash equivalents in the reporting period		<u>(197,824)</u>	<u>345,654</u>
Cash and cash equivalents at the beginning of the reporting period		<u>410,049</u>	<u>64,395</u>
Cash and cash equivalents at the end of the reporting period		<u><u>212,225</u></u>	<u><u>410,049</u></u>

The notes form part of these financial statements

SHIRE TRAINING WORKSHOPS LIMITED
TRADING AS OPENHOUSE

NOTES TO THE CASH FLOW STATEMENT
for the Year Ended 31 March 2021

1. RECONCILIATION OF NET INCOME/(EXPENDITURE) TO NET CASH FLOW FROM OPERATING ACTIVITIES

	31.3.21 £	31.3.20 £
Net income/(expenditure) for the reporting period (as per the Statement of Financial Activities)	39,126	(19,076)
Adjustments for:		
Depreciation charges	3,653	7,699
Loss on disposal of fixed assets	-	48,359
Interest paid	9,861	13,523
(Increase)/decrease in debtors	(42,152)	12,047
Decrease in creditors	(11,371)	(9,585)
Net cash (used in)/provided by operations	<u>(883)</u>	<u>52,967</u>

2. ANALYSIS OF CHANGES IN NET FUNDS

	At 1.4.20 £	Cash flow £	At 31.3.21 £
Net cash			
Cash at bank and in hand	<u>410,049</u>	<u>(197,824)</u>	<u>212,225</u>
	<u>410,049</u>	<u>(197,824)</u>	<u>212,225</u>
Debt			
Debts falling due within 1 year	(35,726)	16,873	(18,853)
Debts falling due after 1 year	<u>(338,759)</u>	<u>170,207</u>	<u>(168,552)</u>
	<u>(374,485)</u>	<u>187,080</u>	<u>(187,405)</u>
Total	<u>35,564</u>	<u>(10,744)</u>	<u>24,820</u>

NOTES TO THE FINANCIAL STATEMENTS

Basis of preparing the financial statements and assessment of going concern

The trustees consider that there are no material uncertainties about the charity's ability to continue as a going concern.

The financial statements are presented in sterling (£).

In preparing financial statements it is necessary to make certain judgements, estimated and assumptions that affect the amounts recognised in the financial statements. The following judgements and estimates are considered by the trustees to have most significant effect on amounts recognised in the financial statements.

Useful economic life of tangible fixed assets:

The annual depreciation charge for tangible assets is sensitive to changes in the estimated useful economic lives and residual values of the assets. The useful economic lives and residual values are reassessed annually. They are amended when necessary to reflect current estimates, based on technological advancement, future investments, economic utilisation and the physical condition of the assets.

Income

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Plant and machinery - at varying rates on cost

No depreciation is charged in respect of freehold land and buildings as the residual value of the property after its estimated useful life is anticipated to be at least the carrying value of the property shown in the financial statements.

Investment property

Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in fair value is recognised in the Statement of Financial Activities.

Taxation

Taxation
The charity is exempt from corporation tax on its charitable activities.

Debtors

Trade and other debtors are recognised at the settlement amount. Prepayments are valued at the amount prepaid.

Cash at bank and in hand

Cash at bank and in hand includes cash, current bank accounts and deposit bank accounts with no withdrawal limitations.

Creditors

Creditors are recognised where then charity has a present obligation resulting from a past event that will result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors are recognised at their settlement amount.

Fund accounting

Fund accounting
Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

SHIRE TRAINING WORKSHOPS LIMITED
TRADING AS OPENHOUSE

NOTES TO THE FINANCIAL STATEMENTS - continued
for the Year Ended 31 March 2021

1. ACCOUNTING POLICIES - continued

Fund accounting

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

Pension costs and other post-retirement benefits

The charitable company operates a defined contribution pension scheme. Contributions payable to the charitable company's pension scheme are charged to the Statement of Financial Activities in the period to which they relate.

Significant estimates and judgments

Preparation of the financial statements requires management to make significant judgments and estimates. The items in the financial statements where these judgments and estimates have been made include:

Useful economic lives of tangible assets

the annual depreciation charge of the tangible assets are sensitive to changes in the estimates useful economic lives and residual value of the assets. The useful economic lives and residual values are amended when necessary to reflect current estimates, economic utilisation and the physical condition of the assets. See the Tangible Fixed Asset note for the carrying amount of the assets

Impairment of debtors

The charity makes an estimate of the recoverable value of trade and other debtors. When assessing impairment of trade and other debtors, management considers factors including the current credit rating of the debtor, the aging profile of debtors and historical experience. See the Debtors note for the carrying value of debtors after the associated impairment.

Financial instruments

The charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially settled at transaction value and subsequently measured at their settlement value with the exception of bank loans which are subsequently measured at amortised cost using the effective interest method.

2. DONATIONS AND LEGACIES

	31.3.21	31.3.20
	£	£
Donations	5,211	4,380
Grants	8,329	41,000
Recovered Expenses	-	339
	<u>13,540</u>	<u>45,719</u>

Grants received, included in the above, are as follows:

	31.3.21	31.3.20
	£	£
CIG	5,000	5,000
Land Aid	-	36,000
Workforce Capacity Funding	3,329	-
	<u>8,329</u>	<u>41,000</u>

SHIRE TRAINING WORKSHOPS LIMITED
TRADING AS OPENHOUSE

NOTES TO THE FINANCIAL STATEMENTS - continued
for the Year Ended 31 March 2021

3. INVESTMENT INCOME

	31.3.21	31.3.20
	£	£
Rents received	66,414	77,207

4. INCOME FROM CHARITABLE ACTIVITIES

	Activity	31.3.21	31.3.20
		£	£
Supporting People	Housing and support	21,603	124,279
Residents Rents & Charges	Housing and support	113,233	140,493
Crash Pads	Housing and support	-	3,960
Supporting People	Enhanced support	24,345	-
Residents Rents & Charges	Enhanced support	91,986	53,803
Enhanced Support	Enhanced support	87,365	111,372
		338,532	433,907

5. RAISING FUNDS

Raising donations and legacies

	31.3.21	31.3.20
	£	£
Fundraising Costs	-	12

6. CHARITABLE ACTIVITIES COSTS

	Direct Costs	Support costs (see note 7)	Totals
	£	£	£
Housing and support	105,151	830	105,981
Enhanced support	167,631	2	167,633
Central and support costs	102,062	30,247	132,309
	374,844	31,079	405,923

7. SUPPORT COSTS

	Finance	Governance costs	Totals
	£	£	£
Housing and support	-	830	830
Enhanced support	-	2	2
Central and support costs	379	29,868	30,247
	379	30,700	31,079

SHIRE TRAINING WORKSHOPS LIMITED
TRADING AS OPENHOUSE

NOTES TO THE FINANCIAL STATEMENTS - continued
for the Year Ended 31 March 2021

8. NET INCOME/(EXPENDITURE)

Net income/(expenditure) is stated after charging/(crediting):

	31.3.21	31.3.20
	£	£
Depreciation - owned assets	3,653	7,698
Deficit on disposal of fixed assets	-	48,359
Independent Examination	3,864	3,804
	<u>3,864</u>	<u>3,804</u>

9. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 March 2021 nor for the year ended 31 March 2020.

Trustees' expenses

There were no trustees' expenses paid for the year ended 31 March 2021 nor for the year ended 31 March 2020.

Key management personnel

The remuneration for the key management personnel amounted to £74,500 (2020: £79,201). The key management personnel in comprised of the CEO, Service Delivery Manager and Operations Manager.

10. STAFF COSTS

	31.3.21	31.3.20
	£	£
Wages and salaries	243,950	256,957
Social security costs	9,672	13,390
Other pension costs	5,506	8,978
	<u>259,128</u>	<u>279,325</u>

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

	31.3.21	31.3.20
Housing	7	7
Administration	5	5
	<u>12</u>	<u>12</u>

No employees received emoluments in excess of £60,000.

11. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted funds	Restricted funds	Total funds
	£	£	£
INCOME AND ENDOWMENTS FROM			
Donations and legacies	4,719	41,000	45,719
Charitable activities			
Housing and support	268,732	-	268,732
Enhanced support	165,175	-	165,175
Investment income	77,207	-	77,207
Total	<u>515,833</u>	<u>41,000</u>	<u>556,833</u>
EXPENDITURE ON			
Raising funds	12	-	12

SHIRE TRAINING WORKSHOPS LIMITED
TRADING AS OPENHOUSE

NOTES TO THE FINANCIAL STATEMENTS - continued
for the Year Ended 31 March 2021

11. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES - continued

	Unrestricted funds £	Restricted funds £	Total funds £
Charitable activities			
Housing and support	154,973	59,012	213,985
Enhanced support	167,248	-	167,248
Central and support costs	194,664	-	194,664
Total	516,897	59,012	575,909
NET INCOME/(EXPENDITURE)	(1,064)	(18,012)	(19,076)

RECONCILIATION OF FUNDS

Total funds brought forward	1,546,033	29,821	1,575,854
TOTAL FUNDS CARRIED FORWARD	1,544,969	11,809	1,556,778

12. TANGIBLE FIXED ASSETS

	Freehold property £	Plant and machinery £	Fixtures and fittings £	Totals £
COST				
At 1 April 2020 and 31 March 2021	1,025,000	23,590	97,704	1,146,294
DEPRECIATION				
At 1 April 2020	-	23,590	94,051	117,641
Charge for year	-	-	3,653	3,653
At 31 March 2021	-	23,590	97,704	121,294
NET BOOK VALUE				
At 31 March 2021	1,025,000	-	-	1,025,000
At 31 March 2020	1,025,000	-	3,653	1,028,653

13. INVESTMENT PROPERTY

	£
FAIR VALUE	
At 1 April 2020 and 31 March 2021	500,000
NET BOOK VALUE	
At 31 March 2021	500,000
At 31 March 2020	500,000

The property was valued by an independent valuer as at 23 May 2018. For the purposes of the financial statements, the directors took advice from an independent firm of Surveyors on asset values as at 31st March 2018. The numbers reported and the revaluations reflect the discussions with and the opinion of the Surveyor, as permitted by FRS 102.

SHIRE TRAINING WORKSHOPS LIMITED
TRADING AS OPENHOUSE

NOTES TO THE FINANCIAL STATEMENTS - continued
for the Year Ended 31 March 2021

14. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.3.21	31.3.20
	£	£
Trade debtors	47,334	17,140
Accruals	20,339	8,775
Prepayments	2,840	2,446
	<u>70,513</u>	<u>28,361</u>

15. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.3.21	31.3.20
	£	£
Other loans (see note 17)	18,853	35,726
Trade creditors	10,012	8,996
Social security and other taxes	3,079	2,985
Other creditors	3,303	8,907
Deposits Held	4,582	4,729
Accrued expenses	3,453	10,183
	<u>43,282</u>	<u>71,526</u>

16. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	31.3.21	31.3.20
	£	£
Other loans (see note 17)	<u>168,552</u>	<u>338,759</u>

17. LOANS

An analysis of the maturity of loans is given below:

	31.3.21	31.3.20
	£	£
Amounts falling due within one year on demand:		
Other loans	<u>18,853</u>	<u>35,726</u>
Amounts falling between one and two years:		
Other loans - 1-2 years	<u>18,853</u>	<u>35,726</u>
Amounts falling due between two and five years:		
Other loans - 2-5 years	<u>56,560</u>	<u>107,178</u>
Amounts falling due in more than five years:		
Repayable by instalments:		
Other loans more 5yrs instal	93,139	195,855

The HSBC loan (Painswick Inn Bank Loan) was paid off during the year

The HSBC Loan (Delmots) is secured over the freehold property known as Delmot's Lot, 57a High Street, Stroud.

The total amount secured on the Delmot's Lot at the year end is £187,364 (2020: £201,303). The property value of £425,000 was valued by a professional valuer on 23 May 2018.

SHIRE TRAINING WORKSHOPS LIMITED
TRADING AS OPENHOUSE

NOTES TO THE FINANCIAL STATEMENTS - continued
for the Year Ended 31 March 2021

18. MOVEMENT IN FUNDS

	At 1.4.20 £	Net movement in funds £	Transfers between funds £	At 31.3.21 £
Unrestricted funds				
General fund	1,544,969	40,064	(605)	1,584,428
Restricted funds				
Education	768	-	-	768
Football Foundation	328	-	-	328
SDC - Move on Boxes	549	-	-	549
Going the Extra Mile (GEM)	51	-	-	51
Action for Pre-Eclampsia	1,264	-	-	1,264
Activity Co-Ordinator	4,487	4,029	-	8,516
LandAid	4,362	(4,682)	320	-
Delmonts Flat Renovation	-	(285)	285	-
	<u>11,809</u>	<u>(938)</u>	<u>605</u>	<u>11,476</u>
TOTAL FUNDS	<u>1,556,778</u>	<u>39,126</u>	<u>-</u>	<u>1,595,904</u>

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	437,549	(397,485)	40,064
Restricted funds			
Activity Co-Ordinator	5,000	(971)	4,029
LandAid	-	(4,682)	(4,682)
Delmonts Flat Renovation	2,500	(2,785)	(285)
	<u>7,500</u>	<u>(8,438)</u>	<u>(938)</u>
TOTAL FUNDS	<u>445,049</u>	<u>(405,923)</u>	<u>39,126</u>

Comparatives for movement in funds

	At 1.4.19 £	Net movement in funds £	At 31.3.20 £
Unrestricted funds			
General fund	1,546,033	(1,064)	1,544,969
Restricted funds			
Education	768	-	768
Football Foundation	328	-	328
SDC - Move on Boxes	549	-	549
Going the Extra Mile (GEM)	51	-	51
Action for Pre-Eclampsia	1,264	-	1,264
Activity Co-Ordinator	4,626	(139)	4,487
LandAid	22,235	(17,873)	4,362
	<u>29,821</u>	<u>(18,012)</u>	<u>11,809</u>
TOTAL FUNDS	<u>1,575,854</u>	<u>(19,076)</u>	<u>1,556,778</u>

SHIRE TRAINING WORKSHOPS LIMITED
TRADING AS OPENHOUSE

NOTES TO THE FINANCIAL STATEMENTS - continued
for the Year Ended 31 March 2021

18. MOVEMENT IN FUNDS - continued

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	515,833	(516,897)	(1,064)
Restricted funds			
Activity Co-Ordinator	5,000	(5,139)	(139)
LandAid	36,000	(53,873)	(17,873)
	<u>41,000</u>	<u>(59,012)</u>	<u>(18,012)</u>
TOTAL FUNDS	<u>556,833</u>	<u>(575,909)</u>	<u>(19,076)</u>

A current year 12 months and prior year 12 months combined position is as follows:

	At 1.4.19 £	Net movement in funds £	Transfers between funds £	At 31.3.21 £
Unrestricted funds				
General fund	1,546,033	39,000	(605)	1,584,428
Restricted funds				
Education	768	-	-	768
Football Foundation	328	-	-	328
SDC - Move on Boxes	549	-	-	549
Going the Extra Mile (GEM)	51	-	-	51
Action for Pre-Eclampsia	1,264	-	-	1,264
Activity Co-Ordinator	4,626	3,890	-	8,516
LandAid	22,235	(22,555)	320	-
Delmonts Flat Renovation	-	(285)	285	-
	<u>29,821</u>	<u>(18,950)</u>	<u>605</u>	<u>11,476</u>
TOTAL FUNDS	<u>1,575,854</u>	<u>20,050</u>	<u>-</u>	<u>1,595,904</u>

A current year 12 months and prior year 12 months combined net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	953,382	(914,382)	39,000
Restricted funds			
Activity Co-Ordinator	10,000	(6,110)	3,890
LandAid	36,000	(58,555)	(22,555)
Delmonts Flat Renovation	2,500	(2,785)	(285)
	<u>48,500</u>	<u>(67,450)</u>	<u>(18,950)</u>
TOTAL FUNDS	<u>1,001,882</u>	<u>(981,832)</u>	<u>20,050</u>

Football Foundation

These funds are to enable the OPENhouse football team to be able to participate in the FA Ability counts league.

NOTES TO THE FINANCIAL STATEMENTS - continued
for the Year Ended 31 March 2021

18. MOVEMENT IN FUNDS - continued

SDC - Move on Boxes

Funds in this category are restricted to provide basic starter kits for service users when they move to their own properties.

Prince's Trust

The purpose of this fund is to provide Maths and English lessons.

Going the Extra Mile (GEM)

The purpose of these funds is to purchase a garden shed and a selection of garden tools for Delmont's garden project.

GCC - Dame Kelly Holmes Trust

These funds are for the delivery of education, employment and engagement programmes for those Not in Education, Employment or Training (NEETS).

LandAid

The purpose of this fund is for the redevelopment and decoration of The Old Painswick Inn

19. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 31 March 2021.