

**REGISTERED COMPANY NUMBER: 01926938 (England and Wales)**  
**REGISTERED CHARITY NUMBER: 1017599**



**THRESHOLD HOUSING LINK**  
**REPORT OF THE TRUSTEES AND**  
**UNAUDITED FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 MARCH 2020**

Haines Watts  
Chartered Accountants  
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FOR THE YEAR ENDED 31 MARCH 2020**

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**THRESHOLD HOUSING LINK**  
**REPORT OF THE TRUSTEES**  
**FOR THE YEAR ENDED 31 MARCH 2020**

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 2020. 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).

**PUBLIC BENEFIT**

The Trustees confirm that they have complied with their duty as defined in section 17 of the Charities Act 2011 to have due regard to the public benefit guidance published by the Charity Commission for England and Wales. The Trustees further confirm that the activities of Threshold Housing Link are carried out in line with its objectives and aims and such other charitable purposes according to the law of England and Wales as the Trustees think fit from time to time in order to deliver a public benefit as described within this report.

**OBJECTIVES AND ACTIVITIES**

**Objectives and Aims**

Threshold Housing Link (established 1972) is a charity based in Swindon, Wiltshire, that actively tackles the issue of homelessness by providing street based Outreach Services and Supported Accommodation projects for single homeless rough sleepers and sofa surfers.

**SUPPORTED RESETTLEMENT ACCOMMODATION PROJECTS**

Our supported accommodation service users, who are predominantly rough sleepers and sofa surfers at the time of accessing our assistance, often have complex issues requiring assistance which are related to substance misuse, unmet mental health needs, social exclusion, a loss of self-esteem due to being homeless, a decline in physical and emotional wellbeing and difficulty sustaining positive relationships due to the entirety of their experiences. Our supported accommodation has a pro-active personal development and resettlement programme to enable move-on from hostel accommodation into more independent living.

Threshold provides encouragement and training to help homeless people move from the streets to a home, supporting them to regain independence and develop their ability to take advantage of or (re)join education, employment or training opportunities. All residents undergo a comprehensive needs assessment prior to taking up their accommodation and a support plan is co-constructed with them by our staff, which is reviewed regularly throughout the resident's stay. Our needs assessments are evidence based and person-centred, focusing on the resident's desired outcomes, particularly outcomes which allow them to live well and increasingly become less reliant on support services towards total independent and sustainable living. During this reporting period twenty three individuals were accommodated in Threshold's resettlement accommodation projects.

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### **REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 MARCH 2020**

#### **STREET OUTREACH SERVICE**

Threshold provides Swindon's rough sleeper Outreach Service, patrolling the town's streets, car parks, parks, commercial precinct and outlying industrial estates to locate and assist rough sleepers in order to provide support to access the services available to them to come in doors.

We intensively supported in excess of two hundred individual rough sleepers through our Outreach Service activities, helping to end street based lifestyles for some while decreasing the time spent out for the majority, in line with the 'no second night out' ambition of the Local Authority. We also supported many more individuals who were sofa surfing. Over four hundred emergency bedding packs were handed out to the street homeless during this reporting period as well as a high number of sleeping bags and survival packs comprising essential clothing, hygiene supporting toiletries and food and drink items. Our Outreach Team immediately connects rough sleepers with a specialist Housing Officer at Swindon Borough Council and provides assistance to each individual to engage with drug and alcohol, mental health and welfare benefits services (according to each person's needs) and medical care while also providing information on volunteer and other organisations who provide food and services supportive of wellbeing.

From the onset of the first national lockdown triggered by the COVID-19 pandemic, and intensively following the 'Everyone In' directive issued by Central Government on March 27<sup>th</sup>, our Outreach Team worked closely with the Local Authority to locate and accommodate all rough sleepers and then provide enhanced and intensive support services for the duration of lockdown.

#### **OUR PURPOSE AND OBJECTIVES**

The charity's purposes are set out in the objects contained in the Company's Memorandum and Articles of Association. The aim of the charity is to reduce the impact of homelessness on people through the provision of Outreach Services, Supported Accommodation Projects, and telephone and face-to-face support and advice to single homeless people through our day centre. Our aims fully reflect the purposes that the charity was set up to further and we take care to ensure our work delivers in line with our Vision and Mission.

The Trustees review the aims, objectives and activities of the charity each year. This report looks at what the charity has achieved and the outcomes of its work throughout the reporting period. The Trustees review the success of each key activity and the benefits the charity has brought to those groups of people that it is set up to help. The review also helps the trustees ensure the charity's aims, objectives and activities remained focused on its stated purposes.

The Trustees met to hold Management Board Meetings twelve times during the year in order to receive management reports, discuss proposals and plans for development and service improvement in the undertaking of their Governance responsibilities of being Trustees of the Charity and Directors of the Limited Company. Additionally, the Trustees also met with the Chief Development Officer on one occasion for a day-long strategy development meeting which took place on the 6<sup>th</sup> of July.

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**THE FOCUS OF OUR WORK**

Throughout the year Threshold continued to focus on the provision, operation and management of services to assist those who are single and homeless. All our schemes and services can be accessed by self-referrals or via direct referral from other agencies such as Probation, Social Services and the Local Authority. Emergency assistance is available through our:

- Street Homeless Outreach Service: Supporting, assessing risks and needs of those sleeping on the streets and engagement at our drop-in day centre and also through our staff attending local breakfast clubs and evening food handouts provided by The Filling Station (Soup Run), The Alternative Angels and on occasion at other evening food handouts provided by a growing number of volunteer groups. The onset of the COVID-19 pandemic, toward the end of this reporting period, saw enormous change in the way we worked with our service users, particularly with our outreach service. We worked closely in partnership with the Local Authority to swiftly identify, house and intensively support rough sleepers under the “Everyone In’ directive.
- 3 Move-on resettlement hostel projects for men & women; supporting 5 residents at each property with an additional out-of-hours on-call support service.

**The strategies we use to meet our objectives include:**

- Providing a range of services that meet identified needs of single homeless people and a focused service provision specifically for rough sleepers
- Empower our service users to take control and have a very active voice in matters concerning their welfare
- Empowering professionalism in our staff by providing continuous professional development to ensure best practice is adopted and delivered by well informed and well-motivated staff
- Building organisational resilience to meet the challenges of an increasingly demanding and evolving local environment
- Working in partnership with other agencies to secure and ensure that the widest range of support and advice is available to meet the needs of our client group; and by
- Creating opportunities for people to encounter positive activities that increase self-esteem, confidence, positive social and leisure time interactions and for our resettlement project residents to experience a ‘home environment’ whilst exploring and learning the skills necessary to secure and maintain independent accommodation and sustain a positive lifestyle, of their choosing.

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### REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 MARCH 2020

#### SIGNIFICANT ACTIVITIES

##### Rough Sleeping

We continue to see a considerable number of people sleeping rough in Swindon. Threshold undertook the November 2019, Swindon street count ('rough sleeper snapshot') in partnership with Swindon Borough Council, which identified fifteen people as sleeping rough on the night. This annual national rough sleeper snapshot provides only an indication of who was seen on that given night and only occasionally takes into consideration those not seen but known to be rough sleeping – this must be kept in mind as the figure is not truly representative of the number of rough sleepers, or even a good indication as an average. In 2018 the rough sleeper snapshot indicated that just twenty eight people were sleeping rough in Swindon. The indirect costs associated with the consequences of rough sleeping (e.g. physical health and mental health problems, drug/alcohol misuse, crime and so forth) can be significant. Sleeping rough is dangerous and damaging to both individuals and communities alike. The longer someone sleeps rough, the worse their problems will likely become and the costlier it is to resolve those problems once the individual accesses support services available to them. At the end of this reporting period, which coincided with the 'Everyone In' directive from central Government, an initial intake of thirty eight rough sleepers were accommodated in temporary emergency housing from late March 2020. This number of confirmed rough sleepers equates to nearly double those estimated by the Local Authority to be rough sleeping just weeks earlier, demonstrating that the 'rough sleeper snapshots' do only give an indication of rough sleeping on a single night and do not provide the full picture of local and national rough sleeper numbers.

In this year of reporting, Rough Sleeper Outreach was funded from Threshold's own free reserves, a proportional (varied) payment contributed from Swindon Borough Council (restricted specifically to this project), and from donations and fundraising efforts. Threshold's Street Outreach Service typically makes first and primary contact with the town's rough sleeper and homeless community. Those who are rough sleeping, sofa surfing or threatened with homelessness are offered support to access essential aid and interact with the Local Authority towards securing emergency accommodation and other forms of ongoing and sustainable housing. Over the past year in excess of five hundred individuals (not all were rough sleeping) were directly assisted by our Street Outreach Service Team.

Threshold provided assistance to our service users to prevent homelessness, access accommodation if already homeless, support benefit applications and appeals against unfair and punitive decisions, organise physical and mental health care interventions, as well as providing robust advocacy and practical support in multiple other ways, including challenging decisions made by the Local Authority in respect of housing duty and eviction notices. Our Outreach Team are skilled at and are proactive in identifying and raising welfare and safeguarding concerns. Threshold also provided emergency bedding, clothing, food and other essential supplies to immediately improve the welfare of rough sleepers while emergency accommodation was sought, and then afterwards also where there was an ongoing need identified.

Just prior to the end of this reporting period, Swindon Borough Council commissioned an Assertive Rough Sleeper Outreach Service and awarded the contract to Threshold Housing Link for delivery from the 9<sup>th</sup> of Feb 2020. The service was commissioned for a period of twelve months with renewal for a further year subject to funding and our organisation successfully meeting the service level agreement.

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#### **Resettlement Housing Hostels, Move-On Projects**

As at 31<sup>st</sup> of March 2020, Threshold owns the freehold of three properties which serve as move-on resettlement hostel projects, offering fifteen bed spaces. Residents can stay for circa two years, a little longer in exceptional circumstances, whilst they recover from the multiple traumatic effects of being homeless. Residents, who would benefit from doing so, have the opportunity to learn essential life skills, emotional coping strategies and access keywork support to enable them to attain, maintain and sustain independent accommodation in the community; learning to be self-sufficient, good tenants and great neighbours.

#### **MONITORING AND EVALUATION**

All our divisions of services collate quantitative data and request qualitative feedback from service users, suppliers and partner agencies. This is used to review the charity's activities, plan for developments and create innovative solutions for issues that are identified as requiring attention and support.

The utilisation of the IN-Form management information system (MIS), since August 2017, has provided Threshold staff with a comprehensive method of tracking and evaluating service user progress through their journey from rough sleeping to resettlement accommodation and then into independent living. In general, the IN-Form MIS has better enabled Threshold to monitor, report and analyse data to inform our service development and benchmark our performance. A comprehensive review of IN-Form MIS usage by staff was conducted in 9<sup>th</sup> May 2019 with subsequent recommendations for improvement in skills proficiency and MIS use implemented by staff. All new appointees to the organisation engage in online IN-Form training modules to ensure competency in using the MIS.

#### **ACCESS TO OUR SERVICES**

Equal access to our services is an important issue for us. We monitor the access to our services by gender, disability and sexual orientation. We are aware that Black, Asian and Minority Ethnic (BAME) communities are disproportionately represented in deprived areas of our town. 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.

#### **FINANCIAL REVIEW**

##### **Financial position**

Threshold's principle activity continues to be the provision of a range of services that alleviate the suffering of homeless people. Over the past year our primary sources of income from our direct service provision activity were derived from rent and service charges for our Resettlement Projects and payments by the Local Authority for our Outreach Service. Incoming resources generated from these and other charitable activities amounted to £295,332 which was available for operating the accommodation and other related services for single homeless people. Resources expended to operate those services amounted to £284,226, producing a surplus of £11,106.

##### **Principal Funding Sources**

Our main funder during 2019/20 was Swindon Borough Council, predominantly through the payment of Housing Benefit. Aside from the income generated by the fees charged for the supported accommodation (£172,658), we also received a grant to support the work of the Street Outreach Service (£57,124).

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Grants were also received from Nationwide / Charities Trust £5,897 for a special development project, Columbia Threadneedle Foundation (£2,000) and from Benevity (£2,500). Additional fundraising activities generated a total of £31,435 in donations and gifts made by many generous corporate supporters, 'Business Against Homelessness' members, and by the many generous members of the public who's support allows Threshold to serve the homeless.

Part of the donations received were from the following:

o Sister M.	£5,775
o Nationwide Data Analytic Team	£1,337
o AFL communications	£1,205
o A Fernandes	£1,205
o Swindon Pressings BMW	£1,000
o Moose Hall	£1,000
o T Dixon	£890
o White Stuff Foundation	£668
o Cotswold Devere Hotel	£665
o Paypal Giving	£631

As of the 31 March 2020 we employed 4 contracted employees (3 full-time & 1 part-time) which represented a reduction in staff (from 6 full-time & 4 part-time as of 31 March 2019), reflecting the further changes in business needs. Two staff were made redundant during the reporting period. Across the period reflected in the statement, staffing costs represent the greatest overall expenditure at £155,860. Administration and organisational support costs amounted to £150,595 which includes admin staff, rates, council tax and water, light and heat, insurance, premises costs, depreciation, rent, telephone, fax and internet, printing, postage and stationery, computer and website costs plus mortgage interest and bank charges. Governance costs amounted to £17,560

#### **Investment policy and objectives**

Each year most of the charity's income is spent, so aside from retaining a prudent amount of reserves in accordance with the charity's policy, there are few funds available for long-term investment. However, notwithstanding this, we place some income and/or grants that are received in advance, into high interest savings accounts before draw down in an effort to attract additional revenue. Donations can also accrue Gift Aid. The Board of Trustees do not speculate in commercial money markets.

#### **Reserves policy**

Cash flow projections for income and expenditure are regularly reviewed to ensure that the level of available assets and income reserves are adequate, and that the charity is in a position to meet all of its commitments. The charity's reserves policy states that Threshold will accrue funds "sufficient to cover three month's running costs in order to ensure an orderly closure of the project should this become necessary, taking into account future needs, forecasts of future income and expenditure, and the level of liabilities - both current and future. Once this level is ascertained, a review of general reserves is undertaken and potential investment in property to provide additional accommodation schemes is considered. A designated reserve fund of £10,000 was previously established to cover future replacement costs of all IT hardware and associated software following a previous need to replace the server and backup provisions for the business IT systems.



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A major repairs and renewals designated fund of £50,000 is kept to fund all major renewals, refurbishments and repairs to the charity's residential properties. This fund covered major purchases within the hostels and offices so that they could operate and be managed in good repair and order, to uphold health and safety and support wellness and efficiency of staff. This fund, in general, provides cover for the replacement of boilers, roofs, windows, bathrooms, kitchens, carpets, large household goods and other necessary office equipment etc.

At the year-end free reserves amount to £nil (2018 £nil). Free reserves represent unrestricted reserves less designated reserves and those tied up in fixed assets.

#### FUTURE PLANS

- We will robustly maintain our focus on delivering an excellent standard of Rough Sleeper Outreach Service which demonstrates high impact and positive outcomes for our service users. Our goal is to build further our staff capacity to sustain and grow our service offering so that we can continue to effectively and positively transform the lives of people who use and rely upon our Outreach Service.
- We will continue to maintain a pro-development focus and seek to expand our resettlement property portfolio. There is an absence of suitable accommodation stock in Swindon for medium to high risk (and needs) individuals, many of whom can be identified as dual diagnosis clients. We will continue to work with the Local Authority towards identifying need and then providing resettlement property projects which specifically target local priorities of high importance and unmet fulfilment need.
- Where it is possible, we will seek to strengthen our partnership and joint working capabilities through developing initiatives that will not only lever in additional funding but also provide holistic approaches to support single homeless people. Recent meetings with other service providers have identified a gap in the provisions for women in crisis and women released from incarceration who face homelessness; an evidence based and Psychologically Informed day and night centre provision; accommodation for high needs and substance dependent persons; additional resettlement and move-on accommodation (which is significantly under resourced in Swindon); and accessible bathing and toileting facilities for the homeless. We continue with the development of plans to bridge these gaps through collaborative working practices and protocols, seeking to expand our property portfolio, and restructuring our current staffing profile while focussing also on staff professional skills development through increased training, specialist support and supervision.
- Through restructuring, we have determined to recruit additional professionally qualified staff with highly specialist skills to fulfil key roles within the organisation. We seek to create a work-place environment where individuals are happy to come to work, feel valued and will desire to remain with the organisation for a long time in order that they can make an enormous contribution to improving the lives of our service users.
- Our Board of Trustees remains at five members, however we can recruit up to a total of ten Trustees. We will continue seeking to strengthen the Board of Trustees by recruiting further members, as outlined below in the 'Structure, Governance and Management' section of this report (*Recruitment and Appointment of New Trustees*). Underrepresented groups on the Board, currently include people from ethnic minorities,

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those with disabilities and women. Therefore, we aim to be more proactive to encourage people from these groups to consider joining our membership and becoming a Trustee.

- Our strategy in terms of increasing sources of funding will be continually reassessed in the coming year in response to the limitations imposed by Public Health and other directives designed to manage the effects of the COVID-19 pandemic; there is unlikely to be a possibility to hold events throughout the duration of lockdown and social gathering restrictions. We will continue to apply for all relevant grant funding for our projects and to enable the organisation to sustain key posts that will allow both for a professional skills expansion within the team and also to support major project development and potential pandemic response measures. We will seek to expand our corporate relationships and introduce to them fundraising targets for general and specific targets, seek that they provide business and other skills mentorship for our service users, and provide a skills exchange and awareness raising function for Threshold staff. We will develop and widen our 'friends and supporters' network to assist in supporting our aims to raise awareness of homelessness and the work Threshold do to relieve homelessness in Swindon, and also to independently undertake a number of fundraising events for Threshold across the year.
- We will seek funding in the next year to develop a comprehensive skills training programme for volunteers and peer mentors. We recognise that volunteers and peer mentors (individuals with lived experience and positive journeys through and beyond homelessness) make an enormous contribution to the work that Threshold undertakes and we will strive to provide training in professional skills that will allow an even fuller and diverse potential for volunteers to contribute. We are dedicated also to providing paid placement opportunities for peer mentors who complete a training programme with us and wish to work with the homeless in a professional sense. Our goal is to offer clear and substantive routes to employment, be it with Threshold or a similar organisation, and therefore we desire to ensure success through high level training and practical skills acquisition obtained through placement alongside our employed, professional staff.
- We will further develop our use of IN-Form (management and information system / database for service user and service delivery monitoring) and strengthen our outcomes and intelligence data to robustly evidence the social impact that we provide.
- We will further develop our utilisation of social media and digital marketing to attract more recognition of our position as Swindon's longest established homeless charity and moreover to raise awareness of the diverse and critically important work being undertaken by Threshold as well as to highlight our current development projects.

## STRUCTURE, GOVERNANCE AND MANAGEMENT

### Governing Document

The charity was controlled, during the reporting period, by its governing document, a deed of trust, and constitutes a limited company, Limited by Guarantee, as defined by the Companies Act 2006. As had been the intent of the Board, the charity became a Charitable Incorporated Organisation on 4<sup>th</sup> June, 2020.

The organisation was formed in June 1972 and was known as The Swindon Cyrenians (AGAPE) when first registered as a charity. The charity is now branded as Threshold Housing Link, a registered charity no. 1017599 and is a company limited by guarantee, registered no. 01926938. The company is governed by its Memorandum

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of Association which establishes the objects and powers of the charitable company and the charity is regulated under its Articles of Association; the co-joined document is known as the Memorandum and Articles of Association. In any event of the company needing to be wound up members are required to contribute an amount not exceeding £10. There are ten paid up members. The Trustees are members of the charity but this entitles them only to voting rights. The trustees have no beneficial interest in the charity.

#### **Recruitment and Appointment of New Trustees**

The Directors of the company are also charity Trustees and, for the purposes of charity law and under the company's Articles, are known as Trustees and members of the Board of Trustees. Under the requirements of the Memorandum and Articles of Association the Trustees are elected to serve for a period of three years, after which they must be re-elected at the next Annual General Meeting.

Recruitment is undertaken continually through recommendations, advertised on our website, information leaflets, presentations and Voluntary Action Forums. There is a documented induction process, which usually takes three months to complete and includes observing management meetings, visiting our projects and schemes, meeting other Trustees, staff and service users, as well as completing a full application form, providing references and undergoing a Disclosure and Barring Service (DBS) check. The Board of Trustees seek to maximise the skill base of the Board and training is available in areas pertaining to the specific knowledge required for the nature of the charity's business and operations and knowledge specific to fulfilling the role of a Trustee. This assists people's understanding and capability to review services, monitor and evaluate data relating to the outputs and outcomes of the schemes and services. A broad skills mix is required of the Board; an annual skills review monitors and highlights any learning that has taken place and identifies areas of potential skill loss due to retirement, thereby creating a need for growth and expansion among the Board with particular skill-sets.

The Board met to hold Management Board Meetings on twelve occasions and received reports from all departments as well as financial overviews, project development updates and ideas for modernisation and improvement. Additionally, one focus group meeting was held during the reporting period, July 6<sup>th</sup>, which enabled the Board to review specific elements of service operations, discuss ideas for developments or consolidation of activities and review the effectiveness of strategy. Additionally, in this reporting period there was a strong focus on the investigation of a major property development scheme and its potential to attract funding from the Homes England, Move On Fund. All Trustees give their time voluntarily and receive no benefits from the charity.

Richard Clowes served as Chair of Trustees for the entire duration and beyond of the reporting period referenced in this report. The number of members on the Board of Trustees at the end of this reporting period stood at five. The maximum number of board members, as outlined in the Memorandum and Articles of Association, is determined as one third of the membership or up to ten people during this reporting period.

#### **Decision Making**

The overall responsibility for the charity rests with the Board of Trustees, who are appointed as directors of the charitable company. The Trustees who served or were appointed during the year and up to the end date of this reporting period are listed in the 'REFERENCE AND ADMINISTRATION DETAILS' section of this report. Trustees provide leadership and oversight of the organisation's charitable objectives. The Board of Trustees have overview of senior management pay and terms and conditions and remuneration is set by the Trustees after considering

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the remuneration of equivalent staff at similar charitable organisations. Authority from the Trustees for the day to day running of the charity is delegated to the Chief Development Officer.

At the Annual General Meeting of the charity, held on 18<sup>th</sup> December 2019, a special resolution to convert from a Company Limited by Guarantee to a Charitable Incorporated Organisation (CIO) under the Foundation Model was carried forward and once again accepted by Members and the Board of Trustees. Implementation of this resolution remained in progress during this reporting period and it is anticipated that the transition will take place in the coming financial year.

#### **External Relationships**

The charity was part funded by Swindon Borough Council to deliver Rough Sleeper and Homeless Outreach Services within Swindon during the reporting period.

The charity also maintains close collaborative and strategic links with other homelessness and health and social care organisations both within Swindon and nationally.

#### **Risk Management**

The charity is aware of non-financial risks presented by events and their outcomes that may have a significant effect on:

- Operational Performance
- Achievement of aims and objectives
- Meeting expectations of stakeholders

The charity's activities are subject to a variety of regulatory and legal compliance issues and as such the organisation has considered those major risks to which it is exposed and maintains a comprehensive risk register which is regularly reviewed and systems have been designed to mitigate those risks. Regular reports are presented to the Board of Trustees.

All operational and building risk assessments are reviewed annually, with routine inspection being undertaken at frequent intervals. Specific staff members have been identified as having health and safety responsibilities. All monitoring requirements are adhered to, with reports being submitted to funders as per specific arrangements. A Business Continuity Plan is in place which covers eventualities such as fire, flooding, loss of use of buildings and pandemic situations affecting staff and residents.

It is envisaged that most likely during the next financial year approximately 60% of all the charity's computers will need to be replaced and moving from a server to cloud based storage will be investigated as a more suitable and efficient long-term solution. Such a move should also mitigate the various risk factors arising with increasingly aging IT equipment. It is considered that portability of IT equipment has become a significant issue. Weaknesses of our current resources became evident when diversified and offsite working became desirable or mandated by Public Health England in response to the COVID-19 pandemic. It is considered that such investment in equipment and cloud based storage will help protect our business continuity capability and increase work place efficiency while also meeting the demands of the new pandemic and associated flexible working environments.

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Most of Threshold's income is derived from property rents, service charges and statutory grants and most costs relate directly to service provision. Our fixed assets relate to freehold ownership of our Resettlement Project's accommodation facilities. Our balance sheet reflects the value of these property assets but these funds are not available for general charitable expenditure. It is further recognised that these fixed assets generate periodic maintenance and repair costs for the charity.

The level and extent of services provided by Threshold mainly corresponds to the level of grant funding and fundraised income received. As such the charity will not be able to operate independently in its current form without a continuance of Local Authority funding combined with a significant amount of public and corporate sponsorship. Any significant loss of funding would require major organisational restructuring in line with the reduction in income.

Insurance provides cover against the inability to provide services due to damage to buildings, etc. The risks to service charge income associated with each room at each property is covered by a cautious estimate of occupancy levels and bad debts which may be accrued in each year's budget. Considerable work was undertaken throughout the year to reduce voids which had resulted in much improvement in reducing voids rates on the previous year. Management accounts, cash flow forecasts and budget variances are regularly monitored and acted upon.

Preparation of cashflow forecasts and budgets allow the Board and Senior management to closely identify variances arising during monthly reporting cycles and therefore monitor key business risks and swiftly apply risk mitigation strategies.

Swindon Borough Council had for more than a decade made a partial contribution to the costs incurred by Threshold in providing the Homeless Street Outreach Service. After lobbying for an increased financial contribution, the Council met the projected costs of conducting the service across the majority of the financial year and then, as they had planned for some time, the Council undertook a commissioning process and requested quotations from homeless organisations within Swindon to provide the Outreach Service. Through the tendering process, Threshold was awarded the contract to deliver the Assertive Rough Sleeper Outreach Service from 9<sup>th</sup> February 2020 which runs for a period of twelve months with potential to extend a further twelve months. The award amount provided for this contract represents a significant increase on contributions made previously. The Local Authority retain the right to terminate the contract on non-performance of specified terms, which are reviewed by both Threshold and the Local Authority on a regular basis.

Fundraising is incredibly important to Threshold as it typically provides crucial funds to support vital services. The organisation's fundraising strategy, developed in 2018/19, placed a greater emphasis on corporate fundraising, events income and increasing our wider donor and supporter base which has seen a stable level of funds raised throughout the 2019/20 financial year. However, owing to staff attrition and the focus demanded by organisational restructuring, fundraising levels have dropped below those raised in the previous reporting period. Loss of fundraising income in the coming year as a result of the COVID-19 pandemic presents the charity with unprecedented challenges and will require active management to ensure the organisation's ability to meet key service level objectives.

Another significant area of risk identified pertains to staff retention and recruitment. Throughout the year a review and transformation of organisational structure was undertaken, placing a greater emphasis on the quality of our service provision. Transitioning from a predominantly semi-skilled to a completely highly-skilled workforce

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requires a transition in pay scales. This was reviewed and agreed in principle at Board level. Throughout the year of this reporting period recruitment has been challenging and there remains a risk of continued inability to recruit sufficiently skilled staff. Whilst continuing through this transition the organisation is managing the fulfilment of commissioned services through the employment of contract staff in order to relieve the pressure of increase in work related demands upon current staff.

Our risk register is updated regularly by Senior Management and reviewed by Trustees. Risks are prioritised in terms of potential impact and likelihood of occurrence and considered at Management Board Meetings. Risk mitigation is considered by the Senior Management Team who are then responsible for taking all necessary actions. The Board recognises that risk management systems and protocols can only provide reasonable but not absolute assurance that major risks have been adequately managed in order to manage operational risks. Threshold implements an annual review of operational services to identify areas of good practice and highlight areas where improvement is required.

Further improvements to strengthen risk management have been agreed for implementation in 2020-21.

#### REFERENCE AND ADMINISTRATIVE DETAILS

**Registered Company number**

01926938 (England and Wales)

**Registered Charity number**

01017599

**Registered office**

2nd Floor  
1 John Street  
Swindon  
Wiltshire  
SN1 1RT

**Trustees**

Lindsey Cattelain  
Richard Clowes  
Clare Metcalfe  
Michael O'Shea (resigned 29 January 2020)  
Ross Peters (appointed 29 January 2020)  
Bryan Saunders

**Chief Development Officer**

Michael Keenan

**Company Secretary**

Michael Keenan

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**Independent Examiner**

Susan Plumb ACA  
Haines Watts, Chartered Accountants  
Old Station House  
Station Approach  
Newport Street  
Swindon  
Wiltshire  
SN1 3DU

**Legal Advisors**

Francis George  
Solicitor Advocate  
16 High Street  
Old Town  
Swindon, SN1 3EP

**Bankers**

Co-Operative Bank  
PO Box 250  
Skelmersdale  
WN8 6WT

CCLA Investment Management  
Senator House  
85 Queen Victoria St  
London  
EC4V 4ET

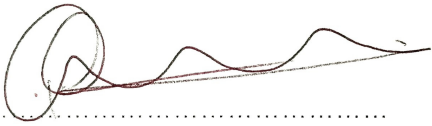
Santander UK plc.  
2 Triton Square  
Regent's Place  
London  
NW1 3AN

Metro Bank  
1-4 Regent St  
Swindon  
SN1 1JQ

Virgin Money  
Jubilee House  
Gosforth  
Newcastle upon Tyne  
NE3 4PL

**THRESHOLD HOUSING LINK**  
**REPORT OF THE TRUSTEES**  
**FOR THE YEAR ENDED 31 MARCH 2020**

Approved by order of the Board of Trustees on the 21<sup>st</sup> December 2020 and signed on its behalf by:

A handwritten signature in dark ink, consisting of a large, stylized initial 'R' followed by a series of loops and a long horizontal stroke.

Richard Clowes – Chair of Trustees



**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF  
THRESHOLD HOUSING LINK**

**Independent examiner's report to the trustees of Threshold Housing Link ('the Company')**

I report to the charity trustees on my examination of the accounts of the Company for the year ended 31 March 2020.

**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. 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 ACA 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.



Susan Plumb ACA  
Haines Watts, Chartered Accountants  
Old Station House  
Station Approach  
Newport Street  
Swindon  
Wiltshire  
SN1 3DU

Date: 21<sup>st</sup> December 2020

**THRESHOLD HOUSING LINK**

**STATEMENT OF FINANCIAL ACTIVITIES  
FOR THE YEAR ENDED 31 MARCH 2020**

	Notes	Unrestricted funds £	Restricted funds £	2020 Total funds £	2019 Total funds £
<b>INCOME AND ENDOWMENTS FROM</b>					
Donations and legacies	2	31,435	-	31,435	43,943
<b>Charitable activities</b>					
Supported accommodation	5	172,658	62,124	234,782	513,945
Other trading activities	3	26,863	-	26,863	38,543
Investment income	4	<u>2,252</u>	<u>-</u>	<u>2,252</u>	<u>824</u>
<b>Total</b>		233,208	62,124	295,332	597,255
<b>EXPENDITURE ON</b>					
Raising funds	6	1,506	-	1,506	3,269
<b>Charitable activities</b>					
Supported accommodation	7	215,778	66,942	282,720	661,866
<b>Total</b>		<u>217,284</u>	<u>66,942</u>	<u>284,226</u>	<u>665,135</u>
<b>NET INCOME/(EXPENDITURE)</b>		15,924	(4,818)	11,106	(67,880)
<b>RECONCILIATION OF FUNDS</b>					
<b>Total funds brought forward</b>		<u>892,673</u>	<u>6,818</u>	<u>899,491</u>	<u>967,371</u>
<b>TOTAL FUNDS CARRIED FORWARD</b>		<u><u>908,597</u></u>	<u><u>2,000</u></u>	<u><u>910,597</u></u>	<u><u>899,491</u></u>

The notes form part of these financial statements

**THRESHOLD HOUSING LINK**

**STATEMENT OF FINANCIAL POSITION  
31 MARCH 2020**

	Notes	Unrestricted funds £	Restricted funds £	2020 Total funds £	2019 Total funds £
<b>FIXED ASSETS</b>					
Tangible assets	12	666,641	-	666,641	689,076
<b>CURRENT ASSETS</b>					
Debtors	13	27,936	-	27,936	9,599
Cash at bank		<u>385,339</u>	<u>2,000</u>	<u>387,339</u>	<u>333,994</u>
		413,275	2,000	415,275	343,593
<b>CREDITORS</b>					
Amounts falling due within one year	14	(100,786)	-	(100,786)	(40,922)
		<u>312,489</u>	<u>2,000</u>	<u>314,489</u>	<u>302,671</u>
<b>NET CURRENT ASSETS</b>					
		979,130	2,000	981,130	991,747
<b>CREDITORS</b>					
Amounts falling due after more than one year	15	(70,533)	-	(70,533)	(92,256)
		<u>908,597</u>	<u>2,000</u>	<u>910,597</u>	<u>899,491</u>
<b>NET ASSETS</b>					
<b>FUNDS</b>					
Unrestricted funds	19			908,597	892,673
Restricted funds				<u>2,000</u>	<u>6,818</u>
<b>TOTAL FUNDS</b>					
				<u>910,597</u>	<u>899,491</u>

The charitable company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 March 2020.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 March 2020 in accordance with Section 476 of the Companies Act 2006.

The notes form part of these financial statements

**THRESHOLD HOUSING LINK**

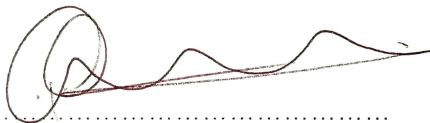
**STATEMENT OF FINANCIAL POSITION - continued**  
**31 MARCH 2020**

The trustees acknowledge their responsibilities 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 and authorised for issue on 21<sup>st</sup> December 2020 and were signed on its behalf by:

A handwritten signature in dark ink, consisting of a large, stylized initial 'R' followed by a series of loops and a long horizontal stroke ending in a small flourish.

Richard Clowes – Chair of Trustees

The notes form part of these financial statements

**THRESHOLD HOUSING LINK**  
**STATEMENT OF CASH FLOWS**  
**FOR THE YEAR ENDED 31 MARCH 2020**

	Notes	2020 £	2019 £
<b>Cash flows from operating activities</b>			
Cash generated from operations	1	76,029	(60,827)
Finance costs paid		<u>(3,164)</u>	<u>(3,789)</u>
Net cash provided by/(used in) operating activities		<u>72,865</u>	<u>(64,616)</u>
<b>Cash flows from investing activities</b>			
Purchase of tangible fixed assets		-	(930)
Interest received		<u>2,252</u>	<u>824</u>
Net cash provided by/(used in) investing activities		<u>2,252</u>	<u>(106)</u>
<b>Cash flows from financing activities</b>			
Loan repayments in year		<u>(21,772)</u>	<u>(20,066)</u>
Net cash used in financing activities		<u>(21,772)</u>	<u>(20,066)</u>
<hr/>			
<b>Change in cash and cash equivalents in the reporting period</b>		53,345	(84,788)
<b>Cash and cash equivalents at the beginning of the reporting period</b>		<u>333,994</u>	<u>418,782</u>
<b>Cash and cash equivalents at the end of the reporting period</b>		<u><u>387,339</u></u>	<u><u>333,994</u></u>

The notes form part of these financial statements

**THRESHOLD HOUSING LINK**

**NOTES TO THE STATEMENT OF CASH FLOWS  
FOR THE YEAR ENDED 31 MARCH 2020**

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

	2020 £	2019 £
<b>Net income/(expenditure) for the reporting period (as per the Statement of Financial Activities)</b>	11,106	(67,880)
<b>Adjustments for:</b>		
Depreciation charges	22,484	28,494
Interest received	(2,252)	(824)
Finance costs	3,164	3,789
(Increase)/decrease in debtors	(18,337)	26,268
Increase/(decrease) in creditors	<u>59,864</u>	<u>(50,674)</u>
<b>Net cash provided by/(used in) operations</b>	<u><u>76,029</u></u>	<u><u>(60,827)</u></u>

**2. ANALYSIS OF CHANGES IN NET FUNDS**

	At 1/4/19 £	Cash flow £	At 31/3/20 £
<b>Net cash</b>			
Cash at bank	<u>333,994</u>	<u>53,345</u>	<u>387,339</u>
	<u>333,994</u>	<u>53,345</u>	<u>387,339</u>
<b>Debt</b>			
Debts falling due within 1 year	(19,500)	(1,200)	(20,700)
Debts falling due after 1 year	<u>(92,256)</u>	<u>21,723</u>	<u>(70,533)</u>
	<u>(111,756)</u>	<u>20,523</u>	<u>(91,233)</u>
<b>Total</b>	<u><u>222,238</u></u>	<u><u>73,868</u></u>	<u><u>296,106</u></u>

The notes form part of these financial statements

## THRESHOLD HOUSING LINK

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2020

#### 1. ACCOUNTING POLICIES

##### **Basis of preparing the financial statements**

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 financial statements are prepared in sterling, which is the functional currency of the entity and is rounded to the nearest £.

##### **Going concern**

The COVID-19 viral pandemic is one of the most significant economic events for the UK with unprecedented levels of uncertainty of outcomes. It is therefore difficult to evaluate all of the potential implications on the charity's operations, funding, suppliers and wider economy. The Trustees' view on the impact of COVID-19 is that, given the measures that could be undertaken to mitigate the current adverse conditions and the current resources available, they can continue to adopt the going concern basis in preparing the financial statements.

##### **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.

##### **Allocation and apportionment of costs**

Support and governance costs are re-allocated on the following basis which is an estimate, based on direct expenditure, of the amount attributable to each activity

Support accommodation	99%
Fundraising	1%

Governance costs are the costs associated with the governance arrangements of the charity. These costs are associated with constitutional and statutory requirements and include any costs associated with the strategic management of the charity's activities.

## THRESHOLD HOUSING LINK

### NOTES TO THE FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 31 MARCH 2020

#### 1. ACCOUNTING POLICIES - continued

##### Tangible fixed assets

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

Freehold property	50 years
Hostel equipment	3 years
Motor vehicles	3 years
Computer equipment	3 years
Office equipment	15% reducing balance

##### Taxation

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

##### 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.

##### Hire purchase and leasing commitments

Rentals paid under operating leases are charged to the Statement of Financial Activities on a straight line basis over the period of the lease.

##### 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.

##### Debtors

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



**THRESHOLD HOUSING LINK**

**NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 MARCH 2020**

**Creditors**

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

**2. DONATIONS AND LEGACIES**

	Unrestricted funds £	Restricted funds £	2020 Total funds £	2019 Total funds £
Donations	31,325	-	31,325	43,813
Subscriptions	<u>110</u>	<u>-</u>	<u>110</u>	<u>130</u>
	<u>31,435</u>	<u>-</u>	<u>31,435</u>	<u>43,943</u>

In 2019, all donations and legacy income was unrestricted funding.

**3. OTHER TRADING ACTIVITIES**

	Unrestricted funds £	Restricted funds £	2020 Total funds £	2019 Total funds £
Sleepout	20,107	-	20,107	26,426
Miscellaneous income	<u>6,756</u>	<u>-</u>	<u>6,756</u>	<u>12,117</u>
	<u>26,863</u>	<u>-</u>	<u>26,863</u>	<u>38,543</u>

**4. INVESTMENT INCOME**

	Unrestricted funds £	Restricted funds £	2020 Total funds £	2019 Total funds £
Deposit account interest	<u>2,252</u>	<u>-</u>	<u>2,252</u>	<u>824</u>

**THRESHOLD HOUSING LINK**

**NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 MARCH 2020**

**5. INCOME FROM CHARITABLE ACTIVITIES**

	Unrestricted Funds £	Restricted Funds £	Total Funds 2020 £	Total Funds 2019 £
Fees from residents	172,658	-	172,658	329,577
Swindon Borough Council				
Supporting People grant	-	-	-	156,979
Outreach workers	-	57,124	57,124	21,704
Threadneedle grant	-	-	-	2,000
National Lottery	-	-	-	3,685
Nationwide grant	-	5,000	5,000	-
	<u>172,658</u>	<u>62,124</u>	<u>234,782</u>	<u>513,945</u>

In 2019, £27,389 of income from charitable activities was received as restricted funds.

**6. RAISING FUNDS**

**Raising donations and legacies**

	Unrestricted funds £	Restricted funds £	2020 Total funds £	2019 Total funds £
Fundraising events	<u>1,506</u>	<u>-</u>	<u>1,506</u>	<u>3,269</u>

**7. CHARITABLE ACTIVITIES COSTS**

	Direct Costs £	Support costs (see note 8) £	Totals £
Supported accommodation	<u>133,631</u>	<u>149,089</u>	<u>282,720</u>

**THRESHOLD HOUSING LINK**

**NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 MARCH 2020**

**7. CHARITABLE ACTIVITIES COSTS - continued**

	Cost of raising funds £	Supported accommo- dation £	Support costs £	2020 Total £	2019 Total £
Staff costs	-	43,291	112,569	155,860	410,607
Consultancy costs	-	32,195	-	32,195	-
Housing association charges	-	-	-	-	41,184
Rates, council tax and water	-	-	5,821	5,821	8,142
Light and heat	-	-	8,645	8,645	24,100
Repairs and maintenance	-	8,104	-	8,104	28,523
Bad debts	-	(14,415)	-	(14,415)	25,405
Insurance	-	4,143	-	4,143	9,310
Other premises costs	-	7,214	-	7,214	15,016
Staff recruitment, training etc	-	4,617	-	4,617	12,142
Food and catering	-	-	-	-	-
Depreciation	-	22,484	-	22,484	28,494
Fundraising events	-	-	-	-	1,277
Mortgage interest	-	3,164	-	3,164	3,789
Legal and professional fees	-	-	13,974	13,974	3,276
Auditors' remuneration	-	-	3,586	3,586	3,700
Rent	-	-	6,000	6,000	13,740
Telephone	-	6,099	-	6,099	9,415
Postage and stationery	-	1,743	-	1,743	1,759
Computer and website costs	-	6,234	-	6,234	11,512
Subscriptions	-	576	-	576	1,795
Bank charges	-	397	-	397	435
Sundry expenses	-	7,785	-	7,785	11,514
	-	133,631	150,595	284,266	665,135
Support costs	1,506	149,089	(150,595)	-	-
Total expenditure 2020	<u>1,506</u>	<u>282,720</u>	<u>-</u>	<u>284,266</u>	<u>665,135</u>
Total expenditure 2019	<u>3,269</u>	<u>661,866</u>	<u>-</u>	<u>665,135</u>	

Of the total expenditure, £217,284 was unrestricted (2019: £640,879) and £66,942 was restricted (2019: £24,256).

**THRESHOLD HOUSING LINK**

**NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 MARCH 2020**

**8. SUPPORT COSTS**

	Management £	Governance costs £	Totals £
Supported accommodation	<u>131,529</u>	<u>17,560</u>	<u>149,089</u>

**9. NET INCOME/(EXPENDITURE)**

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

	2020 £	2019 £
Independent examination fee	3,586	3,700
Depreciation - owned assets	22,435	28,494
Other operating leases	<u>6,000</u>	<u>54,924</u>

**10. TRUSTEES' REMUNERATION AND BENEFITS**

There were no Trustees' remuneration or other benefits for the year ended 31 March 2020 nor for the year ended 31 March 2019.

**Trustees' expenses**

There were no Trustees' expenses paid for the year ended 31 March 2020 nor for the year ended 31 March 2019.

**11. STAFF COSTS**

	2020 £	2019 £
Wages and salaries	143,966	374,813
Social security costs	10,492	27,681
Other pension costs	<u>1,402</u>	<u>8,113</u>
	<u>155,860</u>	<u>410,607</u>

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

	2020	2019
	<u>6</u>	<u>20</u>

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

**THRESHOLD HOUSING LINK**

**NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 MARCH 2020**

**11. STAFF COSTS - continued**

Key management personnel include all persons that have authority and responsibility for planning, directing and controlling the activities of the charity. The total compensation paid to key management personnel for services provided to the charity was £100,629 (2019: £118,387).

In addition to the regularly incurred staff costs above, £2,825 of costs relating to staff redundancy/terminations were paid (2019: £9,880).

**12. TANGIBLE FIXED ASSETS**

	Freehold property £	Office equipment £	Hostel equipment £
<b>COST</b>			
At 1 April 2019 and 31 March 2020	<u>720,000</u>	<u>23,435</u>	<u>137,798</u>
<b>DEPRECIATION</b>			
At 1 April 2019	39,943	23,435	137,798
Charge for year	<u>14,400</u>	<u>-</u>	<u>-</u>
At 31 March 2020	<u>54,343</u>	<u>23,435</u>	<u>137,798</u>
<b>NET BOOK VALUE</b>			
At 31 March 2020	<u>665,657</u>	<u>-</u>	<u>-</u>
At 31 March 2019	<u>680,057</u>	<u>-</u>	<u>-</u>
	Motor vehicles £	Computer equipment £	Totals £
<b>COST</b>			
At 1 April 2019 and 31 March 2020	<u>14,673</u>	<u>102,964</u>	<u>998,870</u>
<b>DEPRECIATION</b>			
At 1 April 2019	11,105	97,513	309,794
Charge for year	<u>3,568</u>	<u>4,467</u>	<u>22,435</u>
At 31 March 2020	<u>14,673</u>	<u>101,980</u>	<u>332,229</u>
<b>NET BOOK VALUE</b>			
At 31 March 2020	<u>-</u>	<u>984</u>	<u>666,641</u>
At 31 March 2019	<u>3,568</u>	<u>5,451</u>	<u>689,076</u>

**THRESHOLD HOUSING LINK**

**NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 MARCH 2020**

**12. TANGIBLE FIXED ASSETS - continued**

Freehold property includes three properties held at valuation on an open market basis of £445,000. Two valuations were carried out in March 2016 by independent, qualified valuers, Haslams Chartered Surveyors. One further property was revalued by Butfield Ltd in March 2017.

The net book value of all freehold property on an historic cost basis is £418,433 (2019 £443,833).

All of the above are used for charitable purposes.

**13. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	2020	2019
	£	£
Trade debtors	-	1,418
Other debtors	25,105	5,449
Prepayments and accrued income	<u>2,831</u>	<u>2,732</u>
	<u>27,936</u>	<u>9,599</u>

**14. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	2020	2019
	£	£
Bank loans and overdrafts (see note 16)	20,700	19,500
Social security and other taxes	-	4,597
Accruals and deferred income	<u>80,086</u>	<u>16,825</u>
	<u>100,786</u>	<u>40,922</u>

Deferred income of £49,550 (2019 nil) is included in accruals and deferred income above. All will be released in the year to 31 March 2021

**15. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR**

	2020	2019
	£	£
Bank loans (see note 16)	<u>70,533</u>	<u>92,256</u>

**THRESHOLD HOUSING LINK**

**NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 MARCH 2020**

**16. LOANS**

An analysis of the maturity of loans is given below:

	2020	2019
	£	£
Amounts falling due within one year on demand:		
Bank loans	<u>20,700</u>	<u>19,500</u>
Amounts falling between one and two years:		
Bank loans - 1-2 years	<u>20,700</u>	<u>19,500</u>
Amounts falling due between two and five years:		
Bank loans - 2-5 years	<u>27,448</u>	<u>39,148</u>
Amounts falling due in more than five years:		
Repayable by instalments:		
Bank loans more 5 yr by instalments	<u>22,385</u>	<u>33,608</u>

**17. LEASING AGREEMENTS**

Minimum lease payments under non-cancellable operating leases fall due as follows:

	2020	2019
	£	£
Within one year	<u>1,500</u>	<u>1,500</u>

**18. SECURED DEBTS**

The following secured debts are included within creditors:

	2020	2019
	£	£
Bank loans	<u>91,233</u>	<u>111,756</u>

Bank loans totalling £91,233 (2019 £111,756) are secured against The Old Apple Yard and 10 Bronte Close.

THRESHOLD HOUSING LINK

NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 MARCH 2020

19. MOVEMENT IN FUNDS

	At 1/4/19 £	Net movement in funds £	At 31/3/20 £
<b>Unrestricted funds</b>			
General funds	594,259	15,924	610,183
IT replacement fund	10,000	-	10,000
Repair fund	50,000	-	50,000
Revaluation reserve	<u>238,414</u>	<u>-</u>	<u>238,414</u>
	892,673	15,924	908,597
<b>Restricted funds</b>			
Threadneedle	2,000	-	2,000
National Lottery	3,685	(3,685)	-
Zurich	<u>1,133</u>	<u>(1,133)</u>	<u>-</u>
	<u>6,818</u>	<u>(4,818)</u>	<u>2,000</u>
<b>TOTAL FUNDS</b>	<u>899,491</u>	<u>11,106</u>	<u>910,597</u>

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

	Incoming resources £	Resources expended £	Movement in funds £
<b>Unrestricted funds</b>			
General funds	233,208	(217,284)	15,924
<b>Restricted funds</b>			
Outreach workers	57,124	(57,124)	-
National Lottery	-	(3,685)	(3,685)
Zurich	-	(1,133)	(1,133)
Nationwide	<u>5,000</u>	<u>(5,000)</u>	<u>-</u>
	<u>62,124</u>	<u>(66,942)</u>	<u>(4,818)</u>
<b>TOTAL FUNDS</b>	<u>295,332</u>	<u>(284,226)</u>	<u>11,106</u>



**THRESHOLD HOUSING LINK**

**NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 MARCH 2020**

**19. MOVEMENT IN FUNDS - continued**

**Comparatives for movement in funds**

	At 1/4/18 £	Net movement in funds £	At 31/3/19 £
<b>Unrestricted funds</b>			
General funds	665,272	(71,013)	594,259
IT replacement fund	10,000	-	10,000
Repair fund	50,000	-	50,000
Revaluation reserve	<u>238,414</u>	<u>-</u>	<u>238,414</u>
	963,686	(71,013)	892,673
<b>Restricted funds</b>			
Threadneedle	-	2,000	2,000
National Lottery	3,685	-	3,685
Zurich	<u>-</u>	<u>1,133</u>	<u>1,133</u>
	<u>3,685</u>	<u>3,133</u>	<u>6,818</u>
<b>TOTAL FUNDS</b>	<u><u>967,371</u></u>	<u><u>(67,880)</u></u>	<u><u>899,491</u></u>

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

	Incoming resources £	Resources expended £	Movement in funds £
<b>Unrestricted funds</b>			
General funds	569,866	(640,879)	(71,013)
<b>Restricted funds</b>			
Outreach workers	21,704	(21,704)	-
Threadneedle	2,000	-	2,000
Zurich	<u>3,685</u>	<u>(2,552)</u>	<u>1,133</u>
	<u>27,389</u>	<u>(24,256)</u>	<u>3,133</u>
<b>TOTAL FUNDS</b>	<u><u>597,255</u></u>	<u><u>(665,135)</u></u>	<u><u>(67,880)</u></u>

**THRESHOLD HOUSING LINK**

**NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 MARCH 2020**

**19. MOVEMENT IN FUNDS - continued**

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

	At 1/4/18 £	Net movement in funds £	At 31/3/20 £
<b>Unrestricted funds</b>			
General funds	665,272	(55,089)	610,183
IT replacement fund	10,000	-	10,000
Repair fund	50,000	-	50,000
Revaluation reserve	<u>238,414</u>	<u>-</u>	<u>238,414</u>
	963,686	(55,089)	908,597
<b>Restricted funds</b>			
Threadneedle	-	2,000	2,000
National Lottery	<u>3,685</u>	<u>(3,685)</u>	<u>-</u>
	<u>3,685</u>	<u>(1,685)</u>	<u>2,000</u>
<b>TOTAL FUNDS</b>	<u><u>967,371</u></u>	<u><u>(56,774)</u></u>	<u><u>910,597</u></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 £
<b>Unrestricted funds</b>			
General funds	803,074	(858,163)	(55,089)
<b>Restricted funds</b>			
Outreach workers	78,828	(78,828)	-
Threadneedle	2,000	-	2,000
National Lottery	-	(3,685)	(3,685)
Zurich	3,685	(3,685)	-
Nationwide	<u>5,000</u>	<u>(5,000)</u>	<u>-</u>
	<u>89,513</u>	<u>(91,198)</u>	<u>(1,685)</u>
<b>TOTAL FUNDS</b>	<u><u>892,587</u></u>	<u><u>(949,361)</u></u>	<u><u>(56,774)</u></u>

## THRESHOLD HOUSING LINK

### NOTES TO THE FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 31 MARCH 2020

#### **Purpose of restricted funds**

Outreach Workers funds are amounts received to support the work of the Outreach programme.

Threadneedle funds are amounts received to support the Homeless Narratives project and an exhibition.

National Lottery funds are funds received to support mental health first aid training.

Zurich Community Trust funds are funds received to support the training of staff in cognitive and behavioural therapies.

Nationwide funds are amounts received to purchase lockers.

#### **Repair fund**

A major repairs and renewals designated fund of £50,000 is kept to fund all major renewals, refurbishments and repairs to the charity's properties and ensures the agencies obligations of repair to the leased entities.

#### **IT replacement fund**

To fund the up-grade / replacement of the charity's IT systems.

#### **Revaluation reserve**

This represents the difference between the revalued amount of the freehold property and the value under the historic cost basis.

#### **20. RELATED PARTY DISCLOSURES**

There were no related party transactions for the year ended 31 March 2020.

#### **21. POST BALANCE SHEET EVENTS**

The Organisation became a Charitable Incorporated Organisation on 4<sup>th</sup> June, 2020.