

REGISTERED COMPANY NUMBER: 1926938 (England and Wales)
REGISTERED CHARITY NUMBER: 1017599

Report of the Trustees and
Financial Statements For The Year Ended
31 March 2012
for
Threshold Housing Link

Monahans
Statutory Auditors
38-42 Newport Street
Swindon
Wiltshire
SN1 3DR

Threshold Housing Link

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for the Year Ended 31 March 2012**

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Threshold Housing Link

Report of the Trustees **for the Year Ended 31 March 2012**

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 2012. The trustees have adopted the provisions of the Statement of Recommended Practice (SORP) 'Accounting and Reporting by Charities' issued in March 2005.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Company number

1926938 (England and Wales)

Registered Charity number

1017599

Registered office

Second Floor
Wade House
37-39 Queen Street
Swindon
Wiltshire
SN1 1RN

Trustees

N Henham	- resigned 18.8.11
T G Davies	
C G Arch	
J T Phipps	
R J Mackenzie Wilson	- appointed 18.8.11
D Price	- appointed 18.8.11

Company Secretary

C G Arch

Auditors

Monahans
Statutory Auditors
38-42 Newport Street
Swindon
Wiltshire
SN1 3DR

Solicitors

Fullagar Brooks, 4 Cricklade Court, Cricklade Street, Swindon, Wilts, SN1 3EY
Mogers Solicitors LLP, 24 Queen Square, Bath, BA1 2HY

Bankers

Co-Operative Bank, PO Box 250, Skelmersdale, WN8 6WT

The charity appointed Cher Sawyer-Smith as a Chief Executive Officer (CEO) on 6th December 2011.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The company is limited by guarantee and a registered charity under the Charities Act 2011. The affairs of the charitable company are governed by its Memorandum and Articles of Association.

The company does not have a share capital. Members guarantee to contribute an amount not exceeding £10 to the assets of the charitable company in the event of a winding up. There are 54 paid up members.

Threshold Housing Link

Report of the Trustees for the Year Ended 31 March 2012

STRUCTURE, GOVERNANCE AND MANAGEMENT

Recruitment, appointment, induction and training 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 Management Committee. 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 and word of mouth, adverts in the local media, our website, information leaflets, presentations, Voluntary Action Forums, REACH (a skilled volunteer placement agency) and parish magazines etc. 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 CRB check. The Board of Trustees seek to maximise the skill base of the board and training is available in areas of the specific knowledge required for the nature of the charity's business and operations and the role of trustee. This assists peoples 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; an annual review monitors and highlights learning that has taken place and identifies areas of potential loss due to retirement thereby creating a need for growth and expansion with particular skill bases. An "away day" enables the board to review operations, discuss ideas for developments or consolidation of activities and develop of strategy. There is also the opportunity to meet team leaders and senior staff to cement relationships as well as gain insight into staff morale and opportunities for transformation and/or leadership development. This activity also enables and empowers their ability to consider succession planning and training requirements.

The board meets monthly to receive reports from all departments as well as financial overviews, project development updates and ideas for modernisation and improvement. All Trustees give their time voluntarily and receive no benefits from the charity. During 2011/12, over 250 volunteer hours were gifted to the charity by the board of trustees. Any expenses reclaimed from the charity are set out in note 12 to the accounts.

At the AGM in 2010 the current board of trustees were elected from the membership. A further two members were appointed and elected at the AGM in 2011. The current number of members on the board of trustees stands 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. Underrepresented groups on the board, currently include people from ethnic minorities, 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. There will be a concerted campaign to attract people from these diverse groups; enlistment will be promoted by way of open days, presentations, media adverts and interviews.

Organisational structure and decision making

The board of trustees is responsible for the strategic direction and policy of the charity. Delegation of the day-to-day management of the charity, its services, targets and key performance indicators is entrusted to the employed Chief Executive Officer, who reports directly to the board. The Business Director (once recruited) and Operations Director are also part of the senior management team who are supported and advised by a Finance Officer. Together they supervise twenty six permanently employed staff. The senior team is assisted by two team leaders and four senior workers operating at frontline level ensuring good practice is upheld and that the team continues to develop their skills to assist and support the client group and carry out the organisations charitable objectives. This structure is kept under review by the board of trustees to ensure the management team has access to appropriate expertise and resources either through staff appointments or the use of external consultants.

Threshold Housing Link

Report of the Trustees **for the Year Ended 31 March 2012**

STRUCTURE, GOVERNANCE AND MANAGEMENT

Quality

Threshold is undertaking PQASSO (Practical Quality Assurance System for Small Organisations) which is a system designed specifically for voluntary and community organisations (VCO's). The system covers important elements of an efficient and effective organisation - efficient use of resources and effective service delivery. Quality standards are also essential in ensuring that an organisation is legally sound, able to achieve planned outcomes and is fit for purpose. PQASSO attends to all the performance areas that are important to funders and commissioners through twelve quality areas:

- planning
- governance
- leadership and management
- user centred service
- managing people
- learning and development
- managing money
- managing resources
- communications and promotion
- working with others, monitoring; and
- evaluation and results

PQASSO as a quality assurance assessment tool differs from ISO 9001 in that ISO 9001 focuses on the processes within an organisation and makes sure that they are effectively managed in order to meet the needs of customers. It aims to ensure continual improvement in these processes and customer satisfaction. It does not require the organisation to address areas that are deemed essential for the effective governance and management of a voluntary and community organisation; namely good control with a focus on outcomes and charity related finance issues.

Other assurances of quality include the Investors in People (IiP) standard, which was initially awarded to Threshold in 2004. We were subsequently re-assessed and awarded IiP again in 2007 and have just been reviewed and awarded the new standard in 2011. It was decided that the expense of achieving the gold award level was not necessary and so no further application was made for this higher award level. We are very appreciative of the award that has been granted. In 2003, we also gained the Charity Commissions esteemed "Hallmark of a Well Run Charity".

Related parties

Insofar as it is complimentary to the charity's objects, the charity is guided and bound by local and national policy and/or legislation. At the national level, we are bound by homeless legislation, namely the Rent Act 1977 and the Housing Act 1985, 1996 and 2002. At the local level, some key national documents that have influenced our local authority's strategic approach to homelessness and have impacted upon our operations include:

- The Homelessness Act 2002 and the associated Homelessness Code of Guidance for Local Authorities
- The Audit Commission's Key Lines of Enquiry (KLOE) 8, Homelessness and Housing Needs
- The Housing Corporation's Homelessness Strategy
- Independence and Opportunity - Strategy for Supporting People
- The Government publication - Sustainable Communities; Settled Homes; Changing Lives

Our partner Housing Associations, who are Registered Social Landlords (RSL's), influence our strategy, processes and operations through the managing agent agreements, review systems and reporting mechanisms.

Our external relationships are vital to our positive accomplishments. Our Street Outreach service is key to the success of the Swindon Borough Councils Rough Sleeper Panel (RSP) and provide vital access and support to hard to reach clients who often do not engage with statutory or official services and departments. The RSP is a multi agency panel and includes representatives from other hostel providers, probation, police, housing, the town centres management team, drug and alcohol services and health care workers e.g. Community Psychiatric Nurses (CPN) and the Health Visitor for the homeless. The representation of local agencies within this group has provided invaluable support to the charity and has established improved links within the community, identifying policy developments, innovative action plans for assisting and supporting clients as well as prospective funding opportunities for service enrichment, development or enhancement.

During the year services were provided to the charity from Charities Inc., a trading name of Cher Sawyer-Smith (see note 23 to the financial statements).

Threshold Housing Link

Report of the Trustees for the Year Ended 31 March 2012

STRUCTURE, GOVERNANCE AND MANAGEMENT

Risk management

The trustees regularly review the risks to which the charity is exposed. A Risk Register is maintained and this assists in the identification of threats, the probability of any impact as well as the actions that are required to mitigate the risk to the charity. The CEO produces a report, accompanied by a spreadsheet, to the board of trustees on a quarterly basis to enable understanding and commence mitigation of any threats identified.

The full Risk Register supports the charity's efforts relating to good practice. This supports the organisations Conflict of Interest reporting mechanism and is in addition to those related to annual declarations/accepting the post of Trustee and eligibility to stand for election.

Significant risks for 2011/12 included:

- Tendering for new services
- Staff restructuring
- The scheduling and timing of the appointment of key staff
- General staffing issues; we employ external HR consultants to ensure fair process and conflict resolution where necessary; and
- Plans to extend our provision - purchase of a new property and developing service user needs led initiatives to create income streams that will enhance our current financial position and develop our provision for our service users

Perceived risks for 2012/13 include:

- Reorganisation of the charity's property portfolio
- New service developments
- Staff restructuring
- Tendering for new services. This will be a new process for Threshold and will be undertaken with support from contracted external specialist agencies (unless an Income Generation Officer post is created) working in partnership with senior management and the board of trustees
- An increased mortgage; providing additional accommodation and support services to homeless people which includes Persistent Prolific (non violent) Offenders, aiding the criminal justice system, the local Community Safety Partnership and prisoners families, whilst providing increased income generation for the charity
- Employing additional staff where necessary to develop the business, enable additional service provision, meet current responsibilities and/or sustain resource levels

Other plans still being considered include:

- Purchasing a building to accommodate the registered offices; this building may also be able to incorporate a social enterprise and the day centre operations, expanding the current provision to create Value For Money (VFM)
- Proposal of a "No Second Night Out" service
- Researching a recognised qualification linked to the internal core competence programme
- Strengthening the Board of Trustees
- Employing additional staff to undertake income generation and project development activities
- Incorporating a recognised qualification linked to the internal core competence programme of training for all staff and volunteers to increase the worth of our most valuable resource - our people; and
- Initiating a bank of regular volunteers to aid our development plans, project management and social enterprises, creating fair, diverse access and opportunity to positions within Thresholds services
- Recruiting more relief workers to ease the burden on the current staff team of overtime or emergency cover duties in times of unexpected staff absences

Threshold Housing Link

Report of the Trustees for the Year Ended 31 March 2012

OBJECTIVES AND ACTIVITIES

Objectives and aims

The Memorandum and Articles of Association (reviewed and readopted on 18 September 2011) state that the charity's objects are:

"The relief of poverty, hardship, sickness and old age through the provision of accommodation, support and advisory services to those in need, in particular of persons who:

- a by reasons of mental and physical infirmity are unable to fulfil their duties as citizens or their obligations to employers; or
- b are homeless, ex-offenders and those with substance misuse issues and/or addictions; or
- c are fleeing exploitation, abuse and violence"

Vision Statement

To be recognised as the best provider of choice and opportunities for change for vulnerable people.

Mission

To help vulnerable people create a better way of life and independence.

Strategic Objectives

Our four main objectives are:

- 1 To ensure that our service provision is needs driven and service user centred, resourced by optimum levels of appropriately skilled staff. To achieve this we need to:
 - identify opportunities for development
 - prioritise education and workforce planning
 - consider capacity issues and key growth areas
- 2 To provide a high quality and reliable service through the exercise of sound governance, meeting all of our statutory and charitable obligations. To achieve this we need to:
 - revise and review our staff policies and staff handbook
 - review our supervision and appraisal system
 - review the strategy for staff development
 - plan future workforce requirements
 - build upon current risk management processes
- 3 To maintain financial stability by means of a robust funding strategy and sound management of our financial resources. To achieve this we need to:
 - analyse and evaluate recent income trends
 - identify predictable income sources
 - identify indicators likely to affect specific funding streams
 - explore new partnership opportunities for joint working arrangements
 - maintain tight control of expenditure consistent with agreed spending priorities
 - demonstrate that all planned expenditure is underpinned by "value for money" principles
 - employ an Events Coordinator to generate income through community activities whilst raising the profile of the charity
 - explore the potential for employing an Income Generation Officer to specifically undertake tendering, commissioning and charitable fund applications.
- 4 To agree our future direction in relation to service development and performance. In light of the evidence we have, our considerations will focus on:
 - the future of the Old Appleyard Project
 - the future of the Mullane House Project
 - developing future funding streams
 - appropriately expanding and reorganising the charity's property portfolio.

Threshold Housing Link

Report of the Trustees
for the Year Ended 31 March 2012

OBJECTIVES AND ACTIVITIES

Objectives and aims

The principal activities are:

- The operation of a Street Outreach Service; supporting, assessing risk and need of those sleeping on the streets
- The operation of a 20 bedded direct access hostel; supporting 20 residents each day
- The operation of 3 move-on resettlement hostels for men; supporting up to 11 residents each day
- The operation of 1 move-on resettlement hostel for women; supporting 4 residents each day
- The operation of 1 mixed gender move-on resettlement hostel
- A new provision to offer supported accommodation for 5 ex-offenders
- The operation of 1 Substance Misuse 2nd stage resettlement hostel; supporting 4 residents each day
- The operation of 2 adjoined resettlement hostels for young people aged between 16 and 21 years of age; supporting 6 residents each day
- The operation of a home for life for older homeless men; supporting 5 residents each day

Threshold Housing Link

Report of the Trustees for the Year Ended 31 March 2012

ACHIEVEMENT AND PERFORMANCE

Charitable Activities

Our Objects and funding assist homeless people in the town of Swindon in Wiltshire. We aim to offer a holistic approach to the problems arising out of homelessness and all our charitable activities focus on assisting people who are homeless, or are threatened with homelessness, and are undertaken to further our charitable purposes for the public benefit.

Our funding assists the supported accommodation operated and the differing services which incorporates the associated advice and signposting activities undertaken. Demand for our services is limited by giving priority to those who are over the age of 16, single and homeless.

Swindon has developed rapidly over the last 8 years (Population 2003 - 160,000: 2011- 207,000) but has several areas within the top 20% most deprived areas within England. Alongside this expansion a section of the community has fallen behind in economic health, wealth and deprivation with over 98 households per quartile being accepted as statutory homeless, 27,300 being classed as living within a deprivation area and 668 as long term unemployed. Furthermore, there were 630 hospital stays for self harm, 3431 hospital stays for alcohol related issues, 1033 for drug misuse/overdose incidences and 19 new cases of Tuberculosis diagnosed. (Source: health profiles.info)

- Swindon's population has increased by 12% since 2001, more than either the South West (7.0%) or England (6.3%)
- Life expectancy is 8.8 years lower for men and 5.8 years lower for women in the most deprived areas in Swindon than in the least deprived areas (based on the Slope Index 05.01.11)
- Over 7,225 children live in poverty
- The rate of teenage conception in Swindon (39.3 per 1,000 women aged 15-17) was the higher than the South West rate (34.5 per 1,000) but lower than England (40.2 per 1,000)
- The crime rate in Swindon (43.1 per 1,000 population) was higher than the rate for the South West (33.8 per 1,000) and England and Wales (41.3 per 1,000)
- Median gross annual pay in Swindon was £26,900 (South West £24,922, England £26,165)
- The unemployment rate for Swindon was 7.1% (South West 6.0%, England 7.6%)
- The levels of GCSE attainment are worse than the average across England
- Swindon has the lowest percentage of workers (23.6%) qualified to NVQ 4 (degree or equivalent) of all unitary and county authorities in the South West
- Swindon lowest quartile affordability ratio (house price to earnings ratio: a higher ratio means less affordable housing) was 6.5 (South West 8.2, England 6.7).

All this creates impact upon the demand for our services, the work of Threshold Housing Link and ultimately increases the pressure on our facilities, staff teams and funding.

The charity has had limited strategic direction and impetus for the last two years due to no senior appointment being made following the aborted merger in 2010.

The commanding need is to drive change and promote the organisation, its work and funding initiatives. The immediate impact of the appointment of the CEO in December 2011 resulted in the achievement of agreed service level agreements and funding streams to support two avenues of work that have been under supported in the past years; namely the work at Thresholds substance misuse project and creating extra bed spaces that release opportunity for new specific provision for ex-offenders within the resettlement programme. A total of £40,000 was secured by March 31st through service level agreements for the new financial year for these two services.

Threshold Housing Link

Report of the Trustees for the Year Ended 31 March 2012

ACHIEVEMENT AND PERFORMANCE

Charitable Activities

During the year the charity also invested £180,000 in a new property which in turn has freed up beds in our main direct access hostel Culvery Court as people can now move on into the full resettlement programme quicker. This acquisition enabled the acceptance of 5 ex-offenders across all the hostels by referral from the new integrated offender management service through a new funded, partnership arrangement beginning in 2012/13 with Wiltshire Probation Trust and SWITCH (Swindon and Wiltshire Integrated Community Hub). The aim is to enable offender's to take opportunities to positively rescind their persistent criminal behaviour and establish foundations for a life style change by gaining access to Thresholds supported accommodation and dedicated workers to help them make those changes. This development offers the opportunity for alternative community sentencing, early release programmes and accommodation based curfew orders to be imposed and will ultimately assist with compliance and community reparation work to begin sooner. By Threshold offering secure, supported accommodation upon release from prison, or as an alternative to imprisonment, we will be creating a positive conduit that will help to lower the incidences of criminality amongst the small, community of Prolific (non violent) Persistent Offenders, who are often recycled through the criminal justice and homeless systems time and time again.

This year we have accommodated over 343 people in our supported hostels accommodation plus 413 people made contact on 8,571 occasions through our Street Outreach Service. Seven people worked as Big Issue vendors and sold 13,862 copies of the magazine which in turn generated a supplementary income of £1,109 for the charity as we get paid 8p per copy that we distribute. Accumulatively they earned £11,089 between them.

Positive resettlements and move-on this year amounted to 39% of our Culvery Court residents, 46% in the resettlement long stay hostels and 60% in both The Old Appleyard our substance misuse project and Mullane House our young person's project. Bed voids were kept to a minimum of 5% with a re-letting average of 6 days in the resettlement projects and only hours within Culvery Court. Bad debts reached 5% which is within the agreed target for each aspect.

An appeal in the local press drew in massive support in the form of Gifts in Kind with donations of blankets and soup along with other non-perishable foods which were overwhelming but much needed during the extreme cold weather in the winter months.

Fundraising activities

These have been fairly minimal this year due to the vacant posts however, various positive networking and support contacts have been made resulting in a charity ball which took place in March at the courtesy of Menzies Hotel Swindon. This event generated over £9,000 of "gifts in kind" with £1,400 being raised through ticket sales and an auction. Together, Menzies Swindon and Threshold are now organising the charity's 40th Anniversary Charity Ball which is due to take place on March 23rd 2013.

A Sporting Dinner hosted by The Rotary Club of Swindon Old Town was another profile and fundraising event that also secured a celebrity Patron for the charity. The dinner took place in late March and Willie Thorne, celebrity Snooker Player was one of the guest speakers. After the event Willie Thorne met with two of Thresholds young service users, who were also guests following a donation from a member which enabled them to attend and experience their first black tie event. He was so touched by their stories and their valour for coping with the changes necessary to improve their lives and futures that, when asked, he agreed instantly to become a Patron. Willie will hopefully be making his debut fundraising appearance for the charity at the Anniversary Ball in March 2013.

Other initiatives have been the recruitment of two posts - an Events Coordinator with the aim to drive a schedule of smaller community based promotions and assist with the coordination of the larger annual events such as Sleepout, Run4Home and the Soup Run and a Business Director to develop and improve business systems and process within the organisation.

Threshold Housing Link

Report of the Trustees for the Year Ended 31 March 2012

ACHIEVEMENT AND PERFORMANCE

Internal and external factors

Equal access to our services is an important issue for us and to this end we monitor the age, gender, disability, ethnicity and sexual orientation of our client group as well as the underlying issues that have compounded or created their homeless situation. This assists us when planning new services and when reviewing existing provision. Notwithstanding this, using the Neighbourhood Statistics website we recognise that Black and Ethnic (BME) communities are disproportionately represented in our town (only 4.8% of the total population) and therefore in our service.

To avoid and reduce public concern regarding our services, we actively engage the different local communities' in which our projects are operational or located. This includes involving our direct neighbours in our open days or public meetings as well as distributing our newsletter mailings. Our local councillors and MP's are involved with our work at all levels and have significantly helped with reducing any such concerns whilst assisting us to create better local understanding of our work and the need for us to be based within certain communities.

The main areas of our charitable activity are the provision of supported accommodation schemes and these are complimented by our outreach work and a small rent management scheme. Community engagement activities include being a distribution centre for The Big Issue magazine which entails recruiting and maintaining the relationship between vendors and the local community, as well as operating a twice a week day centre "drop-in" facility within the town centre.

The activities and achievements that flow from our work are described below:

Supported Accommodation:

Threshold has ten hostels situated within a four-mile radius of the charity's registered offices, accommodating 55 people on any given night and 343 people accessed these provisions during 2011/12.

These projects include three hostels that provide a 24 hour staffed environment with intensive support and include our 20 bedded direct access hostel for men, our youth project offering 6 bed spaces for young men and women aged between 16 and 25 years and a substance misuse rehabilitation and resettlement project for 4 people; men and women aged 16 plus. To compliment these schemes we provide supervised, move-on accommodation which enables more independence. These schemes include a women only hostel, four separate men only projects, a mixed gender resettlement hostel and an older persons' scheme. The Governments Supporting People Grant, licence fee income from housing benefit claims and service users own personal contributions primarily fund these projects. Secondary funding comes from general donations, fundraising and charitable trust funding.

Street Outreach Service:

This small team works mainly out on the streets, at breakfast clubs and soup runs however, a small day centre provision is also facilitated and operates two afternoon sessions a week, offering support and advice to vulnerable and hard to reach people; creating the opportunity to facilitate partnership working between legal advisors, benefit agencies, housing departments and health workers. On average, there are 25 attendees at each day centre session with 21 attendees on average at the Breakfast Club. Over 8,571 contacts with 413 people were undertaken during the year 2011/12.

The service offers face-to face advice on housing, debt or other related issues, advocacy and support to those who are roofless, in squats or in unsuitable accommodation. This activity assists with homelessness prevention, reducing the numbers of people sleeping rough or squatting in unoccupied buildings and car parks. Working relationships with the local authority's Housing Needs Team continues to be excellent with a high degree of mutual trust and confidence being afforded by both teams. This work is only part funded by the local authority's homeless prevention fund, charitable trust fundraising and general donations.

Rent Management Scheme - known as The KeyScheme+:

When operating, this scheme facilitates the move-on of people who are leaving Thresholds supported accommodation schemes prior to their planned move across to or from the resettlement programme. This activity impacts directly on reducing the number of beds blocked within our hostel provision, thereby enabling more people to access our accommodation and resettlement programmes, reducing the need for them to be street homeless. This activity also directly assists with reducing the numbers of people resorting to sleeping rough or sofa surfing within friends or family households following their move from our hostel accommodation. The Outreach Team are designated to provide on-going support in the independent accommodation when required. Unfortunately there were no funds available to operate this scheme during 2011/12 but it is hoped to offer previously unavailable private rented accommodation through this scheme during the coming year.

Threshold Housing Link

Report of the Trustees for the Year Ended 31 March 2012

ACHIEVEMENT AND PERFORMANCE

Internal and external factors

Funding that enables this work originated from charitable trust fundraising and general donations reaching as far back as a donation from the incumbent Staff Charity Fund within Zurich Financial Services in 1994. Threshold has a separate deposit fund of £10,000 to enable the payment of rent in advance to accepted landlords but no allowance for a salary to operate the scheme.

Access to Threshold:

The written word - In an effort to break down exclusion and reduce the stigma associated with homelessness, we provide information that communicates our messages in plain English and a "reader friendly" format. We produce information leaflets that outline each service, inform, and advise the general public of what is available and how these services are accessed. All information is available on our website www.thl.org.uk and can be retrieved and used to aid equal and fair access. We also have a facility for complaints and comments to be submitted in this manner as well. Our forms and internal communications can be translated "in-house" into various languages and this is very helpful for some of our BME clients.

The properties - Our main, purpose built, accommodation facility has full disabled access and several of the smaller resettlement hostels have facilities located on the ground floor so that people can be accommodated easily. The registered offices are not easily accessible for people with physical disabilities and so, whenever necessary, meetings and interviews are convened at the main hostel for both practical and safety reasons. Some interviews may also be conducted at other agencies or establishments for ease of access, information, support, confidentiality or for legal reasons.

Referrals:

The Street Outreach Service and our Culverly Court Hostel do not require any referral forms to be completed before engaging with service users as these are direct access services. Information is gathered during the discussions that take place during the first interaction with the staff or upon arrival at the facility. Some external agencies complete a basic referral form when referring their clients to the direct access hostel but this is voluntary and not compulsory unless there is a known or significant risk factor that needs to be identified e.g. Schedule 1 Offenders, mental health crises, race hate crime or other types of violence.

Referrals for all the supported accommodation facilities can be from individuals themselves, via another agency or key worker, who will provide additional information or references as required. Our referral forms are available on-line via our website www.thl.org.uk; alternatively, they can be collected or posted from our main office or from any of the hostels upon request.

Referrals for people to be considered for acceptance into the resettlement programme and supported move-on accommodation are made via the forms available on the website; these can be completed and submitted on-line or printed off and subsequently scanned, emailed, posted or delivered to the charity's registered offices. The average turnaround time for a void is 6 working days however, in crisis situations when there are vacancies, this process can be completed much sooner. Threshold operates a waiting list only when vacancies are not immediately available and priority is determined on an individual's vulnerability and need basis.

Monitoring & Evaluation:

All our services collate data, request feedback from service users, suppliers and partner agencies. This is used to review activities, plan for developments and create innovative solutions for issues and needs that require attention and support. Our accommodation services and their recidivism rates are monitored by an external ex-service user forum; providing feedback regarding the fairness of decisions made regarding evictions and service user interventions.

The "Outcomes Star" is a method of evaluating progress of service users through their journey of rehabilitation and resettlement into independent living with a less chaotic lifestyle and Threshold has adopted this approach over the last year.

University Students, seconded to Threshold for their Community Learning Placements whilst undertaking Social Work degree qualifications, provide valuable evaluation and feedback during their secondment and this enables improvements to the programme for future students, up-to-date knowledge transference and training for our staff groups. This programme also generates funding for the charity.

Threshold Housing Link

Report of the Trustees for the Year Ended 31 March 2012

FINANCIAL REVIEW

Summary

The beginning of the year saw the board of trustees embark upon their strategy of developing the charity's structure with two main goals - employing a lead officer for the charity and initiating a new service to create income and extra services that meet the needs of the homeless community and our partner agencies, and they have successfully achieved both.

It has been challenging to plan such developments against the backdrop of limited resources, grant cuts, constant insecurities of funding and negative opinions about the planned initiatives but they did it and they should be congratulated for their valiant efforts and determination to succeed with the planned objectives. The support from our partners linked to the concerted efforts of the employees of the charity certainly made a difference and thanks goes to all those who helped achieve these goals. Initiatives have been aided by sound internal financial management and positive financial support from our partners in the Community Safety Partnership, Wiltshire Probation Trust and SWITCH, our bank, insurers and accountants.

Our turnover for 2011/12 was £970,369 and we have created a net surplus of funds of £19,850; it is envisaged that this level will remain during 2012/13 due to a renewed, concerted, funding procurement strategy amid further staffing developments internally. Success has included the development of creating supportive accommodation for Persistent Prolific Offenders through additional accommodation resources that we provide as result of a new property acquisition.

Governance costs are at a level of 2.17% of expenditure whilst administrative support costs which includes all office costs equated to 11.8% followed by fundraising at 0.07% due to no-one being in post undertaking this specific activity. Staff costs for our front line services that interface directly with our clients, carrying out our charitable objectives, are our largest expenditure at 58%. We commence the new financial year with a forecast, deficit budget IRO £49,000 with fundraising being a declared priority for the coming year with a target to raise £100,000 to cover the identified deficit as well as increase reserves and sustain the new developments.

Reserves Policy

The board of trustees have adopted a policy that meets the charity's requirements, reduces risk and conforms to funders and the Charity Commissions requirements. Threshold is continually working towards accruing reserves to the level of 3 months operational costs. Once this level is achieved, a review is undertaken and frequently some of the money is invested into property to provide additional accommodation schemes, which create supplemental income streams, property assets and enable further fundraising. These decisions support prudent activity that has enabled the development of five additional accommodation services over the past twelve years.

The current level of reserves of £99,142 (1.25 months of the target level of 3 months) falls below the intended level of £237,627 and so a strategy to increase this fund through surplus operating income is necessary. Should services require funding from the reserves a review of the viability of that particular service will be undertaken and a risk mitigation strategy developed to reduce impact and stabilise the situation.

Principal funding sources and results for the year

The primary source of Thresholds income is from the supported accommodation licence fees (49%) paid by Housing Benefit and personal contributions from service users (accommodation service charges). The Governments Supporting People Grant (SPG) provides 41% of the charity's overall income. Fundraising through events such as Sleepout, student placements, miscellaneous donations and gifts generated 4%. Donations and funding from charitable trusts and foundations account for the remaining 6% with notable awards from Garfield Weston (20k) and Beatrice Laing (5k) respectively.

Lesser sources of income include

- the distribution of The Big Issue which creates an income in excess of £1,000 each year
- the day centre coordination has an income stream of £7,599 from the SBC Homeless Prevention Fund each year; and
- the university placements created an income of £7,280; an external person is retained to fulfil the role of Practice Educator at a cost of 50% of the income

Grants pledged in 2011/12 for future work in 2012/13 included the Wiltshire Probation (Prolific and Priority Offender Scheme) funding of £15,000 and the Community Safety Partnership grant of £25,000 for the Old Appleyard project.

Threshold Housing Link

Report of the Trustees **for the Year Ended 31 March 2012**

FINANCIAL REVIEW

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 or be placed in CAF CASH and COIF Accounts before use. The Board of Trustees do not speculate in commercial money markets.

FUTURE DEVELOPMENTS

Frontline activities will continue in the same vein for the foreseeable future, funding permitted. The new Persistent Prolific Offenders project will require additional funding to secure its future beyond 2012/13 and this will be drawn from a renewable service level agreement, charitable donations and/or specific trust funding. New ventures, which may include an extension to existing services with innovative working partnerships employed, will require specific funding and may incorporate property that will accommodate the registered offices, outreach service and resettlement team.

At some point during the year there may be an opportunity to initiate another senior position role for an Income Generation Officer to aid with tendering, commissioning and charitable trust and foundation applications and thereby strengthen the business, creating sustainability.

Recruitment of new trustees is a priority and the aim is to secure at least 4 new board members during the year with skills in Finance, HR, Marketing Legal and/or Policy. There is an induction and recruitment process which normally takes 3 months before applicants are co-opted onto the board.

Threshold will also have to seek alternative registered offices if the current lease cannot be extended further than 2013.

STATEMENT OF TRUSTEES RESPONSIBILITIES

The trustees (who are also the directors of Threshold Housing Link for the purposes of company law) are responsible for preparing the Report of the Trustees and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company law requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charitable company and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that period. In preparing those financial statements, the trustees are required to

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charity SORP;
- make judgements and estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in business.

The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charitable company and to enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

In so far as the trustees are aware:

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

STATEMENT AS TO DISCLOSURE OF INFORMATION TO AUDITORS

So far as the trustees are aware, there is no relevant information (as defined by Section 418 of the Companies Act 2006) of which the charitable company's auditors are unaware, and each trustee has taken all the steps that they ought to have taken as a trustee in order to make them aware of any audit information and to establish that the charitable company's auditors are aware of that information.

Threshold Housing Link

Report of the Trustees
for the Year Ended 31 March 2012

AUDITORS

The auditors, Monahans, will be proposed for re-appointment at the forthcoming Annual General Meeting.

This report has been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies.

ON BEHALF OF THE BOARD :

.....
C G Arch - Trustee

Date:

**Report of the Independent Auditors to the Trustees of
Threshold Housing Link**

We have audited the financial statements of Threshold Housing Link for the year ended 31 March 2012 on pages fifteen to twenty seven. The financial reporting framework that has been applied in their preparation is applicable law and the Financial Reporting Standard for Smaller Entities (effective April 2008) (United Kingdom Generally Accepted Accounting Practice applicable to Smaller Entities).

This report is made solely to the charitable company's trustees, as a body, in accordance with Section 144 of the Charities Act 2011 and regulations made under Section 154 of that Act. Our audit work has been undertaken so that we might state to the charitable company's trustees those matters we are required to state to them in an auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charitable company and the charitable company's trustees as a body, for our audit work, for this report, or for the opinions we have formed.

Respective responsibilities of trustees and auditors

As explained more fully in the Statement of Trustees' Responsibilities, the trustees (who are also the directors of the charitable company for the purposes of company law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view.

The trustees have elected for the financial statements to be audited in accordance with the Charities Act 2011 rather than the Companies Act 2006. Accordingly we have been appointed as auditors under Section 144 of the Charities Act 2011 and report in accordance with regulations made under Section 154 of that Act.

Our responsibility is to audit and express an opinion on the financial statements in accordance with applicable law and International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Auditing Practices Board's Ethical Standards for Auditors.

Scope of the audit of the financial statements

An audit involves obtaining evidence about the amounts and disclosures in the financial statements sufficient to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or error. This includes an assessment of: whether the accounting policies are appropriate to the charitable company's circumstances and have been consistently applied and adequately disclosed; the reasonableness of significant accounting estimates made by the trustees; and the overall presentation of the financial statements. In addition, we read all the financial and non-financial information in the Report of the Trustees to identify material inconsistencies with the audited financial statements. If we become aware of any apparent material misstatements or inconsistencies we consider the implications for our report.

Opinion on financial statements

In our opinion the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 March 2012 and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Charities Act 2011 requires us to report to you if, in our opinion:

- the information given in the Report of the Trustees is inconsistent in any material respect with the financial statements ; or
- the charitable company has not kept adequate accounting records; or
- the financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we require for our audit.

Monahans
Statutory Auditors
38-42 Newport Street
Swindon
Wiltshire
SN1 3DR

Date:

Threshold Housing Link

Statement of Financial Activities
for the Year Ended 31 March 2012

	Notes	Unrestricted funds £	Restricted funds £	2012 Total funds £	2011 Total funds £
INCOMING RESOURCES					
Incoming resources from generated funds					
Voluntary income	2	5,386	12,000	17,386	9,268
Activities for generating funds	3	20,390	-	20,390	16,123
Investment income	4	534	-	534	670
Incoming resources from charitable activities	5				
Supported Accomodation		896,663	35,396	932,059	881,912
Total incoming resources		<u>922,973</u>	<u>47,396</u>	<u>970,369</u>	<u>907,973</u>
RESOURCES EXPENDED					
Costs of generating funds					
Fundraising trading: cost of goods sold and other costs	6	720	-	720	536
Charitable activities	7				
Supported Accomodation		891,998	37,426	929,424	894,707
Governance costs	10	20,375	-	20,375	16,299
Total resources expended		<u>913,093</u>	<u>37,426</u>	<u>950,519</u>	<u>911,542</u>
NET INCOMING/(OUTGOING) RESOURCES		<u>9,880</u>	<u>9,970</u>	<u>19,850</u>	<u>(3,569)</u>
Other recognised gains/losses					
Revaluation of freehold properties		-	-	-	127,612
Net movement in funds		<u>9,880</u>	<u>9,970</u>	<u>19,850</u>	<u>124,043</u>
RECONCILIATION OF FUNDS					
Total funds brought forward		<u>620,849</u>	<u>761</u>	<u>621,610</u>	<u>497,567</u>
TOTAL FUNDS CARRIED FORWARD		<u><u>630,729</u></u>	<u><u>10,731</u></u>	<u><u>641,460</u></u>	<u><u>621,610</u></u>

The notes form part of these financial statements

Threshold Housing Link

Balance Sheet
At 31 March 2012

	Notes	2012 £	2011 £
FIXED ASSETS			
Tangible assets	14	772,236	607,418
CURRENT ASSETS			
Debtors: amounts falling due within one year	15	71,464	49,433
Cash at bank and in hand		155,559	163,272
		<u>227,023</u>	<u>212,705</u>
CREDITORS			
Amounts falling due within one year	16	(148,744)	(100,825)
NET CURRENT ASSETS		<u>78,279</u>	<u>111,880</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		850,515	719,298
CREDITORS			
Amounts falling due after more than one year	17	(209,055)	(97,688)
NET ASSETS		<u>641,460</u>	<u>621,610</u>
FUNDS	22		
Unrestricted funds		630,729	620,849
Restricted funds		10,731	761
TOTAL FUNDS		<u>641,460</u>	<u>621,610</u>

The notes form part of these financial statements

Threshold Housing Link

Balance Sheet - continued

At 31 March 2012

The charitable company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 March 2012.

The members have not deposited notice, pursuant to Section 476 of the Companies Act 2006 requiring an audit of these financial statements.

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 audited under the requirements of Section 144 of the Charities Act 2011.

These financial statements have been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small charitable companies and with the Financial Reporting Standard for Smaller Entities (effective April 2008).

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

.....
C G Arch -Trustee

.....
T G Davies -Trustee

Threshold Housing Link

Notes to the Financial Statements **for the Year Ended 31 March 2012**

1. ACCOUNTING POLICIES

Accounting convention

The financial statements have been prepared under the historical cost convention, as modified by the revaluation of certain assets and in accordance with the Financial Reporting Standards for Smaller Entities (effective April 2008), the Companies Act 2006 and the requirements of the Statement of Recommended Practice "Accounting and Reporting by Charities" (SORP 2005) issued in March 2005.

Incoming resources

All incoming resources are included in Statement of Financial Activities when the charity is entitled to the income and the amount can be quantified with reasonable accuracy. The following specific policies are applied to particular categories of income;

Grants

Grants of a revenue nature are credited to the Statement of Financial Activities in the period to which they relate. Grants received for fixed assets are credited to the Statement of Financial Activities when received and included in the appropriate fund in the balance sheet, with appropriate depreciation being charged against the fund.

Fees from residents

Fees from residents are credited to the Statement of Financial Activities in the period to which they relate. Known bad debts are written off and a provision is made for any that are considered doubtful. Bad and doubtful debts are included within charitable activity costs.

Fundraising and voluntary income

Fundraising and voluntary income is included in full in the Statement of Financial Activities when receivable.

Gifts in Kind

The Gifts in Kind that the charity receive cannot be valued so are not included in the SOFA as incoming resources.

Resources expended

Expenditure is accounted for on an accruals basis as a liability is incurred, inclusive of any irrecoverable VAT.

Cost of generating funds

Costs of generating funds comprise the costs associated with attracting voluntary income and the costs incurred for fundraising events.

Charitable activities

Charitable activity expenditure comprises those costs incurred by the charity in the delivery of its activities and services for its beneficiaries. It includes both costs that can be allocated directly to such services and those costs of an indirect nature necessary to support them.

Governance costs

Governance costs include those costs associated with meeting the constitutional and statutory requirements of the charity and include audit fees, legal fees and trustee indemnity insurance.

Allocation and apportionment of costs

Direct expenditure is allocated between charitable activities, fundraising and governance as appropriate. All support costs are allocated to the one charitable activity, supported accommodation.

Threshold Housing Link

Notes to the Financial Statements - continued for the Year Ended 31 March 2012

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	- 2% on straight line basis
Office equipment	- 15% on reducing balance
Hostel equipment	- 33% on straight line basis
Motor vehicles	- 33% on straight line basis
Computer equipment	- 33% on straight line basis

Fixed assets costing more than £500 are capitalised at cost.

Revaluation

The charity adopts a policy of revaluing its freehold properties. The properties are revalued professionally every five years and any surpluses or deficits on revaluation are taken to a revaluation reserve within unrestricted funds.

Taxation

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

Fund accounting

Unrestricted funds

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

Designated funds

These are funds set aside by the trustees out of unrestricted general funds for specific future purposes or projects.

Restricted funds

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 charity operates a defined contribution pension scheme. Contributions to the charitable company's pension scheme are charged to the statement of financial activities in the period to which they relate.

Reserves

Threshold Housing Link will hold a level of reserves based upon the Trustees' assessment of future needs, forecasts of future income and expenditure, the level of liabilities both current and future in order to provide adequate protection from insolvency. This will not normally exceed three months operational costs.

2. VOLUNTARY INCOME

	2012	2011
	£	£
Donations and gifts	17,085	8,972
Membership fees	301	296
	<hr/>	<hr/>
	17,386	9,268
	<hr/> <hr/>	<hr/> <hr/>

Threshold Housing Link

Notes to the Financial Statements - continued
for the Year Ended 31 March 2012

3. ACTIVITIES FOR GENERATING FUNDS

	2012	2011
	£	£
Sleepout	9,135	6,877
Student placement charges	7,280	7,853
Miscellaneous income	3,975	1,393
	20,390	16,123

4. INVESTMENT INCOME

	2012	2011
	£	£
Deposit account interest	534	670
	534	670

5. INCOMING RESOURCES FROM CHARITABLE ACTIVITIES

	2012 Supported Accommodation	2011 Total activities
	£	£
Fees from residents	477,032	414,191
Grants	455,027	467,721
	932,059	881,912

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

	2012	2011
	£	£
SBC Supporting People Grant	394,630	434,824
SBC Outreach workers	17,798	17,798
SBC - Day Centre	7,599	7,599
Garfield Weston	20,000	-
Community Foundation	-	2,500
Beatrice Laing	5,000	5,000
Prolific and Priority Offender Scheme	10,000	-
	455,027	467,721

6. FUNDRAISING TRADING: COST OF GOODS SOLD AND OTHER COSTS

	2012	2011
	£	£
Fundraising events	720	536
	720	536

7. CHARITABLE ACTIVITIES COSTS

	Direct costs (See note 8)	Support costs (See note 9)	Totals
	£	£	£
Supported Accommodation	815,799	113,625	929,424
	815,799	113,625	929,424

Threshold Housing Link

Notes to the Financial Statements - continued for the Year Ended 31 March 2012

8. DIRECT COSTS OF CHARITABLE ACTIVITIES

	2012	2011
	£	£
Staff costs	553,295	574,465
Housing association charges	57,196	44,020
Rates, council tax and water	18,196	16,788
Light and heat	29,792	32,119
Repairs and maintenance	22,996	12,370
Bad debts	6,702	(13,213)
Insurance	12,875	13,648
Other premises costs	19,319	16,299
Staff recruitment, training and travel	9,788	16,324
Food and catering	45,967	48,297
Depreciation	35,645	31,932
Interest payable and similar charges	4,028	3,745
	<u>815,799</u>	<u>796,794</u>

9. SUPPORT COSTS

	Staff costs	Office premises costs	Office and administration costs	Totals
	£	£	£	£
Supported Accomodation	<u>78,841</u>	<u>16,528</u>	<u>18,256</u>	<u>113,625</u>

10. GOVERNANCE COSTS

	2012	2011
	£	£
Legal and professional fees	9,193	6,948
Auditors' remuneration	7,530	6,875
Trustee indemnity insurance	3,652	2,476
	<u>20,375</u>	<u>16,299</u>

11. NET INCOMING/(OUTGOING) RESOURCES

Net resources are stated after charging/(crediting):

	2012	2011
	£	£
Auditors' remuneration	7,530	6,875
Depreciation - owned assets	35,645	31,932
Hire of plant and machinery	1,037	1,503
	<u>44,212</u>	<u>40,310</u>

12. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 March 2012 nor for the year ended 31 March 2011 .

Trustees' Expenses

None of the trustees received any expenses or remuneration but indemnity insurance has been taken out for the trustees at a cost of £3,652 (2011 - £2,476).

Threshold Housing Link

Notes to the Financial Statements - continued
for the Year Ended 31 March 2012

13. STAFF COSTS

	2012	2011
	£	£
Wages and salaries	577,832	577,852
Social security costs	51,306	52,053
Other pension costs	2,998	2,812
	<u>632,136</u>	<u>632,717</u>

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

	2012	2011
Supported accommodation	28	29
Administration	1	1
	<u>29</u>	<u>30</u>

The average number of employees was split as follows;

	2012	2011
Full time	24	26
Part time	5	4
	<u>29</u>	<u>30</u>

No employee received emoluments of more than £60,000 in the year.

Threshold Housing Link

**Notes to the Financial Statements - continued
for the Year Ended 31 March 2012**

14. TANGIBLE FIXED ASSETS

	Freehold property £	Office equipment £	Hostel equipment £
COST			
At 1 April 2011	589,000	20,201	177,014
Additions	189,355	3,234	2,559
At 31 March 2012	778,355	23,435	179,573
 DEPRECIATION			
At 1 April 2011	-	15,782	175,202
Charge for year	18,217	1,148	2,739
At 31 March 2012	18,217	16,930	177,941
 NET BOOK VALUE			
At 31 March 2012	760,138	6,505	1,632
At 31 March 2011	589,000	4,419	1,812
 COST			
At 1 April 2011	5,499	95,732	887,446
Additions	-	5,315	200,463
At 31 March 2012	5,499	101,047	1,087,909
 DEPRECIATION			
At 1 April 2011	3,666	85,378	280,028
Charge for year	1,833	11,708	35,645
At 31 March 2012	5,499	97,086	315,673
 NET BOOK VALUE			
At 31 March 2012	-	3,961	772,236
At 31 March 2011	1,833	10,354	607,418

The freehold property and hostel equipment are used for direct charitable purposes. Computer and office equipment are used mainly for administrative purposes. Cost or valuation as at 31 March 2012 is represented by;

	Freehold Property £	Office Equipment £	Hostel Equipment £	Motor Vehicles	Computer Equipment £	Totals £
Valuation in 2011	589,000	-	-	-	-	589,000
Cost	189,355	23,435	179,573	5,499	101,047	498,909
	778,355	23,435	179,573	5,499	101,047	1,087,909

Threshold Housing Link

Notes to the Financial Statements - continued
for the Year Ended 31 March 2012

14. TANGIBLE FIXED ASSETS - continued

Had the freehold property not been revalued they would have been included at the following historical cost;

	2012 £	2011 £
Cost	521,164	521,164
Aggregate depreciation	176,419	167,783

Freehold property was revalued on an open market basis. The valuation was carried out in April 2011 by two independent valuers, The Co-Operative Bank and Castles Estate Agents. The trustees are not aware of any material change in the value of the freehold property since this valuation.

15. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2012 £	2011 £
Trade debtors	52,216	34,750
Other debtors	2,925	-
Prepayments and accrued income	16,323	14,683
	<u>71,464</u>	<u>49,433</u>

16. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2012 £	2011 £
Bank loans and overdrafts	31,594	24,439
Trade creditors	58,279	48,078
Accruals and deferred income	58,871	28,308
	<u>148,744</u>	<u>100,825</u>

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

	2012 £	2011 £
Bank loans - 1-2 years	32,524	25,595
Bank loans - 2-5 years	176,531	72,093
	<u>209,055</u>	<u>97,688</u>

Threshold Housing Link

Notes to the Financial Statements - continued for the Year Ended 31 March 2012

18. OPERATING LEASE COMMITMENTS

The following operating lease payments are committed to be paid within one year:

	2012	2011
	£	£
Expiring:		
Within one year	69,613	66,978
Between one and five years	19,226	50,024
	<u>88,839</u>	<u>117,002</u>

19. SECURED DEBTS

The following secured debts are included within creditors:

	2012	2011
	£	£
Bank loans	<u>240,649</u>	<u>122,127</u>

The bank loan is secured by a fixed charge over the charity's freehold properties.

20. PENSION COMMITMENTS

The charity pays into a defined contribution scheme which is independent to the charity. The total payments made in the year was £2,998 (2011 - £2,812). There were £nil (2011 - £nil) payments outstanding at the year end.

21. ANALYSIS OF NET ASSETS BETWEEN FUNDS

	Unrestricted	Restricted	2012	2011
	funds	funds	Total	Total
	£	£	funds	funds
	£	£	£	£
Fixed assets	772,236	-	772,236	607,418
Current assets	216,292	10,731	227,023	212,705
Current liabilities	(148,744)	-	(148,744)	(100,825)
Long term liabilities	(209,055)	-	(209,055)	(97,688)
	<u>630,729</u>	<u>10,731</u>	<u>641,460</u>	<u>621,610</u>

Threshold Housing Link

Notes to the Financial Statements - continued
for the Year Ended 31 March 2012

22. MOVEMENT IN FUNDS

	At 1.4.11 £	Net movement in funds £	Transfers between funds £	At 31.3.12 £
Unrestricted funds				
General fund	315,058	19,349	(8,568)	325,839
Revaluation reserve	232,378	-	(5,743)	226,635
Designated major repair fund	73,413	(9,469)	14,311	78,255
	<u>620,849</u>	<u>9,880</u>	<u>-</u>	<u>630,729</u>
Restricted funds				
Outreach	761	(30)	-	731
Prolific and Priority Offender Scheme	-	10,000	-	10,000
	<u>761</u>	<u>9,970</u>	<u>-</u>	<u>10,731</u>
TOTAL FUNDS	<u><u>621,610</u></u>	<u><u>19,850</u></u>	<u><u>-</u></u>	<u><u>641,460</u></u>

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

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	922,973	(903,624)	19,349
Designated major repair fund	-	(9,469)	(9,469)
	<u>922,973</u>	<u>(913,093)</u>	<u>9,880</u>
Restricted funds			
Outreach	37,396	(37,426)	(30)
Prolific and Priority Offender Scheme	10,000	-	10,000
	<u>47,396</u>	<u>(37,426)</u>	<u>9,970</u>
TOTAL FUNDS	<u><u>970,369</u></u>	<u><u>(950,519)</u></u>	<u><u>19,850</u></u>

Threshold Housing Link

Notes to the Financial Statements - continued for the Year Ended 31 March 2012

22. MOVEMENT IN FUNDS - continued

FUND DESCRIPTIONS

The designated repair fund has been set up to provide for future major repairs.

The Outreach fund is for the provision of street outreach services which assess the risks and supports the needs of those sleeping on the streets.

The Prolific and Priority Offender Scheme is a scheme to provide supported accommodation to 5 offenders at any one time, referred from SWITCH, Wiltshire's Integrated Offender Management (IOM) Programme and Wiltshire's Probation Trust (WPT).

TRANSFERS BETWEEN FUNDS

The following transfers between funds have been made in the year;

Transfer From	Transfer To	2012 £	2011 £
General reserve	Designated major repair reserve	14,311	13,551
Revaluation reserve	General reserve	5,743	2,686

General reserve to designated major repair reserve

A transfer of 3% of gross rents from owned properties and managed properties is made from general funds to the repair fund each year. Any major repairs will be charged to the repair fund.

Revaluation reserve to general reserve

The transfer represents the depreciation charged in the year on the revalued properties, in excess of that which would have been charged if the properties were held at cost.

23. RELATED PARTY DISCLOSURES

During the year services were provided to the charity from Charities Inc. a trading name of Cher Sawyer Smith, the CEO of the charity.

The transaction value and balances outstanding are detailed below:

	2012 £	2011 £
Work undertaken in the reporting period	12,804	19,317
Amount outstanding to be paid at the end of the reporting period	2,800	-

Threshold Housing Link

Detailed Statement of Financial Activities
for the Year Ended 31 March 2012

	2012	2011
	£	£
INCOMING RESOURCES		
Voluntary income		
Donations and gifts	17,085	8,972
Membership fees	301	296
	<hr/>	<hr/>
	17,386	9,268
Activities for generating funds		
Sleepout	9,135	6,877
Student placement charges	7,280	7,853
Miscellaneous income	3,975	1,393
	<hr/>	<hr/>
	20,390	16,123
Investment income		
Deposit account interest	534	670
Incoming resources from charitable activities		
Fees from residents	477,032	414,191
Grants	455,027	467,721
	<hr/>	<hr/>
	932,059	881,912
	<hr/>	<hr/>
Total incoming resources	970,369	907,973
RESOURCES EXPENDED		
Fundraising trading: cost of goods sold and other costs		
Fundraising events	720	536
Charitable activities		
Wages	505,257	523,983
Social security	46,265	48,552
Pensions	1,773	1,930
Housing association charges	57,196	44,020
Rates, council tax and water	18,196	16,788
Light and heat	29,792	32,119
Repairs and maintenance	22,996	12,370
Bad debts	6,702	(13,213)
Insurance	12,875	13,648
Other premises costs	19,319	16,299
Staff recruitment, training and travel	9,788	16,324
Food and catering	45,967	48,297
Freehold property	18,217	11,322
Plant and machinery	2,739	6,317
Fixtures and fittings	1,148	780
Motor vehicles	1,833	1,833
Computer equipment	11,708	11,680
Mortgage	4,028	3,745
	<hr/>	<hr/>
	815,799	796,794

This page does not form part of the statutory financial statements

Threshold Housing Link

Detailed Statement of Financial Activities
for the Year Ended 31 March 2012

	2012	2011
	£	£
Governance costs		
Legal and professional fees	9,193	6,948
Auditors' remuneration	7,530	6,875
Trustee indemnity insurance	3,652	2,476
	<hr/>	<hr/>
	20,375	16,299
Support costs		
Staff costs		
Wages	72,575	53,869
Social security	5,041	3,501
Pensions	1,225	882
	<hr/>	<hr/>
	78,841	58,252
Office premises costs		
Rent and rates	12,568	12,568
Repairs and maintenance	3,960	3,600
	<hr/>	<hr/>
	16,528	16,168
Office and administration costs		
Hire of plant and machinery	1,037	1,503
Insurance	-	308
Telephone, fax and internet	2,283	2,186
Printing, postage and stationery	5,046	9,155
Computer and website costs	8,288	8,613
Subscriptions	557	696
Bank charges	598	513
Sundry expenses	447	519
	<hr/>	<hr/>
	18,256	23,493
Total resources expended	<hr/>	<hr/>
	950,519	911,542
	<hr/>	<hr/>
Net income/(expenditure)	<hr/> <hr/>	<hr/> <hr/>
	19,850	(3,569)