

Charity Registration No. 1037430

Company Registration No. 02919404 (England and Wales)

ST ANNE'S HOSTEL
ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2021

ST ANNE'S HOSTEL

LEGAL AND ADMINISTRATIVE INFORMATION

Board

Mr S W Morgan (Chairman)
Mr J S Martin
Mr P S Higman
Ms P C Shepherd
Dr A Passmore
Ms E A Millet
Mr S Sharma
Ms Caroline Naven
Mr David Kinnair
Ms D Harris

Secretary Ms Amanda Trappett

Charity number 1037430

Company number 02919404

Registered office

112 Moseley Street
Highgate
Birmingham
West Midlands
B12 0RY

Independent examiner

Jerroms
Lumaneri House
Blythe Gate
Blythe Valley Park
Solihull
West Midlands
B90 8AH

ST ANNE'S HOSTEL

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ST ANNE'S HOSTEL

BOARD REPORT (INCLUDING DIRECTORS' REPORT) FOR THE YEAR ENDED 31 MARCH 2021

The Board present their report and financial statements for the year ended 31 March 2021.

The accounts have been prepared in accordance with the accounting policies set out in note 1 to the accounts and comply with the charity's memorandum and articles of association, the Companies Act 2006 and the Statement of Recommended Practice, "Accounting and Reporting by Charities", issued in January 2019.

Objectives and activities

The objects are the provision of accommodation in the City of Birmingham for single homeless men who are provided with assistance in seeking resettlement in the community.

The Board have paid due regard to guidance issued by the Charity Commission in deciding what activities the charity should undertake.

Rent Policy

The company's policy is to charge rent at levels that are affordable and reflect the quality of accommodation, management and support provided. The principle of affordable rents is to encourage residents to find employment and escape from the culture of State benefits. To enable the company to achieve this, the rent levels at some of its existing and new properties which are used for move-on accommodation have been reduced or set at a lower level than those where intensive support is provided. These reduced rent levels have not affected the quality of the accommodation provided.

Long term stock maintenance repair policy

The company's policy is to maintain its housing stock to the highest possible standards, thereby ensuring both staff and resident safety.

Each financial year a detailed plan is drawn up, which is included in the budgets, to carry out the work detailed and this is monitored by senior management to ensure all appropriate repairs are carried out.

General repairs are carried out on a day to day basis when needed. The company's manager is responsible for ensuring that repairs are identified and carried out when needed and the performance of contractors is constantly reviewed to ensure the company achieves value for money.

Reserves policy

The Board have adopted the policy of setting aside as a designated reserve, annual amounts to cover cyclical maintenance expenditure in the future. The directors consider that the company has sufficient assets to meet obligations as they arise on designated and general funds and aims to maintain the current levels of reserves, subject to any future development that may arise.

Achievements and performance

St Anne's continued to invest in its facilities during the year and has successfully maintained the quality of its provision for service users at a time where funding is constrained.

ST ANNE'S HOSTEL

BOARD REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2021

Assessment of how the RP is achieving value for money

The Board recognises the importance of running the charity in a business-like way in order to maximise the resources available to invest in the services provided to residents who are at the centre of all that we do.

We seek to do this by working together with like-minded suppliers and contractors. They help us deliver services in a more cost-effective and efficient way by working collaboratively to offer joined up solutions which are more innovative and better targeted. By working together and sharing skills and experience, we can seek to achieve more.

We constantly review our services and operations to ensure we achieve greater efficiencies and deliver value to our residents.

St Anne's Hostel has prepared the groundwork to report against an agreed set of measures for Value for Money, that were required by Regulator for Social Housing (RSH). St Anne's Hostel can offer the following information for VFM metrics for the year end March 2021:-

		2020/21		2019/20
1	Reinvestment %			
	(Fixed Asset Additions as a percentage of total fixed assets at the end of the period)	19.3%	Continued investment to deliver improvement of facilities.	18.7%
2a	New Supply (Social Housing Units) %			
	(Social units developed, acquired or leased in-year as a percentage of Total social units at the end of the period)	Nil	No new social housing units delivered in year.	Nil
2b	New Supply (Non-Social Housing Units) %			
	(Non-Social units developed, acquired or leased in-year as a percentage of Total social and non-social units at the end of the period)	Nil	No new social housing units delivered in year.	Nil
3	Gearing %			
	Short and long term loans and lease obligations less cash and cash equivalents as a percentage of Tangible fixed assets.	-148.2%	No borrowing in place at the period end.	-124.8%
4	EBITDA MRI Interest Cover %			
	Operating surplus/(deficit) plus Gain/(loss) on disposal of fixed assets as a percentage of Capitalised interest and Interest payable and financing costs.	Nil	No borrowing in place at the period end.	Nil

ST ANNE'S HOSTEL

BOARD REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2021

5	Headline Social Housing Cost £			
	Management cost for social housing and hostel accommodation are not separately identified.	N/A	Management cost for social housing and hostel accommodation are not separately identified.	N/A
6a	Operating Margin (social housing lettings) %			
	Surplus attributable to social housing not separately identified.	N/A	Surplus attributable to social housing not separately identified.	N/A
6b	Operating Margin (overall) %	10.7%	Operating margin reduced due to the impact of COVID	14.3%
7	Return on Capital Employed %	24.0%	Return on capital employed reduced due to the impact of COVID	39.8%

Financial review

The results for the year show a surplus of £87,827 (2020 - £111,076).

Plans for the future

The charity is currently involved in the purchase of the freehold of the Parkview accommodation and adjacent building plot.

This will secure the existing Parkview accommodation for the Charity without the risk of future lease cost increases and will also facilitate the planned expansion of hostel accommodation and other facilities at St Anne's.

Structure, governance and management

The company is limited by guarantee established under the Companies Act and a Registered Social Housing Provider under the Housing and Regeneration Act 2008.

The Board, who are also the directors for the purpose of company law, and who served during the year were:

Mr S W Morgan (Chairman)

Mr J S Martin

Mr P S Higman

Ms P C Shepherd

Dr A Passmore

Ms E A Millet

Mr S Sharma

Ms Caroline Naven

Mr David Kinnair

Ms D Harris

ST ANNE'S HOSTEL

BOARD REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2021

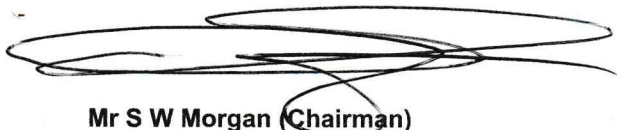
The Board are appointed in accordance with the article of association.

None of the Board has any beneficial interest in the company. All of the Board are members of the company and guarantee to contribute £1 in the event of a winding up.

Asset cover for funds

The Board consider that the current risk strategy and assessment arrangements are sufficient to address the major risks to which the company is exposed, but they are currently being reviewed.

The Board report was approved by the Chairman of the Board.



Mr S W Morgan (Chairman)

Dated: 14 September 2021

ST ANNE'S HOSTEL

STATEMENT OF BOARD RESPONSIBILITIES

FOR THE YEAR ENDED 31 MARCH 2021

The Board, who are also the directors of St Anne's Hostel for the purpose of company law, are responsible for preparing the Board Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company Law requires the Board to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that year.

In preparing these financial statements, the Board are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

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

ST ANNE'S HOSTEL

INDEPENDENT EXAMINER'S REPORT TO THE BOARD OF ST ANNE'S HOSTEL

I report to the Board on my examination of the financial statements of St Anne's Hostel (the charity) for the year ended 31 March 2021.

Responsibilities and basis of report

As the Board of the charity (and also its directors for the purposes of company law) you are responsible for the preparation of the financial statements in accordance with the requirements of the Companies Act 2006 (the 2006 Act).

Having satisfied myself that the financial statements of the charity 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 the charity's financial statements carried out under section 145 of the Charities Act 2011 (the 2011 Act). In carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent examiner's statement

Since the charity's gross income exceeded £250,000 your examiner must be a member of a body listed in section 145 of the 2011 Act. I confirm that I am qualified to undertake the examination because I am a member of Association of Chartered Certified Accountants, which is one of the listed bodies.

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

- 1 accounting records were not kept in respect of the charity as required by section 386 of the 2006 Act; or
- 2 the financial statements do not accord with those records; or
- 3 the financial statements 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 financial statements 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 financial statements to be reached.



Jerroms

Mr Richard Alan Horton
Chartered Certified Accountants

Lumaneri House
Blythe Gate
Blythe Valley Park
Solihull
West Midlands
B90 8AH

Dated: 14 September 2021

ST ANNE'S HOSTEL

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 MARCH 2021

		Unrestricted funds 2021 £	Restricted funds 2021 £	Total 2021 £	Unrestricted funds 2020 £	Restricted funds 2020 £	Total 2020 £
	Notes						
Income and endowments from:							
Donations and legacies	2	18,816	106,526	125,342	15,693	109,141	124,834
Charitable activities	3	695,701	-	695,701	649,715	-	649,715
Other income	4	1,635	-	1,635	2,110	-	2,110
Total income		716,152	106,526	822,678	667,518	109,141	776,659
Expenditure on:							
Charitable activities	5	667,585	67,266	734,851	598,896	66,687	665,583
Net income for the year/ Net movement in funds		48,567	39,260	87,827	68,622	42,454	111,076
Fund balances at 1 April 2020		175,422	103,327	278,749	106,800	60,874	167,674
Fund balances at 31 March 2021		223,989	142,587	366,576	175,422	103,328	278,750

The statement of financial activities includes all gains and losses recognised in the year.

All income and expenditure derive from continuing activities.

The statement of financial activities also complies with the requirements for an income and expenditure account under the Companies Act 2006.

ST ANNE'S HOSTEL

SUMMARY INCOME AND EXPENDITURE ACCOUNT FOR THE YEAR ENDED 31 MARCH 2021

	2021 £	2020 £
Gross income	822,678	776,659
Total expenditure from income funds	(734,851)	665,583
Net income for the year	<u>87,827</u>	<u>111,076</u>

ST ANNE'S HOSTEL

BALANCE SHEET

AS AT 31 MARCH 2021

	Notes	2021 £	£	2020 £	£
Fixed assets					
Tangible assets	9	224,883		202,362	
Grants	10	(150,273)		(142,050)	
		<u>74,610</u>		<u>60,312</u>	
Current assets					
Debtors	11	27,333		15,302	
Cash at bank and in hand		333,179		252,466	
		<u>360,512</u>		<u>267,768</u>	
Creditors: amounts falling due within one year	12	(68,546)		(49,330)	
Net current assets		<u>291,966</u>		<u>218,438</u>	
Total assets less current liabilities		<u>366,576</u>		<u>278,750</u>	
Income funds					
Restricted funds	13	142,587		103,328	
<u>Unrestricted funds</u>					
Designated funds	14	16,445		39,647	
General unrestricted funds		<u>207,544</u>		<u>135,775</u>	
		<u>223,989</u>		<u>175,422</u>	
		<u>366,576</u>		<u>278,750</u>	

ST ANNE'S HOSTEL

BALANCE SHEET (CONTINUED)

AS AT 31 MARCH 2021

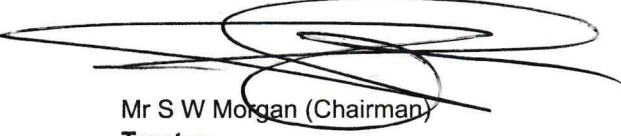
The company is entitled to the exemption from the audit requirement contained in section 477 of the Companies Act 2006, for the year ended 31 March 2021.

The Board acknowledge their responsibilities for ensuring that the charity keeps accounting records which comply with section 386 of the Act and for preparing financial statements which give a true and fair view of the state of affairs of the company as at the end of the financial year and of its incoming resources and application of resources, including its income and expenditure, for the 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 company.

The members have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476.

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

The financial statements were approved by the Board on 14 September 2021



Mr S W Morgan (Chairman)
Trustee

Company Registration No. 02919404

ST ANNE'S HOSTEL

STATEMENT OF CASH FLOWS FOR THE YEAR ENDED 31 MARCH 2021

	Notes	2021 £	£	2020 £	£
Cash flows from operating activities					
Cash generated from operations	19		115,971		138,596
Investing activities					
Purchase of tangible fixed assets		(43,481)		(37,886)	
Release of grant		8,223		21,780	
Net cash used in investing activities			(35,258)		(16,106)
Net cash used in financing activities			-		-
Net increase in cash and cash equivalents			80,713		122,490
Cash and cash equivalents at beginning of year			252,466		129,976
Cash and cash equivalents at end of year			333,179		252,466

ST ANNE'S HOSTEL

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2021

1 Accounting policies

Charity information

St Anne's Hostel is a private company limited by guarantee incorporated in England and Wales. The registered office is 112 Moseley Street, Highgate, Birmingham, West Midlands, B12 0RY.

1.1 Accounting convention

The association is a registered charity, a company limited by guarantee and a Registered Social Housing Provider under the Housing and Regeneration Act 2008. The financial statements have been prepared in accordance with FRS 102 'The Financial Reporting Standard applicable in the UK and 'Republic of Ireland ("FRS 102"), The Statement of Recommended Practice: Accounting by Registered Social Housing Providers (Update 2018) and with the Accounting Requirement for Registered Social Landlords General Determination 2019.

The accounts are prepared in sterling, which is the functional currency of the charity. Monetary amounts in these financial statements are rounded to the nearest £.

The accounts have been prepared under the historical cost convention. The principal accounting policies adopted are set out below.

1.2 Going concern

The Board have reviewed the cash position and forecasts and believe they have sufficient reserves to continue trading for the foreseeable future.

1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the Board in furtherance of their charitable objectives.

Restricted reserves are those reserves which are only expendable in accordance with the wishes of the funder or regulatory body. Restricted reserves include funds raised in response to a specific appeal. Expenditure cannot be directly set against restricted reserves but is taken through the income and expenditure account. A transfer from restricted reserves is then made as appropriate.

Endowment funds are subject to specific conditions by donors that the capital must be maintained by the charity.

1.4 Income

Income is recognised when the charity is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

Cash donations are recognised on receipt. Other donations are recognised once the charity has been notified of the donation, unless performance conditions require deferral of the amount.

Housing benefit over payments have been deferred to the next year when these over payments will be settled against other claims.

Turnover represents rental and service charges income receivable in the year net of rent and service charges losses from voids and revenue grants.

ST ANNE'S HOSTEL

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2021

1 Accounting policies

(Continued)

1.5 Expenditure

All expenditures are accounted for on the accruals basis. In particular, the costs of charitable activities represents all costs of the charity excluding those appointed to governance costs. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with use of the resources.

1.6 Tangible fixed assets

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Leasehold improvements	15 - 30 years straight line
Plant and machinery	3 years straight line
Fixtures, fittings & equipment	10 - 25 years straight line

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in net income/(expenditure) for the year.

1.7 Impairment of fixed assets

At each reporting end date, the charity reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

1.8 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

1.9 Financial instruments

The charity has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the charity's balance sheet when the charity becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

ST ANNE'S HOSTEL

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2021

1 Accounting policies

(Continued)

Basic financial liabilities

Basic financial liabilities, including creditors and bank loans are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of operations from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Derecognition of financial liabilities

Financial liabilities are derecognised when the charity's contractual obligations expire or are discharged or cancelled.

1.10 Employee benefits

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the charity is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

1.11 Retirement benefits

Payments to defined contribution retirement benefit schemes are charged as an expense as they fall due.

1.12 Grants for capital expenditure

Grants received as a contribution towards the capital costs of a scheme are shown in the fixed asset notes. Where properties are included at historical cost, the total grant receivable is deducted from the cost of housing properties.

2 Donations and legacies

	Unrestricted funds	Restricted funds	Total	Unrestricted funds	Restricted funds	Total
	2021 £	2021 £	2021 £	2020 £	2020 £	2020 £
Donations and gifts	18,816	13,735	32,551	15,693	10,519	26,212
Support staff salary - donations	-	92,791	92,791	-	98,622	98,622
	<u>18,816</u>	<u>106,526</u>	<u>125,342</u>	<u>15,693</u>	<u>109,141</u>	<u>124,834</u>

ST ANNE'S HOSTEL

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2021

3 Charitable activities

	Rental income	Service charges	Rent and service charges losses from voids	Total 2021	Total 2020
	£	£	£	£	£
Charitable activities	647,426	80,662	(32,387)	695,701	649,715
	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>

4 Other income

	Unrestricted funds	Unrestricted funds
	2021 £	2020 £
Laundry and miscellaneous income	1,635	2,110
	<u> </u>	<u> </u>

ST ANNE'S HOSTEL

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2021

5 Charitable activities

	2021 £	2020 £
Staff costs	489,541	424,486
Rent and rates	69,736	74,123
Insurance	9,320	8,008
Light and heat	29,575	30,226
General repairs and maintenance	17,045	23,724
Cyclical maintenance	10,023	8,223
Equipment maintenance	12,000	6,793
Motor and travel expenses	505	467
General admin expenses	11,725	12,030
Housing costs	10,095	9,909
Training and recruitment	2,143	2,907
Fundraising and publicity	13,638	12,081
Consumables	22,496	25,058
Release of grant income	(14,305)	(12,727)
Depreciation	20,960	23,166
Bad debts	20,696	11,761
Other charitable expenditure	9,658	5,348
	<u>734,851</u>	<u>665,583</u>
	<u>734,851</u>	<u>665,583</u>
Analysis by fund		
Unrestricted funds	667,585	598,896
Restricted funds	67,266	66,687
	<u>734,851</u>	<u>665,583</u>

Other charitable expenses includes remuneration paid for an independent examiner of £2,600 (2020 - £2,550).

6 Board

No member of the Board were in receipt of expenses or remuneration during the year.

ST ANNE'S HOSTEL

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2021

7 Employees

The average monthly number of employees during the year was:

	2021 Number	2020 Number
Direct charitable activities	21	21
Administration	3	3
Total	24	24
Employment costs	2021	2020
	£	£
Wages and salaries	445,820	386,160
Social security costs	30,977	23,644
Other pension costs	12,744	14,682
	489,541	424,486

There were no employees whose annual remuneration was £60,000 or more.

8 Taxation

The company has charitable status and no liability to taxation arises from its activities.

9 Tangible fixed assets

	Leasehold improvements	Fixtures, fittings & equipment	Total
	£	£	£
Cost			
At 1 April 2020	291,061	210,276	501,337
Additions	23,307	20,174	43,481
At 31 March 2021	314,368	230,450	544,818
Depreciation and impairment			
At 1 April 2020	167,455	131,520	298,975
Depreciation charged in the year	10,516	10,444	20,960
At 31 March 2021	177,971	141,964	319,935
Carrying amount			
At 31 March 2021	136,397	88,486	224,883
At 31 March 2020	123,605	78,757	202,362

ST ANNE'S HOSTEL

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2021

10 Grants and donations

	£
Cost or valuation	
At 1 April 2020	(142,050)
Additions	(22,528)
Released	14,305
	<u>(150,273)</u>
At 31 March 2021	(150,273)
Carrying amount	
At 31 March 2021	<u>(150,273)</u>
At 31 March 2020	<u>(142,050)</u>

11 Debtors

	2021 £	2020 £
Amounts falling due within one year:		
Trade debtors	17,118	7,750
Prepayments and accrued income	10,215	7,552
	<u>27,333</u>	<u>15,302</u>

12 Creditors: amounts falling due within one year

	2021 £	2020 £
Other taxation and social security	8,299	6,908
Trade creditors	14,361	2,174
Other creditors	31,112	28,809
Accruals and deferred income	14,774	11,439
	<u>68,546</u>	<u>49,330</u>

ST ANNE'S HOSTEL

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2021

13 Restricted funds

The income funds of the charity include restricted funds comprising the following unexpended balances of donations and grants held on trust for specific purposes:

	Movement in funds			Movement in funds			
	Balance at 1 April 2019	Incoming	Resources expended	Balance at 1 April 2020	Incoming	Resources expended	Balance at 31 March 2021
	£	£	£	£	£	£	£
Courtyard project	600	3,550	(2,795)	1,355	12,435	(4,078)	9,712
Support staff salaries	46,739	98,622	(58,433)	86,928	92,791	(62,995)	116,724
Pet Support Window	342	-	-	342	300	-	642
Restoration	100	-	-	100	-	-	100
Park View	149	-	-	148	-	-	148
Move on residents	1,380	-	(60)	1,320	-	(70)	1,250
Arts & Crafts	1,814	6,969	(5,400)	3,384	1,000	(123)	4,261
Bond Scheme	9,750	-	-	9,750	-	-	9,750
	<u>60,874</u>	<u>109,141</u>	<u>(66,688)</u>	<u>103,327</u>	<u>106,526</u>	<u>(67,266)</u>	<u>142,587</u>

14 Designated funds

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

	Movement in funds			Movement in funds		
	Balance at 1 April 2019	Incoming resources	Resources expended	Balance at 1 April 2020	Resources expended	Balance at 31 March 2021
	£	£	£	£	£	£
Cyclical maintenance	39,647	8,223	(8,223)	39,647	(23,202)	16,445
	<u>39,647</u>	<u>8,223</u>	<u>(8,223)</u>	<u>39,647</u>	<u>(23,202)</u>	<u>16,445</u>

The Designated Funds brought forward related to amounts set aside to cover cyclical maintenance expenditure in the future and towards the costs associated with counting to provided half board for residents.

ST ANNE'S HOSTEL

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2021

15 Analysis of net assets between funds

	Unrestricted 2021 £	Restricted 2021 £	Total 2021 £	Unrestricted 2020 £	Restricted 2020 £	Total 2020 £
Fund balances at 31 March 2021 are represented by:						
Tangible assets	224,883	-	224,883	202,362	-	202,362
Grants	(150,273)	-	(150,273)	(142,050)	-	(142,050)
Current assets/ (liabilities)	149,379	142,587	291,966	115,111	103,327	218,438
	<u>223,989</u>	<u>142,587</u>	<u>366,576</u>	<u>175,423</u>	<u>103,327</u>	<u>278,750</u>

16 Operating lease commitments

At the reporting end date the charity had outstanding commitments for future minimum lease payments under non-cancellable operating leases, which fall due as follows:

	2021 £	2020 £
Within one year	50,000	50,000
Between two and five years	50,000	100,000
	<u>100,000</u>	<u>150,000</u>

The operating lease represent lease to third parties. The lease is negotiated over terms of 3 years and rentals are fixed for 3 years. Lease include a provision for three-yearly upward rent reviews according to prevailing market conditions.

17 Capital commitments

The company has no capital commitment as at 31 March 2021 (2020:£0)

18 Related party transactions

There were no disclosable related party transactions during the year (2020 - none).

ST ANNE'S HOSTEL

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2021

19	Cash generated from operations	2021 £	2020 £
	Surplus for the year	87,827	111,076
	Adjustments for:		
	Depreciation and impairment of tangible fixed assets	20,959	23,167
	Movements in working capital:		
	(Increase) in debtors	(12,031)	(1,103)
	Increase in creditors	19,216	5,456
	Cash generated from operations	<u>115,971</u>	<u>138,596</u>

20 Analysis of changes in net funds

The charity had no debt during the year.