

Company number: 06396687
Charity Number: 1122206

SPEAR Housing Association Limited

Report and financial statements
For the year ended 31 March 2020

SPEAR Housing Association Limited

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For the year ended 31 March 2020

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SPEAR Housing Association Limited

Reference and administrative information

For the year ended 31 March 2020

Company number 06396687
Country of incorporation United Kingdom

Charity number 1122206
Country of registration England & Wales

Registered office and operational address 9 Briar Road, Twickenham, TW2 6RB

Trustees Trustees, who are also directors under company law, who served during the year and up to the date of this report were as follows:

Paul Doe	Chair from 1 April 2020 (Vice Chair to 31.3.2020)
Duncan Richford	Vice Chair from 1 April 2020
Jack Stephen	(Chair to 31 March 2020)
Fiona Barrett	(appointed 9 March 2020)
Kai Bilmoria	(appointed 9 March 2020)
Nigel Bloomer	(appointed 9 March 2020)
Charlotta Campanale	
Jonathan Cardy	
Alex Doig	
Grant Healy	
Wim Overeynder	(appointed 9 March 2020)
Christine Reay	
Rachel Smith	(resigned 20 September 2020)
Charles Barrie Hatch	(retired at end of term 2 December 2019)
Katy Kiely	(resigned 23 September 2019)

Company Secretary Tim Fallon (from May 2020)

Key management personnel

Tim Fallon	Chief Executive (from May 2020)
Sue Philpott	Interim CEO (from Sep 19 to May 2020)
Stuart Nevill	Chief Executive (to Sep 2019)
Lesleigh Bounds	Director of Strategic Operations
Mark Gay	Interim Finance Director (from April 2020)
Donna Marshall	Finance Director (to April 2020)

Bankers CAF Bank Limited
25 Kings Hill Avenue
West Malling
Kent
ME19 4JQ

SPEAR Housing Association Limited

Reference and administrative information

For the year ended 31 March 2020

Solicitors

Russell Cooke LLP
Bishop's Palace House
Kingston-Upon-Thames
KT1 1QN

Auditor

Sayer Vincent LLP
Chartered Accountants and Statutory Auditor
Invicta House
108-114 Golden Lane
LONDON
EC1Y 0TL

Message from the Chair

For the year ended 31 March 2020

Message from the Chair

Welcome to SPEAR's Annual Report for 2019/20. With the recent CHAIN report highlighting that homelessness across London has yet again gone up by 21%, our work has intensified further. A record number of 950 people who were homeless or at risk accessed SPEAR's services across our five boroughs last year.

But none of us envisaged the turn of events that happened when we entered the Coronavirus period when the focus of 'home' and staying at home if at all possible, was for many simply not an option. Our Outreach teams quickly responded with the Local Authority with professional pace and commitment to help hundreds of rough sleepers off the streets into emergency and temporary accommodation to prevent the spread of Covid-19 - as part of the government's 'Everyone In' directive. Simultaneously, our hostels, accommodation projects and support services implemented challenging social distancing measures alongside new health, hygiene, and safety procedures. We dealt with personal tragedies too with the death of colleagues, peers and SPEAR clients and we know that many of you faced your own tragedies too.

This difficult period has spotlighted the scale and tragedy of rough sleeping. We have worked closely with Local Authorities and other partners campaigning for change with the COVID-19 taskforce to keep people in accommodation. We can already see that the coronavirus will have a longer-term impact on increasing homelessness with people losing their jobs and tenancies and relationships breaking down. The last year of continuing to expand our rough sleeping, accommodation and services programmes across our boroughs and the recent unprecedented events have stretched our finances. The support of our funders, supporters, donors, and volunteers is needed more than ever and we thank them for their generous support and commitment.

We know that with homelessness, there can be a range of other contributing factors. We are committed as an organisation to support each person holistically, including their physical and mental health, skills development, and education. We are proud of our Service Involvement Group who contribute through volunteering and feeding back on our services. 14 Peer Mentors have qualified since the programme started four years ago, with some of them going on to be employed at SPEAR - being able to demonstrate empathy through their own lived experience.

Finally, we wholeheartedly thank the previous leadership team who have led SPEAR through a tremendous period of change and growth over the last few years, acquiring new services and new accommodation solutions to serve our clients. Our sincere thanks to Jack Stephen who stood down as Chair this year, to Barrie Hatch who has retired from SPEAR after many years of service and to our past CEO, Stuart Nevill. Also, our thoughts are with our Finance Director, Donna Marshall, who passed away earlier this year.

It is our honour to be here in 2020 as a new Chair of Trustees and a new Chief Executive with a dedicated Trustee Board and Senior Management Team. We are confident that through collaborative partnership working, robust systems, a committed workforce of over 100 employees and an experienced volunteer team, SPEAR will continue to seek new solutions and services and together we will keep striving to end homelessness.

Paul Doe, Chair of Trustees

Tim Fallon, CEO

Trustees' Report

The trustees present their report and the audited financial statements for the year ended 31 March 2020.

Reference and administrative information set out on pages 1 and 2 forms part of this report. The financial statements comply with current statutory requirements, the memorandum and articles of association and the Statement of Recommended Practice - Accounting and Reporting by Charities: SORP applicable to charities preparing their accounts in accordance with FRS 102.

Objectives and activities

The objectives of the charity are:

- The relief of persons in need who are homeless or at risk of becoming homeless, including, but not limited to, those with substance misuse problems by providing accommodation, services and advice so as to help increase the independence and decrease the marginalisation in society of such persons; and
- To undertake research into homelessness for the public benefit.

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

The trustees have referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing the charity's aims and objectives and in planning its future activities. In particular, the trustees consider how planned activities will contribute to the aims and objectives that have been set.

The charity's main activities and who it tries to help are described below. All its charitable activities focus on homeless individuals and are undertaken to further SPEAR's charitable purposes for the public benefit.

Our Approach and Values

SPEAR is a charity for people experiencing homelessness in South West London.

We build communities in which those people suffering from homelessness have a place to call home and the help they need to lead a fulfilling independent life.

We recognise that homelessness is much more than just a housing issue, so we provide a range of support services to help our clients reach their full potential, always operating from our values:

Working together: We work alongside service users, partners, staff, and volunteers to design and provide services that meet the needs of those experiencing homelessness. Together we overcome challenges.

Trustees' Annual Report

For the year ended 31 March 2020

Aspirational: We aim high, aspiring to achieve the very best outcomes for our clients. We see potential in everyone, and encourage our clients to achieve their own goals, dreams, and ambitions. We aspire to the highest standards of professionalism.

Respectful: We respect everyone, regardless of their background or circumstances. We view everyone as an individual with their own personal journey. We always listen to and value people's views.

Determined: We work tirelessly to support people experiencing homelessness to recover from their personal issues. We break down the barriers they face.

Visionary: We try new and innovative ways to provide long-term solutions and reduce the isolation of homelessness. We are always willing to take a new approach, learning from what works (and what doesn't) and use this to guide our work.

Diversity and inclusion

Diversity and inclusion are at the heart of what SPEAR does, all our service users are treated fairly and respectfully. We are committed to ensuring that our services are accessible and reach all members of the communities we serve.

SPEAR is an inclusive employer. We are committed to maintaining a culture of diversity and have set up a Diversity Strategy Group.

Our Beneficiaries and Achievements

SPEAR is an inclusive organisation supporting a range of people experiencing homelessness in South West London. We work with young people, aged 16 – 25 and adult men and women, including women who have experienced domestic violence. We support people off the streets and those at imminent risk of homelessness into accommodation, including supported hostels, shared houses, and independent flats. We assist people with their physical and mental health, addiction issues and their skills, education, and employment - helping them sustain their tenancies, pursue personal goals and aspirations, and move towards more independent living. Our clients are at the centre of our work and we have a Service Involvement Group who meet regularly and feedback on our services. This includes encouraging people to train as accredited Peer Mentors in order to support and help others.

Achievements and Performance

Our key impacts on homelessness in 2019-20:

950 (2019: 839) people accessed SPEAR's services

- 23% were female
- 14% (2019: 15%) were under the age of 25

Providing Housing:

- We worked with 620 (2019: 426) verified rough sleepers across 5 boroughs
- We provided supported housing for 210 (2019: 158) people

Improving Health:

Trustees' Annual Report

For the year ended 31 March 2020

- We supported over 104 (2019: 179) people to improve their health
- 96% (2019: 94%) of clients registered with a GP
- We reduced the use of emergency health services such as A&E attendances by 56% (2019: 61%)

Women's Services:

- We provided supported housing tenancies to 50 (2019: 44) women

Young People's Services:

- We provided 42 (2019: 46) young people with supported housing tenancies
- 48 (2019: 33) young people were supported into education, training, and employment

Community Development and Innovation:

- We supported over 181 (2019: 159) homeless people to develop their skills:
- 15 (2019: 16) people gained employment
- 9 (2019: 16) people gained a qualification from an external provider
- 22 (2019: 24) people contributed to their local community through volunteering
- The number of people qualifying as peer mentors increased from 12 to 14

Prevention:

- We supported 89 single people and households to better manage issues that put them at risk of losing their home.

Covid-19 Crisis:

Following the Government's "Everyone In" directive announced at the start of the pandemic in March 2020, SPEAR quickly reacted to move people from the streets to safe, more self-contained locations where they could adequately practice measures to self-isolate.

- People accommodated since March 2020 under the "Everyone In" directive: 417.

Our Volunteers and Supporters

We wouldn't be able to help the lives of the people experiencing homelessness without the incredible support of our volunteers and supporters. This support has been particularly challenging during the COVID-19 pandemic. Our volunteers make our work stronger and bring new skills.

- 154 (2019: 140) people volunteered their time to support in some capacity.
- Volunteers donated 3,726 (2019: 4,270) hours of their time.
- SPEAR clients volunteered 369 (2019: 530) hours of their time.
- We estimate that volunteering roles contribute over £ 57,000 (2019: £ 50,000) of value to SPEAR.

Volunteer roles include fundraising, receptionists, donations coordinators/collectors, yoga instructors, drivers, befriending/mentoring, student placements, outreach volunteers, art tutors, skills development, personal stylists, hairdressers, property maintenance, gardeners, media and communication professionals and SPEAR ambassadors giving talks about SPEAR's work.

We also had incredible ad hoc valuable support including: consultancy, communications, film & photography and property maintenance – all offering their expertise and skills. This helped us save money and professionalise our services. We produced many pro-bono SPEAR films about our work and our supporters and volunteers – available on SPEAR's YouTube channel.

Communication and Online Support

Due to SPEAR's operational services growth and our ever-developing digital world, SPEAR now has a more dedicated communications resource - a Communications Manager. This core funded role is vital to ensure our work is communicated effectively through various platforms of press and media, website, and social media - this also attracts further support. Indeed, online donations via our website are increasing year on year. Over £ 51,000 has been raised for SPEAR from online donations (2019: £ 32,000). In addition, SPEAR's social media presence has continued to raise our profile, and we welcomed:

- 29,000 people visiting our website (2019: 22,000)
- 2,291 (2019: 1,900) Twitter followers
- 800 (2019: 460) Instagram followers
- Plus, regular followers on Facebook, Linked In and YouTube.

Financial review

SPEAR reported a net deficit in the year of £ 511,512 (2019: deficit £ 150,981).

Total incoming resources for the year increased to £ 4,081,271 from £ 3,209,706, an increase of 27%.

In summary, income comprises:

- 55% commissioned services from London Boroughs of Richmond, Wandsworth, Kingston, Sutton and Merton;
- 9% from Trusts for specific related homeless services;
- 28% from rent, service charge and housing benefit income on hostels and supported housing;
- 7% from donations, legacies and events organised by our fundraising team;
- 1% bank and investments interest receivable.

Unrestricted income for the year increased to £ 1,485,281 from £ 1,259,355 (restated) last year, an increase of 18%. This arose principally from the increase in rent and service charge income from hostels, supported housing schemes and owned housing and Almshouses. Rent and service charge income increased to £ 1,124,195 from £ 796,346, an increase of 41%, adding 9 new supported houses that became available in the year.

Restricted income for the year increased to £ 2,595,990 from £ 1,950,351 (restated) last year, an increase of 33%. This arose principally from the expansion of rough sleeper services across the London Boroughs and related funded homeless services.

Our expenditure for the year increased to £ 4,592,783 from £ 3,360,687 last year, an increase of 37%. Staff costs represented 68% (2019: 66%) of expenditure, with average headcount increasing to 109 from 61.

Trustees' Annual Report

For the year ended 31 March 2020

Analysis of our expenditure shows that we spent 71% (2019: 75%) on charitable activities, 22% (2019: 20%) on support costs, 4% (2019: 4%) on fundraising, and 3% (2019: 1%) on governance.

This increase in expenditure reflects growth with increased activity and continuous support for established housing schemes and a rough sleeper services which operates across the London Boroughs of Richmond, Wandsworth, Kingston, Sutton and Merton.

Total funds decreased by 7% to £ 7,303,817 from £ 7,815,329 following the disappointing higher than expected deficit in the year.

Cash and cash equivalents – Total cash and cash equivalents at 31 March 2020 totalled £ 5,782,374 (2019: £ 6,636,780). £ 808,436 was used in operating activities and £ 65,857 on capital expenditure, leading to a net reduction in cash and cash equivalents of £ 854,406.

Outlook for Financial Year end 31 March 2021

With a new CEO and Finance Director we are now entering a new business planning cycle and SPEAR will commence formulating its strategic plan in the coming months.

Following the disappointing higher than expected deficit for the financial year, the Trustees set a stabilisation plan for the year ending 31 March 2021 and a break-even net income budget. Based on unaudited interim management accounts for the first half of the year to 30 September 2020, whilst there are inherent challenges in the period and looking forward, the Trustees are pleased with the results to date and believe SPEAR is on track for a break-even result for the full financial year.

We continue to take every opportunity to improve our financial performance. This includes:

- Ensuring our commissioned service contracts whilst providing client support of a high standard, are also cost effective;
- Analysing our voids loss and working on our voids process to minimise the time a bedspace stays vacant and focusing on recovery of rents and service charges to reduce bad debt and write-offs;
- Finding efficiencies in procurement searching for cost effectiveness and value for money;
- Diversifying our income sources beyond local authority contracts and increasing fundraised income.

Notwithstanding the challenging environment, SPEAR's financial position remains strong,

Reserves policy and going concern

Trustees have examined the requirement for free reserves i.e. unrestricted funds not invested in tangible fixed assets or designated for specific purposes. As reported last year, the Trustees are aiming at free reserves to cover operational activities from unrestricted income for at least 3 months, moving to 6 months over time. As of 31 March 2020, following the larger than planned deficit, unrestricted general reserves, before any transfers, totalled £ 807,191 which represented approximately 2.2 months of expected average expenditure (31 March 2019 - £ 1,238,410 represented approximately 4.5 months of average expenditure). The Trustees reviewed all reserves and approved the transfer from the designated property development fund to unrestricted general funds of £ 311,000, bringing total unrestricted general funds at year end to £1,118,191, being approximately 3 months of expected average spend.

As at 31 March 2020 the Company had designated reserves as follows:

- Future property maintenance to cover obligations totalling £ 1,195,406 (2019: £ 1,231,303). The required sums are reviewed annually based on potential planned repairs and renewals.
- An amount of £ 956,691 (2019: £ 1,290,994), after the transfer noted above, designated to cover the legal and refurbishment costs of property acquisition which cannot be funded under the terms of the restricted endowment fund. It is anticipated that this will be spent over the next 2-3 years.

The Reserves Policy is reviewed annually by the Audit and Risk Committee and approved by the Trustees.

Restricted Funds may only be used for the purposes specified by the donor and only expenditure meeting these criteria is allocated to each fund. Any grants which remain unspent at the year-end will be held as restricted reserves subject to any specific funding terms attached to the grants. These may only be used for the projects in accordance with the terms of the grants received.

SPEAR Endowment Trust

During 2018, Quintus Housing Trust became part of the SPEAR family, changing its name to the "SPEAR Endowment Trust" (SET). SET's financial performance is now included in the SPEAR accounts as of the comparative year ended 31 March 2019.

The SPEAR group structure's asset base has been significantly strengthened due to the merger, with access now to the permanent endowment of 23 additional units of accommodation over 5 sites and £ 4m in restricted funds to be used for the purchase of property with an initial transfer of £ 2.4m funds designated to meet acquisition and improvement costs and maintenance obligations. This has enabled us over 2019/20 to seek out potential property acquisitions within South West London to provide much needed move-on accommodation for our service users currently living in our hostels.

Whilst it was expected that the endowment and designated funds would be used to acquire and develop new accommodation during 2019/20, and a number of sites have been assessed, no purchases have been agreed with the period of COVID-19 making market conditions difficult to actively pursue opportunities, though the Trustees are hopeful that new acquisitions will be made in the short to medium term.

Principal risks and uncertainties

SPEAR's Audit & Risk Committee reviews major risks facing the charity. The Committee reviews a Risk Register, which was updated during the year, updating the full Trustee Board as required.

The overriding challenge at the end of the financial year was to ensure organisational, homelessness support service and financial stability following the COVID-19 pandemic and lockdown which started in March 2020. During this period, the Audit & Risk Committee met weekly to ensure clients, staff and Management were supported.

Trustees' Annual Report

For the year ended 31 March 2020

Principal Risks during the year were identified as:

Risk	Response
Loss of commissioned / contracted service income or loss -making contracts leading to financial instability	SPEAR regularly reviews financial as well as operational metrics on a contract by contract basis. The budgeting processes involve input and responsibility by budget owners.
Not realising occupancy and / or rental income targets to cover costs of operation of housing stock	SPEAR is implementing stronger financial controls and review over rental income and housing management policy. Operational and senior managers now meet weekly to manage voids and arrears
Client Safeguarding	SPEAR has effective policies & procedures to manage safeguarding and other incidents. All cases are reported to the SMT and Board.
Health and Safety compliance	Following the Grenfell Tower tragedy all possible steps have been were taken to mitigate fire risks; and compliance reviews are ongoing. All services and premises are risk assessed for compliance with H&S requirements, including COVID, using an HSE template
Repeated annual financial deficits threatening the sustainability of SPEAR	A break-even budget has been set for 20/21 and is being achieved at the half year point. Financial reporting has been improved to monitor the performance of all activities of SPEAR versus budget. The Trustees review the level of Reserves to ensure the Company is appropriately funded and has sufficient cashflow for ongoing operations.
Short-term nature (less than 12 months) of funding for SPEAR services	Staffing, property and other expenditure commitments are matched to funding periods wherever possible

COVID-19

The COVID-19 pandemic and the subsequent lockdown in March 2020 presented an unprecedented set of challenges for our work with homeless, vulnerable and socially excluded people. Our priority throughout the crisis has been the safety and wellbeing of our clients and staff. The COVID-19 pandemic presents special risks to the people we work with, many of whom have long-term physical

health conditions and/or compromised immune systems, meaning that they are at great risk of harm if they contract the virus. Protecting people living and working in our hostels and supported accommodation, much of which is ill-suited to social distancing and self-isolation, was an immediate concern. We were also committed to maintaining services for people living in the community who were already vulnerable and isolated, and who relied on us for ongoing support.

In the period following year-end SPEAR has experienced significant additional costs and reduced income directly attributable to the coronavirus pandemic. To 30 September 2020 we have managed to completely offset these through securing COVID-19 related funding from a mixture of sources: central Government and local authorities and donations from charitable trusts, organisations, and individuals.

Fundraising practices review

All fundraising practices are framed within the values and principles of the organisation. Where expenditure is required to generate income, there is an analysis of the return on investment to ensure the organisation is able to make informed decisions regarding activities.

The SPEAR fundraising team are internal, and the organisation does not use external professional fundraisers. We do not employ the services of any fundraising agencies or third parties, nor have we run a telephone or door to door fundraising campaign. Our relationship with our supporters is very important to us and we do not wish for our supporters to feel under any pressure to donate to the charity. Where we partner with corporates, due diligence is conducted on the organisations and the amount of time and effort we as a charity needed to put in, versus the income we would likely receive. Clear parameters and responsibilities are then agreed between partners.

We have ensured we are in line with the GDPR data protection regulations and all other relevant codes of conduct. Our privacy statement can be found on our website at the link below:

<https://www.spearlondon.org/about-us/privacy-statements/>

We received no complaints about our fundraising practices in 2019-20.

Plans for the future

- In the financial year 2020/21 (as well as in previous years), prior to COVID-19, SPEAR has been commissioned by three Local Authorities (LA) to deliver year 3 of the Government's Rough Sleeper Initiative (RSI 3). An RSI 4 programme is due to be announced in November 2020 and we expect to be commissioned by a number of Local Authorities to deliver services under this and other homelessness programmes in year 2021/22.
- In March 2020, as part of the Government's 'Everyone in' initiative, SPEAR was commissioned by three LAs to find and verify rough sleepers, assist them into temporary hotels and accommodation and support them while they were isolating.
- In September 2020 the Government announced funding allocations to Local Authorities for a follow-on programme of temporary accommodation and support to March 2021 called the Next Steps Accommodation Programme (NSAP). SPEAR has been commissioned by three LAs to deliver this programme. We will be taking on temporary properties and additional staff to support homeless people in this period.
- In October 2020, the Government announced funding allocations to LAs for a longer-term programme of accommodation and support up to March 2024 called the Rough Sleepers Accommodation Programme (RSAP).

SPEAR has also been commissioned by three LAs to deliver this programme. We will be taking on properties and additional staff to support homeless people over this period.

Looking ahead, we are also planning to improve our service provision and build our partnerships across South London by:

- Acquiring properties to provide more independent accommodation to homeless people, including use of the endowment and designated funds to acquire and renovate appropriate properties
- Leasing properties to provide more shared supported housing schemes
- Reducing the number of people rough sleeping, particularly during the winter periods, bidding for funding to facilitate this
- Increasing the number of current and ex-SPEAR service users volunteering and working at SPEAR
- Reviewing how technology can improve service delivery and the efficient management of the charity

Structure, governance, management and remuneration policy

The organisation is a charitable company limited by guarantee, incorporated on 11 October 2007 and registered as a charity on 7 January 2008.

The company was established under a memorandum of association which established the objects and powers of the charitable company and is governed under its articles of association.

At the year end the Board comprised of 13 members. No trustees received remuneration for their roles or were paid for any other activity relating to the charity in the year.

The Board is supported in discharging these responsibilities through the following sub-committees:

- Audit and Risk Committee.
- Personnel & Quality Assurance Committee; and
- Operations Committee.

This facilitates a greater depth of governance across all key areas of the charities activities, finances and internal infrastructure, policies and procedures.

Overall operational management of SPEAR is delegated to the Chief Executive. Throughout the year, the trustees, the Chief Executive, and the wider Senior Management Team monitored effectiveness and best practice. The Board approves SPEAR's strategic and annual business plans; annual budgets; extraordinary expenditure in excess of agreed limits; strategic decisions; policies; employment terms and conditions, remuneration levels of key management personnel with reference to existing pay scales within the organisation and the housing sector in which SPEAR operates; and all decisions relating to governance.

All trustees give their time voluntarily and receive no benefits from the charity. No expenses were reclaimed from the charity during the year.

Trustees agreed that future trustee recruitment will aim to increase diversity within the Board.

Serious Incident Reporting

The charity reported one serious incident which involved an incident where a member of staff used physical intervention, rather than verbal de-escalation according to SPEAR policy, to manage a situation with a service user. This case was reported to both the Charity Commission and the Local Authority in April 2019. The organisation has reviewed the incident and taken appropriate action to minimise any likelihood of re-occurrence.

There are no other incidents to report, as there has been: no loss of money or assets; no large donations from an unknown or unverifiable source; no links to terrorism or extremism; no damage to property.

Appointment of trustees

New trustees are recruited through advertising, and candidates are asked to attend an interview with the Chair and another trustee. During the year 4 new Trustees were appointed.

Trustee induction and training

On appointment, all Trustees undergo a formal induction process and training needs of trustees are reviewed regularly with a view to ensuring that trustees are kept up to date with their responsibilities.

Related parties and relationships with other organisations

SPEAR maintains no relations with, and no transactions were entered into with, related parties during the year 2019-20, with the exception of Quintus Housing Trust/SET.

Remuneration policy

Pay and remuneration of the charity's key management personnel is set according to SPEAR's Remuneration Policy and Procedure, which applies to all employees, is regularly reviewed following external expert advice. The policy includes a pay scale, controls for pay increases and bonuses, and benchmarking with comparable roles. All staff are paid at least the London Living Wage.

Funds held as custodian trustee on behalf of others

The charity holds no funds on behalf of others as custodian.

Statement of responsibilities of the trustees

The trustees (who are also directors of SPEAR for the purposes of company law) are responsible for preparing the trustees' annual report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company law requires the trustees to prepare financial statements for each financial year 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 these financial statements,

Trustees' Annual Report

For the year ended 31 March 2020

The trustees 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 and statements of recommended practice have been followed, subject to any material departures disclosed and explained in the financial statements
- Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation

The trustees are responsible for keeping adequate accounting records that disclose with reasonable accuracy at any time the financial position of the charitable company 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 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
- 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

The trustees are responsible for the maintenance and integrity of the corporate and financial information included on the charitable company's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

Members of the charity guarantee to contribute an amount not exceeding £1 to the assets of the charity in the event of winding up. The total number of such guarantees at 31 March 2020 was 14 (2019: 11). The trustees are members of the charity but this entitles them only to voting rights. The trustees have no beneficial interest in the charity.

Auditor

Sayer Vincent LLP was re-appointed as the charitable company's auditor during the year and has expressed its willingness to continue in that capacity.

The trustees' annual report has been approved by the trustees on 23 November 2020 and signed on their behalf by



Paul Doe
Chair of trustees

Thank You to Supporters and Volunteers

We would like to thank every donation of time, energy, financial support and gifts in kind given to SPEAR in 2019/20. Supporters have been involved in our work in so many ways: running, cycling, organising events, hosting fair stalls, holding sponsored snoozes and many other inspiring ideas.

Special memories too of reaching out to local groups and schools with Ambassador talks and assemblies, our Volunteer and Supporter Evenings, Station Collection Days, SPEAR's first Art Fair at the London Rowing Club in Putney, our Ride London participants, SPEAR's annual Comedy Night in Wimbledon and our first ever Garden Party and Art Fair at Trumpeters' House in Richmond – with sincere thanks to Baroness van Dedem.

COVID-19

The end of the financial year in March started the unprecedented COVID-19 period, but still supporters and volunteers have adapted and continued to support us through virtual events such as the 2.6 Challenge, a virtual Comedy night and crowd funding appeals. In addition, existing trust funders and new COVID-19 emergency funders have been generous and flexible with grants. Volunteering too has taken a new approach but with some great successes such as virtual befriending and food distribution projects. We hope this support for SPEAR will continue.

Your Generous Support – Individuals, Community, Faith Groups, Corporates and Trusts

470 individuals and organisations donated financially in 2019-20.

£ 756,000 was the total income raised from individuals, community groups, legacies, trusts, corporate foundations and companies. This is the highest ever that has been raised through our fundraising team at SPEAR. Thank you to all our funders and donors for their generosity.

This income was made up as follows:

- £ 304,000 was raised for core funding at SPEAR from individuals, community groups, corporates and core funding trust grants.

Core funding is vital for SPEAR's sustainability as it ensures more effective partnership working and business development, that our services are safe and well run, our staff are trained effectively to work with vulnerable people and that our charity is more effective, resilient and sustainable for the future. Core funding can also help the continuation of frontline services when grant funding ceases.

- £ 452,000 was raised from trusts and corporate foundations and restricted to specific operational services.

The funded services included the Skills Development Team, the Homeless Healthlink Service, HMOs (houses in multiple occupation), Young Person's Engagement programme, Peer Mentoring, Wandsworth Rough Sleeper Outreach Service and client grants. Overall, 14 SPEAR staff carrying out vital operational services were directly funded by these grants.

Trustees' Annual Report

For the year ended 31 March 2020

We cannot list all of the organisations that supported SPEAR (and some request anonymity), but we thank you all. In particular, the following organisations raised a large amount or supported SPEAR in an ongoing capacity:

90ten, Albert Hunt Trust, All Hallows Church Twickenham, Amazon, Avandia, Baush & Lomb, Barnes Fund, Berkeley Foundation, Burntwood School, Charlotte Wade Charity, Christ Church Teddington, City Bridge Trust, CoMasonic Benevolent Fund, Comedy Night, Crossword Cybersecurity, Garfield Weston Foundation, Hampton Fund, Heathrow Community Trust, Kate and Sarah Clothing Project, Kingston Round Table, King's House School, London Community Foundation, Merton Giving, Murphy Neumann Charitable Trust, National Lottery Community Fund, People Against Dirty, Postcode Community Trust, PMM Group (QSix), Richmond College, Richmond May Fair, Richmond Parish Lands Charity, Sift Bakes and Brews, Songs on Wheels, South Western Railway, St Elizabeth of Portugal Friday Lunch, St George Plc, St Margaret's Fair, Streetsmart, Surbiton High School, The Argyll Club, The Richmond Charities, Trumpeters' House Garden Party, Waitrose, Wasteland, Willington School, and Wimbledon Foundation Homelessness Fund.

Partners and statutory funding partnerships

We would like to acknowledge the partners and commissioners we worked with:

Ministry of Housing, Community and Local Government (MHCLG), Greater London Authority (GLA), and local authority partners: London Boroughs of Richmond, Wandsworth, Kingston, Sutton and Merton for their contributions during a year in which SPEAR has increased the scale of its operations to meet growing demand from local homeless people.

Independent auditor's report

To the members of

SPEAR Housing Association Limited

Opinion

We have audited the financial statements of SPEAR Housing Association Limited (the 'charitable company') for the year ended 31 March 2020 which comprise the statement of financial activities, balance sheet, statement of cash flows and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- Give a true and fair view of the state of the charitable company's affairs as at 31 March 2020 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
- Have been prepared in accordance with the requirements of the Companies Act 2006

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the charitable company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:

- The trustees' use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- The trustees have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the charitable company's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

Other information

The other information comprises the information included in the trustees' annual report, other than the financial statements and our auditor's report thereon. The trustees are responsible for

Independent auditor's report

To the members of

SPEAR Housing Association Limited

the other information. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2006

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

- The information given in the trustees' annual report for the financial year for which the financial statements are prepared is consistent with the financial statements
- The trustees' annual report, including the strategic report has been prepared in accordance with applicable legal requirements

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the trustees' annual report.

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

- Adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- The financial statements are not in agreement with the accounting records and returns; or
- Certain disclosures of trustees' remuneration specified by law are not made; or
- We have not received all the information and explanations we require for our audit; or
- The trustees were not entitled to prepare the financial statements in accordance with the small companies' regime and take advantage of the small companies' exemptions in preparing the trustees' annual report and from the requirement to prepare a strategic report.

Responsibilities of trustees

As explained more fully in the statement of trustees' responsibilities set out in the trustees' annual report, the trustees (who are also the directors of the charitable company for the purposes of company law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine

Independent auditor's report

To the members of

SPEAR Housing Association Limited

is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the trustees are responsible for assessing the charitable company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the charitable company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

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

As part of an audit in accordance with ISAs (UK), we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the trustees.
- Conclude on the appropriateness of the trustees' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the entity's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the entity to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

Independent auditor's report

To the members of

SPEAR Housing Association Limited

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Use of our report

This report is made solely to the charitable company's members as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the charitable company's members those matters we are required to state to them in an auditor's 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 members as a body, for our audit work, for this report, or for the opinions we have formed.



Noelia Serrano (Senior statutory auditor)

23 November 2020

for and on behalf of Sayer Vincent LLP, Statutory Auditor
Invicta House, 108-114 Golden Lane, LONDON, EC1Y 0TL

SPEAR Housing Association Limited

Statement of financial activities (incorporating income and expenditure account)

For the year ended 31 March 2020

	Note	SPEAR		SPEAR Endowment Trust		2020 Total £	2019 Total £
		Unrestricted £	Restricted £	Unrestricted £	Restricted £		
Income from:							
Donations and legacies	3	208,608	-	-	-	208,608	226,405
Charitable activities	4	1,255,579	2,595,990	-	-	3,851,569	2,967,693
Investments	5	21,094	-	-	-	21,094	15,608
Total income		1,485,281	2,595,990	-	-	4,081,271	3,209,706
Expenditure on:							
Raising funds	6	176,968	-	-	-	176,968	169,399
Charitable activities	6	1,798,732	2,597,965	-	19,118	4,415,815	3,191,288
Total expenditure		1,975,700	2,597,965	-	19,118	4,592,783	3,360,687
Net income / (expenditure) for the year	7	(490,419)	(1,976)	-	(19,118)	(511,512)	(150,981)
Net movement in funds		(490,419)	(1,976)	-	(19,118)	(511,512)	(150,981)
Reconciliation of funds:							
Total funds brought forward		3,760,707	39,725	-	4,014,897	7,815,329	7,966,310
Total funds carried forward		3,270,288	37,749	-	3,995,779	7,303,817	7,815,329

All of the above results are derived from continuing activities. There were no other recognised gains or losses other than those stated above. Movements in funds are disclosed in Note 15 to the financial statements.

SPEAR Housing Association Limited

Balance sheet

Company no. 06396687

As at 31 March 2020

	Note	£	2020 £	£	2019 £
Fixed assets:					
Tangible assets	10		1,306,694		1,299,087
Investments			3,640		2,433
			<u>1,310,334</u>		<u>1,301,520</u>
Current assets:					
Debtors	11	597,166		221,210	
Short term deposits		6,619		6,335	
Cash at bank and in hand		5,775,755		6,630,445	
		<u>6,379,540</u>		<u>6,857,990</u>	
Liabilities:					
Creditors: amounts falling due within one year	12	(386,057)		(344,181)	
			<u>5,993,483</u>		<u>6,513,809</u>
Net current assets					
			<u>7,303,817</u>		<u>7,815,329</u>
Total assets less current liabilities					
			<u>7,303,817</u>		<u>7,815,329</u>
Total net assets			<u>7,303,817</u>		<u>7,815,329</u>
The funds of the charity:					
Restricted income funds	14		37,750		39,725
Endowment fund			3,995,779		4,014,897
Unrestricted income funds:					
Designated funds					
Designated general funds – planned maintenance		1,195,406		1,231,303	
Designated general funds – property development		956,691		1,290,994	
General funds		1,118,191		1,238,410	
		<u>3,270,288</u>		<u>3,760,707</u>	
Total unrestricted funds					
			<u>7,303,817</u>		<u>7,815,329</u>
Total charity funds			<u>7,303,817</u>		<u>7,815,329</u>

Approved by the trustees on 23 November 2020 and signed on their behalf by:



Paul Doe
Chair of Trustees

SPEAR Housing Association Limited

Statement of cash flows

For the year ended 31 March 2020

Reconciliation of net (expenditure) to net cash flow from operating activities

	2020 £	2019 £
Net (expenditure) for the reporting period (as per the statement of financial activities)	(511,512)	(150,981)
Depreciation charges	58,250	33,928
Dividends, interest and rent from investments	(21,094)	(15,627)
(Increase) / Decrease in debtors	(375,956)	166,874
Increase in creditors	41,876	124,326
Net cash (used in) / provided by operating activities	(808,436)	158,521

	Note	2020 £	£	2019 £	£
Cash flows from operating activities					
Net cash (used in) / provided by operating activities		(808,436)		158,520	
Cash flows from investing activities:					
Dividends, interest and rents from investments		19,887		15,627	
Additions to fixed assets		(65,857)		(4,440)	
Net cash (used in) / provided by investing activities		(45,970)		11,187	
Change in cash and cash equivalents in the year		(854,406)		169,707	
Cash and cash equivalents at the beginning of the year		6,636,780		6,467,073	
Cash and cash equivalents at the end of the year	16	5,782,374		6,636,780	

1 Accounting policies

a) Statutory information

SPEAR Charitable Housing Association is a charitable company limited by guarantee and is incorporated in England and Wales.

The registered office address and principal place of business is 9 Briar Road, Twickenham, TW2 6RB.

b) Basis of preparation

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

These accounts consist of the accounts of SPEAR Housing Association Limited and the SPEAR Endowment Trust, charity number 1122206-1, an unincorporated charity. The Charity Commission issued a linking direction for the two charities in 2018. As a result of the linking direction, comparative information for SPEAR Housing Association Limited and the SPEAR Endowment Trust have been combined from the year-ended 31 March 2019 and have been restated as if the linking direction has always been in existence.

Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy or note.

c) Public benefit entity

The charitable company meets the definition of a public benefit entity under FRS 102.

d) Going concern

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

The trustees do not consider that there are any sources of estimation uncertainty at the reporting date that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next reporting period.

e) Income

Income is recognised when the charity has entitlement to the funds, any performance conditions attached to the income have been met, it is probable that the income will be received and that the amount can be measured reliably.

Income from government and other grants, whether 'capital' grants or 'revenue' grants, is recognised when the charity has entitlement to the funds, any performance conditions attached to the grants have been met, it is probable that the income will be received and the amount can be measured reliably and is not deferred.

Income received in advance of the provision of a specified service is deferred until the criteria for income recognition are met.

Rental Income and service charges are recognised on a receivable basis in the period to which it relates, net of any losses from voids and bad debts for arrears.

f) Interest receivable

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the charity; this is normally upon notification of the interest paid or payable by the bank.

g) Expenditure and irrecoverable VAT

Expenditure is recognised once there is a legal or constructive obligation to make a payment to a third party, it is probable that settlement will be required and the amount of the obligation can be measured reliably. Expenditure is classified under the following activity headings:

- Costs of raising funds relate to the costs incurred by the charity in encouraging third parties to make voluntary contributions to it, as well as the cost of any activities with a fundraising purpose
- Expenditure on charitable activities includes the costs of delivering services undertaken to further the purposes of our charity and their associated support costs

Irrecoverable VAT is charged as a cost against the activity for which the expenditure was incurred.

h) Allocation of support costs

Resources expended are allocated to the particular activity where the cost relates directly to that activity. The cost of overall direction and administration of each activity, comprising the salary and overhead costs of the central function, is apportioned on the following basis which are an estimate, based on staff time, of the amount attributable to each activity.

i) Governance costs

Governance costs are the costs associated with the governance arrangements of the charity. These costs are associated with constitutional and statutory requirements and include any costs associated with the strategic management of the charity's activities. Governance costs are apportioned on the basis of staff time attributable to each activity, as outlined above.

j) Fund accounting

Restricted funds are to be used for specific purposes as laid down by the donor. Expenditure which meets these criteria is charged to the fund.

Unrestricted funds are donations and other incoming resources received or generated for the charitable purposes.

Designated funds are unrestricted funds earmarked by the trustees for particular purposes.

Endowment funds can be used solely for the specific purpose of property acquisition

1 Accounting policies (continued)

k) Operating leases

Rental charges are charged on a straight line basis over the term of the lease.

l) Tangible fixed assets

Items of equipment are capitalised where the purchase price exceeds £1,000. Depreciation costs are allocated to activities on the basis of the use of the related assets in those activities. Assets are reviewed for impairment if circumstances indicate their carrying value may exceed their net realisable value and value in use.

Where fixed assets have been revalued, any excess between the revalued amount and the historic cost of the asset is shown as a revaluation reserve in the balance sheet.

Depreciation is provided at rates calculated to write down the cost of each asset to its estimated residual value over its expected useful life. The depreciation rates in use are as follows:

▪ Land and buildings	
▪ Property components	8–75 years
▪ Fixtures & Fittings	3 years
▪ Computers & Equipment	3 years

m) Debtors

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

n) Cash at bank and in hand

Cash at bank and cash in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account. Cash balances exclude any funds held on behalf of service users.

o) Creditors and provisions

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

p) Financial instruments

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

q) Pensions

The pension contributions are paid into a Group Personal Pension Plan on behalf of all eligible employees who elect to have such a pension arrangement. This is an individual defined contribution arrangement. The charity's liability is limited to the employer's contributions.

r) Reclassification of Restricted funds

Note the Supported Living Allowance and Housing Preventative Support grants were reclassified from Unrestricted Funds to Restricted Funds in the year and prior year notes. The Trustees believe this reflects more appropriately the purpose and terms of the funds under the agreements.

2 Statement of financial activities (incorporating income and expenditure account) – Prior Year

	SPEAR		SPEAR Endowment Trust		2019 Total £
	Unrestricted £	Restricted £	Unrestricted £	Restricted £	
Income from:					
Donations and legacies	226,405	-	-	-	226,405
Charitable activities	1,017,342	1,950,351	-	-	2,967,693
Investments	15,608	-	-	-	15,608
Total income	1,259,355	1,950,351	-	-	3,209,706
Expenditure on:					
Raising funds	169,399	-	-	-	169,399
Charitable activities	1,174,750	2,015,831	-	707	3,191,288
Total expenditure	1,344,149	2,015,831	-	707	3,360,687
Net (expenditure) for the year	(84,794)	(65,480)	-	(707)	(150,981)
Transfers between funds	3,376,093	-	(3,376,093)	-	-
Net movement in funds	3,291,299	(65,480)	(3,376,093)	(707)	(150,981)
Reconciliation of funds:					
Total funds brought forward	469,408	105,205	3,376,093	4,015,604	7,966,310
Total funds carried forward	3,760,707	39,725	-	4,014,897	7,815,329

Note the Supported Living Allowance and Housing Preventative Support grants were reclassified from Unrestricted Funds to Restricted Funds in the year and prior year notes. The Trustees believe this reflects more appropriately the purpose and terms of the funds under the agreements.

3 Income from donations and legacies

	2020		2019	
	Unrestricted £	Restricted £	Unrestricted £	Restricted £
Legacies	21,417	-	1,256	-
Donations	187,192	-	225,149	-
	208,608	-	226,405	-

4 Income from charitable activities

	2020		2019	
	Unrestricted £	Restricted £	Unrestricted £	Restricted £
Hostels				
Penny Wade House Hostel				
Rental and Service Charge Income	248,276	-	239,233	-
London Borough of Richmond – Housing Preventative Support	-	93,058	-	91,739
London Borough of Richmond – Support Living Allowance	-	96,868	-	96,868
Sub total	248,276	189,926	239,233	188,607
Wilton Road Hostel				
Rental and Service Charge Income	240,726	-	234,579	-
London Borough of Merton – Supporting People contract	-	128,348	-	144,725
London Borough of Merton – Housing Management grant	-	-	-	6,640
Other Income	1,000	-	-	-
Sub total	241,726	128,348	234,579	151,365
Lower Grove Hostel				
London Borough of Richmond – Supporting People contract	-	48,605	-	48,855
Sub total	-	48,605	-	48,855

4 Income from charitable activities (continued)

<u>Supported Housing Schemes</u>	Unrestricted £	Restricted £	2020 Total £	Unrestricted £	Restricted £	2019 Total £
<u>Sandycombe Road Supported Housing Scheme</u>						
Rental and Service Charge Income	44,429	-	44,429	47,683	-	47,683
Richmond Parish Lands Charity Trust grant	-	17,000	17,000	-	17,000	17,000
Sub total	44,429	17,000	61,429	47,683	17,000	64,683
<u>Heath Road Supported Housing Scheme</u>						
Rental and Service Charge Income	33,593	-	33,593	3,227	-	3,227
Sub total	33,593	-	33,593	3,227	-	3,227
<u>St John's Lodge Supported Housing Scheme</u>						
Rental and Service Charge Income	35,178	-	35,178	42,713	-	42,713
Sub total	35,178	-	35,178	42,713	-	42,713
<u>Vectis Road Supported Housing Scheme</u>						
Rental and Service Charge Income	19,064	-	19,064	31,259	-	31,259
Sub total	19,064	-	19,064	31,259	-	31,259
<u>Rosa House Supported Housing Scheme</u>						
Rental and Service Charge Income	42,467	-	42,467	36,997	-	36,997
Richmond Parish Lands Charity	-	14,400	14,400	-	14,400	14,400
Sub total	42,467	14,400	56,867	36,997	14,400	51,397
<u>Barnard Road Supported Housing Scheme</u>						
Rental and Service Charge Income	54,756	-	54,756	33,329	-	33,329
Sub total	54,756	-	54,756	33,329	-	33,329
<u>Boyd Close Supported Housing Scheme</u>						
Rental and Service Charge Income	26,086	-	26,086	26,869	-	26,869
Sub total	26,086	-	26,086	26,869	-	26,869
<u>Brenda Close Supported Housing Scheme</u>						
Rental and Service Charge Income	80,497	-	80,497	66,244	-	66,244
Sub total	80,497	-	80,497	66,244	-	66,244
<u>Lisbon Avenue Supported Housing Scheme</u>						
Rental and Service Charge Income	47,419	-	47,419	19,976	-	19,976
Sub total	47,419	-	47,419	19,976	-	19,976
<u>New Sutton Grove Supported Housing Scheme</u>						
Rental and Service Charge Income	32,753	-	32,753	-	-	-
Sub total	32,753	-	32,753	-	-	-
<u>All Farthing Lane Supported Housing Scheme</u>						
Rental and Service Charge Income	19,284	-	19,284	-	-	-
Sub total	19,284	-	19,284	-	-	-
<u>Rollesby Road Supported Housing Scheme</u>						
Rental and Service Charge Income	14,054	-	14,054	-	-	-
Sub total	14,054	-	14,054	-	-	-
<u>Ringwood Way Supported Housing Scheme</u>						
Rental and Service Charge Income	16,952	-	16,952	-	-	-
Hampton Fund	-	13,050	13,050	-	-	-
Sub total	16,952	13,050	30,002	-	-	-
<u>8-Maple Walk Supported Housing Scheme</u>						
Rental and Service Charge Income	5,431	-	5,431	-	-	-
Sub total	5,431	-	5,431	-	-	-

4 Income from charitable activities (continued)

	Unrestricted £	Restricted £	2020 Total £	Unrestricted £	Restricted £	2019 Total £
9 Maple Walk Supported Housing Scheme						
Rental and Service Charge Income	4,370	-	4,370	-	-	-
Sub total	4,370	-	4,370	-	-	-
Other Services						
Skills Development Service						
Hampton Fund	-	22,500	22,500	-	22,500	22,500
City Bridge Trust	-	28,950	28,950	-	10,013	10,013
Other	-	2,225	2,225	-	-	-
Streetsmart	-	5,800	5,800	-	-	-
Albert Hunt Trust	-	5,000	5,000	-	-	-
Heathrow Community Trust	-	10,006	10,006	-	-	-
Postcode Community Trust	-	15,000	15,000	-	-	-
Garfield Weston Foundation	-	10,000	10,000	-	10,000	10,000
Berkeley Foundation	-	29,646	29,646	-	-	-
Sub total	-	129,127	129,127	-	42,513	42,513
Rough Sleeper Outreach Service/TST						
London Borough of Richmond – Housing Preventative Support (HPS)	-	69,794	69,794	-	69,794	69,794
London Borough of Richmond – Supported Living Allowance (SLA)	-	115,663	115,663	-	119,385	119,385
Barnes Workhouse Fund grant	-	-	-	-	5,500	5,500
Sub total	-	185,457	185,457	-	194,679	194,679
Fresh Start Service						
London Borough of Kingston	-	33,620	33,620	-	144,989	144,989
Other Grant	-	2,000	2,000	-	-	-
Sub total	-	35,620	35,620	-	144,989	144,989
Rough Sleeper Service (Sutton & Merton)						
London Borough of Merton	-	-	-	-	173,670	173,670
Sub total	-	-	-	-	173,670	173,670
Rough Sleeper Service (Richmond, Kingston & Wandsworth)						
London Borough of Richmond	-	-	-	-	191,500	191,500
Sub total	-	-	-	-	191,500	191,500
Kingston – Rapid Housing Pathway						
London Borough of Kingston	-	195,214	195,214	-	-	-
Sub total	-	195,214	195,214	-	-	-
Richmond – Rapid Housing Pathway						
London Borough of Richmond	-	115,118	115,118	-	-	-
Sub total	-	115,118	115,118	-	-	-
Wandsworth – Rapid Housing Pathway						
London Borough of Wandsworth	-	138,916	138,916	-	-	-
Sub total	-	138,916	138,916	-	-	-
Greater London Authority Rough Sleeper Service						
Greater London Authority	-	-	-	-	18,500	18,500
Sub total	-	-	-	-	18,500	18,500
MHCLG Rough Sleeper Initiative (Richmond)						
London Borough of Richmond	-	312,296	312,296	-	276,313	276,313
Sub total	-	312,296	312,296	-	276,313	276,313

4 Income from charitable activities (continued)

MHCLG Rough Sleeper Initiative (Kingston)

London Borough of Kingston	-	268,501	268,501	-	261,100	261,100
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Sub total	-	268,501	268,501	-	261,100	261,100
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MHCLG Rough Sleeper Initiative (Wandsworth)

London Borough of Wandsworth		299,427	299,427			
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PMM	-	50,000	50,000	-	25,000	25,000
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Sub total	-	349,427	349,427	-	25,000	25,000
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MHCLG Rough Sleeper Initiative (Merton)

London Borough of Merton	-	108,178	108,178	-	-	-
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Sub total	-	108,178	108,178	-	-	-
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MHCLG Rough Sleeper Initiative (Sutton)

London Borough of Sutton	-	123,167	123,167	-	-	-
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Sub total	-	123,167	123,167	-	-	-
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Homeless Health Link Service

The National Lottery Community Fund (note £30,000 in Deferred Income)	-	125,979	125,979	-	154,260	154,260
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Richmond Parish Lands Charity	-	-	-	-	7,500	7,500
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Sub total	-	125,979	125,979	-	161,760	161,760
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Domestic Violence Service

London Borough of Richmond grant	-	57,561	57,561	-	-	-
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Sub total	-	57,561	57,561	-	-	-
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Volunteering

Hampton Fund	-	17,500	17,500	-	17,500	17,500
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Sub total	-	17,500	17,500	-	17,500	17,500
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Core Grants

London Borough of Richmond – HPS	15,747	-	15,747	15,747	-	15,747
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London Borough of Richmond – SLA	22,178	-	22,178	22,033	-	22,033
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Wimbledon Foundation Homelessness Fund	50,000	-	50,000	-	-	-
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Richmond Parish Lands Charity	15,000	22,600	37,600	-	22,600	22,600
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Other Grants	7,044	-	7,044	395	-	395
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Sub total	109,970	22,600	132,570	38,175	22,600	60,775
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Housing and almshouses – Rental income	179,275	-	179,275	197,058	-	197,058
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Total income from charitable activities	<u>1,255,579</u>	<u>2,595,990</u>	<u>3,851,569</u>	<u>1,017,342</u>	<u>1,950,351</u>	<u>2,967,693</u>
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5 Income from investments

	Unrestricted £	Restricted £	2020 Total £	Unrestricted £	Restricted £	2019 Total £
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Interest earned	21,094	-	21,094	15,608	-	15,608
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	<u>21,094</u>	<u>-</u>	<u>21,094</u>	<u>15,608</u>	<u>-</u>	<u>15,608</u>
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6a Analysis of expenditure (current year)

	Cost of raising funds £	Housing and almshouses £	Hostels £	Supported Housing Schemes £	Homeless Healthlink Service £	Skills Development Service £	Rough Sleeper Outreach Service / TST £	Domestic Violence Service £	Fresh Start Service £	Rough Sleeper Service (Sutton & Merton) £	Rough Sleeper Initiative (Richmond, Kingston & Wandsworth) £	Greater London Authority Rough Sleeper Service £	MHCLG RSI Kingston £	MHCLG RSI Richmond £	MHCLG RSI Wandsworth £	MHCLG RSI Sutton £	MHCLG RSI/CMF Merton £	Rapid Housing Pathway Kingston £	Rapid Housing Pathway Richmond £	Rapid Housing Pathway Wandsworth £	Rapid Housing Pathway Sutton £	Wandsworth Outreach £	Volunteering Service £	Governance Costs £	Support Costs £	2020 Total £	2019 Total £	
Staff costs (Note 8)	113,674	18,412	739,386	124,474	120,140	101,926	176,230	52,380	19,928	-	-	-	151,488	153,040	181,464	20,582	62,009	103,350	85,521	72,073	5,805	-	17,410	-	803,279	3,122,570	2,232,370	
Premises Costs	-	92,560	149,858	494,804	-	-	-	-	-	-	-	8,578	1,786	3,273	467	-	170	-	-	-	-	-	-	-	-	104,587	856,083	761,464
Infrastructure Costs	1,317	9,744	9,244	48,002	3,239	1,563	7,447	1,336	4,477	-	-	850	7,984	13,026	631	1,297	115	695	789	527	-	-	165	-	80,626	193,075	179,668	
Fundraising Costs	3,732	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3,732	5,014	
Client Costs	-	-	8,238	16,667	1,920	13,245	9,357	100	95	-	-	-	66,415	89,943	53,533	4,984	3,602	17,456	14,699	11,641	-	-	-	-	7,644	319,540	74,397	
Other Direct Costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	97,783	-	97,783	107,774	
	118,723	120,716	906,726	683,948	125,299	116,733	193,034	53,816	24,501	-	-	9,428	227,672	259,282	236,095	26,864	65,897	121,502	101,008	84,241	5,805	-	17,575	97,783	996,137	4,592,783	3,360,687	
Support costs	55,145	48,015	240,510	150,611	5,299	4,934	45,501	2,508	10,556	-	-	-	35,595	41,480	85,730	95,685	40,767	54,323	34,672	34,082	6,429	-	4,295	-	(996,137)	-	-	
Governance costs	3,100	14,115	23,995	18,133	2,881	2,684	4,438	1,237	563	-	-	217	5,234	6,035	5,428	618	1,515	2,793	2,322	1,937	133	-	404	(97,783)	-	-	-	
Total expenditure 2020	176,968	182,847	1,171,231	852,692	133,479	124,352	242,973	57,561	35,620	-	-	9,644	268,501	306,796	327,253	123,167	108,179	178,618	138,003	120,260	12,367	-	22,273	-	-	4,592,783	3,360,687	
Total expenditure 2019	169,399	247,246	876,387	488,112	170,872	53,842	189,729	-	216,013	174,681	191,500	21,683	261,100	276,313	-	-	-	-	-	-	-	5,000	1,810	-	-	-	2,492,657	

6b Analysis of expenditure (prior year)

	Cost of raising funds £	Housing and almshouses £	Hostels £	Supported Housing Schemes £	Homeless Healthlink Service £	Skills Development Service £	Rough Sleeper Outreach Service £	Tenancy Support Service £	Domestic Violence Service £	Fresh Start Service £	Rough Sleeper Service (Sutton & Merton) £	Rough Sleeper Service (Richmond, Kingston & Wandsworth) £	Greater London Authority Rough Sleeper Service £	MHCLG RSI Kingston £	MHCLG RSI Richmond £	Wandsworth Outreach £	Volunteering Service £	Governance Costs £	Support Costs £	2019 Total £	
Staff costs (Note 8)	131,934	-	595,667	79,517	137,904	38,978	90,548	68,309	-	163,022	97,423	155,568	16,289	75,127	84,849	3,241	18,558	-	475,436	2,232,370	
Premises Costs	-	185,287	93,064	289,339	-	-	-	296	-	-	1,204	809	-	25,133	23,605	-	-	-	142,727	761,464	
Infrastructure Costs	594	-	13,722	18,270	6,151	1,187	4,408	3,326	-	12,186	3,592	6,105	406	31,217	22,617	750	252	-	54,885	179,668	
Fundraising Costs	3,825	-	-	-	984	-	-	-	-	5	-	-	-	-	-	-	-	-	-	200	5,014
Client Costs	-	-	3,359	2,357	3,736	7,377	5,869	-	-	1,157	1,387	2,317	-	20,164	25,327	-	-	-	1,347	74,397	
Other Direct Costs	-	61,959	1,098	300	-	-	-	-	-	-	-	-	-	5,000	-	-	-	39,377	40	107,774	
	136,353	247,246	706,910	389,783	148,775	47,542	100,825	71,931	-	176,370	103,606	164,799	16,695	156,641	156,398	3,991	18,810	39,377	674,635	3,360,687	
Support costs	31,196	-	152,296	92,279	20,417	6,300	7,355	7,356	-	38,043	69,443	25,296	4,013	101,959	117,673	1,009	-	-	(674,635)	-	
Governance costs	1,850	-	17,181	6,050	1,680	-	850	1,412	-	1,600	1,632	1,405	975	2,500	2,242	-	-	(39,377)	-	-	
Total expenditure 2019	169,399	247,246	876,387	488,112	170,872	53,842	109,030	80,699	-	216,013	174,681	191,500	21,683	261,100	276,313	5,000	18,810	-	-	3,360,687	

7 Net (expenditure) for the year

This is stated after charging:

	2020 £	2019 £
Depreciation	58,250	33,928
Operating lease rentals:		
Property	460,359	399,371
Auditor's remuneration (excluding VAT):		
Audit	14,700	10,500
Other services	-	-
	<u>58,250</u>	<u>33,928</u>

8 Analysis of staff costs, trustee remuneration and expenses, and the cost of key management personnel

The charity trustees were not paid or received any other benefits from employment with the charity in the year (2019: £nil). No charity trustee received payment for professional or other services supplied to the charity (2019: £nil).

Staff costs were as follows:

	2020 £	2019 £
Salaries and wages	2,281,996	1,773,136
Social security costs	210,627	160,564
Employer's contribution to defined contribution pension schemes	59,696	44,681
Staff Expenses	39,424	20,405
Contractors and Temporary Staff	373,153	196,152
Staff Training/Support	53,914	17,012
Recruitment	82,554	8,380
DBS Checks	1,540	882
Volunteer Expenses	3,230	772
Other forms of employee benefits	16,437	10,386
	<u>3,122,570</u>	<u>2,232,370</u>

The following number of employees received employee benefits (excluding pension contributions and employer's national insurance) during the year between:

	2020 No.	2019 No.
£60,000 – £69,999	2	-
£90,000 – £99,999	-	1
	<u>2</u>	<u>1</u>

The total employee benefits (including pension contributions and employer's national insurance) of the key management personnel were £376,809 (2019: £335,577).

9 Staff numbers

The average number of employees (head count based on number of staff employed) during the year was follows:

	2020 No.	2019 No.
Raising funds	2.1	3.1
Trust Fundraising	1.0	-
Communications Manager	1.0	-
Volunteering	1.0	-
Penny Wade House Hostel	15.3	9
Wilton Road Hostel	13.0	7.8
Lower Grove Road Hostel	2.4	1.4
Sandycombe Road Supported Housing Scheme	1.0	0.4
Heath Road Supported Housing Scheme	2.0	-
St John Lodge Supported Housing Scheme	0.7	0.6
Vectis Road Supported Housing Scheme	0.5	0.4
Rosa House Supported Housing Scheme	0.5	0.4
Barnard Road Supported Housing Scheme	2.0	0.4
Boyd Close Supported Housing Scheme	2.0	0.4
Lisbon Avenue Supported Housing Scheme	1.0	-
Ringwood Way Supported Housing Scheme	0.3	-
Brenda Road Supported Housing Scheme	2.3	-
Homeless Healthlink Service	4.2	3.8
Skills Development Service	3.1	2
Operational Management	6.0	3
Rough Sleeper Outreach Service – Richmond	19.1	6
Rough Sleeper Outreach Service – Wandsworth	7.4	2
Rough Sleeper Outreach Service – Kingston	8.7	2
Rough Sleeper Outreach Service – Merton/Sutton	2.1	1
Domestic Violence Service	1.7	1
Trailblazers	1.1	7.0
Central Support	7.8	9.4
	109.1	61.1

10 Tangible fixed assets

	Land and buildings and Almshouses £	Land and buildings and housing £	Fixtures & fittings £	Computer equipment £	Total £
Cost					
At the start of the year	486,348	1,084,055	100,333	12,882	1,683,618
Additions in year	16,501	20,470	13,007	15,880	65,857
At the end of the year	502,849	1,104,525	113,340	28,762	1,749,475
Depreciation					
At the start of the year	174,848	144,888	51,913	12,882	384,531
Charge for the year	9,079	10,039	30,393	8,739	58,250
At the end of the year	183,927	154,927	82,306	21,621	442,781
Net book value					
At the end of the year	318,922	949,598	31,034	7,141	1,306,694
At the start of the year	311,500	939,167	48,420	-	1,299,087

All of the above assets are used for charitable purposes.

11 Debtors

	2020 £	2019 £
Trade debtors	381,295	136,585
Other debtors	1,227	10,568
Staff Loans	6,711	6,906
Prepayments	55,498	9,055
Accrued income	152,435	58,096
	<u>597,166</u>	<u>221,210</u>

12 Creditors: amounts falling due within one year

	2020 £	2019 £
Trade creditors	57,630	133,900
Payroll taxation and social security	55,677	51,747
Other creditors	64,247	51,410
Accruals	125,003	87,124
Deferred income (Note 13)	83,500	20,000
	<u>386,057</u>	<u>344,181</u>

13 Deferred income

	2020 £	2019 £
Balance at the beginning of the year	20,000	2,280
Amount released to income in the year	(10,000)	(2,280)
Amount deferred in the year	73,500	20,000
	<u>83,500</u>	<u>20,000</u>

14a Analysis of net assets between funds (current year)

	Endowment £	Designated £	General unrestricted £	Restricted £	Total funds £
Tangible fixed assets	1,268,519	-	38,174	-	1,306,694
Investments	-	-	3,640	-	3,640
Net current assets	2,727,260	2,152,097	1,076,377	37,750	5,993,484
Net assets at the end of the year	<u>3,995,779</u>	<u>2,152,097</u>	<u>1,118,191</u>	<u>37,750</u>	<u>7,303,817</u>

14b Analysis of net assets between funds (prior year)

	Endowment £	Designated £	General unrestricted £	Restricted £	Total funds £
Tangible fixed assets	1,250,667	-	48,420	-	1,299,087
Investments	-	-	2,433	-	2,433
Net current assets	2,764,230	2,522,297	1,187,557	39,725	6,513,809
Net assets at the end of the year	<u>4,014,897</u>	<u>2,522,297</u>	<u>1,238,410</u>	<u>39,725</u>	<u>7,815,329</u>

15a Movements in funds (current year)

	At 1 April 2019 £	Income & gains £	Expenditure & losses £	At 31 March 2020 £	
Restricted funds:					
Core Charitable Services	-	22,600	(18,850)	3,750	
Volunteering	4,375	17,500	(17,500)	4,375	
Sandycombe Road Supported Housing Scheme	-	17,000	(17,000)	-	
Rosa House Supported Housing Scheme	-	14,400	(14,400)	-	
Ringwood Way Supported Housing Scheme	-	13,050	(13,050)	-	
Skills Development	7,850	129,127	(124,352)	12,625	
Domestic Violence Services – Richmond	-	57,561	(57,561)	-	
London Borough of Richmond – Supporting People contract – Penny Wade House	-	93,058	(93,058)	-	
London Borough of Richmond – Service Level Agreement – Penny Wade House	-	96,868	(96,868)	-	
London Borough of Merton – Supporting People contract	-	128,348	(128,348)	-	
London Borough of Richmond – Supporting People contract Lower Grove Rd	-	48,605	(48,605)	-	
Rough Sleeper Outreach Service/TST – SLA & SP	-	185,457	(185,457)	-	
Fresh Start	-	35,620	(35,620)	-	
Rapid Housing Pathway (Richmond, Wandsworth, Kingston & Sutton)	-	449,248	(449,248)	-	
Wandsworth outreach –PMM (QSix)	20,000	50,000	(58,500)	11,500	
MHCLG Kingston	-	268,501	(268,501)	-	
MHCLG Richmond/Barnes Workhouse Fund	-	312,296	(306,796)	5,500	
MHCLG Wandsworth	-	299,427	(299,427)	-	
MHCLG Merton	-	108,178	(108,179)	-	
MHCLG Sutton	-	123,167	(123,167)	-	
Homeless Healthlink	7,500	125,979	(133,479)	-	
Total restricted funds	39,725	2,595,990	(2,597,965)	37,750	
	At 1 April 2019 £	Transfers between funds £	Income & gains £	Expenditure & losses £	At 31 March 2020 £
Unrestricted Funds					
Designated funds:					
Designated development fund	1,290,994	(311,000)	-	(23,303)	956,691
Cyclical maintenance fund	1,231,303	-	-	(35,897)	1,195,406
Total designated funds	2,522,297	(311,000)	-	(59,200)	2,152,097
General funds	1,238,410	311,000	1,485,281	(1,916,500)	1,118,191
Total unrestricted funds	3,760,707	-	1,485,281	(1,975,700)	3,270,288
Endowment Funds					
Property reinvestment (Almshouses)	1,213,124	-	-	(9,079)	1,204,045
Property reinvestment (Housing)	2,801,773	-	-	(10,039)	2,791,734
Total Endowment Funds	4,014,897	-	-	(19,118)	3,995,779
Total funds	7,815,329	-	4,081,271	(4,592,783)	7,303,817

Movements in funds (continued)

Purposes of restricted funds

The Core Charitable Services

This grant from the Richmond Parish Lands Charity and Wimbledon Foundation Homelessness Fund pay for overheads including central services, head office, managing data and IT costs.

Volunteering

A grant from Hampton Fund funds a volunteering service in which volunteers are recruited, trained and supported in a range of roles throughout SPEAR.

Sandycombe Road Supported Housing Scheme

This grant from the Richmond Parish Lands Charity funds a supported housing scheme for men in Richmond.

Rosa House Supported Housing Scheme

A grant from Richmond Parish Lands Charity funds a supported housing scheme for women in Richmond

Ringwood Way Supported Housing Scheme

A grant from Hampton Fund funds a supported housing scheme worker and set up costs of a property.

The Skills Development

Grants from Albert Hunt Trust, Berkeley Foundation, City Bridge Trust, the funding arm of The City of London Corporation's charity, Bridge House Estates, Garfield Weston Foundation, Hampton Fund, Heathrow Community Fund, People's Postcode Community Trust and Streetsmart fund work supporting young people and adults who are homeless to develop their confidence and life skills, to improve their wellbeing, to undertake training and education, and to secure employment.

Fresh Start

Grants from Kingston, Sutton and Merton fund an early intervention, homelessness prevention programme which is outreach and community based.

MHCLG, Rapid Rehousing Program, DCLG and Rough Sleeper Outreach services

Government funding to reduce levels of rough sleeping as part of the Rough Sleepers Initiative strategy; supporting outreach and other measures.

Supported Living Allowance, Housing Preventative Support and Supporting People grants

Local Authority Grants to provide accommodation and support to single homeless people in Richmond. These grants provide rough sleeper outreach services, hostel accommodation to people with high support needs and tenancy sustainment floating support service to people that have moved on from the hostel based accommodation into independent accommodation in the borough.

Note the Supported Living Allowance and Housing Preventative Support grants were reclassified from Unrestricted Funds to Restricted Funds in the year and prior year notes. The Trustees believe this reflects more appropriately the purpose and terms of the funds under the agreements.

Domestic Violence/Complex Needs

MHCLG grant administered by Richmond council on behalf of a tri-Borough initiative with Kingston and Merton councils to provide specialist accommodation and support to homeless women that have been victims of domestic violence and abuse, and that have complex support needs associated to their experience of abuse.

Wandsworth Outreach

PMM (QSix) funds a Trainee Outreach Worker and Outreach Worker in SPEAR's rough sleeper outreach service for the London Borough of Wandsworth

Homeless Health Link service

Grants from National Lottery Community Fund and Richmond Parish Lands Charity fund a service to improve the physical and mental health of people experiencing homelessness in Richmond and Kingston.

15b Movements in funds (prior year)

	At 1 April 2018 £	Income & gains £	Expenditure & losses £	At 31 March 2019 £
Restricted funds:				
Core Charitable Services	-	22,600	(22,600)	-
Volunteering	4,375	17,500	(17,500)	4,375
Sandycombe Road Supported Housing Scheme	-	17,000	(17,000)	-
Rosa House Supported Housing Scheme	-	14,400	(14,400)	-
Skills Development Fund	6,500	42,513	(41,163)	7,850
Trainee Outreach Service	2,500	5,500	(8,000)	-
London Borough of Richmond – Supporting People contract – Penny Wade House	-	91,739	(91,739)	-
London Borough of Richmond – Service Level Agreement – Penny Wade House	-	96,868	(96,868)	-
London Borough of Merton – Supporting People contract/Housing Management Grant	-	151,365	(151,365)	-
London Borough of Richmond – Supporting People contract Lower Grove Rd	-	48,855	(48,855)	-
Rough Sleeper Outreach Service/TST – SLA & SP	-	189,179	(189,179)	-
Fresh Start	71,024	144,989	(216,013)	-
DCLG (Sutton & Merton)	1,011	173,670	(174,681)	-
DCLG (Richmond, Kingston & Wandsworth)	-	191,500	(191,500)	-
Wandsworth outreach	-	25,000	(5,000)	20,000
MHCLG Kingston	-	261,100	(261,100)	-
MHCLG Richmond	-	276,313	(276,313)	-
GLA	3,183	18,500	(21,683)	-
Homeless Healthlink	16,612	161,760	(170,872)	7,500
Total restricted funds	105,205	1,950,351	(2,015,831)	39,725
Unrestricted Funds				
Designated funds				
Designated development fund	-	1,290,994	-	1,290,994
Cyclical maintenance fund	822,342	427,658	(18,697)	1,231,303
Total designated funds	822,342	1,718,652	(18,697)	2,522,297
General funds	3,023,159	3,494,802	(5,279,551)	1,238,410
Total unrestricted funds	3,845,501	5,213,454	(5,298,248)	3,760,707
Endowment Funds				
Almshouses				
Property reinvestment Housing	1,213,124	-	-	1,213,124
Property reinvestment	-	-	-	-
	2,802,480	-	(707)	2,801,773
	4,015,604	-	(707)	4,014,897
Total funds	7,966,310	7,163,805	(7,314,786)	7,815,329

16 Analysis of cash and cash equivalents

	At 1 April 2019 £	Cash flows £	At 31 March 2020 £
Cash at bank and in hand	6,630,445	(854,690)	5,775,755
Notice deposits (less than three months)	6,335	284	6,619
Total cash and cash equivalents	6,636,780	(854,406)	5,782,374

17 Operating lease commitments

The charity's total future minimum lease payments under non-cancellable operating leases is as follows for each of the following periods

	Property		Equipment	
	2020 £	2019 £	2020 £	2019 £
Less than one year	322,316	272,911	7,056	-
One to five years	616,381	314,270	2,280	-
Over five years	131,048	-	-	-
	1,069,745	587,181	9,336	-

18 Legal status of the charity

The charity is a company limited by guarantee and has no share capital. The liability of each member in the event of winding up is limited to £1.

19 Taxation

The charity is exempt from corporation tax as all its income is charitable and is applied for charitable purposes.