

COMPANY REGISTRATION NUMBER: 07945758  
CHARITY REGISTRATION NUMBER: 1146257

**Accommodation Concern**  
**Company Limited by Guarantee**  
**Unaudited Financial Statements**  
**31 March 2021**

**DAVID KELLAND FCA**  
Chartered Accountants  
Meadows & Co Limited  
Headlands House  
1 Kings Court  
Kettering Parkway  
Kettering  
NN15 6WJ

# **Accommodation Concern**

**Company Limited by Guarantee**

**Financial Statements**

**Year ended 31 March 2021**

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|                                                                              | <b>Pages</b>    |
|------------------------------------------------------------------------------|-----------------|
| Trustees' annual report (incorporating the director's report)                | <b>1 to 7</b>   |
| Independent examiner's report to the trustees                                | <b>8 to 10</b>  |
| Statement of financial activities (including income and expenditure account) | <b>10</b>       |
| Statement of financial position                                              | <b>11</b>       |
| Statement of cash flows                                                      | <b>12</b>       |
| Notes to the financial statements                                            | <b>13 to 21</b> |

# **Accommodation Concern**

## **Company Limited by Guarantee**

### **Trustees' Annual Report (Incorporating the Director's Report)**

#### **Year ended 31 March 2021**

The trustees, who are also the directors for the purposes of company law, present their report and the unaudited financial statements of the charity for the year ended 31 March 2021.

#### **Reference and administrative details**

|                                               |                                                                              |
|-----------------------------------------------|------------------------------------------------------------------------------|
| <b>Registered charity name</b>                | Accommodation Concern                                                        |
| <b>Charity registration number</b>            | 1146257                                                                      |
| <b>Company registration number</b>            | 07945758                                                                     |
| <b>Principal office and registered office</b> | 1 Meadow Road<br>Kettering<br>Northamptonshire<br>NN16 8TL<br>United Kingdom |

#### **The trustees**

|                      |                                              |
|----------------------|----------------------------------------------|
| Mrs C E Smith-Haynes |                                              |
| Miss R Fitch         | (Resigned 1 April 2020)                      |
| Mrs B Prince         |                                              |
| Mrs C Bantin         |                                              |
| Mr G Perkins         |                                              |
| Mr S Shefford        |                                              |
| Rev'd J P Staves     |                                              |
| Mr P Cox             | (Resigned 4 May 2020)                        |
|                      | (Served from 13 January 2021 to 18 May 2021) |
| Mr P J Millen        | (Appointed 13 January 2021)                  |
| Ms A Holland         | (Appointed 14 July 2021)                     |
| Ms K M Exall         |                                              |

|                             |                                                                                                                             |
|-----------------------------|-----------------------------------------------------------------------------------------------------------------------------|
| <b>Independent examiner</b> | David Kelland FCA<br>Meadows & Co Limited<br>Headlands House<br>1 Kings Court<br>Kettering Parkway<br>Kettering<br>NN15 6WJ |
|-----------------------------|-----------------------------------------------------------------------------------------------------------------------------|

## **Accommodation Concern**

### **Company Limited by Guarantee**

#### **Trustees' Annual Report (Incorporating the Director's Report) (continued)**

**Year ended 31 March 2021**

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#### **Structure, governance and management**

Accommodation Concern is a registered Charity, regulation no 1146257.

Accommodation Concern is the working name of Accommodation Concern a Company Limited by Guarantee, company no 07945758.

Charity Registration Date - 6 March 2012.

The governing document is the Articles of Association incorporated on 10 February 2012.

The control of the Charity rests with the Trustees whose names are shown above.

The business of the Charity is conducted by the Chairperson and the Trustees. The Trustees meet on a regular basis to administer the affairs of the Charity.

#### **Risk Management**

The Trustees have considered the major business and operational risks which the Charity faces and confirm that systems have been established so that necessary steps can be taken to lessen these risks. Over the past year, there have been several changes. The Chief Executive Officer (CEO), Jo Moore, has reviewed all the Health & Safety and HR processes and appointed Croner to oversee this on behalf of the Charity.

The office provision remains fit for purpose and meets COVID Secure guidelines. Due to the pandemic staff home working was implemented and fully risk assessed. The Charity's previous investment in updating the IT systems proved invaluable during this time in mitigating the risk of having to close the office with short notice.

The Trustees continue to meet regularly and carefully consider the risks of any new projects. The committees responsible for HR, Finance and Governance continue to support the CEO in the oversight of these areas.

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

The Charity has a policy of recruiting new Trustees to add to the diversity of the current Board to include individuals from business, politics and practice and will seek to recruit more proactively in the coming year.

## **Accommodation Concern**

### **Company Limited by Guarantee**

#### **Trustees' Annual Report (Incorporating the Director's Report) (continued)**

**Year ended 31 March 2021**

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#### **Objectives and activities**

Accommodation Concern is registered with the Charity Commission. Its principal objectives are the prevention and relief of poverty, need, hardship and distress in the Borough of Kettering and neighbouring boroughs by

- the provision of advice, assistance and support in connection with housing matters whether to tenants, landlords or others; - the provision of education and advice in local schools and other institutions and otherwise generally on homelessness and housing issues.

#### **Public benefit**

The Trustees are satisfied that the Charity meets the definition of a public benefit entity under FRS102 and acknowledge that the Charity complies with Section 4 of the Charities Act 2006 regarding providing a public benefit. They have referred to the guidance in the Charity Commission's general guidance on Public Benefit when reviewing aims and objects and in planning future activities. In particular, the Trustees have considered how planned activities will contribute to the aims and objectives they have set. The Trustees ensure that these activities are carried out for the public benefit by delivering services that are valued by the people we support and enable those with responsibility in the sector to develop and adopt best practice, thereby promoting a transparent and efficiently managed Charity that engenders public confidence and trust. Accommodation Concern met its charitable objectives during the period April 2020 to March 2021 by delivering a diverse range of services to those in poverty, hardship, need and distress in Kettering and neighbouring boroughs through the projects outlined below.

#### **Achievements and performance**

#### **Thanks**

Accommodation Concern would like to express its thanks to its partners and funders:

- Kettering Borough Council
- The Tudor Trust
- Lloyds Bank Foundation
- The Trussell Trust
- Northamptonshire Community Foundation
- Central England Co-Operative
- Homeless Link
- National Lottery Community Fund
- Northamptonshire County Council - managing Defra funds - Rotary Club of Kettering Huxloe
- SERGO
- Social Investment Business Limited - managing the Enterprise Development Fund

#### **Projects**

##### **Advice Plus (funded by the Tudor Trust)**

Our Advice Plus advisor continued throughout the pandemic to provide a high level of support and advice assisting at least 270 separate service users for a variety of services. Advice was dispensed for domestic violence, abuse, drug and alcohol issues, redundancy, debt, illegal evictions, possession and repossession. We have received an additional 3 years funding from June 2020. The Advice Centre successfully achieved its reaccreditation of the Advice Quality Standard (AQS) in 2019 and is due for renewal in October 2021.

## **Accommodation Concern**

### **Company Limited by Guarantee**

#### **Trustees' Annual Report (Incorporating the Director's Report) (continued)**

**Year ended 31 March 2021**

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All our advice services continued remotely using FaceTime, Zoom and phone calls; whilst everyone in the team adapted in extraordinary and novel ways to ensure our service was able to continue through this difficult time of living in a pandemic.

#### **Lloyds Bank Foundation**

We continue to work closely with Lloyds Bank foundation who have provided an amazing amount of additional support throughout the pandemic period. The Charity has benefitted through their Enhance programme which includes: additional funding for costs incurred to ensure we were Covid secure as an organisation, mentoring and training for our CEO, consultant support to facilitate our rebranding activity, consultant support to provide guidance and training to our trustees on their roles and responsibilities alongside reviewing and updating our business plan.

#### **Supported Accommodation**

The Supported Accommodation project was set up just over six years ago. The Charity has continued to increase its provision; now leasing three, three-bed properties from North Northants council (formerly Kettering Borough Council, KBC) and another with a private landlord due to come on stream in the year 2021/22. All of these provide intensive housing support for single homeless people.

Throughout the Covid 19 pandemic we continued to provide a high level of support. At first we created innovative ways of doing this remotely, but later staff, being keyworkers, were able to engage on a one-to-one basis. The Charity was swift to provide everyone, their own fridge, microwave, kettle and crockery so that residents could isolate and remain safe in their rooms. We also contracted cleaners to ensure communal areas are kept as Covid secure as possible. Plans are to continue to grow this provision as we look to expand across the new unitary of North Northamptonshire.

**Rough Sleeper Outreach (Funded by KBC through Ministry of Housing, Communities and Local Government - MHCLG)** The outreach service continued to provide a high level of support to those rough sleepers who were housed in temporary accommodation due to the pandemic and the almost constant flow of people finding themselves with no option but to sleep on the streets. Throughout the pandemic the outreach team carried out weekly sweeps of the town to find/verify people who were sleeping on the streets, signposting and supporting them into accommodation where possible.

The Government's 'Everyone In' resulted in 17 rough sleepers being offered self-contained accommodation across the borough that needed furnishing and our Rough Sleeper Outreach workers turned to supporting this cohort with the opportunity to make this offer of accommodation successful. Through the year the team supported 107 people who claimed to be rough sleeping. To date around 35 of these COVID emergency placements have been converted to permanent tenancies.

In January 2020 we undertook a pilot project to set up 2 rough sleeper initiative (RSI) Housing First model flats in partnership with KBC & MHCLG funding. These two flats provided intensive housing support for 2 of the entrenched rough sleepers who had limited options available to them due to their poor housing history, addictions, debts and lack of engagement with agencies. These provided a huge learning opportunity for all involved and a deeper development of our partnership working skills. In October 2021 these two properties were converted to KBC general needs starter tenancies due to the amazing progress achieved by the two residents. Another two properties were identified and two new clients accessed the scheme in November 2021. Due to the success of these we plan to expand the scheme across the unitary authority as properties become available and residents are assessed to be suitable.

**Food Redistribution project and Food Bank Distribution point activities** Enabled us to offer safe spaces in the evening several times a week for those sleeping rough to access once the soup kitchens closed and before the Nightshelter opened. Over 40 individuals accessed the project which was supported by a team of 11 volunteers.

## **Accommodation Concern**

### **Company Limited by Guarantee**

#### **Trustees' Annual Report (Incorporating the Director's Report) (continued)**

**Year ended 31 March 2021**

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**Food Redistribution project and Food Bank Distribution point activities** We were fortunate to receive various funding opportunities that enabled us to provide daily hot food home deliveries to 35 individuals and a variety of frozen ready meals and food parcels to those who needed them. However, it was our army of volunteers who stepped up and the remarkable support of the Rotary Club of Kettering Huxloe delivering daily parcels that assisted us to meet the demand - without them we could never have provided this much needed support!

Due to the office closing we had to stop our collections to redistribute surplus supermarket food via the "Neighbourly Portal" with ALDI, Lidl, however other charities locally were able to take this over. We continued to provide a distribution point for the KCU Trussell Trust Food Bank in Kettering, again with the valued support of the Rotary Club of Kettering Huxloe delivering these to the front doors of those in need.

#### **Community Money Advice Centre (funded by Big Lottery)**

The Big Lottery funded us to register with the FCA (Financial Conduct Authority) and launch ourselves as a Community Money Advice (CMA) Centre with a funded project coordinator. Unfortunately, in the autumn lockdown the service found it difficult to recruit and train the required volunteers, so the project was put on hold. It did though, support 84 people for money guidance, benefit applications/appeals, debt/creditor renegotiation, food parcels and various charity grant applications.

#### **Homeless Winter Transformation Fund (funded by Homeless Link)**

This short term 3 months funding enabled us to provide emergency winter accommodation to those our Outreach team verified as homeless/rough sleeping during the winter of 2020/21. Kettering Council agreed to lease us two, three- bedroomed houses from their stock, which enabled us to provide the support required to find more permanent solutions to those placed in these emergency beds.

Once out of the cold our support workers worked alongside the KBC housing team to identify more permanent solutions, such as Temporary Accommodation, Turning point, Private rented accommodation, reconnection to family/repatriation, dependant on the needs of the individual. These two houses were set up to be COVID Secure, with each room having its own fridge, microwave, kettle, crockery and cutlery. The houses were professionally cleaned during the week and each room deep cleaned between guests.

#### **Enterprise Development Programme (funded by Social Investment Business & Homeless Link)**

This programme provided a package of funding to employ our new Business Development Manager, a training package of learning opportunities for the charity to develop its social enterprise ideas to become more sustainable and a peer support facility to network and learn from other organisations working in the same field of homelessness, wanting to develop social enterprise opportunities for themselves and their beneficiaries.

A direct result of this funding has led to our increased offer of supported accommodation and RSI funded accommodation flats as well as new opportunities that are currently being researched.

#### **Total Outputs**

Over the year, the core team supported 1005 service users with a total of 1248 issues. This support was in the form of remote advice sessions, visits, video and telephone calls, e-mails and letters. The work was undertaken by the paid staff team working 14,182 hours and the gift of 853 volunteer hours. The combined projects enabled clients to obtain a minimum of £290,699.60 of income and benefits to which they were entitled.

#### **Case Studies**

Case studies are a powerful way to show the impact our services make on people rather than simply providing statistics so are included in this report.

## **Accommodation Concern**

### **Company Limited by Guarantee**

#### **Trustees' Annual Report (Incorporating the Director's Report) (continued)**

#### **Year ended 31 March 2021**

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**a) P - Rough Sleeper housed due to Covid-19**

P is a well-known rough sleeper who had many evictions behind her, debts, substance abuse issues and a history of domestic violence. The council had no duty to offer any housing due to previous intentionality decisions and private landlords would not consider her due to her previous history, so there were few options available. In March 2020, when the Covid19 pandemic hit, councils were required to provide safe accommodation for all rough sleepers under the 'Everyone In' guidance from central government.

Accommodation Concern Outreach team supported P to move into a one bed self-contained flat provided by KBC under Covid regulations and sourced furniture for the property. As part of the Covid support hot meals were delivered daily by volunteers and our staff undertook regular support visits to the property. During this time, we supported P to apply for benefits she was entitled for and start to address her issues when she felt ready to. We were also able to provide activities to keep her occupied whilst lockdown was in place.

P decided she wanted to stop her substance issues and engaged with support to do so. She also took pride in keeping her property clean and sourcing items to make it feel more homely. Over the months she reconnected with family and grew in confidence, so much so that she approached her GP for anti-anxiety medication.

P has excelled in this new opportunity, which would not have happened without the pandemic and is about to move to a new lifetime home with a local housing association.

**b) T - Housing & Benefit issues resolved**

During lockdown our Housing Advisor received a referral from a Social Prescriber working in a neighbouring borough, who had a patient requiring help with a move as their current accommodation was unsuitable. T had been employed full time when she suffered a stroke which had impacted on her speech, left her unable to stand or use the stairs and was now reliant on full time care from her son who lived nearby.

Due to Covid the initial assessment had to be undertaken via the phone. It was identified that T was experiencing extreme financial hardship due to her having to give up her job, and her lack of mobility was forcing her to sleep in the living room. Due to her poor speech and the difficulty in understanding her a further phone appointment was arranged when son could be present.

The Advisor was able to complete T's PIP application form over the phone with input from her and her son, which resulted in the highest rates of daily living and mobility component being awarded, increasing her income significantly.

A referral was also made to Social Services who were able to supply aids, adaptations and daily care to enable her home to be made accessible and suitable for her to remain living there

The Housing Advisor also contacted the landlord (Housing Association) who were able to provide their in-house Tenancy Support team to help T with the day-to-day tasks such as paying bills, responding to post etc.

Prior to our intervention, T, who had lived in the property for 20 years, believed that the Stroke had left her with no option other than moving away.



## **Accommodation Concern**

### **Company Limited by Guarantee**

#### **Trustees' Annual Report (Incorporating the Director's Report) (continued)**

**Year ended 31 March 2021**

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#### **Financial review**

This has been a year like no other, with the pandemic closing all but essential services with little notice at all. However due to the Government's support and the 'Everyone In' guidance new money was made available to the homeless sector and projects supporting those in poverty during lockdown had many funds available.

The Charity's total income increased from £174,265 in 2019/20 to £449,598 in 2020/21 (an increase of 155%).

The Charity continued to keep expenditure to the minimum, increasing in line with the growth of the charity from £269,014 in 2019/20 to £435,708 in 2020/21

The Charity made a surplus of £13,890 in 2020/21 compared to deficit of £95,896 in the previous year. The Charity's reserves increased from £66,495 at the beginning of the year to £80,385 at end of the financial year.

At present the Charity's finances are sufficient and a full review of every project produced a break-even budget for the next financial year. The Charity has and will continue to focus on its strengths, review ongoing costs and commitments and identify new opportunities as they arise.

#### **Reserves Policy**

The Charity needs reserves to ensure expenditure commitments can be met as they fall due. The Trustees' aim is to retain reserves equal to approximately six months' fixed expenditure.

#### **Plans for future periods**

The Charity plans to consolidate its rapid growth this year, whilst investigating the new opportunities that the change to a Unitary Authority bring; we are being requested to consider expanding across this wider area.

The priority areas of focus remain to deliver a high quality, accredited Advice Centre offering Housing, Debt & Welfare Benefit Advice alongside the practical opportunities of also delivering high quality supported accommodation and RSI intensive accommodation to those homeless people in need.

#### **Small company provisions**

This report has been prepared in accordance with the provisions applicable to companies entitled to the small companies exemption.

The trustees' annual report was approved on 27 September 2021 and signed on behalf of the board of trustees by:

Rev'd J P Staves  
Trustee

## **Accommodation Concern**

### **Company Limited by Guarantee**

#### **Independent Examiner's Report to the Trustees of Accommodation Concern**

**Year ended 31 March 2021**

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I report to the trustees on my examination of the financial statements of Accommodation Concern ('the charity') for the year ended 31 March 2021.

#### **Responsibilities and basis of report**

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

#### **Independent examiner's statement**

Since 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 the Institute of Chartered Accountants in England and Wales (ICAEW), which is one of the listed bodies.

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

1. accounting records were not kept in respect of the 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).

## **Accommodation Concern**

### **Company Limited by Guarantee**

#### **Independent Examiner's Report to the Trustees of Accommodation Concern (continued)**

**Year ended 31 March 2021**

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

David Kelland FCA  
Independent Examiner

Meadows & Co Limited  
Headlands House  
1 Kings Court  
Kettering Parkway  
Kettering  
NN15 6WJ

## **Accommodation Concern**

### **Company Limited by Guarantee**

### **Statement of Financial Activities** **(including income and expenditure account)**

**Year ended 31 March 2021**

|                                      |             |                       | <b>2021</b>         |                    | 2020            |
|--------------------------------------|-------------|-----------------------|---------------------|--------------------|-----------------|
|                                      |             | Unrestricted<br>funds | Restricted<br>funds | <b>Total funds</b> | Total funds     |
|                                      | Note        | £                     | £                   | £                  | £               |
| <b>Income and endowments</b>         |             |                       |                     |                    |                 |
| Donations and legacies               | <b>5</b>    | 16,819                | –                   | 16,819             | 11,635          |
| Charitable activities                | <b>6</b>    | 32,316                | 261,800             | 294,116            | 110,729         |
| Other trading activities             | <b>7</b>    | 94,093                | 7,071               | 101,164            | 51,426          |
| Investment income                    | <b>8</b>    | 888                   | –                   | 888                | 476             |
| <b>Total income</b>                  |             | <u>144,116</u>        | <u>268,871</u>      | <u>412,987</u>     | <u>174,266</u>  |
| <b>Expenditure</b>                   |             |                       |                     |                    |                 |
| Expenditure on charitable activities | <b>9,10</b> | 164,390               | 233,818             | 398,208            | 270,162         |
| <b>Total expenditure</b>             |             | <u>164,390</u>        | <u>233,818</u>      | <u>398,208</u>     | <u>270,162</u>  |
| <b>Net income/(expenditure)</b>      |             | <u>(20,274)</u>       | <u>35,053</u>       | <u>14,779</u>      | <u>(95,896)</u> |
| Transfers between funds              |             | 23,970                | (23,970)            | –                  | –               |
| <b>Net movement in funds</b>         |             | <u>3,696</u>          | <u>11,083</u>       | <u>14,779</u>      | <u>(95,896)</u> |
| <b>Reconciliation of funds</b>       |             |                       |                     |                    |                 |
| Total funds brought forward          |             | 66,495                | –                   | 66,495             | 162,391         |
| <b>Total funds carried forward</b>   |             | <u>70,191</u>         | <u>11,083</u>       | <u>81,274</u>      | <u>66,495</u>   |

The statement of financial activities includes all gains and losses recognised in the year. All income and expenditure derive from continuing activities.

## **Accommodation Concern**

### **Company Limited by Guarantee**

### **Statement of Financial Position**

**31 March 2021**

|                                                       | Note | 2021<br>£      | £             | 2020<br>£      | £             |
|-------------------------------------------------------|------|----------------|---------------|----------------|---------------|
| <b>Current assets</b>                                 |      |                |               |                |               |
| Debtors                                               | 15   | 11,631         |               | 2,892          |               |
| Cash at bank and in hand                              |      | 160,299        |               | 116,043        |               |
|                                                       |      | <u>171,930</u> |               | <u>118,935</u> |               |
| <b>Creditors: amounts falling due within one year</b> | 16   | <u>90,656</u>  |               | <u>52,440</u>  |               |
| <b>Net current assets</b>                             |      |                | 81,274        |                | 66,495        |
| <b>Total assets less current liabilities</b>          |      |                | 81,274        |                | 66,495        |
| <b>Net assets</b>                                     |      |                | <u>81,274</u> |                | <u>66,495</u> |
| <b>Funds of the charity</b>                           |      |                |               |                |               |
| Restricted funds                                      |      |                | 11,083        |                | –             |
| Unrestricted funds                                    |      |                | 70,191        |                | 66,495        |
| <b>Total charity funds</b>                            | 18   |                | <u>81,274</u> |                | <u>66,495</u> |

For the year ending 31 March 2021 the charity was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Directors' responsibilities:

- 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;
- The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of financial statements.

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

These financial statements were approved by the board of trustees and authorised for issue on 27 September 2021, and are signed on behalf of the board by:

Rev'd J P Staves  
Trustee

**The notes on pages 13 to 21 form part of these financial statements.**

## **Accommodation Concern**

### **Company Limited by Guarantee**

#### **Statement of Cash Flows**

**Year ended 31 March 2021**

|                                                             | <b>2021</b>           | 2020                  |
|-------------------------------------------------------------|-----------------------|-----------------------|
|                                                             | <b>£</b>              | £                     |
| <b>Cash flows from operating activities</b>                 |                       |                       |
| Net income/(expenditure)                                    | 14,779                | (95,896)              |
| <i>Adjustments for:</i>                                     |                       |                       |
| Other interest receivable and similar income                | (888)                 | (476)                 |
| Interest payable and similar charges                        | 83                    | 106                   |
| Accrued expenses                                            | 34,720                | 37,867                |
| <i>Changes in:</i>                                          |                       |                       |
| Trade and other debtors                                     | (8,739)               | 2,778                 |
| Trade and other creditors                                   | 3,496                 | (9,254)               |
| Cash generated from operations                              | 43,451                | (64,875)              |
| Interest paid                                               | (83)                  | (106)                 |
| Interest received                                           | 888                   | 476                   |
| Net cash from/(used in) operating activities                | <u>44,256</u>         | <u>(64,505)</u>       |
| <b>Net increase/(decrease) in cash and cash equivalents</b> | 44,256                | (64,505)              |
| <b>Cash and cash equivalents at beginning of year</b>       | <u>116,043</u>        | <u>180,548</u>        |
| <b>Cash and cash equivalents at end of year</b>             | <u><u>160,299</u></u> | <u><u>116,043</u></u> |

The notes on pages 13 to 21 form part of these financial statements.

## **Accommodation Concern**

### **Company Limited by Guarantee**

### **Notes to the Financial Statements**

### **Year ended 31 March 2021**

#### **1. General information**

The charity is a public benefit entity and a private company limited by guarantee, registered in United Kingdom and a registered charity in England and Wales. The address of the registered office is 1 Meadow Road, Kettering, Northamptonshire, NN16 8TL, United Kingdom.

#### **2. Statement of compliance**

These financial statements have been prepared in compliance with FRS 102, 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland', the 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)) and the Companies Act 2006.

#### **3. Accounting policies**

##### **Basis of preparation**

The financial statements have been prepared on the historical cost basis, as modified by the revaluation of certain financial assets and liabilities and investment properties measured at fair value through income or expenditure.

The financial statements are prepared in sterling, which is the functional currency of the entity.

##### **Going concern**

There are no material uncertainties about the charity's ability to continue.

##### **Judgements and key sources of estimation uncertainty**

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported. These estimates and judgements are continually reviewed and are based on experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

##### **Fund accounting**

Unrestricted funds are available for use at the discretion of the trustees to further any of the charity's purposes.

Designated funds are unrestricted funds earmarked by the trustees for particular future project or commitment.

Restricted funds are subjected to restrictions on their expenditure declared by the donor or through the terms of an appeal, and fall into one of two sub-classes: restricted income funds or endowment funds.

## **Accommodation Concern**

### **Company Limited by Guarantee**

#### **Notes to the Financial Statements (continued)**

**Year ended 31 March 2021**

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### **3. Accounting policies (continued)**

#### **Incoming resources**

All incoming resources are included in the statement of financial activities when entitlement has passed to the charity; it is probable that the economic benefits associated with the transaction will flow to the charity and the amount can be reliably measured. The following specific policies are applied to particular categories of income:

- income from donations or grants is recognised when there is evidence of entitlement to the gift, receipt is probable and its amount can be measured reliably.
- legacy income is recognised when receipt is probable and entitlement is established.
- income from donated goods is measured at the fair value of the goods unless this is impractical to measure reliably, in which case the value is derived from the cost to the donor or the estimated resale value. Donated facilities and services are recognised in the accounts when received if the value can be reliably measured. No amounts are included for the contribution of general volunteers.
- income from contracts for the supply of services is recognised with the delivery of the contracted service. This is classified as unrestricted funds unless there is a contractual requirement for it to be spent on a particular purpose and returned if unspent, in which case it may be regarded as restricted.

#### **Resources expended**

Expenditure is recognised on an accruals basis as a liability is incurred. Expenditure includes any VAT which cannot be fully recovered, and is classified under headings of the statement of financial activities to which it relates:

- expenditure on raising funds includes the costs of all fundraising activities, events, non-charitable trading activities, and the sale of donated goods.
- expenditure on charitable activities includes all costs incurred by a charity in undertaking activities that further its charitable aims for the benefit of its beneficiaries, including those support costs and costs relating to the governance of the charity apportioned to charitable activities.
- other expenditure includes all expenditure that is neither related to raising funds for the charity nor part of its expenditure on charitable activities.

All costs are allocated to expenditure categories reflecting the use of the resource. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs are apportioned between the activities they contribute to on a reasonable, justifiable and consistent basis.

#### **Operating leases**

Lease payments are recognised as an expense over the lease term on a straight-line basis. The aggregate benefit of lease incentives is recognised as a reduction to expense over the lease term, on a straight-line basis.



## **Accommodation Concern**

### **Company Limited by Guarantee**

#### **Notes to the Financial Statements (continued)**

**Year ended 31 March 2021**

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### **3. Accounting policies (continued)**

#### **Financial instruments**

A financial asset or a financial liability is recognised only when the charity becomes a party to the contractual provisions of the instrument.

Basic financial instruments are initially recognised at the amount receivable or payable including any related transaction costs.

Current assets and current liabilities are subsequently measured at the cash or other consideration expected to be paid or received and not discounted.

Debt instruments are subsequently measured at amortised cost.

Where investments in shares are publicly traded or their fair value can otherwise be measured reliably, the investment is subsequently measured at fair value with changes in fair value recognised in income and expenditure. All other such investments are subsequently measured at cost less impairment.

Other financial instruments, including derivatives, are initially recognised at fair value, unless payment for an asset is deferred beyond normal business terms or financed at a rate of interest that is not a market rate, in which case the asset is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Other financial instruments are subsequently measured at fair value, with any changes recognised in the statement of financial activities, with the exception of hedging instruments in a designated hedging relationship.

Financial assets that are measured at cost or amortised cost are reviewed for objective evidence of impairment at the end of each reporting date. If there is objective evidence of impairment, an impairment loss is recognised under the appropriate heading in the statement of financial activities in which the initial gain was recognised.

For all equity instruments regardless of significance, and other financial assets that are individually significant, these are assessed individually for impairment. Other financial assets are either assessed individually or grouped on the basis of similar credit risk characteristics.

Any reversals of impairment are recognised immediately, to the extent that the reversal does not result in a carrying amount of the financial asset that exceeds what the carrying amount would have been had the impairment not previously been recognised.

#### **Defined contribution plans**

Contributions to defined contribution plans are recognised as an expense in the period in which the related service is provided. Prepaid contributions are recognised as an asset to the extent that the prepayment will lead to a reduction in future payments or a cash refund.

When contributions are not expected to be settled wholly within 12 months of the end of the reporting date in which the employees render the related service, the liability is measured on a discounted present value basis. The unwinding of the discount is recognised as an expense in the period in which it arises.

## **Accommodation Concern**

### **Company Limited by Guarantee**

#### **Notes to the Financial Statements (continued)**

**Year ended 31 March 2021**

#### **4. Limited by guarantee**

The company is limited by guarantee. Each of the members has agreed to contribute to the assets in the event of a deficiency on winding up of an amount not exceeding £1.

#### **5. Donations and legacies**

|                     | Unrestricted<br>Funds<br>£ | <b>Total Funds<br/>2021<br/>£</b> | Unrestricted<br>Funds<br>£ | Total Funds<br>2020<br>£ |
|---------------------|----------------------------|-----------------------------------|----------------------------|--------------------------|
| <b>Donations</b>    |                            |                                   |                            |                          |
| Gifts and donations | 16,819                     | 16,819                            | 11,635                     | 11,635                   |

#### **6. Charitable activities**

|              | Unrestricted<br>Funds<br>£ | Restricted<br>Funds<br>£ | <b>Total Funds<br/>2021<br/>£</b> |
|--------------|----------------------------|--------------------------|-----------------------------------|
| Grant income | 32,316                     | 261,800                  | 294,116                           |

|              | Unrestricted<br>Funds<br>£ | Restricted<br>Funds<br>£ | Total Funds<br>2020<br>£ |
|--------------|----------------------------|--------------------------|--------------------------|
| Grant income | 7,025                      | 103,704                  | 110,729                  |

#### **7. Other trading activities**

|                                            | Unrestricted<br>Funds<br>£ | Restricted<br>Funds<br>£ | <b>Total Funds<br/>2021<br/>£</b> |
|--------------------------------------------|----------------------------|--------------------------|-----------------------------------|
| Fundraising events                         | –                          | 7,071                    | 7,071                             |
| Income from Tenants - Housing Benefit      | 92,436                     | –                        | 92,436                            |
| Income from Tenants - Tenant Contributions | 1,657                      | –                        | 1,657                             |
|                                            | 94,093                     | 7,071                    | 101,164                           |

|                                            | Unrestricted<br>Funds<br>£ | Restricted<br>Funds<br>£ | Total Funds<br>2020<br>£ |
|--------------------------------------------|----------------------------|--------------------------|--------------------------|
| Fundraising events                         | 2,475                      | –                        | 2,475                    |
| Income from Tenants - Housing Benefit      | 42,872                     | 2,959                    | 45,831                   |
| Income from Tenants - Tenant Contributions | 3,120                      | –                        | 3,120                    |
|                                            | 48,467                     | 2,959                    | 51,426                   |

#### **8. Investment income**

|               | Unrestricted<br>Funds<br>£ | <b>Total Funds<br/>2021<br/>£</b> | Unrestricted<br>Funds<br>£ | Total Funds<br>2020<br>£ |
|---------------|----------------------------|-----------------------------------|----------------------------|--------------------------|
| Bank Interest | 888                        | 888                               | 476                        | 476                      |

## **Accommodation Concern**

### **Company Limited by Guarantee**

#### **Notes to the Financial Statements (continued)**

**Year ended 31 March 2021**

#### **9. Expenditure on charitable activities by fund type**

|                                             | Unrestricted<br>Funds<br>£ | Restricted<br>Funds<br>£ | Total Funds<br>2021<br>£ |
|---------------------------------------------|----------------------------|--------------------------|--------------------------|
| Provision of advice, assistance and support | 40,940                     | 200,154                  | 241,094                  |
| Support costs                               | 123,450                    | 33,664                   | 157,114                  |
|                                             | <u>164,390</u>             | <u>233,818</u>           | <u>398,208</u>           |
|                                             | Unrestricted<br>Funds<br>£ | Restricted<br>Funds<br>£ | Total Funds<br>2020<br>£ |
| Provision of advice, assistance and support | —                          | —                        | —                        |
| Support costs                               | 155,100                    | 115,062                  | 270,162                  |
|                                             | <u>155,100</u>             | <u>115,062</u>           | <u>270,162</u>           |

#### **10. Expenditure on charitable activities by activity type**

|                                             | Activities<br>undertaken<br>directly<br>£ | Support<br>costs<br>£ | Total funds<br>2021<br>£ | Total fund<br>2020<br>£ |
|---------------------------------------------|-------------------------------------------|-----------------------|--------------------------|-------------------------|
| Provision of advice, assistance and support | 241,094                                   | 155,733               | 396,827                  | 269,081                 |
| Governance costs                            | —                                         | 1,381                 | 1,381                    | 1,081                   |
|                                             | <u>241,094</u>                            | <u>157,114</u>        | <u>398,208</u>           | <u>270,162</u>          |

#### **11. Analysis of support costs**

|                                         | Analysis of<br>support costs<br>activity 1<br>£ | Total 2021<br>£ | Total 2020<br>£ |
|-----------------------------------------|-------------------------------------------------|-----------------|-----------------|
| Staff costs                             | 90,428                                          | 90,428          | 156,590         |
| Premises                                | 19,256                                          | 19,256          | 20,333          |
| Communications and IT                   | 5,784                                           | 5,784           | 19,336          |
| General office                          | 511                                             | 511             | —               |
| Finance costs                           | 83                                              | 83              | 106             |
| Support costs - Activity resource costs | 8,675                                           | 8,675           | 22,461          |
| Support costs - Utilities               | 2,207                                           | 2,207           | 3,683           |
| Support costs - Repairs and renewals    | 5,113                                           | 5,113           | 27,118          |
| Support costs - Insurance               | 6,818                                           | 6,818           | —               |
| Support costs - Advertising and website | 5,596                                           | 5,596           | —               |
| Support costs - Travel and subsistence  | 975                                             | 975             | —               |
| Support costs - Cleaning                | 4,118                                           | 4,118           | —               |
| Support costs - Legal and professional  | 6,169                                           | 6,169           | 19,454          |
|                                         | <u>155,733</u>                                  | <u>155,733</u>  | <u>269,081</u>  |

## **Accommodation Concern**

### **Company Limited by Guarantee**

#### **Notes to the Financial Statements (continued)**

#### **Year ended 31 March 2021**

#### **12. Independent examination fees**

|                                                     | <b>2021</b>  | 2020         |
|-----------------------------------------------------|--------------|--------------|
|                                                     | <b>£</b>     | £            |
| Fees payable to the independent examiner for:       |              |              |
| Independent examination of the financial statements | <u>1,381</u> | <u>1,081</u> |

#### **13. Staff costs**

The total staff costs and employee benefits for the reporting period are analysed as follows:

|                                         | <b>2021</b>    | 2020           |
|-----------------------------------------|----------------|----------------|
|                                         | <b>£</b>       | £              |
| Wages and salaries                      | 222,807        | 148,758        |
| Employer contributions to pension plans | <u>3,940</u>   | <u>2,754</u>   |
|                                         | <u>226,747</u> | <u>151,512</u> |

The average head count of employees during the year was 9 (2020: 5).

No employee received employee benefits of more than £60,000 during the year (2020: Nil).

#### **Key Management Personnel**

Key management personnel include all persons that have authority and responsibility for planning, directing and controlling the activities of the charity. The total compensation paid to key management personnel for services provided to the charity was £43,536 (2020: £37,747).

#### **14. Trustee remuneration and expenses**

No remuneration or other benefits from employment with the charity or a related entity were received by the trustees (2020: £nil).

All trustee expenses during in the year were reimbursement of out of pocket expenses incurred in their duties as trustees.

#### **15. Debtors**

|                                | <b>2021</b>   | 2020         |
|--------------------------------|---------------|--------------|
|                                | <b>£</b>      | £            |
| Prepayments and accrued income | <u>11,631</u> | <u>2,892</u> |

#### **16. Creditors: amounts falling due within one year**

|                                | <b>2021</b>   | 2020          |
|--------------------------------|---------------|---------------|
|                                | <b>£</b>      | £             |
| Trade creditors                | 6,763         | 3,273         |
| Accruals and deferred income   | 83,887        | 49,167        |
| Other creditors - desc in a/cs | <u>6</u>      | <u>—</u>      |
|                                | <u>90,656</u> | <u>52,440</u> |

## **Accommodation Concern**

### **Company Limited by Guarantee**

#### **Notes to the Financial Statements (continued)**

#### **Year ended 31 March 2021**

#### **17. Pensions and other post retirement benefits**

##### **Defined contribution plans**

The amount recognised in income or expenditure as an expense in relation to defined contribution plans was £3,940 (2020: £2,754).

#### **18. Analysis of charitable funds**

##### **Unrestricted funds**

|                 | At<br>1 April 2020 | Income<br>£    | Expenditure<br>£ | Transfers<br>£ | At<br>31 March 2021<br>£ |
|-----------------|--------------------|----------------|------------------|----------------|--------------------------|
| General funds   | 17,484             | 50,023         | (80,508)         | 20,468         | 7,467                    |
| Pioneer Project | 49,011             | 94,093         | (83,882)         | 3,502          | 62,724                   |
|                 | <u>66,495</u>      | <u>144,116</u> | <u>(164,390)</u> | <u>23,970</u>  | <u>70,191</u>            |

  

|                 | At<br>1 April 2019 | Income<br>£   | Expenditure<br>£ | Transfers<br>£ | At<br>31 March 2020<br>£ |
|-----------------|--------------------|---------------|------------------|----------------|--------------------------|
| General funds   | 108,577            | 20,373        | (111,561)        | 95             | 17,484                   |
| Pioneer Project | 45,320             | 47,230        | (43,539)         | –              | 49,011                   |
|                 | <u>153,897</u>     | <u>67,603</u> | <u>(155,100)</u> | <u>95</u>      | <u>66,495</u>            |

Unrestricted funds include amounts designated by the Trustees in respect of the Pioneer Project. There are no external restrictions on these funds.

## Accommodation Concern

### Company Limited by Guarantee

#### Notes to the Financial Statements (continued)

#### Year ended 31 March 2021

#### 18. Analysis of charitable funds (continued)

##### Restricted funds

|                        | At<br>1 April 2020 | Income         | Expenditure      | Transfers       | At<br>31 March 2021 |
|------------------------|--------------------|----------------|------------------|-----------------|---------------------|
|                        | £                  | £              | £                | £               | £                   |
| EDP Feasibility        | –                  | 15,000         | (17,392)         | 2,392           | –                   |
| Tudor Trust - Strategy | –                  | –              | –                | –               | –                   |
| Tudor Trust - Advice   | –                  | 40,000         | (43,675)         | 3,675           | –                   |
| KBC Outreach           | –                  | 65,231         | (60,125)         | (5,106)         | –                   |
| NCF Winter             | –                  | 3,000          | (5,915)          | 2,915           | –                   |
| Lloyds                 | –                  | 37,300         | (21,646)         | (7,300)         | 8,354               |
| RSI                    | –                  | 26,813         | (26,813)         | –               | –                   |
| Lottery - Reaching     | –                  | 49,247         | (29,604)         | (19,643)        | –                   |
| Homeless Link          | –                  | 21,209         | (20,881)         | (328)           | –                   |
| DEFRA                  | –                  | 7,071          | (4,342)          | –               | 2,729               |
| KBC Corona             | –                  | 4,000          | (3,425)          | (575)           | –                   |
|                        | <u>–</u>           | <u>268,871</u> | <u>(233,818)</u> | <u>(23,970)</u> | <u>11,083</u>       |

|                        | At<br>1 April 2019 | Income         | Expenditure      | Transfers   | At<br>31 March 2020 |
|------------------------|--------------------|----------------|------------------|-------------|---------------------|
|                        | £                  | £              | £                | £           | £                   |
| EDP Feasibility        | 6,686              | (1)            | (5,984)          | (701)       | –                   |
| Tudor Trust - Strategy | 1,808              | –              | –                | (1,808)     | –                   |
| Tudor Trust - Advice   | –                  | 40,000         | (43,332)         | 3,332       | –                   |
| KBC Outreach           | –                  | 33,267         | (33,252)         | (15)        | –                   |
| NCF Winter             | –                  | 5,000          | (4,997)          | (3)         | –                   |
| Lloyds                 | –                  | 17,500         | (16,240)         | (1,260)     | –                   |
| RSI                    | –                  | 10,897         | (11,257)         | 360         | –                   |
| Lottery - Reaching     | –                  | –              | –                | –           | –                   |
| Homeless Link          | –                  | –              | –                | –           | –                   |
| DEFRA                  | –                  | –              | –                | –           | –                   |
| KBC Corona             | –                  | –              | –                | –           | –                   |
|                        | <u>8,494</u>       | <u>106,663</u> | <u>(115,062)</u> | <u>(95)</u> | <u>–</u>            |

All of the restricted funds relate to incoming resources and expenditure relating specifically for the named project.

The small transfers to / from unrestricted funds ensure the residual balances are stated correctly at the reporting date.

## **Accommodation Concern**

### **Company Limited by Guarantee**

#### **Notes to the Financial Statements (continued)**

**Year ended 31 March 2021**

#### **19. Analysis of net assets between funds**

|                            | Unrestricted<br>Funds | Total Funds<br>2021 |
|----------------------------|-----------------------|---------------------|
|                            | £                     | £                   |
| Current assets             | 171,930               | 171,930             |
| Creditors less than 1 year | (90,656)              | (90,656)            |
| <b>Net assets</b>          | <u>81,274</u>         | <u>81,274</u>       |

  

|                            | Unrestricted<br>Funds | Total Funds<br>2020 |
|----------------------------|-----------------------|---------------------|
|                            | £                     | £                   |
| Current assets             | 118,935               | 118,935             |
| Creditors less than 1 year | (52,440)              | (52,440)            |
| <b>Net assets</b>          | <u>66,495</u>         | <u>66,495</u>       |

#### **20. Analysis of changes in net debt**

|                          | At 1 Apr 2020  | Cash flows    | At<br>31 Mar 2021 |
|--------------------------|----------------|---------------|-------------------|
|                          | £              | £             | £                 |
| Cash at bank and in hand | <u>116,043</u> | <u>44,256</u> | <u>160,299</u>    |

#### **21. Operating lease commitments**

The total future minimum lease payments under non-cancellable operating leases are as follows:

|                                              | 2021          | 2020          |
|----------------------------------------------|---------------|---------------|
|                                              | £             | £             |
| Later than 1 year and not later than 5 years | <u>34,964</u> | <u>10,377</u> |

#### **22. Related parties**

There were no transactions with related parties during the year.