

Charity registration number 1048919

Company registration number 03048461 (England and Wales)

CRAWLEY OPEN HOUSE
ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2022

CRAWLEY OPEN HOUSE

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees

James Abdool - Chair
Richard Burrett
Michael Bolton - Treasurer
Clare Hiley
Sue Miles
Annemarie Roberts
Babak Jalaei
Dr Elizabeth Walker
Henrietta Bennett
Sara Heald - Vice Chair
Balvinder Ahluwalia
Daryl Gayler

Key Management Personnel

Charlie Arratoon
Malcolm Nicholas
Jane Nulty
Clare Fox
Mycall Ebanks
Ian Wilkins

CEO
Head of Operations
HR & Admin Manager
Resettlement Manager
Hostel Manager
Fundraising and Relationship Manager

Secretary

Michael Bolton

Charity number

1048919

Company number

03048461

Registered office

1-7 Station Road
Crawley
West Sussex
RH10 1HT

Auditor

Richard Place Dobson Services Limited
Ground Floor
1 - 7 Station Road
Crawley
West Sussex
RH10 1HT

CRAWLEY OPEN HOUSE

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CRAWLEY OPEN HOUSE

CHAIRMAN'S STATEMENT

FOR THE YEAR ENDED 31 MARCH 2022

This year's annual report shows our stakeholders how we have performed over the last year, as we continue our work ensuring strategic direction, clear governance and value in the work of the charity.

Despite the economic uncertainty and challenges that the Covid-19 pandemic presented again this year, I am delighted to report that our performance throughout 2021/2022 has remained strong which is testimony to the partnerships we have built as well as the review of our services to cater for the changing needs.

During 2021/2022 we carried over our programme of investment in future services and inside this report you will get an understanding of how we've spent our income on improving and maintaining our services. This has been a continuation of the work we started in recent years.

Online fundraising during the pandemic gave us a wider audience but this year it has been nice to have some face-to-face contact with our supporters and we look forward to this becoming the norm once again.

This report is designed to show how our money is spent, how we are performing compared to previous years and demonstrate our overall financial governance. I hope you find the report and accounts informative.



James Abdool
Chairman

Date: 20/09/2022

CRAWLEY OPEN HOUSE

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT)

FOR THE YEAR ENDED 31 MARCH 2022

The Trustees present their report and accounts for the year ended 31 March 2022.

The accounts have been prepared in accordance with the accounting policies set out in note 1 to the accounts and comply with the charity's memorandum and articles of association, the Companies Act 2006 and the Statement of Recommended Practice, "Accounting and Reporting by Charities", issued in March 2005.

Objectives and activities

Purposes and aims

The Trustees review the aims, objectives and activities of the charity each year. This report looks at the achievements and outcomes the charity has made through this reporting period. The Trustees report the success of each key activity and the benefits the charity has brought to 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.

About Crawley Open House

Crawley Open House started its journey in 1982 when doors first opened on a project in Spencers Road known as the Crawley Community Resources Centre. In the winter of 1990 we delivered our first overnight accommodation providing emergency cold weather beds to those that were sleeping rough. In 1994 we launch a permanent hostel instead of a temporary cold weather shelter. Portakabins once used to house construction workers building the channel tunnel were converted to provide twelve single and four double rooms plus an office, a shower, a toilet and a laundry block. In 1996, the hostel and resource centre merge to form Crawley Open House.

Since these early days we have grown to provide accommodation, support and services for those in the Crawley area suffering the effects of homelessness, unemployment, loneliness, discrimination, or other forms of social exclusion. This hasn't changed and our support is available to anyone in need, and can sometimes be as little as a meal or feeling listened to.

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

Achievements and performance

The last year has again been challenging for everyone and none more so than the homeless community and the growing pressures the local community faced in the midst of the continued global pandemic, and the sad events in Ukraine that are having effects on communities around the world. On top of our normal services we have continued to adapt to new ways of working so that we best serve our clients and protect our staff.

Riverside House

The hostel and day centre at Riverside House is the heart of Crawley Open House where we have our 24 bed hostel and operate a 7 day-a-week day centre. The day centre offers inexpensive food, hot drinks and shelter to every visitor. In addition, it offers general advice, housing and resettlement support, mental health and substance misuse support and counselling, as well as a visiting doctor, chiropodist and hairdresser.

The Day Centre remained closed for much of the year and when it eventually reopened we operated an appointment system and other amendments to provide the most vital services to those in most need.

The occupancy of the hostel again exceeded 99% and it is sad that we have to turn away requests for a room every day because we are full. Over the year we provided hostel accommodation for people who would otherwise have been homeless.

We attach great importance to helping clients find more permanent accommodation suitable to their needs, and during the year we were able to resettle 58 in this way. It was encouraging to see 49% of the hostel residents successfully moved on to longer term accommodation. This is slightly down on last year due to people staying longer in the hostel as a consequence of the pandemic.

The building work at the new Resource Centre was on schedule for most of the programme but towards the end of the year suffered delays due to the supply of key components. The knock on effect pushed the opening out several months and into the new Financial Year. Once complete it will benefit from a new workshop, multi-use space, kitchen, hot desks in all offices, as well as a new laundry, shower facilities and donation station.

CRAWLEY OPEN HOUSE

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2022

Move-On

Providing move-on accommodation is a key part of our work to help people move successfully into long-term, secure rented accommodation.

Last year we opened our new Laing rooms as a new first stage move-on option. The eight individual bedrooms, with shared living areas, are a way of allowing people to build on the progress they've made in our hostel. With support in place to encourage people to live more independently we are able to offer increased freedom and privileges to our Laing residents. They have proved successful with the right residents and the team have learnt how to integrate these clients within the residential team and managed them according to their individual needs. It has been a worthwhile investment and clearly a key part of the charity going forward.

Across our five Move-On houses we offer twenty-three rooms at an affordable rent to people looking to move forward into long-term, secure, independent living and work.

At this point, Move-On accommodation and giving people the skills they need to prevent them returning to homelessness in the future is a cornerstone to our work. We now have almost as many move-on beds as we do hostel beds which is a remarkable achievement and represents our commitment to both long-term and short-term solutions for people in need.

Outreach Team

Outreach, i.e., actively going out into the community to find, identify and support those who are sleeping rough, continues to be an important part of our work. We were delighted to secure renewed funding from Crawley Borough Council for our Outreach Team which will allow us to continue to deliver this valuable work to the most vulnerable in our community.

Resettlement Outreach

This team works with people who are in accommodation but who are at risk of losing their housing for whatever reason. Clients might have a short-term crisis, or a longer-term issue, and need help with issues such as food poverty, financial insecurity, antisocial behavior and a lack of independent living skills. Many of these situations would deteriorate quickly and end in homelessness without support to keep things on track. This team have a proven track record of early interventions that have prevented someone vulnerable from becoming homeless in the first place and, as is commonly said, prevention is undoubtedly better than cure.

Overview

Our year was again hampered by the Covid-19 pandemic, and the associated restrictions. For the first half of the year face to face contact was minimal, with events, tours and community activities virtually non-existent. Our fundraising adapted accordingly, with more trust applications written and 'virtual' events arranged over social media along with targeted emailing amongst our corporate, individual, place of worship and school databases.

We were again struck by the sheer breadth, diversity and generosity of those who choose to support our work – from the 8 year old doing a sponsored run around their Crawley neighbourhood, through companies, schools and places of worship raising vital funds in all sorts of creative ways, to the local trust donating a substantial sum in memory of a late family member who loved the Charity. We are extremely blessed to be surrounded by such a supportive community, and we never take it for granted.

Our 1 in 1000 regular giving scheme grew steadily this year, to around 375 individuals donating monthly. We are very grateful for this regular, stable income which has allowed us to plan and budget effectively, in unpredictable economic times.

CRAWLEY OPEN HOUSE

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2022

Major Gifts

We finished fundraising for the construction of the new Resource Centre thanks to some extremely generous capital grants from the Screwfix Foundation, the Austin & Hope Pilkington Charitable Trust, St Christopher's Trust and the Bernard Sunley Foundation in the summer of 2021.

Sometimes it is harder to raise core funds than it is to find grants towards capital projects, and we saw some wonderful donations in this area. Companies including Legal & General, Waitrose, Skipton Building Society, Co Op, Premier Energy, Elliot Scott Group, Irwin Mitchell and Lenmark found out more about us and chose to support us with sizeable donations, for which we are very thankful. Special mention must be made to Control Energy Costs Ltd who again managed and paid for all the utility costs incurred at Riverside House throughout the year – a wonderful act of kindness.

Several Trusts also helped with core-funding grants, including the Linbury Trust, the B&CE Charitable Trust, MCKS Charitable Trust, the Sussex Masons and the Albert Van Den Bergh Trust. Huge thanks to them and their Trustees. Other notable financial gifts came from our friends at the East Grinstead Foodbank and the wonderful young people involved in the summer NCS programmes locally.

Many places of worship and their congregations have generously given to Crawley Open House for a long time, and this year has been no different. Vine Christian Fellowship, St Giles Horsted Keynes, Haywards Heath Methodist, Holy Trinity Cuckfield, the Christadelphians in Horley, All Saints Lindfield, Crawley URC and the Langley Green Mosque, amongst many others, supported us with large financial gifts.

Donations are not all financial. Several companies sent volunteers to help sort food, do some gardening at the move-on houses and wrap Christmas gifts for our residents. Other local firms and organisations brought collections of food, care packs, face masks & PPE, new clothing & bedding, sleeping bags, toiletries, cleaning products and other essentials. There are too many to mention them all, but special thanks to Hygiene Bank, Morrisons Oxted, Signature Aviation, Nando's, Caridon, Greggs, Master Fryer Pound Hill, Co Op Pound Hill, St Margaret's West Hoathly, Applegreen Services, Gems of Faith, Bridgeham Clinic, Nestle, DHL and Thales for their consistent and wonderful help.

Events

Part way through the year we happily saw a return to a world where community events restarted. We benefitted from an open garden in Shipley, a sponsored bike ride from Horley to Chelmsford, the Southern Sheeting sponsored Brecon Beacons challenge, the East Grinstead sleep out and charity feasts, St Wilfrid's School fundraising events, a bucket collection at Crawley Town FC and a young lady running the London Marathon for us. Between them these activities raised around £20,000 which is amazing!

In May 2021 we ran the last of our lockdown virtual events badged 'Hundred For The Homeless', where over 50 people were sponsored for carrying out a multitude of different challenges. It was especially well supported by Kilnstone Property, ITW Ltd, Bridgeham Clinic and Homes Partnership, along with an impressive squats marathon from our own Trustee Henrietta Bennett. Huge thanks to everyone who took part and raised a massive £16,500 including Gift Aid.

The 5th annual Crawley Open House footgolf tournament took place in July 2021, and 31 teams took part in a fun and competitive evening. Winners of the 2 rounds of play were ILG and Carpenter Box, and around £3,500 was raised. Thanks again to Gatwick Footgolf for hosting us for free.

We were pleased to take a stand at the inaugural Crawley Pride festival in August 2021, and support this important community event.

Our biggest fundraising event of the year was in March 2022, when we held a Big Sleep Out in Queens Square and in several homes and the premises of Southern Sheeting Ltd and Caridon. 35 participants slept out in Crawley, including 16 from ILG, raising over £18,500.

CRAWLEY OPEN HOUSE

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2022

Summary

It remains a challenging environment in which to raise funds, with the growing cost-of-living crisis, the Ukraine war understandably diverting donations and a damaged local economy as a result of the pandemic. We remain proactive, creative and engaged with a broad range of donors and potential donors in order to keep bringing in the funds required to support the Charity and its crucial activities.

Financial position

During the year the charity had net incoming resources of £956,375, (2021: £503,398). This high level of net income reflects the impact on the financial statements of development activity during the year, where restricted grants used for the developments are recognised in income but development expenditure is capitalised. It also reflects the continuing impact of the Covid-19 pandemic, with very generous donations and grants from our supporters together with a temporary reduction in some expenses.

Reserves policy

The charity has reviewed its reserves policy and has amended it to take better account of its expanding operations, the way they are funded and the forward-looking risks to that funding. The revised reserves policy is to hold unrestricted reserves of between three and six months' projected core expenditure.

As at 31st March 2022, unrestricted funds were £630,000 and projected core expenditure for the financial year 2022-23 is £1,370,000. Reserves are therefore towards the top end of the Trustees' target range. The Trustees consider this to be an appropriate level of reserves given the financial pressures everywhere in the UK economy which are likely to impact both the charity's income and expenses.

It is the policy of the charity to hold a designated fund to a level representing the value of the occupied property.

As at 31 March 2022, the charity added a further £20,000 to the designated fund created to help meet the costs of its redevelopment plans. This is expected to be the final addition. It created a designated fund of £150,000 to facilitate the purchase of an additional Move-on property and a designated fund of £200,000 towards the expected increase in the cost of gas and electricity when the current fixed rate contract expires. Smaller designated funds are held as cyclical maintenance funds for the leased Move-On houses and the new Laing Move-on rooms.

Covid-19

The Trustees have given consideration to the Charities SORP ('Statement of Recommended Practice') Committee's advice in its publication 'Implications of COVID-19 Control Measures and Charity Financial Reporting' and to the risks arising as a result of the coronavirus pandemic. The Charity is actively monitoring and managing the situation as it develops. We have adapted our operations and consider that the Charity has adequate reserves and committed future grants from supportive and solvent funders.

The Trustees have examined the major strategic, business and operational risks which the charity faces and confirm that systems are established to enable regular reports to be produced so that the necessary steps can be taken to lessen these risks.

Plans for the Future

We have 2 key projects earmarked for the year ahead. In particular order, we want to (1) complete the renovation of our 2 units on Stephenson Way into the new Resource Centre and, (2) grow our portfolio of second stage Move-On houses.

We will endeavor to reinstate the services that have halted during the Covid-19 pandemic and as always adapt to the "new normal" that we now find ourselves living with.

CRAWLEY OPEN HOUSE

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2022

Structure, governance and management

The charity is a company limited by guarantee, does not have share capital and was incorporated on 21 April 1995. The Trustees / Directors are appointed at the annual general meeting or during the year at Trustees' meetings.

Crawley Open House has charitable status and its charity registration number is 1048919.

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

James Abdool	Chair
Richard Burrett	
Michael Bolton	Treasurer
Clare Hiley	
Sue Miles	
Lesley Copus	Resigned 30 May 2021
Harlyn Collins	Resigned 21 April 2021
Ian Collins	Resigned 15 September 2021
John Higgins	Resigned 12 June 2020
Stephen Joyce	Resigned 13 May 2020
Nigel Boxall	Resigned 14 July 2020
Gabrielle Field	Resigned 3 January 2022
Dr Elizabeth Walker	Appointed 16 March 2021
Henrietta Bennett	Appointed 25 March 2021
Sara Heald	Appointed 16 March 2021
Balvinder Ahluwalia	Appointed 16 March 2021
Babak Jalaei	Appointed 16 March 2021
Annemarie Roberts	Appointed 16 November 2021

This report has been prepared in accordance with the Statement of Recommended Practice, "Accounting and reporting by Charities", issued in March 2005 and in accordance with the special provisions of part 15 of the Companies Act relating to small entities.

Disclosure of information to auditor

Each of the Trustees has confirmed that there is no information of which they are aware which is relevant to the audit, but of which the auditor is unaware. They have further confirmed that they have taken appropriate steps to identify such relevant information and to establish that the auditors are aware of such information.

The Trustees report was approved by the Board of Trustees.



James Abdool
Dated: 20/09/22

CRAWLEY OPEN HOUSE

STATEMENT OF TRUSTEES' RESPONSIBILITIES

FOR THE YEAR ENDED 31 MARCH 2022

Company law requires the Trustees to prepare accounts for each financial year which give a true and fair view of the charitable company's state of affairs at the end of the year and of its income and expenditure for that period.

In preparing those accounts, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the accounts;
- prepare the accounts on the going concern basis unless it is inappropriate to presume that the charitable company will continue in business.

The Trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charitable company and to enable them to ensure that the accounts 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.

CRAWLEY OPEN HOUSE

INDEPENDENT AUDITOR'S REPORT

TO THE TRUSTEES OF CRAWLEY OPEN HOUSE

Opinion

We have audited the financial statements of Crawley Open House (the 'charity') for the year ended 31 March 2022 which comprise the statement of financial activities, the balance sheet, the statement of cash flows and notes to the financial statements, including 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 2022 and of its incoming resources and application of resources, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

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 charity 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

In auditing the financial statements, we have concluded that the Trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charity's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the Trustees with respect to going concern are described in the relevant sections of this report.

Other information

The other information comprises the information included in the annual report other than the financial statements and our auditor's report thereon. The Trustees are responsible for the other information contained within the annual report. Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon. 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 course of 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 this gives rise to a material misstatement in the financial statements themselves. 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.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters in relation to which the Charities (Accounts and Reports) Regulations 2008 require us to report to you if, in our opinion:

- the information given in the financial statements is inconsistent in any material respect with the Trustees' report; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records; or
- we have not received all the information and explanations we require for our audit.

CRAWLEY OPEN HOUSE

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

TO THE TRUSTEES OF CRAWLEY OPEN HOUSE

Responsibilities of Trustees

As explained more fully in the statement of Trustees' responsibilities, the Trustees, who are also the directors of the charity for the purpose 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 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 charity'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

We have been appointed as auditor under section 145 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder.

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.

The extent to which our procedures are capable of detecting irregularities, including fraud, is detailed below.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. The objectives of our audit are to obtain sufficient appropriate audit evidence regarding compliance with laws and regulations that have a direct effect on the determination of material amounts and disclosures in the financial statements, to perform audit procedures to help identify instances of non-compliance with other laws and regulations that may have a material effect on the financial statements, and to respond appropriately to identified or suspected non-compliance with laws and regulations identified during the audit.

In relation to fraud, the objectives of our audit are to identify and assess the risk of material misstatement of the financial statements due to fraud, to obtain sufficient appropriate audit evidence regarding the assessed risks of material misstatements due to fraud through designing and implementing appropriate responses and to respond appropriately to fraud or suspected fraud identified during the audit.

However it is the primary responsibility of management, with the oversight of those charged with governance, to ensure that the entity's operations are conducted in accordance with the provisions of laws and regulations and for the prevention and detection of fraud.

In identifying and assessing the risks of material misstatement in respect of irregularities, including fraud, the audit engagement team made enquiries of management, and those charged with governance, regarding the procedures relating to identifying, evaluating and complying with;

1. laws and regulations and whether they were aware of any instances of non-compliance;
2. detecting and responding to the risks of fraud and whether they have knowledge of any actual, suspected or alleged fraud;
3. the internal controls established to mitigate risks related to fraud or non-compliance with laws and regulations;

As a result of these procedures we consider the most significant laws and regulations that have a direct impact on the financial statements are FRS 102, General Data Protection Regulations, Companies Act, Charities Act 2011, Charities Statement of Recommended Practice and employment law and regulations. We performed audit procedures to detect non-compliance, which may have a material impact on the financial statements. These included reviewing financial statement disclosures and evaluating advice received from external advisors. There were no significant laws and regulations we deemed as having an indirect impact on the financial statements.

CRAWLEY OPEN HOUSE

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

TO THE TRUSTEES OF CRAWLEY OPEN HOUSE

The audit engagement team identified the risk of management override of controls as the area where the financial statements were most susceptible to material misstatement due to fraud. Audit procedures performed included but were not limited to testing manual journal entries and other adjustments and evaluating the rationale in relation to any significant, unusual transactions and transactions entered into outside of the normal course of business.

A further description of our responsibilities is available on the Financial Reporting Council's website at: <https://www.frc.org.uk/auditorsresponsibilities>. This description forms part of our auditor's report.

Use of our report

This report is made solely to the charity's Trustees, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006 and to the charity's trustees, as a body, in accordance with part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the charity's Trustees those matters we are required to state to them in an auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity and the charity's Trustees as a body, for our audit work, for this report, or for the opinions we have formed.

Richard Place Dobson Services Ltd

Richard Place Dobson Services Limited

Chartered Accountants

Statutory Auditor

1 - 7 Station Road

Crawley

West Sussex

RH10 1HT

22/09/22
Date

Richard Place Dobson Services Limited is eligible for appointment as auditor of the charitable company by virtue of its eligibility for appointment as auditor of a company under section 1212 of the Companies Act 2006.

CRAWLEY OPEN HOUSE

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 MARCH 2022

Current financial year		Unrestricted funds general 2022 £	Unrestricted funds designated 2022 £	Restricted funds 2022 £	Total 2022 £	Total 2021 £
	Notes					
<u>Income and endowments from:</u>						
Grants and donations	3	986,668	-	242,724	1,229,392	806,815
<u>Activities in furtherance of the charity's objects</u>						
Amenity Income	4	42,273	-	-	42,273	32,562
Supporting People	4	222,764	-	-	222,764	222,764
Housing Benefit	4	601,933	-	-	601,933	500,611
Other trading activities	5	27,364	-	-	27,364	17,375
Investment income	6	447	-	-	447	2,359
Other income	7	3,362	-	-	3,362	6,635
Total income		1,884,811	-	242,724	2,127,535	1,589,121
<u>Expenditure on:</u>						
Raising funds	8	34,691	-	-	34,691	31,803
<u>Charitable activities</u>						
Outreach projects	9	-	-	114,842	114,842	114,226
Hostel and day centre	9	830,428	51,713	125,476	1,007,617	869,103
Move-on accommodation	9	11,801	-	-	11,801	57,835
Local Assistance Network	9	2,209	-	-	2,209	12,756
Total charitable expenditure		844,438	51,713	240,318	1,136,469	1,053,920
Total resources expended		879,129	51,713	240,318	1,171,160	1,085,723

CRAWLEY OPEN HOUSE

STATEMENT OF FINANCIAL ACTIVITIES (CONTINUED) INCLUDING INCOME AND EXPENDITURE ACCOUNT FOR THE YEAR ENDED 31 MARCH 2022

Net incoming resources before transfers	1,005,682	(51,713)	2,406	956,375	503,398
Gross transfers between funds	<u>(835,307)</u>	<u>835,307</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net income for the year/ Net movement in funds	170,375	783,594	2,406	956,375	503,398
Fund balances at 1 April 2021	<u>459,343</u>	<u>1,806,536</u>	<u>17,731</u>	<u>2,283,610</u>	<u>1,780,212</u>
Fund balances at 31 March 2022	<u><u>629,718</u></u>	<u><u>2,590,130</u></u>	<u><u>20,137</u></u>	<u><u>3,239,985</u></u>	<u><u>2,283,610</u></u>

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

All income and expenditure derive from continuing activities.

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

CRAWLEY OPEN HOUSE

STATEMENT OF FINANCIAL ACTIVITIES (CONTINUED) INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 MARCH 2022

Prior financial year	Notes	Unrestricted funds general 2021 £	Unrestricted funds designated 2021 £	Restricted funds 2021 £	Total 2021 £
<u>Income and endowments from:</u>					
Grants and donations	3	450,151	-	356,664	806,815
<u>Activities in furtherance of the charity's objects</u>					
Amenity Income	4	32,562	-	-	32,562
Supporting People	4	222,764	-	-	222,764
Housing Benefit	4	500,611	-	-	500,611
Other trading activities	5	17,375	-	-	17,375
Investment income	6	2,359	-	-	2,359
Other income	7	5,075	-	1,560	6,635
Total income		1,230,897	-	358,224	1,589,121
<u>Expenditure on:</u>					
Raising funds	8	31,803	-	-	31,803
<u>Charitable activities</u>					
Outreach projects	9	-	-	114,226	114,226
Hostel and day centre	9	810,383	10,640	48,080	869,103
Move-on accommodation	9	57,835	-	-	57,835
Local Assistance Network	9	-	-	12,756	12,756
Total charitable expenditure		868,218	10,640	175,062	1,053,920
Total resources expended		900,021	10,640	175,062	1,085,723
Net incoming resources before transfers		330,876	(10,640)	183,162	503,398
Gross transfers between funds		(270,929)	450,591	(179,662)	-
Net income for the year/ Net movement in funds		59,947	439,951	3,500	503,398
Fund balances at 1 April 2020		399,396	1,366,585	14,231	1,780,212
Fund balances at 31 March 2021		459,343	1,806,536	17,731	2,283,610

CRAWLEY OPEN HOUSE

STATEMENT OF FINANCIAL ACTIVITIES (CONTINUED) INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 MARCH 2022

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

All income and expenditure derive from continuing activities.

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

CRAWLEY OPEN HOUSE

BALANCE SHEET

AS AT 31 MARCH 2022

	Notes	2022 £	£	2021 £	£
Fixed assets					
Tangible assets	14		2,258,824		1,361,525
Current assets					
Debtors	15	32,541		36,147	
Cash at bank and in hand		1,546,421		1,455,984	
		<u>1,578,962</u>		<u>1,492,131</u>	
Creditors: amounts falling due within one year	17	<u>(483,712)</u>		<u>(570,046)</u>	
Net current assets			<u>1,095,250</u>		<u>922,085</u>
Total assets less current liabilities			3,354,074		2,283,610
Creditors: amounts falling due after more than one year	18		<u>(114,089)</u>		<u>-</u>
Net assets			<u><u>3,239,985</u></u>		<u><u>2,283,610</u></u>
Income funds					
Restricted funds	19		20,137		17,731
<u>Unrestricted funds</u>					
Designated funds	20	2,590,130		1,806,536	
General unrestricted funds		<u>629,718</u>		<u>459,343</u>	
			<u>3,219,848</u>		<u>2,265,879</u>
			<u><u>3,239,985</u></u>		<u><u>2,283,610</u></u>

CRAWLEY OPEN HOUSE

BALANCE SHEET (CONTINUED)

AS AT 31 MARCH 2022

The company is entitled to the exemption from the audit requirement contained in section 477 of the Companies Act 2006, for the year ended 31 March 2022, although an audit has been carried out under section 144 of the Charities Act 2011.

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

The members have not required the company to obtain an audit of its financial statements under the requirements of the Companies Act 2006, for the year in question in accordance with section 476.

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

The financial statements were approved by the Trustees on 20/09/22



James Abdool

Company registration number 03048461

CRAWLEY OPEN HOUSE

STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED 31 MARCH 2022

	Notes	2022 £	£	2021 £	£
Cash flows from operating activities					
Cash generated from operations	25		909,026		667,847
Investing activities					
Purchase of tangible fixed assets		(944,639)		(318,994)	
Investment income received		447		2,359	
Net cash used in investing activities			(944,192)		(316,635)
Financing activities					
Repayment of bank loans		125,603		-	
Net cash generated from/(used in) financing activities			125,603		-
Net increase in cash and cash equivalents			90,437		351,212
Cash and cash equivalents at beginning of year			1,455,984		1,104,772
Cash and cash equivalents at end of year			<u>1,546,421</u>		<u>1,455,984</u>

CRAWLEY OPEN HOUSE

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2022

1 Accounting policies

Charity information

Crawley Open House is a charitable company, registered in England and Wales. The registered office is Ground Floor, 1-7 Station Road, Crawley, West Sussex, RH10 1HT

1.1 Accounting convention

The financial statements have been prepared in accordance with the charity's Memorandum and Articles of Association, the Companies Act 2006 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)". The charity is a Public Benefit Entity as defined by FRS 102.

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

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

1.2 Going concern

At the time of approving the financial statements, the Trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. Thus the Trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

1.3 Charitable funds

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

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

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes of the financial statements.

1.4 Income

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

Donations and similar incoming resources are included in the year in which they are receivable which is when the charity becomes entitled to the resource.

Grants are included in the accounting period to which they relate.

Activities in furtherance of charitable objects includes rental income and is included in the year in which it is receivable which is when the charity becomes entitled to the resource.

Other incoming resources includes kitchen receipts, placement fees and refunds of overcharged expenses all of which are included in the accounts when the charity becomes entitled to the resources.

CRAWLEY OPEN HOUSE

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2022

1 Accounting policies

(Continued)

1.5 Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probably that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Grants offered subject to conditions which have not been met at the year end date are noted as a commitment but not accrued as expenditure.

Support costs are those functions that assist the work of the charity but do not directly undertake charitable activities. Support costs include back office costs, finance, personnel, payroll and governance costs which support the charitable company's activities. These costs have been allocated between the different charitable activities. The bases on which support costs have been allocated are set out in note 9.

Governance costs include those costs associated with meeting the constitutional and statutory requirements of the charity and include the external auditors fees and legal and professional costs.

1.6 Tangible fixed assets

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

Land and buildings	2% straight line
Fixtures, fittings & equipment	33% straight line
Computers	33% straight line
Motor vehicles	25% straight line

Freehold Land is not depreciated.

It has been decided by the Trustees that only items of a value of £1,000 and over will be capitalised as anything smaller is not deemed material.

1.7 Cash and cash equivalents

Cash at bank and 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.

1.8 Financial instruments

The Charitable Company only has financial assets and financial liabilities of a kind that qualifies as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value.

1.9 Taxation

The Charity is exempt from corporation tax on its charitable activities

1.10 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 discounts due.

CRAWLEY OPEN HOUSE

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2022

1 Accounting policies

(Continued)

1.11 Employee benefits

The costs of short-term employee benefits are recognised as a liability and an expense.

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

1.12 Retirement benefits

The charity operates a defined contributions pension scheme. Contributions are charged in the accounts as they become payable in accordance with the rules of the scheme.

1.13 Debtors

Other debtors are recognised at the settlement amount due after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

1.14 Donated goods

There are considerable gifts of food given to the charity which have been estimated at £33,705 (2021: £31,500) for the year.

The Charity received no volunteer assistance this year or the previous year.

2 Critical accounting estimates and judgements

In the application of the charity's accounting policies, the Trustees are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

Critical judgements

The main judgement and accounting estimates included in the accounts are:

Deferral of grant income

Income is recognised when the charity is entitled to the income and this will be based on the work being completed and there is no requirement to repay the grant.

Donated stock

Donated items such as food are recognised in income and expenditure based on their fair value.

Volunteer time

Time given freely to the charity by volunteers is recognised in income and expenditure based on an estimated average hourly rate and total number of hours given by volunteers.

CRAWLEY OPEN HOUSE

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2022

3 Grants and donations

	Unrestricted funds general 2022 £	Restricted funds 2022 £	Total 2022 £
Donations and gifts	276,462	-	276,462
Grants	710,206	242,724	952,930
	<u>986,668</u>	<u>242,724</u>	<u>1,229,392</u>

	Unrestricted funds general 2021 £	Restricted funds 2021 £	Total 2021 £
Donations and gifts	310,608	-	310,608
Grants	139,543	356,664	496,207
	<u>450,151</u>	<u>356,664</u>	<u>806,815</u>

During the year the charity received various grants to be used either for general or specific purposes which include the following:

Donated goods and services

Included within the donations and gifts above are the following non cash donations:

Donated food £33,705 - (2021: £31,500)

Volunteer time - £Nil (2021: £Nil)

CRAWLEY OPEN HOUSE

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2022

4 Activities in furtherance of the charity's objects

	Amenity Income	Supporting Housing Benefit People		Total 2022
	2022	2022	2022	
	£	£	£	£
Income from Charitable activities	42,273	222,764	601,933	866,970

	Amenity Income	Supporting Housing Benefit People		Total 2021
	2021	2021	2021	
	£	£	£	£
Income from Charitable activities	32,562	222,764	500,611	755,937
	32,562	222,764	500,611	755,937

5 Fundraising income

	Unrestricted funds general 2022 £	Unrestricted funds general 2021 £
Fundraising events	27,364	17,375

6 Investment income

	Unrestricted funds general 2022 £	Unrestricted funds general 2021 £
Interest receivable	447	2,359

CRAWLEY OPEN HOUSE

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2022

7 Other income

	Unrestricted funds general 2022 £	Unrestricted funds general 2021 £	Restricted funds 2021 £	Total 2021 £
Other income	<u>3,362</u>	<u>5,075</u>	<u>1,560</u>	<u>6,635</u>

8 Raising funds

	Unrestricted funds general 2022 £	Unrestricted funds general 2021 £
Other fundraising costs	4,691	1,803
Staff costs	<u>30,000</u>	<u>30,000</u>
Costs of Raising Funds	<u>34,691</u>	<u>31,803</u>

CRAWLEY OPEN HOUSE

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2022

9 Charitable activities

	Outreach projects	Hostel and day centre accomodation	Move-on	Local Assistance Network	Total 2022	Total 2021
	2022	2022	2022	2022		
	£	£	£	£	£	£
Staff costs	108,746	622,367	-	-	731,113	713,845
Depreciation and impairment	-	40,874	6,467	-	47,341	33,061
Other charitable activity costs	6,096	334,776	-	-	340,872	285,195
	<u>114,842</u>	<u>998,017</u>	<u>6,467</u>	<u>-</u>	<u>1,119,326</u>	<u>1,032,101</u>
Grant funding of activities (see note 10)	-	-	-	2,209	2,209	11,426
Share of governance costs (see note 11)	-	9,600	5,334	-	14,934	10,393
	<u>114,842</u>	<u>1,007,617</u>	<u>11,801</u>	<u>2,209</u>	<u>1,136,469</u>	<u>1,053,920</u>
Analysis by fund						
Unrestricted funds - general	-	830,428	11,801	2,209	844,438	868,218
Unrestricted funds - designated	-	51,713	-	-	51,713	10,640
Restricted funds	114,842	125,476	-	-	240,318	175,062
	<u>114,842</u>	<u>1,007,617</u>	<u>11,801</u>	<u>2,209</u>	<u>1,136,469</u>	<u>1,053,920</u>

CRAWLEY OPEN HOUSE

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2022

9 Charitable activities

(Continued)

For the year ended 31 March 2021

	Outreach projects	Hostel and day centre accomodation	Move-on	Local Assistance Network	Total 2021
	£	£	£	£	£
Staff costs	104,780	607,735	-	1,330	713,845
Depreciation and impairment	-	27,959	5,102	-	33,061
Other charitable activity costs	9,446	223,796	51,953	-	285,195
	<u>114,226</u>	<u>859,490</u>	<u>57,055</u>	<u>1,330</u>	<u>1,032,101</u>
Grant funding of activities (see note 10)	-	-	-	11,426	11,426
Share of governance costs (see note 11)	-	9,613	780	-	10,393
	<u>114,226</u>	<u>869,103</u>	<u>57,835</u>	<u>12,756</u>	<u>1,053,920</u>
Analysis by fund					
Unrestricted funds - general	-	810,383	57,835	-	868,218
Unrestricted funds - designated	-	10,640	-	-	10,640
Restricted funds	114,226	48,080	-	12,756	175,062
	<u>114,226</u>	<u>869,103</u>	<u>57,835</u>	<u>12,756</u>	<u>1,053,920</u>

10 Grants payable

	Greater Change & LAN 2022	Local Assistance Network 2021
	£	£
Grants to individuals	2,209	11,426
	<u>2,209</u>	<u>11,426</u>

CRAWLEY OPEN HOUSE

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2022

11 Support costs

	Support costs	Governance costs	2022	2021
	£	£	£	£
Audit fees	-	9,600	9,600	9,613
Legal and professional	-	-	-	780
Governance costs	-	5,334	5,334	-
	-	14,934	14,934	10,393
Analysed between Charitable activities	-	14,934	14,934	10,393

12 Trustees

During the year none of the Trustees (or any persons connected with them) received any remuneration or received any reimbursement of expenses relating to their duties as Trustees and directors.

13 Employees

The average monthly number of employees during the year was:

	2022 Number	2021 Number
Riverside	20	24

Employment costs

	2022 £	2021 £
Wages and salaries	684,693	669,159
Social security costs	62,905	61,478
Other pension costs	13,515	13,208
	761,113	743,845

Key Management Remuneration

There are five key management positions. The amount paid to key management personnel during the year was £204,333.77 (2021: £209,278).

The number of employees whose annual remuneration was more than £60,000 is as follows:

	2022 Number	2021 Number
£60,000 - £70,000	-	1

CRAWLEY OPEN HOUSE

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2022

14 Tangible fixed assets	Land and Fixtures, fittings buildings & equipment	Computers	Motor vehicles	Total
	£	£	£	£
Cost				
At 1 April 2021	1,516,282	32,211	2,127	47,576
Additions	918,322	24,999	1,318	-
At 31 March 2022	<u>2,434,604</u>	<u>57,210</u>	<u>3,445</u>	<u>47,576</u>
Depreciation and impairment				
At 1 April 2021	196,588	15,621	2,127	22,335
Depreciation charged in the year	33,604	6,336	-	7,400
At 31 March 2022	<u>230,192</u>	<u>21,957</u>	<u>2,127</u>	<u>29,735</u>
Carrying amount				
At 31 March 2022	<u>2,204,412</u>	<u>35,253</u>	<u>1,318</u>	<u>17,841</u>
At 31 March 2021	<u>1,319,694</u>	<u>16,590</u>	<u>-</u>	<u>25,241</u>
15 Debtors			2022	2021
Amounts falling due within one year:			£	£
Other debtors			21,501	25,107
Prepayments and accrued income			11,040	11,040
			<u>32,541</u>	<u>36,147</u>
16 Loans and overdrafts			2022	2021
			£	£
Bank loans			125,603	-
Payable within one year			11,514	-
Payable after one year			114,089	-

The Charity received a loan from The Big Issue in May 2021 for £135,000 which is to be repaid over 10 years.

CRAWLEY OPEN HOUSE

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2022

17 Creditors: amounts falling due within one year

	Notes	2022 £	2021 £
Bank loans	16	11,514	-
Deferred income		239,169	402,123
Other creditors		190,709	145,723
Accruals and deferred income		42,320	22,200
		<u>483,712</u>	<u>570,046</u>

18 Creditors: amounts falling due after more than one year

	Notes	2022 £	2021 £
Bank loans	16	114,089	-
		<u>114,089</u>	<u>-</u>

CRAWLEY OPEN HOUSE

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2022

19 Restricted funds

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

	Balance at 1 April 2020		Movement in funds		Transfers		Balance at 1 April 2021		Movement in funds		Balance at 31 March 2022	
	£	£	Incoming resources	Resources expended	£	£	£	£	Incoming resources	Resources expended	£	£
PFT - Outreach expense	761	-	-	-	3,500	-	4,261	6,000	(1,921)	-	8,340	
PFT - Starter property packs	1,183	-	-	-	-	-	1,183	2,500	-	-	3,683	
PFT - Hostel bedroom refurbishments	8,968	-	-	-	-	-	8,968	-	(3,899)	-	5,069	
Greater change - client resettlement support	-	6,814	6,814	(6,814)	-	-	-	-	-	-	-	
Meeting needs - afternoon classes	3,319	-	-	-	-	-	3,319	4,161	(4,435)	-	3,045	
WSSC Crawley Foodbank	-	8,079	8,079	(8,079)	-	-	-	-	-	-	-	
Outreach workers fund	-	141,297	141,297	(141,297)	-	-	-	2,946	(2,946)	-	-	
Local assistant network	-	7,490	7,490	(6,691)	(799)	-	-	-	-	-	-	
MCKS - Purchase of people carrier and car	-	10,000	10,000	-	(10,000)	-	-	-	-	-	-	
Support costs of outreach and tenancy staff	-	12,181	12,181	(12,181)	-	-	-	130,222	(130,222)	-	-	
Development of Riverside Move on (Lainig Rooms)	-	125,000	125,000	-	(125,000)	-	-	-	-	-	-	
Development of Resource Centre	-	4,555	4,555	-	(4,555)	-	-	-	-	-	-	
WSSC COVID Infection control	-	42,808	42,808	-	(42,808)	-	-	3,844	(3,844)	-	-	
Resettlement costs for clients	-	-	-	-	-	-	-	22,126	(22,126)	-	-	
Support costs of resettlement and health staff	-	-	-	-	-	-	-	40,925	(40,925)	-	-	
Support for move on premises	-	-	-	-	-	-	-	30,000	(30,000)	-	-	
	14,231	358,224	358,224	(175,062)	(179,662)	17,731	242,724	(240,318)	20,137			

CRAWLEY OPEN HOUSE

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2022

19 Restricted funds

(Continued)

The Outreach expense fund is to help pay the expenses of outreach workers when supporting homeless clients.

The Starter property packs fund is to provide household items to clients moving into a new home.

The Hostel bedroom refurbishment fund is to pay for the periodic refurbishment of the charity's bedrooms.

The Greater Change client resettlement fund is to provide household goods or other support to clients who are being resettled.

The Afternoon Classes fund is to improve the quality of afternoon classes.

The WSCC Crawley Foodbank fund is towards the provision of a permanent foodbank for Crawley.

The Outreach Workers Fund represents grants from Crawley Borough Council to enable Crawley Open House to offer outreach and resettlement services homeless clients or those at risk of homelessness.

The Local Assistance Network Fund is from West Sussex County Council to provide short-term aid to help protect a person's welfare.

The MCKS people carrier fund was given to enable the purchase of a people carrier and a replacement car.

The fund for the development of the Laing Rooms was given by the John Laing Charity and used for that development during 2020.

The fund for the development of the Resource Centre has been given by numerous donors.

The WSCC COVID infection control fund was to meet additional costs to ensure high standards of Covid-19 prevention and control.

CRAWLEY OPEN HOUSE

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2022

20 Designated funds

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

	Balance at 1 April 2020 £	Resources expended £	Transfers £	Balance at 1 April 2021 £	Resources expended £	Transfers £	Balance at 31 March 2022 £
Land and Building Fund	1,055,956	-	263,738	1,319,694	(43,408)	802,523	2,078,809
Minibus Fund	20,000	-	(20,000)	-	-	10,000	10,000
Air conditioning for offices	15,000	(10,640)	(4,360)	-	-	-	-
Development project fund	260,585	-	(8,701)	251,884	-	(147,216)	104,668
Move on houses cyclical repairs fund	15,044	-	4,914	19,958	(7,891)	15,000	27,067
Laing Rooms cyclical repairs fund	-	-	10,000	10,000	(414)	10,000	19,586
Move-on property purchase fund	-	-	205,000	205,000	-	(55,000)	150,000
Gas and Electricity Fund	-	-	-	-	-	200,000	200,000
	<u>1,366,585</u>	<u>(10,640)</u>	<u>450,591</u>	<u>1,806,536</u>	<u>(51,713)</u>	<u>835,307</u>	<u>2,590,130</u>

The Land and Building fund represents the value of the land and buildings occupied by the charity.

The minibus fund was for the replacement of the minibus. A people carrier was purchased in 2021.

The air conditioning fund was to provide air conditioning in certain hostel offices. It was installed in 2020.

The development project fund is to ensure that the charity can successfully complete its development programme. The final phase is the Resource Centre which finished in June 2022.

The Move-on houses cyclical repairs fund is to meet the cost of repairs on the charity's leased move-on houses.

The Laing Rooms cyclical repairs fund is to meet the cost of repairs on the new Laing move-on rooms.

The Move-on property purchase fund is to enable the charity to purchase a further property for use as a move-on house. The purchase completed in April 2021.

The Gas and Electricity fund represents the funds set aside to cover the expected increase in the cost of gas and electricity when the current fixed rate contract expires.

CRAWLEY OPEN HOUSE

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2022

21 Analysis of net assets between funds

	General funds	Designated funds	Restricted funds	Total
	2022	2022	2022	2022
	£	£	£	£
Fund balances at 31 March 2022 are represented by:				
Tangible assets	180,015	2,078,809	-	2,258,824
Current assets/(liabilities)	563,792	511,321	20,137	1,095,250
Long term liabilities	(114,089)	-	-	(114,089)
	<u>629,718</u>	<u>2,590,130</u>	<u>20,137</u>	<u>3,239,985</u>

	General funds	Designated funds	Restricted funds	Total
	2021	2021	2021	2021
	£	£	£	£
Fund balances at 31 March 2021 are represented by:				
Tangible assets	41,831	1,319,694	-	1,361,525
Current assets/(liabilities)	417,512	486,842	17,731	922,085
	<u>459,343</u>	<u>1,806,536</u>	<u>17,731</u>	<u>2,283,610</u>

22 Related party transactions

There were no disclosable related party transactions during the year (2021 - none).

23 Registered Social Housing Provider

In February 2022 Crawley Open House became registered under the Homes and Regeneration Act as a provider of Registered Social Housing.

As the Charitable Company was only registered for one month of this financial year the accounts have been prepared following the Charities Statement of Recommended Practice (SORP). For the next financial year for the activity where it is relevant the Housing SORP will be used.

At the year end the number of units under management was 31.

24 Covid-19

During the year, Covid-19 had a major impact on the operations of Crawley Open House. However, there was no material adverse financial impact and the charity's financial position at the end of the financial year remained strong. The Trustees expect operations to return to near to near normal during the year 2022 - 23 with no adverse operational impact.

CRAWLEY OPEN HOUSE

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2022

25	Cash generated from operations		2022	2021
			£	£
	Surplus for the year		956,375	503,398
	Adjustments for:			
	Investment income recognised in statement of financial activities		(447)	(2,359)
	Depreciation and impairment of tangible fixed assets		47,340	33,061
	Movements in working capital:			
	Decrease/(increase) in debtors		3,606	(13,761)
	Increase in creditors		65,106	11,441
	(Decrease)/increase in deferred income		(162,954)	136,067
	Cash generated from operations		909,026	667,847
26	Analysis of changes in net funds			
		At 1 April 2021	Cash flows	At 31 March 2022
		£	£	£
	Cash at bank and in hand	1,455,984	90,437	1,546,421
	Loans falling due within one year	-	(11,514)	(11,514)
	Loans falling due after more than one year	-	(114,089)	(114,089)
		<u>1,455,984</u>	<u>(35,166)</u>	<u>1,420,818</u>