

SOLO HOUSING (EAST ANGLIA)
(A COMPANY LIMITED BY GUARANTEE)

(Company Number 3266905)
(Charity Number 1068017)



DIRECTORS' REPORT
AND
FINANCIAL STATEMENTS

For the year ended 31 March 2001



SOLO HOUSING (EAST ANGLIA)
(A COMPANY LIMITED BY GUARANTEE)

ANNUAL REPORT AND FINANCIAL STATEMENTS

For the year ended 31 March 2001

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Registered Office:	12A St. Nicholas Street, Diss, Norfolk. IP22 3LB
Auditors:	Ensors, Radford House, 54 St. John's Street, Bury St. Edmunds, Suffolk. IP33 1SP
Bankers:	TSB Bank plc., 3 Market Hill, Diss, Norfolk. IP22 3JZ

SOLO HOUSING (EAST ANGLIA)
(A COMPANY LIMITED BY GUARANTEE)

Charity Registration No. 1068017

REPORT OF THE DIRECTORS

The Directors submit their Annual Report and Financial Statements for the year ended 31 March 2001.

PRINCIPAL ACTIVITIES

The principal activities of the Company are to relieve need, hardship and distress amongst persons who are homeless and single, and amongst persons who are without accommodation in East Anglia.

DIRECTORS' RESPONSIBILITIES

Company Law requires the Directors to prepare Financial Statements for each financial year which give a true and fair view of the state of affairs of the Company and of the profit or loss of the Company for that period. In preparing those Financial Statements, the Directors are required to:-

- Select suitable accounting policies and then apply them consistently;
- Make judgements and estimates that are reasonable and prudent;
- Comply with applicable accounting standards subject to any material departures disclosed and explained in the Financial Statements; and
- Prepare the Financial Statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business.

The Directors are responsible for maintaining proper accounting records which disclose with reasonable accuracy at any time the financial position of the Company, and to enable them to ensure that the Financial Statements comply with the Companies Act 1985. They are also responsible for safeguarding the assets of the Company, and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

REVIEW OF ACTIVITIES AND FUTURE DEVELOPMENTS

The past year has seen the Directors deal with several major issues including the successful evaluation and award of the Investors in People standard and the conclusion of the Vision Appeal which has enabled Solo to move into property ownership as a means to provide accommodation directly for single people.

However, the ongoing concerns regarding core revenue funding have dogged all activity of the Board during the year and it was only after intense lobbying and effort that sufficient funds were gathered to continue operations to the end of the financial year. The reduction in the size of some core revenue grants, including those from the Department of the Environment and Breckland Council were of particular concern.

SOLO HOUSING (EAST ANGLIA)
(A COMPANY LIMITED BY GUARANTEE)

Charity Registration No. 1068017

REPORT OF THE DIRECTORS Cont'd

The Board held several additional meetings to consider the cash flow and funding deficit and had set in place a series of measures, including staffing and service cuts, from the end of January. However, sufficient funds were made available to avoid this necessity at that time.

FUTURE DEVELOPMENTS

The Board continues to monitor its financial situation and has introduced monthly meetings to review progress and make whatever adjustments or decisions are necessary at that time.

Efforts to reduce the cashflow deficit created by the arrears on the payroll bill continue in liaison with Suffolk County Council who provide this service for the organisation.

The purchase of property provides some security and efforts to secure additional funding continue with applications being made to Major Trusts, Local Authorities and Government Departments. Intense lobbying of local and national politicians to raise awareness and seek assistance continues unabated.

Efforts to secure service agreements for the single housing services provided to local authorities also continue, but the Directors note, with limited response.

The Directors are fully aware of the need to keep tight controls and continue to monitor all aspects of the organisation's operations on a frequent and regular basis and have established an electronic mailing system to liaise and keep in immediate contact.

DIRECTORS

The Directors during the year were as follows:-

C. Hedges
M. Black
G. Snelling
D. Milton - Resigned October 2000
D. Clarke
T. Burt

AUDITORS

A Resolution to reappoint Messrs. Ensors as Auditors will be put to the Annual General Meeting.

The Report of the Directors has been prepared in accordance with the special provisions of Part VII of the Companies Act 1985 relating to small companies.

Approved by the Board on
25.09.2001
and signed on its behalf by

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REPORT OF THE AUDITORS TO THE MEMBERS OF
SOLO HOUSING (EAST ANGLIA)
(A COMPANY LIMITED BY GUARANTEE)

We report on the Financial Statements on pages 4 to 9, which have been prepared following the Accounting Policies set out on page 10.

Respective Responsibilities of Directors and Auditors

As described on page 1, the Company's Directors are responsible for the preparation of Financial Statements. It is our responsibility to form an independent opinion, based on our audit, on those Statements and to report our opinion to you.

Basis of Opinion

We conducted our audit in accordance with Auditing Standards issued by the Auditing Practices Board.

An audit includes examination, on a test basis, of evidence relevant to the amounts and disclosures in the Financial Statements. It also includes an assessment of the significant estimates and judgements made by the Directors in the preparation of the Financial Statements, and of whether the accounting policies are appropriate to the Company's circumstances, consistently applied, and adequately disclosed.

We planned and performed our audit so as to obtain all the information and explanations which we considered necessary in order to provide us with sufficient evidence to give reasonable assurance that the Financial Statements are free from material misstatement whether caused by fraud or other irregularity or error.

In forming our opinion, we also evaluated the overall adequacy of the presentation of information in the Financial Statements.

Opinion

In our opinion, the Financial Statements give a true and fair view of the state of affairs of the Company at 31 March 2001 and of its surplus for the year ended on that date, and have been properly prepared in accordance with the Companies Act 1985.

ENSORS

Chartered Accountants
Registered Auditors

BURY ST. EDMUNDS

Date:

SOLO HOUSING (EAST ANGLIA)
(A COMPANY LIMITED BY GUARANTEE)

STATEMENT OF FINANCIAL ACTIVITIES

For the year ended 31 March 2001

	<u>General</u> <u>(Unrestricted)</u>	<u>Housing</u> <u>Management</u> <u>(Designated)</u>	<u>Deposit</u> <u>Guarantee</u> <u>(Restricted)</u>	<u>Vision</u> <u>Appeal</u> <u>(Restricted)</u>	<u>2001</u> <u>(Total)</u>	<u>2000</u> <u>(Total)</u>
<u>Incoming Resources</u>						
National Lottery Grant	17,786	-	-	-	17,786	26,341
Grants Receivable	87,358	-	-	76,850	164,208	80,175
Fundraising Activities	498	-	-	-	498	963
Investment Income	361	-	15	246	622	150
Other Income	3,506	1,454	-	-	4,960	3,971
Rental Income	-	41,263	-	-	41,263	36,239
Donations	-	-	-	-	-	3,400
	-----	-----	---	-----	-----	-----
<u>Total Incoming</u> <u>Resources</u>	109,509	42,717	15	77,096	229,337	151,239
	-----	-----	---	-----	-----	-----
<u>Resources Expended</u>						
Direct Charitable	116,175	55,773	1,560	-	173,508	145,601
Management Admin	10,795	-	-	-	10,795	8,162
	-----	-----	-----	-----	-----	-----
<u>Total Resources</u> <u>Expended</u>	126,970	55,773	1,560	-	184,303	153,763
	-----	-----	-----	-----	-----	-----
<u>Net Incoming/Outgoing</u> <u>Resources</u>	(17,461)	(13,056)	(1,545)	77,096	45,034	(2,524)
Fund Balance B/Fwd.	572	19,541	11,186	3,434	34,733	37,257
	-----	-----	-----	-----	-----	-----
<u>Funds at</u> <u>31 March 2001</u>	£(16,889)	£6,485	£9,641	£80,530	£79,767	£34,733
	=====	=====	=====	=====	=====	=====

The Company's income and expenses all relate to continuing operations.

The Company has no recognised gains and losses other than the deficit for the year.

The operating surplus and the retained surplus have been calculated on the historical cost basis.

The Notes on pages 10 to 13 form part of these Financial Statements.

SOLO HOUSING (EAST ANGLIA)
(A COMPANY LIMITED BY GUARANTEE)

GENERAL FUND

STATEMENT OF FINANCIAL ACTIVITIES

For the year ended 31 March 2001

	<u>Note</u>	<u>31/03/01</u>	<u>31/03/00</u>
<u>INCOMING RESOURCES</u>			
National Lottery Grant		17,786	26,341
Grants Receivable	3	87,358	80,175
Fundraising Activities		498	758
Investment Income		361	111
Other Income		3,506	471
		-----	-----
		109,509	107,856
		-----	-----
<u>RESOURCES EXPENDED</u>			
Direct Charitable Expenditure		116,175	106,842
Management and Administration		10,795	8,162
		-----	-----
	4	126,970	115,004
		-----	-----
<u>NET OUTGOING RESOURCES FOR THE YEAR</u>		(17,461)	(7,148)
Fund Balance Brought Forward		572	7,720
		-----	-----
<u>FUND BALANCE CARRIED FORWARD AT 31 MARCH 2001</u>		£(16,889)	£572
		=====	===

The Company's income and expenses all relate to continuing operations.

The Company has no recognised gains and losses other than the deficit for the year.

The operating surplus and the retained surplus have been calculated on the historical cost basis.

The Notes on pages 10 to 13 form part of these Financial Statements.

SOLO HOUSING (EAST ANGLIA)
(A COMPANY LIMITED BY GUARANTEE)

HOUSING MANAGEMENT ACCOUNT

STATEMENT OF FINANCIAL ACTIVITIES

For the year ended 31 March 2001

	<u>31/03/01</u>	<u>31/03/00</u>
<u>INCOMING RESOURCES</u>		
Rental Income	41,263	36,239
Other Income	1,454	3,500
	-----	-----
	42,717	39,739
	-----	-----
<u>DIRECT CHARITABLE EXPENDITURE</u>		
Rent Paid	36,848	25,409
Water, Insurance and Electricity	2,316	1,840
Maintenance and Repairs	9,439	2,535
Travel - Staff Expenses	2,761	1,259
Professional Fees	2,148	4,100
Sundries	2,081	998
Depreciation	180	200
	-----	-----
<u>TOTAL RESOURCES EXPENDED</u>	55,773	36,341
	-----	-----
<u>NET MOVEMENT IN FUNDS</u>	(13,056)	3,398
Fund Balance Brought Forward	19,541	16,143
	-----	-----
<u>FUND BALANCE CARRIED FORWARD AT 31 MARCH 2001</u>	£6,485	£19,541
	=====	=====

The Company's income and expenses all relate to continuing operations.

The Company has no recognised gains and losses other than the deficit for the year.

The operating deficit and the retained surplus have been calculated on the historical cost basis.

The Notes on pages 10 to 13 form part of these Financial Statements.

SOLO HOUSING (EAST ANGLIA)
(A COMPANY LIMITED BY GUARANTEE)

DEPOSIT GUARANTEE FUND

STATEMENT OF FINANCIAL ACTIVITIES

For the year ended 31 March 2001

	<u>31/03/01</u>	<u>31/03/00</u>
<u>INCOMING RESOURCES</u>		
Fundraising Activities	-	205
Investment Income	15	5
	---	----
	15	210
	---	----
<u>RESOURCES EXPENDED</u>		
Direct Charitable Expenditure	1,560	2,418
Management and Administration	-	-
	-----	-----
	1,560	2,418
	-----	-----
<u>NET INCOMING RESOURCES FOR THE YEAR</u>	(1,545)	(2,208)
Fund Balance Brought Forward	11,186	13,394
	-----	-----
<u>FUND BALANCE CARRIED FORWARD AT 31 MARCH 2001</u>	£9,641	£11,186
	=====	=====

The Company's income and expenses all relate to continuing operations.

The Company has no recognised gains and losses other than the surplus for the year.

The operating surplus and the retained surplus have been calculated on the historical cost basis.

The Notes on pages 10 to 13 form part of these Financial Statements.

SOLO HOUSING (EAST ANGLIA)
(A COMPANY LIMITED BY GUARANTEE)

VISION APPEAL FUND

STATEMENT OF FINANCIAL ACTIVITIES

For the year ended 31 March 2001

	<u>Note</u>	<u>2001</u>	<u>2000</u>
<u>INCOMING RESOURCES</u>			
Donations		-	3,400
Grants	5	76,850	-
Bank Interest		246	34
		-----	-----
		77,096	3,434
		-----	-----
<u>NET INCOMING RESOURCES FOR THE YEAR</u>		77,096	3,434
Fund Balance Brought Forward		3,434	-
		-----	-----
<u>FUND BALANCE CARRIED FORWARD</u> <u>AT 31 MARCH 2001</u>		£80,530	£3,434
		=====	=====

The Company's income and expenses all relate to continuing operations.

The Company has no recognised gains and losses other than the surplus for the year.

The operating surplus and the retained surplus have been calculated on the historical cost basis.

The Notes on pages 10 to 13 form part of these Financial Statements.

SOLO HOUSING (EAST ANGLIA)
(A COMPANY LIMITED BY GUARANTEE)

BALANCE SHEET

As at 31 March 2001

	<u>Note</u>	<u>General</u> <u>(Un-</u> <u>restricted)</u>	<u>Housing</u> <u>Management</u> <u>(Designated)</u>	<u>Deposit</u> <u>Guarantee</u>	<u>Vision</u> <u>Appeal</u>	<u>2001</u> <u>(Total)</u>	<u>2000</u> <u>(Total)</u>
<u>Fixed Assets</u>	6	8,767	1,618	-	34,500	44,885	11,980
		-----	-----	-----	-----	-----	-----
<u>Current Assets</u>							
Cash at Bank and in Hand		(7,133)	(591)	9,641	42,630	44,547	23,555
Debtors/ Prepayments		-	6,399	-	3,400	9,799	14,992
		-----	-----	-----	-----	-----	-----
<u>Current Liabilities</u>		(7,133)	(5,808)	9,641	46,030	54,346	38,547
		-----	-----	-----	-----	-----	-----
Accruals	7	18,523	941	-	-	19,464	15,794
		-----	-----	-----	-----	-----	-----
<u>Net Current Assets</u>		(25,656)	(4,867)	9,641	46,030	34,882	22,753
		-----	-----	-----	-----	-----	-----
<u>Net Assets</u>		£(16,889)	£6,485	£9,641	£80,530	£79,767	£34,733
		=====	=====	=====	=====	=====	=====

The Financial Statements have been prepared in accordance with the special provisions of Part VII of the Companies Act 1985 relating to small companies.

Approved on behalf of the Committee
2001



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D. Clark (Chairman)

The Notes on pages 10 to 13 form part of these Financial Statements.

SOLO HOUSING (EAST ANGLIA)
(A COMPANY LIMITED BY GUARANTEE)

NOTES TO THE ACCOUNTS

For the year ended 31 March 2001

1. CHARITABLE STATUS

The organisation was formerly an unincorporated registered charity. On 22 October 1996, the organisation changed its legal status and became a Company limited by guarantee, as well as a registered Charity.

At this date, the assets and liabilities were transferred to the new Company at book written down values.

2. ACCOUNTING POLICIES

Accounting Convention

The Financial Statements are prepared under the historical cost convention, and in accordance with the Statement of Recommended Practice - Charity Accounts.

Income

With the exception of grants, income is stated at the amount of cash received during the year. Grants are included on a receivable basis where the grant making body has agreed the grant for the year concerned.

Depreciation

Fixed Assets are included at cost, and are written off over their anticipated useful lives as follows:-

Equipment	- 10% on Written Down Value
Computer Equipment	- 25% on Cost

3. GENERAL FUND GRANTS

	<u>2001</u>	<u>2000</u>
Department of the Environment	43,500	58,000
Breckland District Council	5,000	7,500
Babergh District Council	3,345	-
South Norfolk District Council	3,500	2,000
Suffolk County Council	1,000	-
Mid Suffolk District Council	2,500	2,500
Forest Heath District Council	3,325	2,675
Orbit Housing	8,000	-
Norfolk County Council	947	-
Smith Mount Trust	3,000	-
Suffolk Heritage Housing Support	5,741	-
Other Grants	7,500	7,500
	-----	-----
	£87,358	£80,175
	=====	=====

SOLO HOUSING (EAST ANGLIA)
(A COMPANY LIMITED BY GUARANTEE)

NOTES TO THE ACCOUNTS

For the year ended 31 March 2001

4. DIRECT CHARITABLE EXPENDITURE

	<u>Salary Costs</u>	<u>Office Costs</u>	<u>Depreciation</u>	<u>Other Costs</u>	<u>Total</u>
Direct Charitable Expenditure	65,090	13,641	3,980	33,464	116,175
Management and Administration	-	-	-	10,795	10,795
	-----	-----	-----	-----	-----
	£65,090	£13,641	£3,980	£44,259	£126,970
	=====	=====	=====	=====	=====

5. VISION APPEAL FUND GRANTS

2001

Charities Aid Foundation	100
Anne French Memorial Trust	200
Lord Cozens Hardy Trust	300
Securicor Charitable Trust	250
Anton Jurgens Trust	3,000
Nationwide Foundation	5,000
Albert Hunt Trust	3,000
The Lankelly Foundation	30,000
Kensington Estate	35,000

	£76,850
	=====

6. FIXED ASSETS

	<u>Freehold Property</u>	<u>Babergh House Equipment</u>	<u>General Equipment</u>	<u>Total</u>
<u>Cost</u>				
At 31 March 2000	-	2,884	23,079	25,963
Additions	34,500	-	2,565	37,065
	-----	-----	-----	-----
At 31 March 2001	34,500	2,884	25,644	63,028
	-----	-----	-----	-----
<u>Depreciation</u>				
At 31 March 2000	-	1,086	12,897	13,983
Charge for the period	-	180	3,980	4,160
	-----	-----	-----	-----
At 31 March 2001	-	1,266	16,877	18,143
	-----	-----	-----	-----
<u>Net Book Value</u>				
At 31 March 2001	£34,500	£1,618	£8,767	£44,885
	=====	=====	=====	=====
At 31 March 2000	£ -	£1,798	£10,182	£11,980
	=====	=====	=====	=====

SOLO HOUSING (EAST ANGLIA)
(A COMPANY LIMITED BY GUARANTEE)

NOTES TO THE ACCOUNTS

For the year ended 31 March 2001

7. CREDITORS DUE IN LESS THAN ONE YEAR

Accruals	£19,464	£15,794
	=====	=====

8. RESTRICTED FUNDS

	<u>Balance at</u> <u>01/04/01</u>	<u>Grants and</u> <u>Donations</u>	<u>Expenditure/</u> <u>Transfers</u> <u>In Year</u>	<u>Balance at</u> <u>31/03/01</u>
Deposit Guarantee	11,186	15	1,560	9,641
Vision Appeal	3,434	77,096	-	80,530
	-----	-----	-----	-----
	£14,620	£77,111	£1,560	£90,171
	=====	=====	=====	=====

DESIGNATED FUND

Housing Management	£19,541	£42,717	£55,773	£6,485
	=====	=====	=====	=====

The Vision Appeal Fund was set up last year with the aim to replace grant income with revenue generated income from housing management and ownership. Thus in time reducing the reliance on grant income.

The fund aims to produce high quality affordable single person housing. To achieve this Solo Housing have embarked upon a strategy of seeking ownership, leasing and partnership agreements, and are seeking registered Social Landlord Status.

9. EMPLOYEES

The average weekly number of employees of the Company during the year (including part-time staff, but excluding Directors) was 4 (2000: 4).

10. TRUSTEES' REMUNERATION AND EXPENSES

A total of £1,271 (2000: £4,868) was reimbursed to two members of the Executive Committee in the year. These payments were for travel and office costs incurred.

C. Hedges is the proprietor of CJH Support which received £21,000 (2000: £4,750) for consultancy services.

11. AUDITORS' REMUNERATION

A total of £1,250 plus V.A.T. (2000: £1,763 incl. VAT) was paid to Messrs. Ensors for the provision of audit services.

SOLO HOUSING (EAST ANGLIA)
(A COMPANY LIMITED BY GUARANTEE)

NOTES TO THE ACCOUNTS

For the year ended 31 March 2001

12. UNRESTRICTED FUNDS

The charity has a combined deficit on general and designated funds of £10,404. The Directors are actively managing the charity to generate a surplus from current activities by reviewing the way the charity operates and charges for its work.