



**Trustees' Report and Financial Statements  
for the year ended 31 March 2021**

**"Working with people who are homeless and vulnerably housed"**

**[www.trinitywinchester.org.uk](http://www.trinitywinchester.org.uk)**

**Registered Company No: 03705365  
Registered Charity No: 1074604**



**TRINITY WINCHESTER**  
**Trustees' Report and Financial Statements**  
**for the year ended 31 March 2021**

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# TRINITY WINCHESTER

## TRUSTEES' REPORT

for the year ended 31 March 2021

### Trustees' Report 2021

The Trustees, who are also directors of the charity for the purposes of the Companies Act 2006, present their report and the financial statements for the year ended 31 March 2021.

### Objectives and Activities

Trinity Winchester is a Winchester-based charity which addresses the effects of homelessness and vulnerability through specialist practical and emotional support and proactive prevention, empowering positive change. We help people who are suffering from and are vulnerable to the effects of homelessness, addiction, physical and mental ill-health, poverty, social isolation and domestic abuse. We offer solutions, hope, choice and control.

### Achievement and Performance

Trinity Winchester is a key partner of Winchester City Council in addressing homelessness locally. Our holistic programme of direct access services provides life-changing benefits for our homeless and other vulnerable clients.

#### *Covid-19*

Trinity's services were impacted throughout the financial year 2020/21 by the Covid-19 crisis. From the start of the year, in order to abide by government guidelines for keeping service users and staff safe, it was no longer possible to offer the usual raft of day services. An emergency action plan drawn up with Winchester City Council, St Clements NHS surgery and other Coronavirus Taskforce partners in March 2020 led to Winchester City Council finding emergency housing for all of the rough sleepers in the city before the beginning of April, with Trinity providing support for service users across the city in Winchester Churches Nightshelter and other temporary accommodation. With the help and generosity of local businesses and other volunteers, Trinity's day service was re-enabled as a hub, a limited number of staff working with other agencies to begin providing food, counselling and other support in those settings, whilst navigators, funded by Winchester City Council, were able to intervene rapidly to provide help to any new rough sleepers in the city.

#### *Trinity's Direct Access Services (Drop-in)*

We offer support and interventions, from the basics of food and shelter to advice and information about benefits, housing, alcohol and drug use and harm minimisation; signposting to key services; healthcare; learning and skills development; confidence-building recreational activities; preparing for employment; counselling and domestic abuse programmes; hot nutritious meals and bathing and laundry facilities.

Despite the limitations on the services we were able to offer from our Bradbury House day centre, we worked with 626 individuals in 2020/21 (2020: 639), 221 of whom were new to Trinity (2020: 440). Of those accessing our services, 125

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presented as homeless (sleeping rough or in Winchester Churches Nightshelter) (2020: 263), 334 were in temporary housing (2020: 160) and 167 were permanently housed (2020: 215) following our intervention. Saturday morning breakfasts were delivered to those in emergency accommodation due to Covid restrictions. We took the opportunity while Bradbury House was under-occupied to refurbish the centre, renewing flooring, washer/dryers, kitchen equipment and fittings including the walk-in freezer, repainting the main hall and conducting much-needed repairs and maintenance.

### *Outreach*

The Trinity outreach team navigators, in partnership with Winchester City Council, provided comfort and support to those in temporary accommodation throughout the period of the pandemic, with daily telephone contact and the delivery of food as well as support with maintaining their accommodation. At the same time they supported any new rough sleepers in the community through morning outreach visits within the city centre area of Winchester, reaching 25 individuals during 2020/21 (2020: 88), lower than the previous year because new rough sleepers were given instant access to accommodation in accordance with government guidance. Rough sleepers received hot drinks, advice and signposting to key agencies and were encouraged to engage with our services and move on to temporary accommodation provided by Winchester City Council.

### *Homelessness prevention*

Increasingly our focus has been on helping people to retain successful tenancies, resulting in fewer evictions. We work with people who are in temporary or permanent accommodation, helping them with budgeting and paying bills, liaising with landlords, and supporting them to feel safe in their own homes and within their communities. During 2020/21, we worked with private landlords to seek to increase the supply of rented properties available for former rough sleepers, providing support to landlords hesitant to let to this client group and to the clients themselves, for as long as it takes for them to move on to living independently. We also continue to fund access to emergency accommodation for those who would otherwise have to sleep rough.

This was Trinity's first full year as a landlord, offering 7 units of accommodation to provide flatlets to our clients. This has proved to be a highly successful project.

### *Skills development*

A crucial part of our work is the provision of a range of structured and informal learning opportunities for our clients. We are commissioned by Hampshire Futures to deliver a number of formal courses which are subject to Ofsted inspection. Courses provided include IT, Literacy and Numeracy, Debt Management and Budgeting, Art and Craft, Gardening and Volunteering programmes. These help to develop lifelong skills and build confidence and self-esteem, making real changes to people's lives. Numbers of learners have been significantly lower than usual in 2020/21 as we have been unable to access the usual resources in the day centre. This year 117 learners (2020: 349) took part in a variety of Zoom and virtual learning groups and classes.

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**for the year ended 31 March 2021**

Job Club and Employment Preparedness sessions offered help with searching for jobs, writing CVs, interview skills and mock interviews. We offered opportunities to gain nationally recognised qualifications and provide access to work experience. We are indebted to Lane Clark & Peacock and Capsticks for facilitating interview skills practice and to Premier Inn Winchester for providing work placement and employment opportunities for Trinity clients. We also thank our client volunteers, who in turn pass on newly acquired skills. Despite the challenges presented by the pandemic, 45 people found paid or voluntary employment or entered further education in 2020/21 (2020: 58). This was achieved primarily because of work opportunities available in the construction of Winchester's new leisure centre.

### *Healthcare*

In a normal year, as part of our commitment to providing proactive and preventative healthcare services in-house, we would provide our programme of health promotion and therapies, supported by other NHS healthcare providers. The programme includes primary healthcare and mental health interventions. However, we were unable to use our in-house services in 2020/21 but St Clements Surgery delivered an average of 30 GP and nurse appointments per week by telephone appointment (2020: 37); dental clinics, cancelled during the first lockdown but resuming in early 2021, were provided by dental charity Dentaids bus; optician appointments were provided by NHS England. The number of people accessing these services across 2020/21 was 319 (2020: 459). Advice was offered throughout the year on mental health issues, substance use and harm minimisation, smoking cessation, sexual health, domestic abuse, eating well and nutrition. Access to emotional first aid, such as mindfulness and other problem-solving therapies which help people develop strategies to manage life events and challenges, was also available throughout the year, offered in the form of "distraction packs" which were delivered via post, telephone and in person during periods of lockdown. Trinity continued to work with the Royal Hampshire County Hospital, including its mental health unit, Melbury Lodge, in multi-agency intervention, to prevent patients being discharged back on to the streets.

Trinity's counselling services have gradually expanded to meet the increasing, and increasingly complex, needs of socially isolated individuals. Services continued throughout 2020/21 for clients wanting to develop coping mechanisms and changed patterns of behaviour. Challenging deep-set beliefs and negative thought patterns, participants reported that counselling helped with anger management, depression and anxiety. We also continued to offer Dual Diagnosis counselling for clients suffering from both addiction and mental ill-health. Telephone counselling was offered throughout lockdown.

### *Trinity Women's Service*

Women's homelessness is often under-reported and frequently linked to experiences of abuse. Trinity's Women's Service provides specialised interventions for women facing often complex co-existing difficulties such as mental ill-health, substance use and domestic abuse. Our holistic approach provides individually tailored

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## TRUSTEES' REPORT

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programmes of counselling, peer group support, complementary therapies, empowerment classes, outings and social get-togethers. Our clients can also access the nationally recognised Freedom Programme for people experiencing domestic abuse. Although 2020/21 saw a much lower level of activity than in other years, we were able to offer these services between lockdowns and a total of 117 women engaged with the service in 2020/21 (2020: 160). We received emergency funding to address the increased incidence of domestic abuse during Covid-19 and were able to offer telephone counselling during lockdowns. Our client-centred interventions and signposting helped individuals both emotionally and practically to come to terms with, manage and move on from abusive and at times life-threatening situations. Participants consistently reported increased wellbeing and confidence. This year we introduced a popular addition to our women's services, Equine Therapy, which gives our clients quiet reflective time around nature and horses.

### *Other Partnerships*

Partnership working plays a key part in the delivery of our services. As well as our closest partner Winchester City Council, we also worked with STOP Domestic Abuse, Winchester City Council's outreach team, Two Saints, Hampshire Probation, Catch22, the Domestic Abuse Forum, MARAC (Multi-Agency Risk Assessment Conference) and Winchester Churches Nightshelter. Multi-agency working included Children's Services, the Community Mental Health Team, Inclusion Winchester housing providers, GPs, health visitors, HM Prison Winchester and the Royal Hampshire County Hospital to ensure a seamless pathway of intervention and support. Our productive partnership with Winchester University continued with Trinity delivering bespoke lectures at the University for psychology and social work students covering domestic abuse, poverty and homelessness.

### *Housing - Alleyne House and Under One Roof*

In October 2019 the directors of Trinity Winchester Supported Housing (TWSH), Trinity's wholly owned subsidiary company, signed a lease and service level agreement for the day-to-day management of Alleyne House in Winchester, providing transitional accommodation for service users. Rooms are offered to those considered low-risk, with relatively low support needs. In 2020/21, the first full year of operation, 12 residents moved into Alleyne House (2020: 5) and 12 moved out. Of these, 10 moved on to private accommodation (2020: 0). A further 2 residents moved into more appropriate supported accommodation (2020: 0).

By early 2020/21 Trinity Winchester achieved the £1.5 million fundraising for Under One Roof, its project to develop 12 self-contained accommodation units to enable homeless people to take the first steps in establishing themselves in their own accommodation, based on 'Housing First' principles, with wrap-around support provided by Trinity. The new building, named Bradbury View, which includes a communal lounge and a therapy room, is adjacent to the rear of Bradbury House and borders the neighbouring nature reserve. Despite the difficulties of the Covid-19 crisis, construction began in July 2020, with completion delivered on budget and on time in May 2021. The first residents moved in in early June 2021.

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### *Fundraising*

In the knowledge that income from fundraising events would be impacted, an emergency coronavirus appeal was launched at the end of March 2020. Trinity's fundraisers also applied for available national and local Covid-19 grants as well as continuing to appeal to the local community and to local and national grant-making trusts. Fundraising activities in 2020/21 met objectives set by the Trustees. Trinity adheres to charity sector guidelines and regulations including the Fundraising Code of Practice and would take appropriate action to remedy any shortcomings identified. We are committed to protecting privacy and only use personal data that we collect in line with applicable laws, including the General Data Protection Regulation (GDPR): data is not shared, sold, swapped or rented to third parties for marketing purposes; communication is only sent to those who want it in the method they have agreed to.

### *Investments*

The Trustees, having regard to the liquidity requirements of operating the charity, had kept funds raised for Under One Roof in an interest-bearing deposit account and in a fixed-term deposit. Due to depressed deposit rates expectations for interest earned in the year were modest and these expectations were met. The invested funds held on deposit achieved rates of 1.25% on the charity notice deposit account and 0.15% on the fixed-term deposit. All invested funds were made available in 2020/21 to fund the construction of Under One Roof.

### **Financial review**

We are tremendously grateful to our loyal and most established supporters and partners, Winchester City Council, Hampshire County Council, major grant-making trusts and all who have again committed significant funding to Trinity. We would also like to extend our thanks to all our supporters, including many local organisations and individuals who have been so generous in this particularly difficult year.

Despite the Covid-related loss of income from fundraising events and room hire, 2020/21 income targets were met and exceeded as a result of fundraising efforts. Expenditure was controlled in accordance with the budget, although in this unique year additional costs were incurred in some categories whilst there were savings in others. The organisation had a surplus of £799,033. £729,081 was received in the year towards the Under One Roof capital appeal, leaving an underlying surplus of £69,952 compared with the previous year's underlying deficit of £1,438.

Capital funds raised in 2009/10 for the construction of Bradbury House have been transferred in 2020/21 from restricted to unrestricted funds as restrictions have all been met. These funds are now represented by a designated Depreciation Fund. Principally as a result of this transfer, unrestricted funds increased to £1,353,158 at the year end (2020: £139,409). Restricted reserves stood at £1,376,364 (2020: £1,791,080); the reduction from the previous year is also accounted for principally by the above transfer (approximately £1.1m), offset by over £700,000 Under One Roof appeal income. The main remaining restricted item relates to this appeal where

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## TRUSTEES' REPORT

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funds stood at £1,364,462 at the year end (2020: £635,381). Further details of these and other restricted funds are included in the notes to the accounts.

As a result of the increased complexity of Trinity's activities, the Trustees have found it prudent to create two new designated funds in addition to the Under One Roof Support Fund of £50,000: they have created a Cyclical Maintenance Fund of £20,000 and a Housing Contingency Fund of £30,000.

Trinity's outstanding loan from Futurebuilders, given for the construction of Bradbury House, stood at £262,737 at 31 March 2021 (2020: £269,542). Trinity accepted the offer from Futurebuilders of a 6-month repayment holiday during the year. As a result a lower than usual total of £6,805 was repaid during the year (2020: £19,821). Maintaining the current payment profile will result in the loan being repaid within the remaining term of 10 years and 2 months.

### *Income and expenditure*

The Trustees are pleased to report that their objective of delivering stability and sustainable financial performance was met again in 2020/21. During 2020/21 revenue income was £1,367,022 (including £729,081 for Under One Roof) compared with £632,921 (£127,894 for Under One Roof) in 2019/20. The underlying income figure was therefore £637,941 as against £505,027 in 2019/20, a significant increase reflecting both the growth of the organisation as it takes on housing as well as the generosity of funders and donors in this challenging period. Strong support continued from Winchester City Council and Hampshire County Council and significant income was also received from Lloyds Bank Foundation for England and Wales, LCP Foundation, the National Lottery and the Ministry for Housing, Communities and Local Government as well as many others. In addition, whilst fundraising events had to be cancelled, significant income was raised from corporate, personal and other local donors, both those who donate regularly and those who responded to our emergency appeal. Revenue expenditure for the year was £567,989, compared with £506,465 in 2019/20, the increase representing additional staffing to allow for the management (through TWSH) of Alleyne House and planning for Under One Roof.

### *Reserves*

The Trustees consider it prudent regularly to review Trinity's reserves policy having regard to the need to:

- provide basic services for our users
- meet contractual obligations
- meet the organisation's obligations as a good employer
- build up funds for specific purposes when required or deemed good financial practice
- protect and maintain the organisation's assets.



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for the year ended 31 March 2021

### *Free Reserves*

The charity's free reserves represent unrestricted reserves, excluding designated funds, fixed assets and long-term liabilities. These stood at £249,186 (2020: £128,998), a little under 5 months running costs.

### *Plans for Future Periods*

The Trustees will continue to monitor carefully both income generation and expenditure as the organisation regroups following the Covid upheavals and incorporates the Under One Roof project into the daily life of the organisation. With the planned opening of the new building in June 2021 and the resumption of day services, the annual expenditure of the charity is expected to increase to £630,000 from 2021/22. Our appeal funds for Under One Roof include approximately £100,000 for support of the project in its first years, and this, along with the 2020/21 surplus, enables the Trustees to set a realistic target of achieving the required income growth over two to three years. A successful 5-year bid to the National Lottery has provided a solid base for future fundraising.

As the Covid-19 impact continues to unfold at the start of 2021/22, surplus funds from 2020/21 also enable us to provide additional counselling and wellbeing services while we hope to return to previous levels of income from events and room hire by 2022/23 as well as increasing our community fundraising targets in years to come.

A cautious budget for 2021/22, with revenue income of £580,000, predicts a small operational budget surplus against revenue funds when depreciation is excluded. The Trustees consider that Trinity is in a strong financial position and can continue to deliver high quality services and maintain free reserves over the coming years in the region of 3 to 6 months operating costs (approximately £157,500 to £315,000).

### **Structure, Governance and Management**

The Trustees, who are also directors of the charity, control the organisation's long-term direction and focus. Members of the charity, who may be approved or rejected by the Board, have voting rights at the Annual General Meeting. During the year to 31 March 2021 there were 35 members (2020: 37). If the charity is dissolved, any member who has held office within 12 months of dissolution will be liable to pay an amount up to £1 towards the cost of dissolution and the liabilities incurred by the charity while they were a member.

At the Annual General Meeting each year Trustees who were elected three or more years ago automatically retire from office but are eligible for re-election up to a maximum of three terms. The Board has the power to appoint new trustees at any time and to fill vacancies arising through resignation or death of an existing trustee. Any appointment is governed by the articles of association of the charity.

Day-to-day decision-making is delegated to senior staff. During 2020/21 Sue McKenna continued as Chief Executive, and Hannah Scott as Operations Director

# **TRINITY WINCHESTER**

## **TRUSTEES' REPORT**

**for the year ended 31 March 2021**

with responsibility for management of service delivery. The Trustees acknowledge the tremendous commitment shown throughout the year by Sue, Hannah and the rest of the staff team and the immense contribution of our many volunteers. In particular their proactive development of new procedures for the management of Alleyne House and rapid and flexible response to the threat of the Covid-19 crisis have been exemplary.

The remuneration of the Chief Executive is determined by the Trustees. Remuneration levels of all other staff are the responsibility of the Chief Executive; these are measured against benchmarking tools including the Trustees' annual salary review and local comparators.

The Charity has up-to-date policies and procedures for the recruitment, induction and training of trustees to ensure that individuals are fully aware of their roles within the organisation and their responsibilities both internally and within the wider field of charity law. The Trustees regularly review the risks facing the charity through the maintenance of a Risk Register. Where major risks are identified, systems are put in place to mitigate their effect.

The governance and financial procedures of Trinity's housing projects, Alleyne House and Under One Roof, are overseen by TWSH, Trinity's wholly owned subsidiary.

The Trustees who have served during the year and up to the date of this report are as follows:

S Broadbent	L Smith (resigned 21 April 2021)
F Griffiths	A Fitzgerald-Barron
A Ashton	A Barron (appointed 17 April 2020)
P M North	S Jones (appointed 17 June 2020)
G O'Keefe	J Spencer (appointed 17 February 2021)
P Murray	F Coulter (appointed 21 April 2021)

# TRINITY WINCHESTER

## TRUSTEES' REPORT

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### Reference and Administrative Details

<i>Governing Instrument</i>	The Charity was incorporated on 1st February 1999 and is a company limited by guarantee and not having a share capital. It is governed by its Memorandum and Articles of Association, which were amended in June 2018.
<i>Registered Company No.</i>	03705365
<i>Registered Charity No.</i>	1074604
<i>Members</i>	The Subscribers to the Memorandum of Association and other members elected by the Board of Trustees shall, with their agreement, be admitted to membership of the company.
<i>Trustees</i>	The first Trustees, and directors of the charity, were the subscribers to the Memorandum of Association. The Board of Trustees shall have powers to appoint any member of the Company to be a Trustee subject to their agreement.
<i>Secretary</i>	Frances Griffiths
<i>Chief Executive</i>	Sue McKenna
<i>Registered Office</i>	The Trinity Centre, Bradbury House, Durngate Place, Winchester SO23 8DX
<i>Bankers</i>	Royal Bank of Scotland Plc, 67-68 High Street, Winchester SO23 9DA CAF Bank Ltd, 25 Kings Hill Avenue, Kings Hill, West Malling, Kent ME19 4JQ
<i>Legal Advisors</i>	Paris Smith LLP, 9 Parchment Street, Winchester SO23 8AT
<i>Auditors</i>	Hopper Williams and Bell Limited, Highland House, Mayflower Close, Chandlers Ford, Eastleigh, Hampshire SO53 4AR

### Exemptions from disclosure

As detailed in the accounting policies, the trustees have taken advantage of exemptions available from producing consolidated accounts. The trustees are of the opinion that the subsidiary, Trinity Winchester Supported Housing Limited, is not material to group and its exclusion would not affect the readers view of these accounts.

# **TRINITY WINCHESTER**

## **TRUSTEES' REPORT**

**for the year ended 31 March 2021**

### **Public Benefit**

The charity provides a benefit to the public through addressing the effects of homelessness and vulnerability by providing specialist practical and emotional support and proactive prevention. The Trustees confirm that they have complied with the duty in Section 17 of the Charities Act 2011 to have due regard to public benefit guidance published by the Charity Commission.

### **Statement of Trustees' Responsibilities**

The Trustees are responsible for preparing the Trustees' Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

Company law requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charitable company and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that period. In preparing those financial statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities Statement of Recommended Practice;
- make judgements and estimates that are reasonable and prudent;
- prepare the financial statements 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 enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

In so far as the Trustees are aware:

- there is no relevant audit information of which the charitable company's auditors are unaware; and
- the Trustees have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditors are aware of that information.

**TRINITY WINCHESTER**

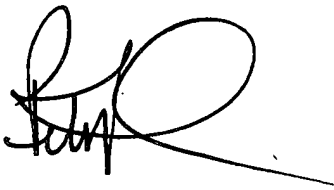
**TRUSTEES' REPORT**

**for the year ended 31 March 2021**

**Statement of Trustees' Responsibilities (continued)**

This report has been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies.

Approved by order of the board of Trustees on ...16 August..... 2021  
and signed on its behalf by:

A handwritten signature in black ink, appearing to be 'P M North', with a long horizontal stroke extending to the right.

**P M North**  
Chairman

# **REPORT OF THE INDEPENDENT AUDITOR TO THE MEMBERS OF TRINITY WINCHESTER**

## **Opinion**

We have audited the financial statements of Trinity Winchester (the 'Charity') for the year ended 31 March 2021 which comprise Statement of Financial Activities, the Balance Sheet, the Statement of Cash Flows, and the notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102: The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the Charity's affairs as at 31 March 2021 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;
- 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 Auditors' 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 12 months from when the financial statements are authorized for issue.

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

## **REPORT OF THE INDEPENDENT AUDITOR TO THE MEMBERS OF TRINITY WINCHESTER**

### **Other information**

The other information comprises the information included in the annual report, including the trustees' 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, except to the extent otherwise explicitly stated in our report, 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 audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements 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.

### **Opinions on other matters prescribed by the Companies Act 2006**

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

- the information given in the trustees' report which includes the directors' report prepared for the purposes of company law, for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the directors' report included within the trustees' report has been prepared in accordance with applicable legal requirements.

### **Matters on which we are required to report by exception**

In the light of the knowledge and understanding of the Charity and its environment obtained in the course of the audit, we have not identified material misstatements in the directors' report included within the trustees' report.

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

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

# **REPORT OF THE INDEPENDENT AUDITOR TO THE MEMBERS OF TRINITY WINCHESTER**

## **Responsibilities of trustees**

As explained more fully in the trustees' responsibilities statement, the trustees (who are also the directors of the charitable company for the purposes of company law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine 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 Charity or to cease operations, or have no realistic alternative but to do so.

## **Auditor's responsibilities for the audit of the financial statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists.

Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. Due to the inherent limitations of an audit, there is a risk that we will not detect all irregularities even though the audit has been properly planned and performed in accordance with the ISAs (UK). The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

- We obtained an understanding of the legal and regulatory frameworks that are applicable to the charity, and the sector in which it operates. These include but are not limited to compliance with the Companies Act 2006, UK Generally Accepted Accounting Practice, The Charity SORP for statutory accounting compliance and Care Quality Commission, health and safety and food hygiene standards for operational compliance for the sector.
- We obtained an understanding of how the charity is complying with these frameworks through discussions with management.



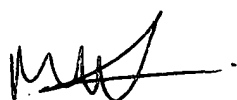
## REPORT OF THE INDEPENDENT AUDITOR TO THE MEMBERS OF TRINITY WINCHESTER

- We enquired with management whether there were any instances of non-compliance with laws and regulations or whether they had knowledge of actual or suspected fraud. These enquiries are corroborated through follow-up audit procedures including but not limited to a review of legal and professional costs, correspondence and a review of board.
- We assessed the susceptibility of the charity's financial statements to material misstatement, including the risk of fraud and management override of controls. We designed our audit procedures to respond to this assessment, including the identification and testing of any related party transactions and the testing of journal transactions that arise from management estimates, that are determined to be of significant value or unusual in their nature.
- We assessed the appropriateness of the collective competence and capabilities of the engagement team, including consideration of the engagement team's knowledge and understanding of the sector in which the charity operates in, and their practical experience through training and participation with audit engagements of a similar nature.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: [www.frc.org.uk/auditorsresponsibilities](http://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 members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the Charity's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Charity's members as a body, for our audit work, for this report, or for the opinions we have formed.



Michaela Johns FCCA (Senior Statutory Auditor)  
For and on behalf of Hopper Williams & Bell Limited  
Statutory Auditor  
Highland House

Mayflower Close

Chandlers Ford, Eastleigh

Hampshire SO53 4AR

Date: 26 August 2021

TRINITY WINCHESTER

STATEMENT OF FINANCIAL ACTIVITIES  
(INCORPORATING AN INCOME AND EXPENDITURE ACCOUNT)  
for the year ended 31 March 2021

	Note	Unrestricted Funds £	Restricted Funds £	Total Funds 2021 £	Unrestricted Funds £	Restricted Funds £	Total Funds 2020 £
<b>Income and expenditure</b>							
<b>Income from:</b>							
<b>Donations and legacies</b>							
Capital appeal	4	-	729,081	729,081	-	127,894	127,894
Other grants and donations	5	368,995	161,662	530,657	318,844	110,294	429,138
<b>Charitable activities</b>							
Grants and contracts	6	-	50,436	50,436	-	28,549	28,549
Other charitable income	7	55,469	-	55,469	40,684	-	40,684
<b>Investments</b>	8	1,379	-	1,379	6,656	-	6,656
<b>Total income</b>		<b>425,843</b>	<b>941,179</b>	<b>1,367,022</b>	<b>366,184</b>	<b>266,737</b>	<b>632,921</b>
<b>Expenditure on:</b>							
<b>Raising funds</b>	9	61,651	3,893	65,544	65,725	4,484	70,209
<b>Charitable activities</b>	10	277,064	225,381	502,445	297,831	138,425	436,256
<b>Total expenditure</b>		<b>338,715</b>	<b>229,274</b>	<b>567,989</b>	<b>363,556</b>	<b>142,909</b>	<b>506,465</b>
<b>Net income</b>		<b>87,128</b>	<b>711,905</b>	<b>799,033</b>	<b>2,628</b>	<b>123,828</b>	<b>126,456</b>
<b>Transfer between funds</b>	19(i)	<b>1,126,621</b>	<b>(1,126,621)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Balances brought forward at 1 April 2020</b>	19	<b>139,409</b>	<b>1,791,080</b>	<b>1,930,489</b>	<b>136,781</b>	<b>1,667,252</b>	<b>1,804,033</b>
<b>Balances carried forward at 31 March 2021</b>	19	<b>1,353,158</b>	<b>1,376,364</b>	<b>2,729,522</b>	<b>139,409</b>	<b>1,791,080</b>	<b>1,930,489</b>

The Statement of Financial Activities includes all gains and losses recognised in the year.  
All income and expenditure derives from continuing activities.

The notes on pages 19-28 form part of the financial statements.

TRINITY WINCHESTER

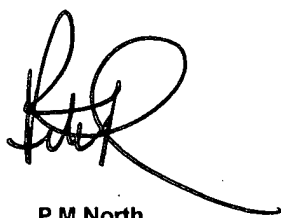
BALANCE SHEET

As at 31 March 2021

	Note	£	2021 £	£	2020 £	£
<b>Fixed assets</b>						
Tangible	12		2,429,025		1,380,740	
Investments	13		-		519,094	
				2,429,025		1,899,834
<b>Current assets</b>						
Debtors	14		38,532		86,984	
Cash at bank and in hand			823,553		260,482	
			862,085		347,466	
<b>Creditors: amounts falling due within one year</b>	15		321,221		54,009	
<b>Net current assets</b>				540,864		293,457
<b>Total assets less current liabilities</b>				2,969,889		2,193,291
<b>Creditors: amounts falling due over one year</b>	17			240,367		262,802
<b>Net assets</b>				2,729,522		1,930,489
<b>Funds</b>						
Restricted funds	19			1,376,364		1,791,080
Unrestricted funds						
Designated funds	19		1,194,821		50,000	
General funds	19		158,337		89,409	
				1,353,158		139,409
				2,729,522		1,930,489

These accounts are prepared in accordance with the special provisions of Part 15 of the Companies Act relating to small companies and constitute the annual accounts required by the Companies Act 2006 and are for circulation to members of the company.

These financial statements were approved by the Trustees on 16 August 2021 and are signed on their behalf by:



P M North  
Chairman

Company registration number: 03705365

**TRINITY WINCHESTER**

**STATEMENT OF CASH FLOWS**

**For the year ended 31 March 2021**

	<b>2021</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
<b>Cash flows from operating activities</b>		
Net movement in funds	799,033	126,456
Add back depreciation charge	36,385	34,755
Deduct interest income shown below in investing activities	(1,379)	(6,656)
Decrease/(Increase) in debtors	48,452	(33,520)
Increase in creditors	251,582	12,183
<b>Net cash provided by/(used in) operating activities</b>	<b><u>1,134,073</u></b>	<b><u>133,218</u></b>
<b>Cash flows from investing activities</b>		
Interest income	1,379	6,656
(Addition) of tangible fixed assets	(1,084,670)	(62,868)
Disposal/(Addition) of investment assets	519,094	(5,114)
<b>Cash (used in) investing activities</b>	<b><u>(564,197)</u></b>	<b><u>(61,326)</u></b>
<b>Cash flows from financing activities</b>		
Repayment of borrowings	(6,805)	(19,821)
<b>Cash used in financing activities</b>	<b><u>(6,805)</u></b>	<b><u>(19,821)</u></b>
Increase/(decrease) in cash and cash equivalents in the year	563,071	52,071
Cash and cash equivalents at the beginning of the year	260,482	208,411
<b>Total cash and cash equivalents at the end of the year</b>	<b><u>823,553</u></b>	<b><u>260,482</u></b>

**TRINITY WINCHESTER**  
**NOTES TO THE ACCOUNTS**  
**Year ended 31 March 2021**

**1 General information**

Trinity Winchester is a charitable company limited by guarantee incorporated in England and Wales and is registered with the Charity Commission in England and Wales. The address of its registered office is: Bradbury House, Durngate Place, Winchester, Hampshire, SO23 8DX.

**2 Accounting policies**

The financial statements of the charitable company, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) '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)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Companies Act 2006. The financial statements have been prepared under the historical cost convention with the exception of investments which are included at market value.

Trinity Winchester meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at the transaction value unless otherwise stated in the relevant accounting policy notes.

The financial statements are presented in sterling (£), which is also the functional currency of the charity and rounded to the nearest £.

The Trustees, in accordance with The Charity (Accounts and Reports) Regulations 2008, Chapter 3 paragraph 19, have taken advantage of the exemption relating to the requirement to prepare group accounts on the basis that the inclusion of the subsidiary undertaking is not material for the purposes of giving a true and fair view.

*Going Concern*

The directors have considered the impact and risk on the company of COVID-19 and the company's prospects, recognising the high degree of uncertainty. The directors have concluded that with the right management actions the company is a going concern for at least 12 months following the signature of the financial statements. Accordingly the directors have prepared the financial statements on this basis.

*Fund accounting*

Unrestricted funds are donations and other incoming resources receivable or generated for the objects of the charity without further specified purpose and are available as general funds. Included within unrestricted funds are designated funds which the Trustees have set aside for future specific purposes or projects. Funds that have been designated for specific purposes do not form part of the free reserves of the charity.

Restricted funds are to be used for specific purposes as laid down by the donor. Expenditure which meets these criteria is charged to the fund, together with a fair allocation of management and support costs.

*Incoming resources*

Grants, including grants for the purchase of fixed assets, are recognised in full in the Statement of Financial Activities in the year in which they are receivable. Donated assets are included in the accounts when received. They are valued at the amount the charity would have had to pay to acquire them.

*Government grants*

Coronavirus Job Retention Scheme: the accrual model has been used to recognise the grant on a systematic basis over the periods in which the related staff costs are incurred.

Business Support Grant Funds: the accrual model has been used to recognise the grant when it is received or becomes receivable, as there are no future related costs or performance conditions.

*Expenditure*

Resources expended are recognised in the period in which they are incurred. They include attributable VAT which is not recovered. For day to day purposes, resources expended may be allocated to the particular activity where the cost relates directly to that activity or allocated across activities as follows: staff costs according to time spent on each activity, premises and office costs on the basis of funding allocated for the purpose. However, as Trinity's model is one of integrated services, expenditure across the organisation is not separated out by activity in Note 8.

**TRINITY WINCHESTER**  
**NOTES TO THE ACCOUNTS**  
**Year ended 31 March 2021**

**2 Accounting Policies (continued)**

*Operating leases*

Operating lease rentals applicable to operating leases are charged to the Statement of Financial Activities over the period of the lease.

*Pension costs*

A defined contribution plan is a pension plan under which fixed contributions are paid into a pension fund and the Charity has no legal or constructive obligation to pay further contributions even if the fund does not hold sufficient assets to pay all employees the benefits relating to employee service in the current and prior periods. The charge for the year represents contributions payable in the year to defined contribution schemes.

*Governance costs*

Governance costs are included in the Statement of Financial Activities on an accruals basis, exclusive of VAT.

*Investment income*

Investment income consists of bank interest and is included when receivable and the amount can be measured reliably by the charity; this is normally upon notification of the interest paid or payable by the Bank.

*Donated goods*

Donated goods are recognised as income when the charity has control over the item, any conditions associated with the donated item have been met, the receipt of economic benefit from the use by the charity of the item is probable and that economic benefit can be measured reliably. In accordance with the Charities SORP (FRS 102), volunteer time is not recognised; for more information about their contribution refer to the Trustees' Annual Report.

*Taxation*

The charity is exempt from Corporation Tax on its charitable activities.

*Buildings*

Leasehold land has been made available at a peppercorn rent from Winchester City Council. Buildings are shown at cost, inclusive of fees.

*Tangible fixed assets*

Tangible fixed assets over £5,000 are capitalised, increased from £2,000 by the Trustees in April 2020, and are stated at cost, less accumulated depreciation. Depreciation is provided to write off the cost, less estimated residual values, of all fixed assets except land, over their expected useful lives. It is calculated at the following rates:

Buildings	2% Straight line method
Equipment	33% Straight line method
Furniture & fittings	33% Straight line method

Componentisation shall be applied for depreciation purposes for tangible fixed asset purchases from 1 April 2019. Components that are required to be depreciated separately are those that have a cost that is significant in relation to the cost of an asset, a different useful economic life and method of depreciation.

*Investment assets*

Investment assets are initially recognised at cost on acquisition and are disclosed at market value at the balance sheet date.

*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.

**TRINITY WINCHESTER**  
**NOTES TO THE ACCOUNTS**  
**Year ended 31 March 2021**

**2 Accounting Policies (continued)**

*Debtors*

Trade and other debtors are recognised at the settlement amount due. Prepayments are valued at the amount prepaid net of any discounts due.

*Creditors and provisions*

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

*Deferred income*

Income is deferred where the charity is not yet entitled to the use of the resources. When the pre-conditions for use are met then the income is released.

*Financial instruments*

The charity only has financial assets and liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are recognised at transaction value.

*Significant judgements and estimation uncertainty*

Preparation of the financial statements may require management to make significant judgements and estimates.

There are no items in the financial statements where judgements and estimates would have a significant effect on the amounts recognised in the financial statements.

**3 Net incoming/(outgoing) resources**

	<b>2021</b>	2020
	<b>£</b>	£
Net incoming/(outgoing) resources are stated after charging:		
Auditors' remuneration (audit only)	<b>6,270</b>	5,400
Depreciation	<b>36,385</b>	34,755

**4 Capital Appeal**

	<b>2021</b>	2,020
	<b>£</b>	£
Funds raised in the year	<b>729,081</b>	127,894

At the end of 2018/19 Trinity Winchester launched a capital fundraising campaign to fund the construction of its planned new accommodation block. This continued throughout 2019/20 and 2020/21.

TRINITY WINCHESTER

NOTES TO THE ACCOUNTS

Year ended 31 March 2021

5 Other grants and donations	Unrestricted Funds	Restricted Funds	Total Funds 2021	Unrestricted Funds	Restricted Funds	Total Funds 2020
	£	£	£	£	£	£
<b>Local and Central Government</b>						
Winchester City Council						
Core grant	75,000	-	75,000	80,000	-	80,000
City Road grant	-	10,000	10,000	-	-	-
Navigators grant	-	45,000	45,000	200	-	200
Hampshire County Council						
Leader's grant	20,000	-	20,000	20,000	-	20,000
	<b>95,000</b>	<b>55,000</b>	<b>150,000</b>	<b>100,200</b>	<b>-</b>	<b>100,200</b>
<b>Grant-making bodies</b>						
Gwyneth Forrester Trust	-	15,000	15,000	-	-	-
Lloyds Bank Foundation	6,957	33,150	40,107	-	32,500	32,500
National Lottery	-	24,876	24,876	-	-	-
Nationwide Community Benefit Fund	-	-	-	-	24,981	24,981
Ladies of the Grail	-	-	-	-	20,000	20,000
LCP Foundation	30,000	-	30,000	20,000	-	20,000
Band Trust	10,000	-	10,000	-	-	-
Hampshire & Isle of Wight CRC	-	-	-	-	8,427	8,427
Charities Aid Foundation	7,575	-	7,575	-	-	-
CAF Resilience Fund	-	16,286	16,286	-	-	-
Balcombe Charitable Trust	-	7,500	7,500	-	7,500	7,500
Simply Health	-	-	-	-	6,240	6,240
Sobell Foundation	-	-	-	-	5,000	5,000
The O'Sullivan Family Charity	2,500	-	2,500	-	-	-
De Laszlo Foundation	-	-	-	2,500	-	2,500
MIND (NAMH)	-	-	-	-	1,896	1,896
Bernard Sunley Foundation	5,000	-	5,000	-	-	-
Thomas Roberts Trust	7,500	-	7,500	3,500	-	3,500
Serco Foundation	2,000	-	2,000	-	-	-
A2 Dominion	-	2,000	2,000	-	-	-
The Broyst Foundation	-	-	-	1,000	-	1,000
Kinsbourne Trust	1,500	-	1,500	1,000	-	1,000
The MSE Charity	-	-	-	-	500	500
Other grants £1,000 and under	2,750	250	3,000	500	250	750
	<b>75,782</b>	<b>99,062</b>	<b>174,844</b>	<b>28,500</b>	<b>107,294</b>	<b>135,794</b>
<b>Community income</b>						
Individual donations	118,937	1,600	120,537	79,129	-	79,129
Fundraising events	18,412	2,000	20,412	74,593	3,000	77,593
Church, corporate and other community donations	45,991	4,000	49,991	30,166	-	30,166
Legacies	10,558	-	10,558	-	-	-
Donated goods	4,315	-	4,315	6,256	-	6,256
	<b>198,213</b>	<b>7,600</b>	<b>205,813</b>	<b>190,144</b>	<b>3,000</b>	<b>193,144</b>
<b>Total</b>	<b>368,995</b>	<b>161,662</b>	<b>530,657</b>	<b>318,844</b>	<b>110,294</b>	<b>429,138</b>

Other grants and donations were received from the following grant-making bodies not identified above.

Saddlers Company Charitable Fund  
Winchester Rotary Club  
Old Wykehamist Lodge  
William Grant Foundation  
Knight Charitable Trust  
V Ashton Charitable Settlement

Winchester Welfare Charities  
The Lambs Hill Trust  
Soroptimists International  
The Worker Trust  
Christopher Fagan Memorial Trust



**TRINITY WINCHESTER**  
**NOTES TO THE ACCOUNTS**

Year ended 31 March 2021

**6 Income from charitable activities:**

**Grants and Contracts**

	Unrestricted Funds £	Restricted Funds £	Total Funds 2021 £	Unrestricted Funds £	Restricted Funds £	Total Funds 2020 £
Hampshire OPCC						
Covid response	-	13,210	13,210	-	-	-
Homeless Link						
Winter Transformation Fund	-	13,894	13,894			
Cold Weather Fund	-	-	-	-	11,432	11,432
Covid emergency grant	-	18,500	18,500			
Hampshire County Council						
Adult Learning	-	4,832	4,832	-	17,117	17,117
	-	50,436	50,436	-	28,549	28,549

**7 Income from charitable activities:**

**Other income**

	Unrestricted Funds £	Restricted Funds £	Total Funds 2021 £	Unrestricted Funds £	Restricted Funds £	Total Funds 2020 £
<b>Other charitable income</b>						
Job Retention Scheme	7,524	-	7,524	-	-	-
Business Rates grant	25,000	-	25,000	-	-	-
Room hire	20,798	-	20,798	39,841	-	39,841
Other income	2,147	-	2,147	843	-	843
	55,469	-	55,469	40,684	-	40,684

**8 Investment income**

	Unrestricted Funds £	Restricted Funds £	Total Funds 2021 £	Unrestricted Funds £	Restricted Funds £	Total Funds 2020 £
Bank interest	1,379	-	1,379	6,656	-	6,656
	1,379	-	1,379	6,656	-	6,656

**9 Expenditure on raising funds**

	Unrestricted Funds £	Restricted Funds £	Total Funds 2021 £	Unrestricted Funds £	Restricted Funds £	Total Funds 2020 £
Salaries	53,626	-	53,626	51,476	-	51,476
Other staff costs	-	-	-	49	-	49
Promotional advertising	8,025	3,893	11,918	14,200	4,484	18,684
	61,651	3,893	65,544	65,725	4,484	70,209

**10 Expenditure on charitable activities**

	Unrestricted Funds £	Restricted Funds £	Total Funds 2021 £	Unrestricted Funds £	Restricted Funds £	Total Funds 2020 £
Salaries (including Employer's NI)	95,806	172,798	268,604	139,036	92,859	231,895
Sessional and agency workers	5,760	7,206	12,966	13,196	21,935	35,131
Other staff costs	9,210	2,166	11,376	12,260	1,498	13,758
Other direct project costs	36,023	26,336	62,359	30,928	5,850	36,778
Premises costs	94,600	10,015	104,615	65,970	11,801	77,771
Office costs	22,650	5,321	27,971	22,083	3,080	25,163
Interest on loan	8,284	-	8,284	10,360	-	10,360
Audit and accountancy fees (statutory audit)	4,731	1,539	6,270	3,998	1,402	5,400
	277,064	225,381	502,445	297,831	138,425	436,256

**TRINITY WINCHESTER**  
**NOTES TO THE ACCOUNTS**  
**Year ended 31 March 2021**

<b>11 Salaries costs</b>	<b>2021</b>	<b>2020</b>
	<b>£</b>	<b>£</b>
Gross salaries	<b>315,869</b>	264,516
Employer's National Insurance	<b>23,106</b>	20,277
Employer's pension contributions	<b>6,399</b>	5,323
Less: recharged to Trinity Winchester Supported Housing Ltd	<b>(23,144)</b>	(6,745)
<b>Total</b>	<b>322,230</b>	<b>283,371</b>
 Average number of individual employees	 <b>14.00</b>	 14.00
Average number of employees (full-time equivalent)	<b>10.00</b>	8.25

No employees received emoluments of more than £60,000 during the year.

Total employment benefits of the key management personnel were £97,577 (2020: £92,897).

No trustees received any remuneration or expenses during the year (2020: £nil).

<b>12 Fixed assets</b>	<b>Buildings</b>	<b>Equipment</b>	<b>Furniture &amp; fittings</b>	<b>Total</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
<b>Cost or valuation</b>				
At 1 April 2020	<b>1,719,516</b>	<b>12,399</b>	<b>3,782</b>	<b>1,735,697</b>
Additions	<b>1,078,269</b>	<b>3,352</b>	<b>3,049</b>	<b>1,084,670</b>
Disposals	-	<b>(374)</b>	<b>(3,782)</b>	<b>(4,156)</b>
At 31 March 2021	<b>2,640,992</b>	<b>15,377</b>	<b>3,049</b>	<b>2,816,211</b>
 <b>Depreciation</b>				
At 1 April 2020	<b>348,422</b>	<b>2,753</b>	<b>3,782</b>	<b>354,957</b>
Charge	<b>32,376</b>	<b>4,009</b>	-	<b>36,385</b>
Disposals	-	<b>(374)</b>	<b>(3,782)</b>	<b>(4,156)</b>
At 31 March 2021	<b>380,798</b>	<b>6,388</b>	-	<b>387,186</b>
 <b>Net book value 31 March 2021</b>	<b>2,260,194</b>	<b>8,989</b>	<b>3,049</b>	<b>2,429,025</b>
 Net book value 31 March 2020	<b>1,371,094</b>	<b>9,646</b>	-	<b>1,380,740</b>

Additions to Fixed Assets in 2020/21 consisted of £1,078,269 (2019/20: £50,843) costs relating to the accommodation to be built on the rear of Bradbury House. This is an asset under construction and therefore no depreciation has been charged.

<b>13 Investments</b>	<b>Cash</b>
<b>Analysis of movement</b>	<b>£</b>
Carrying value at 1 April 2020	<b>519,094</b>
Additions to investments at cost	-
Interest earned	<b>1,005</b>
Investments realised	<b>(520,099)</b>
Investment in subsidiary (Note 22)	-
<b>Carrying value at 31 March 2021</b>	<b>-</b>

Cash investments represent fixed term deposit accounts and deposit accounts requiring notice periods for withdrawals. These investments are recognised as cost, which is considered to be their market value. All investment assets are held in the UK.

**TRINITY WINCHESTER**  
**NOTES TO THE ACCOUNTS**  
**Year ended 31 March 2021**

<b>14 Debtors</b>	<b>2021</b>	<b>2020</b>
	<b>£</b>	<b>£</b>
Trade debtors	3,661	4,265
Inter-company account	9,746	-
Other debtors	21,948	68,047
Prepayments	3,177	14,672
	<u>38,532</u>	<u>86,984</u>

<b>15 Creditors:</b>	<b>2021</b>	<b>2020</b>
<b>Amounts falling due within one year</b>	<b>£</b>	<b>£</b>
Trade creditors	29,107	24,398
Inter-company account	-	1,666
Futurebuilders loan	22,370	6,740
Accruals	190,413	6,205
Deferred income (Note 16)	79,331	15,000
	<u>321,221</u>	<u>54,009</u>

<b>16 Deferred income</b>	<b>2021</b>	<b>2020</b>
Deferred income arises when income has been received in relation to services to be delivered after the year end.	<b>£</b>	<b>£</b>
Balance as at 1 April 2020	15,000	-
Grants deferred	79,331	15,000
Amount released to income	(15,000)	-
Balance as at 31 March 2021	<u>79,331</u>	<u>15,000</u>

<b>17 Creditors:</b>	<b>2021</b>	<b>2019</b>
<b>Amounts falling due over one year</b>	<b>£</b>	<b>£</b>
Futurebuilders loan	<u>240,367</u>	<u>262,802</u>

The loan is secured by a first legal charge on Bradbury House and the interest rate was renegotiated in December 2011 to a rate of 3% over Bank of England Base Rate. At the current rate of repayment, the Futurebuilders loan has 10 years and 2 months remaining.

The following aggregate liabilities disclosed under creditors falling due after more than one year are due for repayment after more than five years from the balance sheet date:

	<b>2021</b>	<b>2020</b>
	<b>£</b>	<b>£</b>
Futurebuilders loan	<u>143,628</u>	<u>169,012</u>

<b>18 Operating leases</b>	<b>2021</b>	<b>2020</b>
Minimum lease payments under non-cancellable operating leases are as follows:	<b>£</b>	<b>£</b>
Due not later than one year	3,720	3,720
Later than one year and not later than five years	5,460	9,180
	<u>9,180</u>	<u>12,900</u>

# TRINITY WINCHESTER

## NOTES TO THE ACCOUNTS

Year ended 31 March 2021

### 19 Analysis of funds 2021

		Brought forward £	Income in year £	Expenditure in year £	Transfers £	At 31 March 2021 £
<b>Restricted Funds</b>						
Bradbury House	(i)	1,126,621	-	-	(1,126,621)	-
Under One Roof	(ii)	635,381	729,081	-	-	1,364,462
Lloyds Bank Foundation	(iii)	-	33,150	(33,150)	-	-
Learning	(iv)	12,792	12,332	(17,844)	-	7,280
Trinity Women's Service	(v)	6,667	-	(6,667)	-	-
Head to Toe	(vii)	4,480	250	(3,290)	-	1,440
Big Sleep Out	(viii)	1,377	2,000	(3,377)	-	-
Gardening Club	(ix)	3,762	-	(580)	-	3,182
Winter Transformation Fund	(xi)	-	13,894	(13,894)	-	-
Covid Emergency grants	(xii)	-	90,472	(90,472)	-	-
Outreach	(xiii)	-	60,000	(60,000)	-	-
<b>Total Restricted Funds</b>		<b>1,791,080</b>	<b>941,179</b>	<b>(229,274)</b>	<b>(1,126,621)</b>	<b>1,376,364</b>
<b>Unrestricted Funds</b>						
<b>Designated Funds</b>						
Bradbury House Depreciation Fund	(xiv)	-	-	(31,800)	1,126,621	1,094,821
Cyclical Maintenance Fund	(xv)	-	-	-	20,000	20,000
Under One Roof Support Fund	(xvi)	50,000	-	-	-	50,000
Housing Contingency Fund	(xvii)	-	-	-	30,000	30,000
<b>Total Designated Funds</b>		<b>50,000</b>	<b>-</b>	<b>(31,800)</b>	<b>1,176,621</b>	<b>1,194,821</b>
<b>General Funds</b>		<b>89,409</b>	<b>425,843</b>	<b>(306,915)</b>	<b>(50,000)</b>	<b>158,337</b>
<b>Total Unrestricted Funds</b>		<b>139,409</b>	<b>425,843</b>	<b>(338,715)</b>	<b>1,126,621</b>	<b>1,353,158</b>
<b>Total Funds</b>		<b>1,930,489</b>	<b>1,367,022</b>	<b>(567,989)</b>	<b>-</b>	<b>2,729,522</b>

Represented by:

	Fixed Assets £	Net Current Assets £	Long Term Liabilities £	Total £
Restricted Funds	1,184,686	191,678	-	1,376,364
Designated Funds	1,094,821	100,000	-	1,194,821
General Funds	149,518	249,186	(240,367)	158,337
	<b>2,429,025</b>	<b>540,864</b>	<b>(240,367)</b>	<b>2,729,522</b>

### Analysis of funds 2020

		Brought forward £	Income in year £	Expenditure in year £	Transfers £	At 31 March 2020 £
<b>Restricted Funds</b>						
Bradbury House	(i)	1,126,621	-	-	-	1,126,621
Under One Roof	(ii)	507,487	127,894	-	-	635,381
Lloyds Bank Foundation	(iii)	-	32,500	(32,500)	-	-
Learning	(iv)	16,845	42,013	(46,066)	-	12,792
Trinity Women's Service	(v)	5,297	10,000	(8,630)	-	6,667
Purple Futures	(vi)	-	8,427	(8,427)	-	-
Head to Toe	(vii)	5,358	6,490	(7,368)	-	4,480
Big Sleep Out	(viii)	1,861	3,000	(3,484)	-	1,377
Gardening Club	(ix)	3,783	-	(21)	-	3,762
Breaking the Cycle	(x)	-	24,981	(24,981)	-	-
Cold Weather Fund	(xi)	-	11,432	(11,432)	-	-
<b>Total Restricted Funds</b>		<b>1,667,252</b>	<b>266,737</b>	<b>(142,909)</b>	<b>-</b>	<b>1,791,080</b>
<b>Unrestricted Funds</b>						
Designated Funds: Under One Roof	(xvi)	50,000	-	-	-	50,000
<b>General Funds</b>		<b>86,781</b>	<b>366,184</b>	<b>(363,556)</b>	<b>-</b>	<b>89,409</b>
<b>Total Unrestricted Funds</b>		<b>136,781</b>	<b>366,184</b>	<b>(363,556)</b>	<b>-</b>	<b>139,409</b>
<b>Total Funds</b>		<b>1,804,033</b>	<b>632,921</b>	<b>(506,465)</b>	<b>-</b>	<b>1,930,489</b>

Represented by:

	Fixed Assets £	Net Current Assets £	Long Term Liabilities £	Total £
Restricted Funds	1,626,621	164,459	-	1,791,080
Designated Funds	50,000	-	-	50,000
General Funds	223,213	128,998	(262,802)	89,409
	<b>1,899,834</b>	<b>293,457</b>	<b>(262,802)</b>	<b>1,930,489</b>

**TRINITY WINCHESTER**  
**NOTES TO THE ACCOUNTS**  
**Year ended 31 March 2021**

**19 Analysis of funds (continued)**

***Purpose of Restricted Funds***

***(i) Bradbury House***

This fund represents monies received by Trinity Winchester as a contribution towards the costs of constructing its current day centre, Bradbury House, which the organisation moved into in 2009. During the year the charity undertook a review of the restrictions placed over Bradbury House. As the conditions of the restriction had been met, the restriction has been removed and the asset has been transferred to be shown as unrestricted.

***(ii) Under One Roof***

This fund represents capital funds received towards the Under One Roof project to build accommodation on the rear of Bradbury House. A major grant of £500,000 was received in 2016/17 from the DEFLOG VQ Trust. Further funds received as a result of a capital appeal launched at the end of 2018/19 have been added to this fund.

***(iii) Lloyds Bank Foundation***

This represents funding for core costs provided by Lloyds Bank Foundation over three years from 2019/20.

***(iv) Learning***

This fund represents grants received for the provision of a variety of learning projects at Trinity.

***(v) Trinity Women's Service***

This fund represents grants received towards the cost of maintaining a designated women's service within Bradbury House for vulnerable and disadvantaged women.

***(vi) Purple Futures***

This fund represents grants received via the Hampshire and Isle of Wight CRC, as a member of the Purple Futures consortium, for the purposes of running programmes for offenders. The programme run by Trinity in 2019/20 was Transforming Rehabilitation.

***(vii) Head to Toe***

These are funds provided for an ongoing programme of health promotion and therapies for service users and include funds from Winchester Welfare Charities for the sick and needy.

***(viii) Big Sleep Out***

This fund represents funds received from sponsors and individual councillors towards the costs of running the annual fundraising event the Big Sleep Out. This was cancelled due to Covid-19 in 2020 with donors agreeing that their contributions could be carried over to 2021.

***(ix) Gardening Club***

These funds were provided by Tesco Bags of Help in 2017/18 to support Trinity's Gardening Club.

***(x) Breaking the Cycle***

This one-off grant was given to Trinity in 2019/20 by Nationwide Building Society for a project attempting to break the cycle of repeat rough sleeping, providing support for landlords and service users.

***(xi) Cold Weather Fund/Winter Transformation Fund***

These funds were provided via Homeless Link for additional support for service users during the winter months.

**TRINITY WINCHESTER**  
**NOTES TO THE ACCOUNTS**  
**Year ended 31 March 2021**

**19 Analysis of funds (continued)**

*(xii) Covid Emergency Grants*

This fund represents a number of grants received for emergency support during the Covid-19 crisis: £24,786 from the National Lottery Coronavirus Community Support Fund for additional project worker time and counselling; £18,500 from the Ministry of Housing, Communities and Local Government to support the organisation; £16,286 from the CAF Resilience Fund for mental health support; £13,210 from the Office of the Police and Crime Commissioner from the Extraordinary Funding for Domestic Abuse and Sexual Violence Support Services Fund to support those experiencing domestic abuse during the crisis; £10,000 from Winchester City Council and £1,600 in individual donations to support residents of the temporary hostel in City Road; £4,000 from St Peters Church for food for vulnerably housed people; and £2,000 from A2Dominion for the support of women experiencing domestic abuse, and rough sleepers, during the crisis.

*(xiii) Outreach*

Grants were received to support Trinity's outreach work during 2020/21, £45,000 from Winchester City Council for navigator posts and £15,000 from the Gwyneth Forrester Trust.

***Purpose of Designated Funds***

*(xiv) Depreciation Fund*

This fund represents grants received towards the construction of Bradbury House in 2010. As all restrictions have been met these funds were transferred from restricted to unrestricted during the year. The fund will be used to meet depreciation costs on the building in years to come.

*(xv) Cyclical Maintenance Fund*

The Trustees have set up a cyclical maintenance fund for Bradbury House and Bradbury View (housing for Trinity's Under One Roof project) with an initial amount of £20,000.

*(xvi) Under One Roof Support Fund*

A fund of £50,000 was designated by the Trustees in 2015/16 towards the development of an accommodation project, now Under One Roof for which appeal funds have been raised (see (ii) above) and which will be launched in 2021/22. This fund is part of the element of the appeal designated for support costs for the project.

*(xvii) Housing Contingency Fund*

As the activities of Trinity Winchester have expanded to include the provision of housing, the Trustees consider it prudent to set up a housing contingency fund with an initial amount of £30,000.

**20 Share capital**

Trinity Winchester is a company limited by guarantee and does not have a share capital. The liability of each Trustee member, in the event of winding-up, is limited to £1. There were 35 members on 31 March 2021 (2020: 37).

**21 Related party disclosures**

In both 2020 and 2021 a charge for room hire was made to the Clinical Commissioning Group of the St Clements GP practice in Winchester of which Alex Fitzgerald-Barron is a partner; the total amount charged during the year was £3,571; the full year's payment was outstanding at the year end (2020: one quarter) and no amounts were written off. In both 2020 and 2021 a charge for room hire was made to Winchester Pregnancy Crisis Centre of which Hannah Scott is a trustee. The total amount charged during the year was £3,000. £0 was outstanding at the year end (2020: £0) and no amounts were written off.

**22 Subsidiary company**

The charitable company owns the whole of the issued share capital of Trinity Winchester Supported Housing Limited, a company registered in England, which began trading in 2019/20. The company number is 11526635 and the registered office is Bradbury House, Durngate Place, Winchester SO23 8DX.