

**Charity Commission Number: 1017481**  
**Company Number: 2787689**  
**Homes and Communities Agency number: 4679**

**Target Housing Limited**  
**(Limited by Guarantee)**

**Report and financial statements**

**For the year ended 31 March 2024**

**Target Housing Limited  
(Limited by Guarantee)**

**Report and financial statements**

**For the year ended 31 March 2024**

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**Target Housing Limited  
(Limited by Guarantee)**

**Company Information**

**Board members**

Karen Rick – Chair  
Rachel Heath - Treasurer  
Mike Day  
Richard Casken  
Simon Holcombe (appointed 1 August 2023)  
Sharon Moya Jones (appointed 1 August 2023)  
Hannah Weinhold (resigned 1 October 2023)  
Francesca Rockett (resigned 17 January 2024)  
Tom Doughty (appointed 28 May 2024)  
Jimitha Jacob (appointed 15 July 2024)

**Secretary**

Shaun Needham (resigned 15 May 2023)  
Steven Crane (appointed 15 May 2023)

**Chief Executive Officer**

Shaun Needham (resigned 15 May 2023)  
Steven Crane (appointed 15 May 2023)

**Registered office**

A5 Bradmarsh Business Park  
Bow Bridge Close  
Rotherham  
S60 1BY

**Auditors**

Hawsons Chartered Accountants  
Statutory Auditors  
Pegasus House  
463a Glossop Road  
Sheffield  
S10 2QD

**Bankers**

The Co-operative Bank  
78/82 Pinstone Street  
Sheffield  
S1 2HP

Charity Bank  
Fosse House  
182 High Street  
Tonbridge  
Kent  
TN91BE

# **Target Housing Limited (Limited by Guarantee)**

## **Board Report**

### **For the year ended 31 March 2024**

The Board of Trustees presents their report, which incorporates the strategic report, together with the audited financial statements for the year ended 31 March 2024 and confirm that these financial statements comply with current statutory requirements and with those of the governing instrument.

#### **Chair's introduction** **Annual Report 2023 - 2024**

I began my last report by suggesting it had been a year of change with key personnel moving on to retirement or stepping down from the Board. 2023/24 has seen further change in this area. Two Board members have stood down and I would like to thank Fran and Hannah for their valued contribution to Target, the effect of which has helped Target to achieve the position it is in today. Four new Board members have also joined, bringing with them a range of valuable expertise in a variety of backgrounds.

With our newer Board members, it was therefore timely and welcomed that we arranged a professionally facilitated away day to reevaluate and cement the organisation we strive to be; Agile, Innovative, Resilient and People Focussed.

This was highlighted at a March staff conference, held to underline and provide clarity to all staff on where we are, where we want to go and the challenges we need to overcome to get there.

Our new CEO has hit the ground running and we have seen a flurry of activity, not only in successful tenders and new business but also in re-shaping of some departments.

The financial challenges of the cost-of-living crisis continues to have an impact. Despite this we proudly remain a Joseph Rowntree Living Wage accredited employer. The Board, and I as Chair, are particularly keen to ensure we reward our staff as well as possible. A salary benchmarking paper from the CEO will lead to the Board awarding a pay rise significantly above inflation for all staff for 2024/25.

Our partnerships with Social And Sustainable Capital (SASC) and Charity Bank remain strong and are very much part of our long term strategy. With the continued support and understanding of these two organisations, together with a talented and dedicated property procurement team the Target Housing property portfolio stood at 127 in March 2024.

Doncaster Local Authority asked Target to be part of their Single Homelessness Accommodation Programme (SHAP) bid; the bid with Doncaster was successful with Target getting 45% grant funding via Homes England, to purchase 18 properties to house rough sleepers in Doncaster.

In Sheffield a similar bid was submitted for 10 properties and was also successful, however Target will also receive the revenue funding for the provision of support. Both projects are initially for 3 years.

A successful tender in Barnsley has resulted in the capital funding for four properties, specifically for those people affected by domestic abuse and sexual violence.

Additional strong bids saw Target;

- Retain our existing project in Sheffield for a further 5 years.
- Partner with IDAS in a successful bid to Doncaster council for 25 properties.
- Win a five year contract for a 30 bed hostel with Rotherham local authority
- Receive grant funding for a Cost-of-Living Crisis advisor for 3 years
- Receive 70% funding through Skills Bank to aid the bespoke training and coaching of our staff.
- Receive a 12K activities grant from SYHA

**Target Housing Limited  
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**Board Report**

**For the year ended 31 March 2024 (continued)**

The addition of two key posts within the senior leadership team has seen a significant impact. Amanda Fields as Head of Care and Maria Halliwell as Head of HR have provided immediate value to Target and their expertise is already evident.

On behalf of the Board, I would like to put it into record our heartfelt thanks to the entire staff team for the amazing professionalism and dedication they have shown this year.

The Board and Senior Management Team have continued to work together to identify possible development opportunities as well as any risks and threats ensuring Target continues to develop as an organisation.

I cannot end without thanking my fellow Board members who like our staff continue to rise to the challenge of providing support and guidance to myself as Chair as well as the senior management and wider staff teams.



**Karen Rick  
Chair of Board**

# **Target Housing Limited (Limited by Guarantee)**

## **Board Report**

### **For the year ended 31 March 2024 (continued)**

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

##### **Constitution of the charity**

Target Housing Limited is a company limited by guarantee (company number: 2787689) and is a registered charity (charity number: 1017481), working within its Memorandum and Articles of Association. It is a Registered Social Landlord with the Homes and Communities Agency (HCA registration No 4679).

##### **Board of Trustees**

The Board of Trustees is elected by the members of the company and one third of them retire by rotation every year. The present members of the Board of Trustees who are directors of the company for the purposes of company law are listed on page 1.

New Trustees are recruited via the existing Board of Trustees and by advertising appropriately, e.g. Sheffield's Voluntary Action Newsletter and Sheffield Volunteer Bureau. Potential new Trustees are invited to attend one or more Board of Trustees meetings as an observer, before they confirm a commitment to becoming a Trustee. Appointment of new Trustees is confirmed by the members annually at the AGM.

Trustees bring a range of skills and expertise to their role. There is an induction process for new Trustees which includes the specific work of Target Housing, how it functions and is managed, and its values, ethos and objectives. This process begins with the Chair and is followed through by the CEO, each in turn ensuring that there is an understanding of the work of the organisation and the new Trustee's role in the governance of Target Housing, and ensuring the delivery of its stated aims and objectives.

New Trustees will have the opportunity to meet with staff and to clarify their roles and responsibilities. They can request to see our accommodation and meet with service users. All Trustees provide information about their background, skills, experience and expertise. A Trustee Handbook is provided and the Board undertake periodic Training opportunities singly and together.

##### **Organisational Structure**

In addition to its financial accounting responsibilities as outlined on page 12, the Board of Trustees takes decisions alongside its CEO about staff conduct. Decisions around the development of new projects, budgetary considerations such as the purchase of one off items of capital expenditure and the appointment of Board of Trustees also fall within its duties. Organisational policies are validated by the Board. Strategic steer is also provided by the Board of Trustees. The responsibility for overall daily operational decision making, including policy and procedural adherence and wider strategic involvement is devolved to the CEO.

The number of Trustees was seven during the year. Target Housing considers itself very fortunate to have such a dedicated, skilled and motivated Board of Trustees.

##### **Public benefit**

The trustees have complied with the duty in s.4 of the Charities Act 2006 to have due regard to guidance published by the Charity Commission.

# **Target Housing Limited (Limited by Guarantee)**

## **Board Report**

### **For the year ended 31 March 2024 (continued)**

#### **Structure, governance and management (Continued)**

##### **Risk management**

The major risks to which Target is subject are recorded in a Risk Register, which also records the systems and controls established to mitigate against those risks. The Register is reviewed regularly by senior management and Trustees.

The principal risks are related to the health and safety of both service users and employees, given the challenging character of service users as a group. Appropriate safeguards are in place to minimise these risks as far as possible.

The second major area of risk is a loss of income arising from the failure to retain contracts when retendering, to win new contracts when tendering and from changes to social services funding for service users in relation to accommodation provision. Again, processes are in place to anticipate and respond as necessary to such events.

##### **Pension Liabilities**

Target's pension scheme arrangements are detailed in Note 19 to the financial statements. Its share of the deficit is recorded as a long-term liability in the Balance Sheet. This is a very long-term liability only payable over a period of many years. The annual contributions payable to the scheme in relation to both current service and the deficit are allowed for in each year's financial projections. These demonstrate that the charity is able to fund the ongoing contribution commitments as they arise.

The trustees also record that, after allowing for the long-term liability, there is still an adequate level of reserves to facilitate ongoing operations.

##### **Going Concern**

After due consideration of all relevant factors, the Trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. Accordingly, they continue to adopt the going concern basis in preparing the financial statements.

In forming this view, The Trustees have taken into account recent and projected financial performance, the level of reserves and the amount of cash balances held. These provide sufficient assurance that the charity is a going concern.

# Target Housing Limited (Limited by Guarantee)

## Board Report

### For the year ended 31 March 2024 (continued)

#### Objectives and activities – General statement

The Objects of the Charity are (in summary) to relieve specified groups of people in need through the provision of accommodation, advice, support and training, with a view to helping people achieve independent living. In relation to these objectives the Charity has undertaken the following activities during the year –

- We have continued to successfully deliver excellent services to all our vulnerable clients despite a continued challenging economic climate.
- Successfully tendered with Doncaster local authority to Homes England and Department for Levelling Up, Housing and Communities. The successful bid was to purchase 18 properties for entrenched Rough Sleepers, including those presenting with complex needs.
- Successfully tendered with Sheffield local authority to Homes England and Department for Levelling Up, Housing and Communities. The successful bid was to purchase 10 properties for entrenched Rough Sleepers, including those presenting with complex needs.
- Successfully tendered to Barnsley local authority to purchase 4 properties to be used for those fleeing domestic abuse.
- Successfully tendered to Rotherham local authority for Elliot Court. This is a 30 bed hostel for those who are homeless. The contract is for 5 years.
- Successfully tendered and retained our Sheffield complex needs project for a further 5 years.
- Continued to provide a Rapid Rehousing service in Doncaster; including providing emergency beds during severe weather periods in Winter.
- Continued to develop our working relationships with both Mears and Serco, to the benefit of all three organisations.
- Continued to expand our AST schemes for homeless families in Rotherham; Doncaster and Barnsley.
- Continued to work positively with IDAS in Sheffield and Doncaster and Rotherham Rise in Rotherham, to provide properties and accommodation-based support to individuals under their respective Domestic Abuse contracts with the Local Authorities
- Retained all existing accreditations.
- Continued to be fully accredited as a Joseph Rowntree Living Wage Employer.
- Staffing numbers continue to rise across all areas as Target continues to expand; 184 staff as at 31<sup>st</sup> March 2024.

In all of the above, the Charity has had regard to the guidance issued by the Charity Commission on public benefit.

# Target Housing Limited (Limited by Guarantee)

## Board Report

### For the year ended 31 March 2024 (continued)

#### Performance – General statement

Our performance in 2023/24 was as follows -

In reality Target staff performed brilliantly to continue to deliver services to very vulnerable clients in continuing unprecedented circumstances; something noted by all commissioners of our services.

#### Complex Need Support Projects (Sheffield, Rotherham, Doncaster)

- Employs 35 Front line staff
- Supported a total of 560 people in the year
- 267 Directly managed bed spaces
- 320 People moved on during the year
- Of the 320 who moved on, 87% moved on positively

#### TH:RIVE Project

- Employs 11 Front line staff
- Supported a total of 46 people in the year
- 43 Directly managed bed spaces.

#### Sheffield Mental Health & Supported Living Project

- Employs 22 Front line staff
- 26 Directly managed bed spaces, plus 102 floating support clients

#### Hull AST Project

- Employs 14 Front line staff
- Supported 360 families and individuals
- 140 Directly managed properties
- 42 families moved on from scheme in year.
- 84% moved on positively

#### AST South Yorkshire and Domestic Abuse Sheffield & Rotherham.

- Employs 7 front line staff + x 1 Admin, x 1 Team leader, x 1 Service manager
- Supported 244 Families or individuals (Including children)
- 145 Directly managed properties
- 59 families/singles moved on from the service

#### Rotherham Rough Sleeper Initiative Hostel

- Employs 4 staff
- Supported 40 individuals
- 8 Specialist bed spaces
- 33 Moved on from the service
- 97% positive move on

#### Housing First Rotherham

- Employs 3 staff
- Supported 16 individuals
- 1 Moved on from the service
- 100% Positive move on

#### Grimsby AST

- Employs 4 staff members
- 260 families and individuals supported
- 6 Moved on from the service
- 79% Positive move on

# Target Housing Limited (Limited by Guarantee)

## Board Report

For the year ended 31 March 2024 (continued)

### Performance – General statement (continued)

#### AASC - Asylum Accommodation and Support Project.

- Housed and supported a total of 2101 individuals during the year, in both shared accommodation and family properties
- During this year we have had 875 people move out and 835 people move into properties
- The top 5 countries where people came from were again Iraq, Iran, Eritrea, Albania and Pakistan

#### Maintenance Team

- Processed 11021 repair orders
- Completed 10409 maintenance jobs
- 1538 maintenance jobs were completed by either landlords or contractors

### Value for Money

The Regulator of Social Housing requires the Association, in common with all private registered providers of social housing, to publish evidence within its annual report to facilitate an understanding of its performance against certain key metrics set out by the Regulator, as follows:

#### **1. Reinvestment: 21.9% (2023: 21.1%)**

Measures investment in properties (existing stock as well as new supply) as a percentage of the value of total properties held.

#### **2a. New supply delivered [social housing]: 12.6% (2023: 17.0%)**

#### **2b. New supply delivered [non-social housing]: NIL% (2023: NIL%)**

Sets out the number of new social housing and non-social housing units that have been acquired or developed in the year as a proportion of total social housing units and non-social housing units owned at year end.

#### **3. Gearing: 76.0% (2023: 73.7%)**

Measures how much of the adjusted assets are made up of debt and the degree of dependence on debt finance. It is often a key indicator of a registered provider's appetite for growth. The Association's gearing percentage arises from its significant cash balances; these are actively managed to optimise returns consistent with its twin priorities of capital preservation and ensuring sufficient liquidity is available to meet operational requirements.

#### **4. EBITDA MRI interest cover: 268.3% (2023: 541.4%)**

Earnings before interest, tax, depreciation, amortisation, major repairs included (EBITDA MRI) interest cover. A key indicator of liquidity and investment capacity. Measures the level of surplus that a registered provider generates compared to interest payable, but in a way that avoids distortions stemming from the depreciation charge.

#### **5. Headline social housing cost per unit: £1,206 (2023: £913)**

Self-explanatory unit cost metric; the Association has calculated this metric based on 986 (2023: 940) social housing units owned and/or managed at year end.

#### **6a. Operating margin (social housing only): 0.5% (2023: 0.7%)**

#### **6b. Operating margin (overall): 0.5% (2023: 0.7%)**

Measures the profitability of operating assets before exceptional items are taken into account. The Association specialises in providing supported housing, which means its margin will tend to be lower than average.

#### **7. Return on capital employed: 0.6% (2023: 0.9%)**

This metric compares the operating surplus to total assets less current liabilities, a measure commonly employed in the commercial sector to assess the efficient investment of capital resources.

# Target Housing Limited (Limited by Guarantee)

## Board Report

### For the year ended 31 March 2024 (continued)

#### Financial review

The Chair's Introduction and the General Statements on Objectives and Activities and Performance set the context for this review of the results for the financial year 2023-24.

Income and charitable expenditure have again increased significantly as we have continued to grow our core activities. Income has increased by 10.5% and expenditure by 10.8%. For 31 March 2024 interest payable and similar charges totalled £261,399 representing a 115% increase compared to 31 March 2023. As in recent years, the income increase results principally from continuing growth in the levels of activity on most contracts. Expenditure increases mirror increased activity levels. These are principally staffing (the average number increased by 5 in the year) and property (with 15 acquisitions in the year in addition to the 19 in the previous year, as well as increased numbers of rental properties) related costs. In addition, these continuing property acquisitions and utilising mortgage finance, impact on both our interest payments and depreciation charges.

Whilst Target is a not-for-profit entity, generating surpluses enables us to sustain and enhance the services provided to our service users, by investing in properties and people, and to cover our substantial loan repayment commitments.

The year-end financial position as shown in the Balance Sheet remains healthy, and whilst free reserves are below our target at the year end, the shortfall is due to timing which is remedied post year end. One important factor behind the reduction is our continuing acquisition of properties. Most of the property acquisitions are financed by mortgage borrowings but we do have to utilise part of our cash resources as well. At the 31 March 2024 our cash at bank had increased by £316,985 to £1,075,301 compared to £758,316 as at 31 March 2023. Our mortgage borrowings have increased significantly as we continued the major programme of property acquisitions utilising mortgage finance facilities with Charity Bank and with SASC, the specialist provider of funding to the not-for-profit sector. This has enabled us to maintain our property acquisition programme in certain geographical areas and respond to increasing demand for our services to the most vulnerable in our society.

The year under review as not been without its challenges, the cost of living crisis and high inflation have contributed to a negative financial outturn for the year to 31 March 2024. Continued challenges including the on-going requirement to re-tender for the contract services we provide require our management team to explore and pursue the generation of income from other diversified sources that complement our existing services to our vulnerable client groups.

# Target Housing Limited (Limited by Guarantee)

## Board Report

### For the year ended 31 March 2024 (continued)

#### Reserves policy

The principal aim of the Target's reserves policy is to seek to ensure that an appropriate balance is maintained between ensuring a long-term sustainable financial position for the organisation and the deployment of funds towards fulfilling its charitable mission of 'delivering the highest standard of housing and support to enable vulnerable people to live independently, fulfil their potential and contribute to their communities and wider society', having regard to both current and future beneficiaries.

To ensure that there is no significant disruption to our charitable activities, holding appropriate reserves enables Target to respond to any unforeseen reduction in income or unexpected additional expenditures. Target currently holds reserves for the following specific purposes:

- To provide funds for the acquisition of property at the conclusion of the borrowing facility from SASH
- To provide funds for the contribution required for the purchase of property, utilising finance from Charity Bank
- To invest in improvements to both owned and leased properties
- To support investment in connection with the provision of new or expanded services or activities
- To allow for other unforeseeable risks and contingencies that may arise from time to time

Target's unrestricted reserves at 31 March 2024 were £2,454,596. By convention, the value of owned fixed assets is generally excluded from what is commonly called 'free reserves'. Target's operations are property intensive. Whilst the majority of properties will be leased, ownership of properties provides stability and flexibility, with property generally considered to be a good asset class for the investment of reserves.

At 31 March 2024, the net book value of owned assets was £12,053,494. Many of the fixed assets are financed by external borrowing which totalled £10,142,003 at 31 March 2024. The Trustees consider it should be the net value of fixed assets not financed by borrowings which should be used for the calculation of free reserves. This gives a 'net free reserves' figure of £543,105.

Based on the Trustees' evaluation of the above reserves requirement, the target level of net free reserves (excluding restricted funds and tangible fixed assets net of borrowings) has been set at £860,000. As noted above, Target's actual level of net free reserves as at the balance sheet date amounted to £543,105, resulting in a shortfall of £316,895.

The Trustees recognise the year end shortfall of net free reserves and note that during this period of investment in property, the reserves will not meet the required level. However, the Trustees are committed to focussing on meeting long-term financial objectives, and mitigating risk in the short to medium term.

The ambition to build free reserves recognises that the element relating to the acquisition of properties under the SASH facility must be accumulated over the borrowing period.

Target's reserves policy is subject to annual review by the Trustees.

**Target Housing Limited  
(Limited by Guarantee)**

**Board Report**

**For the year ended 31 March 2024 (continued)**

**Plans for future periods**

During this extraordinary year the Charity has successfully continued to work to its Charitable aims and continued to develop and build its projects and partnerships, building on this for the coming year the Charity intends:

- To register with the CQC as a regulated activity provider, to compliment and expand the services we currently provide, and to develop additional income streams for reinvestment back into our organisation.
- To develop further Social Investment funding opportunities via our partner SASC and to compliment this with further lending from Charity Bank.
- To bid for, and secure, further funding from Homes England for purchased property as part of their Single Homeless Accommodation Programme (SHAP).
- To take the total number of Target owned properties to over 150.
- To successfully re-tender and retain our existing contracts, to continue to offer safe and secure accommodation to vulnerable individuals, and further develop and enhance the services we provide.
- To develop and implement a specialised women-only service, catering our offer to the more specific needs of vulnerable women presenting with complex needs.
- To expand into new strategic geographical areas, creating a link corridor between our current office bases.
- Continue to look for opportunities to tender for new work in areas that best utilise the skill and expertise of Target and its staff.
- To a review and enhance our skilled property maintenance and compliance department to ensure all our properties are operated at the highest standards possible for Target.
- To continue to access new and innovative forms of training to give staff the professional tools they need to succeed in their roles.
- Continue to prioritise training for staff and managers in recognising and managing the stresses of work, and creating positive environments at work for all staff to be open, and supported, about any M/H issues they may face now and in the future.
- Continue to foster our culture of professionalism, personal achievement and aspiration.

**Auditors**

A resolution to re-appoint Hawsons as auditors will be proposed at the Annual General Meeting.

**Statement of disclosure of information to auditors**

The trustees of the company who held office at the date of approval of this Annual Report as set out above each confirm that:

- so far as they are aware, there is no relevant audit information (information needed by the company's auditors in connection with preparing their report) of which the company's auditors are unaware, and
- they have taken all the steps that they ought to have taken as trustees in order to make themselves aware of any relevant audit information and to establish that the company's auditors are aware of that information.

On behalf of the Board



.....  
**Karen Rick**

13<sup>th</sup> September 2024

## **Target Housing Limited (Limited by Guarantee)**

### **Statement of Board's responsibilities**

The Board is responsible for preparing the report and financial statements in accordance with applicable law and regulations.

The Co-operative and Community Benefit Societies Act 2014 and registered social housing legislation require the Board to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the association and of the income and expenditure of the association for that period.

In preparing these financial statements, the Board is 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 financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the association will continue in business.

The Board is responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the association and to enable it to ensure that the financial statements comply with the Companies Act 2006, Co-operative and Community Benefit Societies Act 2014, the Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing in England 2019. It has general responsibility for taking reasonable steps to safeguard the assets of the club and to prevent and detect fraud and other irregularities.

**Independent Auditors' report to the members of  
Target Housing Limited  
(Limited by Guarantee)**

**For the year ended 31 March 2024**

We have audited the financial statements of Target Housing Limited (Limited by Guarantee) (“the association”) for the year ended 31 March 2024 which comprise the Income and Expenditure Account, the Statement of Comprehensive Income, the Balance Sheet, the Cash Flow Statement and the related notes. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice) including FRS102 “The Financial Reporting Standard applicable in the UK and Republic of Ireland”.

**Opinion on financial statements**

In our opinion the financial statements:

- give a true and fair view of the state of the association’s affairs as at 31 March 2024 and of its income and expenditure 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, the Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing in England 2019.

**Basis for opinion**

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

**Conclusions relating to going concern**

In auditing the financial statements, we have concluded that the board’s 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 association’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 board with respect to going concern are described in the relevant sections of this report.

**Independent Auditors' report to the members of  
Target Housing Limited  
(Limited by Guarantee)**

**For the year ended 31 March 2024**

**Other information**

The trustees are responsible for the other information. The other information comprises the information included in the trustees' annual report, other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

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

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

- the information given in the board report (incorporating the strategic report) for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the board report (incorporating the strategic report) has been prepared in accordance with applicable legal requirements.

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

In the light of our knowledge and understanding of the association and its environment obtained in the course of the audit, we have not identified material misstatements in the board report.

We have nothing to report in respect of the following matters where 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 board members' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or

In addition, we have nothing to report in respect of the following matter where the Housing and Regeneration Act 2008 requires us to report to you, in our opinion:

- a satisfactory system of control over transactions has not been maintained.

**Independent Auditors' report to the members of  
Target Housing Limited  
(Limited by Guarantee)**

**For the year ended 31 March 2024**

**Responsibilities of board**

As explained more fully in the board's responsibilities statement set out on page 12, the board (who are also the directors of the association for the purposes of charity 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 board 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 board is responsible for assessing the association'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 board either intends to liquidate the association or to cease operations, or has 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. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

The association is subject to laws and regulations that directly and indirectly affect the financial statements. Based on our understanding of the charity and the environment it operates within, we determined that the laws and regulations which were most significant included FRS 102. We considered the extent to which non-compliance with these laws and regulations might have a material effect on the financial statements, including how fraud might occur. We evaluated management's incentives and opportunities for fraudulent manipulation of the financial statements (including the risk of override of controls), and determined that the principal risks were related to the posting of inappropriate journal entries to improve the charity's result for the period, and management bias in key accounting estimates.

Audit procedures performed by the engagement team included:

- Discussions with management and those responsible for legal compliance procedures within the association to obtain an understanding of the legal and regulatory framework applicable to the charity and how the charity complies with that framework, including consideration of known or suspected instances of non-compliance with laws and regulations and fraud;
- Reviewing minutes of board meetings;
- Identifying and assessing the design effectiveness of controls that management has in place to prevent and detect fraud and non-compliance with laws and regulations;
- Challenging assumptions and judgements made by management in their significant accounting estimates.
- Identifying and testing journal entries, in particular any journal entries posted with unusual account combinations or posted by senior management.

**Independent Auditors' report to the members of  
Target Housing Limited  
(Limited by Guarantee)**

**For the year ended 31 March 2024**

There are inherent limitations in the audit procedures described above and the more removed non-compliance with laws and regulations is from the events and transactions reflected in the financial statements, the less likely we are to become aware of it. Also, the risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error, as fraud may involve deliberate concealment by, for example, forgery or intentional misrepresentations, or through collusion.

A further description of our responsibilities is available on the Financial Reporting Council's website at [www.frc.org.uk/auditors/audit-assurance/auditor-s-responsibilities-for-the-audit-of-the-fi/description-of-the-auditor-s-responsibilities-for](http://www.frc.org.uk/auditors/audit-assurance/auditor-s-responsibilities-for-the-audit-of-the-fi/description-of-the-auditor-s-responsibilities-for). This description forms part of our auditor's report.

**Use of our report**

This report is made solely to the housing association's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006 and section 137 of the Housing and Regeneration Act 2008. Our audit work has been undertaken so that we might state to the association'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 association and its members as a body, for our audit work, for this report, or for the opinions we have formed.

*Hawsons*

Simon Bladen, Senior Statutory Auditor

for and on behalf of Hawsons Chartered Accountants, Statutory Auditor

Pegasus House  
463a Glossop Road  
Sheffield  
S10 2QD

16/09/2024  
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# **Target Housing Limited (Limited by Guarantee)**

## **Accounting policies**

### **For the year ended 31 March 2024**

The Registered Provider is incorporated under the Companies Act 2006 (registered number 2787689) and the Charities Act 2011 (registered number 1017481) and is a Registered Social Housing Provider (Home and Communities Agency number 4679). The association constitutes a public benefit entity as defined by FRS102.

#### **Basis of accounting**

The financial statements have been prepared in accordance with applicable United Kingdom financial reporting standards including Financial Reporting Standard 102 The Financial Reporting Standard Applicable in the UK and Republic of Ireland (FRS102), the Statement of Recommended Practice for Social Housing Providers 2018 (SORP) and with the Accounting Direction for private registered providers of social housing in England 2019. The financial statements are also prepared under the requirements of the Housing and Regeneration Act 2008 and the Companies Act 2006. The financial statements have been prepared on a going concern basis under the historical cost convention.

The significant accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented unless otherwise stated.

The company participates in the Social Housing Pension Scheme (SHPS). This is a defined benefit multiemployer scheme. Historically insufficient information was produced by the scheme administrator to enable defined benefit accounting to be applied. Accordingly, the company accounted for the SHPS as a defined contribution scheme and recognised a liability for the present value of the company's deficit funding agreement. However, in the prior year sufficient information was produced to enable the move to defined benefit accounting in accordance with FRS102.

#### **Going concern**

After due consideration of all relevant factors, the trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. Accordingly, they continue to adopt the going concern basis in preparing the annual report and accounts.

#### **Incoming resources**

All incoming resources are included in the Income and Expenditure Account when the association is entitled to the income and the amount can be quantified with reasonable accuracy. The following specific policies are applied to particular categories of income:

Rental turnover represents rental and service charges income receivable in the year.

Voluntary income is received by way of grants, donations and gifts and is included in full in the Income and Expenditure Account when receivable. Grants, where entitlement is not conditional on the delivery of a specific performance by the association, are recognised when the association becomes unconditionally entitled to the grant.

Investment income is included when receivable.

Incoming resources from charitable activity are accounted for when earned.

Incoming resources from grants, where related to performance and specific deliverables, are accounted for as the association earns the right to consideration by its performance.

**Target Housing Limited  
(Limited by Guarantee)**

**Accounting policies (continued)**

**For the year ended 31 March 2024**

**Resources expended**

Expenditure is recognised on an accrual basis when a liability is incurred. Expenditure includes any VAT which cannot be fully recovered, and is included as part of the expenditure to which it relates.

**Operating leases**

Rentals payable under operating leases, where substantially all the risks and rewards of ownership remains with the lessor, are charged to the Income and Expenditure Account on a straight line basis over the period of the lease.

**Tangible fixed assets**

Tangible fixed assets (including social housing properties) are stated at cost less accumulated depreciation and accumulated impairment losses. Cost includes costs directly attributable to making the asset capable of operating as intended such as the cost of acquiring land and buildings, developments costs, interest charges on loans during the development period and expenditure on improvements. Expenditure on improvements will only be capitalised when it results in incremental future benefits such as increasing rental income, reducing maintenance costs or resulting in a significant extension of the useful economic life of the property.

Depreciation is provided on all tangible fixed assets, at rates calculated to write off the cost, less estimated residual value, of each asset on a systematic basis over its expected useful life as follows:

Housing properties	2% straight line
Motor vans	25% straight line
Computer equipment	25% straight line
Office equipment	25% straight line

**Pension costs**

The association is part of a multi-employer defined benefit plan for the benefit of its employees. A liability for the association's obligations under the plan is recognised net of plan assets. The net change in the net defined benefit liability is recognised as the cost of the defined benefit plan during the period. Pension plan assets are measured at fair value and the defined benefit obligation is measured on an actuarial basis using the projected unit method.

**Restricted reserves**

Restricted reserves are those reserves which are only expendable in accordance with the wishes of the funder or regulatory body. Restricted reserves include funds raised in response to a specific appeal. Expenditure cannot be directly set against restricted reserves but is taken through the income and expenditure account. A transfer from restricted reserves is then made as appropriate.

**Taxation**

No taxation is payable by the Registered Provider, since it has charitable status its charitable activities are exempt from tax.

**Target Housing Limited  
(Limited by Guarantee)**

**Accounting policies (continued)**

**For the year ended 31 March 2024**

**Loans and borrowings**

Loans and borrowings are initially recognised at the transaction price including transaction costs. Subsequently, they are measured at amortised cost using the effective interest method, less impairment. If an arrangement constitutes a financing transaction it is measured at present value.

The measurement of two of the loans is the higher of the amount transferred from the lender and the amount linked to the market value of the associated properties. The loan is held at transaction value but could be revalued to the fair value if or when the underlying properties are revalued.

**Provisions**

Provisions are recognised when the association has an obligation at the balance sheet date as a result of a past event, it is probable that an outflow of economic benefits will be required in settlement and the amount can be reliably estimated.

**Defined benefit pension obligation**

The liability recognised in the balance sheet in respect of defined benefit pension plans is the present value of the defined benefit obligation at the reporting date minus the fair value of plan assets. Actuarial gains and losses are charged or credited to other comprehensive income in the period in which they arise. Further information can be found in Note 19.

**Basic financial instruments**

Financial instruments are classified and accounted for, according to the substance of the contractual arrangement, as financial assets, financial liabilities or equity instruments. An equity instrument is any contract that evidences a residual interest in the assets of the association after deducting all of its liabilities.

**Complex financial instruments**

Where a financial instrument does not meet the criteria of a basic financial instrument it is classified as a complex financial instrument in accordance with section 12 of FRS102. Where such a liability is recognised it is initially recognised at its fair value, before being subsequently adjusted at each period end with the change in fair value included in the income and expenditure account.

**Target Housing Limited  
(Limited by Guarantee)**

**Income and Expenditure Account**

**For the year ended 31 March 2024**

	Note	2024 £	2023 £
<b>Turnover</b>		<b>15,383,742</b>	13,920,051
Less: Operating costs		<b>(15,312,723)</b>	(13,822,878)
<b>Operating surplus</b>	1	<b>71,019</b>	97,173
Interest receivable and similar income	5	<b>107</b>	453
Interest payable and similar charges	6	<b>(261,399)</b>	(121,270)
<b>Deficit on ordinary activities for the year</b>		<b><u>(190,273)</u></b>	<b><u>(23,644)</u></b>

There is no difference between the reported deficit for the period and historical cost surpluses or deficits.

The results relate wholly to continuing activities.

Approved and authorised for issue by the Board of Directors and Trustees on 13<sup>th</sup> September 2024 and signed on its behalf by:



**Rachel Heath**



**Karen Rick**

**Target Housing Limited  
(Limited by Guarantee)**

**Statement of Comprehensive Income**

**For the year ended 31 March 2024**

	Note	2024 £	2023 £
Deficit for the year		<u>(190,273)</u>	<u>(23,644)</u>
Actuarial (losses) in respect of defined benefit pension scheme	19	(67,000)	(42,000)
		<u>(257,273)</u>	<u>(65,644)</u>
<b>Total comprehensive (expenditure) for the year</b>		<u><b>(257,273)</b></u>	<u><b>(65,644)</b></u>

**Target Housing Limited  
(Limited by Guarantee)**

**Balance sheet – 31 March 2024**

Company Number – 2787689

	Note	2024 £	2023 £
<b>Fixed assets</b>			
Properties at depreciated cost	7	11,932,756	10,011,337
Other fixed assets	8	120,738	162,730
<b>Total fixed assets</b>		<u>12,053,494</u>	<u>10,174,067</u>
<b>Current assets</b>			
Debtors	10	1,155,159	1,099,306
Cash at bank and in hand	9	1,075,301	758,316
		<u>2,230,460</u>	<u>1,857,622</u>
<b>Creditors – amounts falling due within one year</b>	11	<u>(1,587,950)</u>	<u>(1,089,293)</u>
<b>Net current assets</b>		<u>642,510</u>	<u>768,329</u>
<b>Total assets less current liabilities</b>		<u>12,696,004</u>	<u>10,942,396</u>
<b>Creditors – amounts falling due after one year</b>	12	<u>(9,932,741)</u>	<u>(7,921,860)</u>
<b>Defined benefit liability</b>	19	<u>(267,000)</u>	<u>(267,000)</u>
<b>Total net assets</b>		<u>2,496,263</u>	<u>2,753,536</u>
<b>Capital and reserves</b>			
Revenue reserve	16	2,454,596	2,753,536
Restricted reserves	16	41,667	-
		<u>2,496,263</u>	<u>2,753,536</u>

The financial statements were approved and authorised for issue by the Board of Directors and Trustees on 13<sup>th</sup> September 2024 and were signed on its behalf by:

**Rachel Heath**

**Karen Rick**

**Target Housing Limited  
(Limited by Guarantee)**

**Cash Flow Statement**

**For the year ended 31 March 2024**

	Note	2024 £	2023 £
<b>Cash flow from operating activities</b>	17	<b>1,084,519</b>	565,126
<b>Cash flow from investing activities</b>			
Payments to acquire tangible fixed assets		(2,648,027)	(2,187,774)
Receipts from sales of tangible fixed assets		131,690	900
Interest received		107	453
<b>Net cash flow from investing activities</b>		<u>(2,516,230)</u>	<u>(2,186,421)</u>
<b>Cash flow from financing activities</b>			
Interest paid		(261,399)	(121,270)
Repayment of long term loans		(60,625)	(78,290)
Cash inflow from new borrowings		2,070,720	1,012,285
<b>Net cash flow from financing activities</b>		<u>1,748,696</u>	<u>812,725</u>
<b>Net increase/(decrease) in cash and cash equivalents</b>		<b>316,985</b>	(808,570)
<b>Cash and cash equivalents at the beginning of the reporting period</b>		<b>758,316</b>	1,566,886
<b>Cash and cash equivalents at the end of the reporting period</b>		<u><b>1,075,301</b></u>	<u>758,316</u>
<b>Cash and cash equivalents consists of:</b>			
Cash at bank and in hand	9	<u><b>1,075,301</b></u>	<u>758,316</u>

**Target Housing Limited  
(Limited by Guarantee)**

**Notes to the financial statements**

**For the year ended 31 March 2024**

**1. Social housing income and expenditure**

	<b>2024</b>	<b>2023</b>
	<b>£</b>	<b>£</b>
Gross rents receivable	<b>8,656,806</b>	7,719,287
Supporting People income	<b>1,242,245</b>	1,240,708
Revenue grants receivable	<b>215,308</b>	130,076
AASC income	<b>4,806,400</b>	4,406,807
Other income	<b>462,983</b>	423,173
	<b>15,383,742</b>	13,920,051
Social housing operating costs	<b>(15,312,723)</b>	(13,822,878)
Operating surplus	<b>71,019</b>	97,173

**2. Operating surplus**

Operating surplus is stated after charging:

	<b>2024</b>	<b>2023</b>
	<b>£</b>	<b>£</b>
Auditors remuneration		
- as auditors	<b>8,400</b>	4,290
- for non audit services	<b>5,250</b>	6,710
Depreciation	<b>649,648</b>	558,986

**3. Board and key management personnel remuneration**

The total remuneration for key management personnel comprising the twelve members of the senior management team amounted to £590,223 (2023 – ten members £432,699). The key management personnel of the charity comprise the trustees and the Senior Management Team, which at the year-end comprises the staff members listed below.

Chief Executive Officer  
Deputy Chief Executive Officer  
Finance Director  
Head of Housing & Asylum Support  
Business Development Director  
Head of Operations  
Head of Development  
Head of Maintenance & Compliance  
Head of Central Services  
Head of Property Acquisition  
Head of Care  
Head of Human Resources

No remuneration or out of pocket expenses were paid to the Trustees during the period.

**Target Housing Limited  
(Limited by Guarantee)**

**Notes to the financial statements (continued)**

**For the year ended 31 March 2024**

**4. Employee information**

The average number of persons employed during the year expressed in full time equivalents was:

	<b>2024</b>	<b>2023</b>
	<b>No.</b>	<b>No.</b>
Administration staff	<b>28</b>	30
Housing development staff	<b>155</b>	148
	<b>183</b>	178
Total employee emoluments:	<b>2024</b>	<b>2023</b>
	<b>£</b>	<b>£</b>
Gross salaries	<b>4,616,398</b>	4,095,636
Employers national insurance	<b>403,662</b>	366,363
Pension contributions	<b>199,898</b>	178,423
	<b>5,219,958</b>	4,640,422

The number of employees whose employee benefits (excluding employers pension costs) exceeded £60,000 was:

	<b>2024</b>	<b>2023</b>
	<b>No.</b>	<b>No.</b>
In the band £90,001 - £100,000	1	-
In the band £100,001 - £110,000	-	-
In the band £110,001 - £120,000	-	1

**5. Interest receivable**

	<b>2024</b>	<b>2023</b>
	<b>£</b>	<b>£</b>
Bank deposits	<b>107</b>	453

**6. Interest payable**

	<b>2024</b>	<b>2023</b>
	<b>£</b>	<b>£</b>
Mortgage interest	<b>261,399</b>	121,270

**Target Housing Limited  
(Limited by Guarantee)**

**Notes to the financial statements (continued)**

**For the year ended 31 March 2024**

7.	<b>Tangible fixed assets – housing properties (for letting)</b>	<b>Properties £</b>
	<b>Cost</b>	
	As at 1 April 2023	11,772,263
	Additions	2,609,372
	Disposals	(126,390)
	As at 31 March 2024	<b>14,255,245</b>
	<b>Depreciation</b>	
	As at 1 April 2023	1,760,926
	Charge for the year	578,951
	Eliminated on Disposals	(17,388)
	As at 31 March 2024	<b>2,322,489</b>
	<b>Net book value</b>	
	As at 31 March 2024	<b>11,932,756</b>
	As at 31 March 2023	<b>10,011,337</b>

Social housing properties with a net book value of £11,126,082 (2023 - £9,406,140) have been pledged as security for liabilities of the company.

**Target Housing Limited  
(Limited by Guarantee)**

**Notes to the financial statements (continued)**

**For the year ended 31 March 2024**

**8. Other tangible fixed assets**

	Motor Vehicles	Computer Equipment	Office Equipment	Total
	£	£	£	£
<b>Cost</b>				
As at 1 April 2023	33,000	483,821	38,736	555,557
Additions	15,600	23,055	-	38,655
Disposals	(13,200)	-	-	(13,200)
As at 31 March 2024	<b>35,400</b>	<b>506,876</b>	<b>38,736</b>	<b>581,012</b>
<b>Depreciation</b>				
As at 1 April 2023	8,250	346,119	38,458	392,827
Charge for the year	8,675	61,794	278	70,747
Eliminated on Disposals	(3,300)	-	-	(3,300)
As at 31 March 2024	<b>13,625</b>	<b>407,913</b>	<b>38,736</b>	<b>460,274</b>
<b>Net book value</b>				
As at 31 March 2024	<b>21,775</b>	<b>98,963</b>	<b>-</b>	<b>120,738</b>
As at 31 March 2023	24,750	137,702	278	162,730

**Target Housing Limited  
(Limited by Guarantee)**

**Notes to the financial statements (continued)**

**For the year ended 31 March 2024**

9.	<b>Cash and cash equivalents</b>	<b>2024</b>	2023
		£	£
	Cash at bank and in hand	<u>1,075,301</u>	<u>758,316</u>
10.	<b>Debtors</b>	<b>2024</b>	2023
	All receivable within one year:	£	£
	Rents receivable	281,140	290,539
	Other trade debtors	686,012	622,160
	Prepayments and accrued income	<u>188,007</u>	<u>186,607</u>
		<u>1,155,159</u>	<u>1,099,306</u>

Included within rents receivable is a provision of £230,287 (2023: £246,490) in respect of bad and doubtful debts in relation to social housing rent arrears.

11.	<b>Creditors</b>	<b>2024</b>	2023
	Amounts falling due within one year:	£	£
	Trade creditors	566,842	436,651
	Accruals and deferred income	811,846	442,594
	Bank loans	196,627	196,627
	Other loans	<u>12,635</u>	<u>13,421</u>
		<u>1,587,950</u>	<u>1,089,293</u>

12.	<b>Creditors</b>	<b>2024</b>	2023
	Amounts falling due after one year:	£	£
	Bank loans	3,376,452	2,355,587
	Other loans	<u>6,556,289</u>	<u>5,566,273</u>
		<u>9,932,741</u>	<u>7,921,860</u>

Included within creditors are the following amounts due after more than 5 years:

	<b>2024</b>	2023
	£	£
After more than five years	<u>8,990,739</u>	<u>6,981,269</u>

**Security**

The bank loans and other loans are secured by charges over the freehold land and buildings, book debt and by assignment of deposit held at Charity Bank.

**Target Housing Limited  
(Limited by Guarantee)**

**Notes to the financial statements (continued)**

**For the year ended 31 March 2024**

**13. Operating Lease Commitments**

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

	<b>2024</b>	<b>2023</b>
	<b>£</b>	<b>£</b>
Operating leases which expire:		
Within one year	<b>229,135</b>	280,181
Within two to five years	<b>273,879</b>	348,216
After five years	<b>-</b>	14,000
	<b>503,014</b>	642,397
	<b>503,014</b>	642,397

**14. Accommodation in management**

	<b>2024</b>	<b>2023</b>
	<b>No.</b>	<b>No.</b>
Social housing properties owned		
- General needs housing	<b>120</b>	106
Social housing properties managed		
- General needs housing	<b>498</b>	471
Non-social housing properties managed		
- Asylum housing	<b>368</b>	363
Total owned and managed	<b>986</b>	940
	<b>986</b>	940

**15. Called up share capital**

Members of the Registered Provider guarantee to contribute a maximum of £1 should there be a call on their guarantee.

**Target Housing Limited  
(Limited by Guarantee)**

**Notes to the financial statements (continued)**

**For the year ended 31 March 2024**

**16. Reserves note**

<b>2024</b>	B/fwd £	Income £	Expenditure £	Pension £	C/fwd £
<b>Restricted funds</b>					
RSAP 1	-	4,400	(4,400)	-	-
RSAP 2	-	2,937	(2,937)	-	-
Clothworkers	-	1,000	(1,000)	-	-
Efficiency North	-	1,000	(1,000)	-	-
RMBC Adult care	-	91,667	(50,000)	-	41,667
Small individual grants	-	235	(235)	-	-
SYHA Activities	-	14,330	(14,330)	-	-
SHAP Doncaster	-	1,172	(1,172)	-	-
Barnsley DA	-	484	(484)	-	-
<b>Unrestricted funds</b>	<u>2,753,536</u>	<u>15,266,624</u>	<u>(15,498,564)</u>	<u>(67,000)</u>	<u>2,454,596</u>
	<b><u>2,753,536</u></b>	<b><u>15,383,849</u></b>	<b><u>(15,574,122)</u></b>	<b><u>(67,000)</u></b>	<b><u>2,496,263</u></b>

<b>2023</b>	B/fwd £	Income £	Expenditure £	Pension £	C/fwd £
<b>Restricted funds</b>					
SYF	-	1,303	(1,303)	-	-
RSAP 1	-	367	(367)	-	-
Clothworkers	-	1,000	(1,000)	-	-
Efficiency North	-	1,000	(1,000)	-	-
RMBC Adult care	-	50,000	(50,000)	-	-
Small individual grants	-	5,974	(5,974)	-	-
<b>Unrestricted funds</b>	<u>2,819,180</u>	<u>13,860,860</u>	<u>(13,884,504)</u>	<u>(42,000)</u>	<u>2,753,536</u>
	<b><u>2,819,180</u></b>	<b><u>13,920,504</u></b>	<b><u>(13,944,148)</u></b>	<b><u>(42,000)</u></b>	<b><u>2,753,536</u></b>

SYF	A capital grant funding to provide sprinkler system at HMO property.
RSAP	A capital grant funding to purchase property as part of Ministry of Housing, Communities & Local Government Rough Sleeping Accommodation Programme.
Clothworkers	A capital grant funding to purchase and refurbish property to provide accommodation for vulnerable people, match funded with Efficiency North.
Efficiency North	A capital grant funding to purchase and refurbish property to provide accommodation for vulnerable people, match funded with Clothworkers.

**Target Housing Limited  
(Limited by Guarantee)**

**Notes to the financial statements (continued)**

**For the year ended 31 March 2024**

**16. Reserves note (continued)**

RMBC Adult care	Funding for 2 full time equivalent support workers to ensure provision of accommodation and related support for singles exiting custody and those at risk of re-offending.
SYHA Positive Activities Fund	grants funding to deliver positive activities (e.g. access to education, training and volunteering), to adults in Sheffield who are experiencing homelessness, substance misuse, mental health issues, contact with the criminal justice system or domestic abuse.
SHAP Doncaster	A capital grant funding to purchase properties as part of Ministry of Housing, Communities & Local Government Single Homeless Accommodation Programme.
Barnsley DA	A capital grant funding to purchase property to accommodate people accessing domestic abuse services.

**17. Reconciliation of operating surplus to cash flows from operating activities**

	2024	2023
	£	£
Total comprehensive (expenditure) for the year	(257,273)	(65,644)
Interest payable	261,399	121,270
Interest receivable	(107)	(453)
Depreciation	649,698	558,986
(Profit) on disposal	(12,788)	(775)
(Increase) in debtors	(55,853)	(249,195)
Increase in creditors	499,443	200,937
	<b>1,084,519</b>	<b>565,126</b>
<b>Net cash flow from operating activities</b>	<b>1,084,519</b>	<b>565,126</b>

**18. Analysis of changes in net debt**

	2023	Cash flows	Non-cash changes	2024
	£	£	£	£
Short term borrowings	(210,049)	60,625	(59,838)	(209,262)
Long term borrowings	(7,921,860)	(2,070,719)	59,838	(9,932,741)
<b>Total borrowings</b>	<b>(8,131,909)</b>	<b>(2,010,094)</b>	<b>-</b>	<b>(10,142,003)</b>
Cash and cash equivalents	758,316	316,985	-	1,075,301
<b>Total net debt</b>	<b>(7,373,593)</b>	<b>(1,693,109)</b>	<b>-</b>	<b>(9,066,702)</b>

**Target Housing Limited  
(Limited by Guarantee)**

**Notes to the financial statements (continued)**

**For the year ended 31 March 2024**

**19. Defined benefit pension scheme**

The Registered Provider participates in the Social Housing Pension Scheme, a multi-employer scheme which provides benefits to some 500 non-associated employers. The scheme is a defined benefit scheme in the UK. The pension plan is funded by the payment of contributions and assets of the plan are held in a separately administered fund.

The scheme is subject to the funding legislation outlined in the Pensions Act 2004 which came into force on 30 December 2005. This, together with documents issued by the Pensions Regulator and Technical Actuarial Standards issued by the Financial Reporting Council, set out the framework for funding defined benefit occupational pension schemes in the UK.

The scheme is classified as a 'last-man standing arrangement'. Therefore the company is potentially liable for other participating employers' obligations if those employers are unable to meet their share of the scheme deficit following withdrawal from the scheme. Participating employers are legally required to meet their share of the scheme deficit on an annuity purchase basis on withdrawal from the scheme.

The present value of the defined benefit obligation, fair value of assets and the defined benefit liability as a result is as follows:

	<b>2024</b>	<b>2023</b>
	<b>£000s</b>	<b>£000s</b>
Fair value of scheme assets	1,151	1,215
Present value of defined benefit obligation	1,418	1,482
Defined benefit pension scheme deficit	<u>(267)</u>	<u>(267)</u>

**Defined benefit obligation**

Changes in the defined benefit obligation are as follows:

	<b>2024</b>	<b>2023</b>
	<b>£000s</b>	<b>£000s</b>
Obligation at the start of the year	1,482	2,245
Service cost	(5)	7
Interest expense	70	61
Actuarial (gains)	(21)	(739)
Benefits paid	(127)	(131)
Member contributions	15	35
Other	4	4
Obligation at the end of the year	<u>1,418</u>	<u>1,482</u>

**Target Housing Limited  
(Limited by Guarantee)**

**Notes to the financial statements (continued)**

**For the year ended 31 March 2024**

**Fair value of scheme assets**

Changes in the fair value of scheme assets are as follows:

	<b>2024</b>	2023
	<b>£000s</b>	£000s
Fair value at start of the year	1,215	1,943
Interest income	59	54
Return on plan assets, excluding amounts included in net interest	(88)	(781)
Employer contributions	77	95
Member contributions	15	35
Deficit contributions	(127)	(131)
Fair value at the end of the year	<u>1,151</u>	<u>1,215</u>

**Reconciliation of deficit funding to defined benefit position**

	<b>2024</b>	2023
	<b>£000s</b>	£000s
Deficit funding liability at 1 April 2023	267	302
Actuarial movements during the year	67	42
Current service cost during the year	10	18
Deficit contributions paid during the year	(77)	(95)
Defined benefit liability at 31 March 2024	<u>267</u>	<u>267</u>

**Target Housing Limited  
(Limited by Guarantee)**

**Notes to the financial statements (continued)**

**For the year ended 31 March 2024**

**Principal actuarial assumptions**

The principal actuarial assumptions used are as follows:

	<b>2024</b>	<b>2023</b>
	<b>% per annum</b>	<b>% per annum</b>
Discount rate	4.89	4.88
Inflation (RPI)	3.17	3.20
Inflation (CPI)	2.77	2.74
Salary Growth	3.77	3.74
Allowance for commutation of pension for cash at retirement	75% of Maximum allowance	75% of Maximum allowance

The mortality assumptions adopted at 31 March 2024 imply the following life expectancies

	<b>Life expectancy at age 65 (Years)</b>
Male retiring in 2024	20.5
Female retiring in 2024	23.0
Male retiring in 2044	21.8
Female retiring in 2044	24.4

**20. Capital commitments**

As at 31 March 2024 the charitable company had contracted to purchase fixed assets amounting to £1,414,000 (2023: £1,114,000).

**21. Controlling party**

The Board considers that there is no overall controlling party.