



Financial Statements

2014-15



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Introduction

The directors, who are also trustees of the charity, present their annual report and the audited financial statements for the year ended 31 March 2015. In preparing this report, the directors have complied with the Statement of Recommended Practice - Accounting by Registered Social Housing Providers - update 2010 (SORP 2010).

Centrepunkt Soho ('Centrepunkt') is both a registered charity and a registered provider, and sees both of these areas represented significantly in its activities. It also adopts the Statement of Recommended Practice (SORP): Accounting and Reporting by Charities, published in March 2005. Please refer to the accounting policies, on pages 41, for further information.

A list of the Board, officers and advisers can be found on page 56.

About Centrepunkt and our principal activities

- We have helped more than 111,000 young people since 1969 and currently support more than 7,800 a year.
- We provided 1,124 bed spaces in our 33 hostels, accommodation services and floating support placements of which 691 bed spaces were either owned or managed by Centrepunkt. We saw an incredible 89 per cent of young people move on successfully.
- Our overall vision is to end youth homelessness.
- Our more immediate mission is to give homeless young people a future.
- We value above all being inspiring, innovative, empowering and professional. These values shape our behaviours, both internally and externally and drive our performance appraisals.



Where we work, who we work with and what we do

We work nationally and locally to support, house and resettle young people who are either homeless or at risk of homelessness. We also seek to influence public policy, other organisations and the general public for the benefit of homeless young people.

We provide:

- Housing services, from a mix of owned properties, properties leased from private sector landlords and properties owned by other registered providers.
- Support services to young people living in the properties referred to above and to young people who live in properties we neither own nor manage.
- Collaboration with local authorities and other homelessness and youth agencies.
- Influence at a local and national level in respect of issues that matter to homeless young people.



Centrepoint grew in 2014-15. We won more contracts and extended our reach across the UK. We learned from the young people we supported and the partners we worked with. We all worked together to campaign and influence policy and understanding of youth homelessness.

We continued to review our support model to ensure we were still providing the best support in the best way to our young people.

Everything we do is working towards the goal of getting the homeless young people we support a home and a job.



Our support model

We will continue to offer every young person an integrated support package incorporating learning, health and mentoring, and continue to work towards offering these services to young people who do not live in a Centrepunkt hostel.

While, economically, it's been a tough year, the tenders we have won and the package we

provide means we are having a positive impact on homeless young people. Our partnering remains strong too, which means we can reach even more.

We continue to work towards replacing the bed spaces we lost due to funding cuts and lost contracts in 2013-14.

Review of the year

Centrepunkt supported 7,818 young people with the help of our UK partners this year, which is slightly down from the 8,465 supported in 2013-14. However, Centrepunkt directly supported 1,642 young people in our hostels, through housing support, support in young people's own home (floating support) and with our housing management. This was up 375 from last year.

Of this number, 31 per cent reported that they had slept rough, compared with 34 per cent last year, which we believe is still a worryingly high figure.

We supported 892 through our non-residential support programmes like family mediation, Lifewise and Rent Deposit Scheme and reached 729 reached through our Youth Educators Project.

The age group we worked with has not changed dramatically, with the majority - 76 per cent - aged 21 or under. This is down from 79 per cent last year.



Review of the year

Housing services

Performance against plan

- We provided 781 physical bed spaces, increasing to 1,124 when including other accommodation and floating support services. With new contracts, this increased to 1,222 on 1 April.
- We are now operating in three regions: London, Yorkshire and Humber, and the North East of England.
- We are delivering Centrepoin't's support model across all of our services and have refined our model further so that the structure and focus is centred on the skills required to secure and sustain employment and a home.

Other achievements include:

- Centrepoin't won new contracts in Hammersmith and Fulham, Barnet, Camden and Sunderland.
- Our Housing and Support teams successfully implemented new processes, including a robust performance management framework, across all services.
- We established a Centrepoin't move through team, reinforcing our commitment to deliver affordable, quality accommodation for young people moving on from Centrepoin't's services.
- Refurbishments in Ealing and Bradford were complete, with the latter creating a home environment for young people moving through the Bradford pathway.

Support services to young people

Performance against plan

- Centrepoin't now delivers support in three regions: London, Yorkshire and Humber, and the North East of England. This year we have focussed on improving our support offer further in each of these regions.
- Centrepoin't staff, young people and external stakeholders contributed to a comprehensive review of our new support model, completed during the year to ensure its focus fits with Centrepoin't's strategy to provide young people with a home and a job.
- Our health and learning offers are fully imbedded in each of the three regions. During the year, the offer was extended to Yorkshire and Humber where all young people now have a health and learning offer and access to a mentor.



Health

- We expanded services to young people with our dual diagnosis and substance use services, reviewing our offer and jointly creating new interventions and pathways to improve their response to young people's complex needs.
- We launched our health outcomes framework with improved quality measures to clearly demonstrate the impact of Centrepunkt's health services on young people's physical and emotional well-being.
- We shared our health research with commissioners and external agencies. Internally, the research has given us a platform to discuss best practice in engaging young people in health, including the importance of a multidisciplinary approach.

Participation

- Young people and staff worked together to grow participation in the new services in Bradford and Sunderland.
- A fifth Parliament was recruited, which campaigned internally and externally on issues including housing benefit cuts and getting young people registered to vote.
- A 12-month personal development programme was piloted with our fifth Parliament. Feedback has been very positive from the Parliament members, who have seen it as a good way of identifying how the skills they have learned transfer into skills that employers look for. It will lead to a reference for the members at the end of their term and will be evaluated and used with Parliament six.



Learning

- We have continued to develop our programmes by identifying where and how young people are more easily able to succeed in education, employment and training opportunities, and the arts are now part of our programme offer. We have increased our footprint within Sunderland and Bradford.
- All of our accredited programmes have met external auditing standards and we have recruited a Quality and Process Manager to help us achieve the Matrix Quality standard.
- We have begun the process of mapping out our young people's journey in line with Centrepoin's support model. It will ensure we have a learning offer that meets the needs of all of our young people.



Other achievements include:

- We have retained supported housing grants this year in London, Yorkshire and Humber, and the North East.
- 65 per cent of young people either moved on from a Centrepoin service in education, employment or training (EET) or made significant progress towards EET during their stay.
- 88 per cent of young people achieved a positive outcome as a result of a health support programme in one of five key areas: substance use, mental health and crisis, healthy relationships, sexual health and health condition management.
- We recruited two former residents as part time Participation Assistants to support the Centrepoin Parliament and growth of participation work across Centrepoin. This means the participation team have employed four staff who have previously been Centrepoin residents.
- Speak Out has continued to grow and an event was held in each service each quarter this year. 240 young people have attended and raised over 400 issues, which have been tracked and acted upon.
- There were 2,025 participation activities that young people took part in during the last year.
- Our employment team won the London Mayor's Fund Award - 'Provider of the Year' category.
- Our small team of functional skills tutors secured successful results in maths and English for 25 young people who previously had gaps in their education.
- We welcomed the Homeless FA, which now operates as part of Centrepoin. It uses football to give people who have experienced homelessness opportunities to improve their fitness, life skills and confidence.

Collaboration

Performance against plan

- We are working with 54 partners under the Centrepont Partnering Scheme. Our aim was 70, but recruitment was put on hold while we reviewed our strategy.
- We ensured young people's voices were heard through the Centrepont Parliament and its 'You Got a Problem?!' campaign. We also encouraged partners to adopt Speak Out. However, a survey revealed that, although many partners are involving young people, more could be done.
- Opportunities for growth continue to be explored, with a new look offer to partners in development.
- A record number of participants attended our bi-annual network forums in Birmingham. Opportunities are created for sharing best practice on a range of topics. This year included prevention, innovative ways of identifying funding and cost benefit analysis.

Other achievements include:

- Partners fully engaged in supporting Centrepont's aims and have participated and promoted a range of initiatives such as national rough sleepers research, Youth Homelessness databank, 'You Got a Problem?!' and End Youth Homelessness.
- Over the past 12 months, 4,555 young people have benefitted from the arrangements that we have in place through Centrepont Partnering.
- 146 young people from 18 projects registered to vote for the first time as a result of partnering sharing the 'You Got A Problem?!' campaign.
- 197 young people achieved 369 Assessment and Qualifications Alliance AQA accreditations for life skills workshops through the Centrepont Lifewise programme.



Influencing local and national policy

Performance against plan

- We carried out research to update the estimate of the scale of youth homelessness in collaboration with Cambridge University, which was launched in July 2015. The report will highlight a number of measures of homelessness that have increased over the last few years, including rough sleeping, and draw attention to the gaps in data collection by the government meaning that official figures do not reflect the true scale of the problem. The figure we now use is 83,000 - up from 80,000.
- Centrepont and partners in End Youth Homelessness campaigned for a greater focus by political parties on supporting young people to access training and employment, something which has been prioritised by the new government, for example with the promise of three million new apprenticeships.
- Housing benefit is central to supporting young people into housing - particularly the private rented sector - after they leave Centrepont. In light of the planned changes to restrict the eligibility of thousands of 18-21 year-olds to housing benefit, in the last financial year we commissioned Heriot-Watt University to assess the economic impact such a policy could have. Research into mediation services and support for 'troubled families' is ongoing.

Other achievements include:

- We have continued to raise the profile of youth homelessness among politicians at both a local and national level. We have successfully completed research reports on health and rough sleeping, which have contributed significantly to the respective policy debates, attracting senior politicians and civil servants to the formal launches.
- Over the past year we have worked constructively with the Department for Work and Pensions (DWP) and Jobcentre Plus to challenge the inappropriate and disproportionate use of benefit sanctions in some areas, which has led to positive commitments from DWP to review the way sanctions are communicated and applied.
- With other charities and local councils, we helped secured £74m of funding for local welfare assistance schemes. Included within these schemes are grants to ensure young people leaving hostels, such as those run by Centrepont, are able to have simple things such as a bed and mattress when moving into new housing.

Mobilising support and supporters

Performance against plan

- We trialled campaigns in direct response TV and face-to-face fundraising which have yielded encouraging results. As such, they will continue into 2015-16, but both are long-term investments so the complete results won't be known until year three or four.
- We developed a new low-value regular giving product. The launch has been rescheduled to coincide with a patron event in autumn 2015.
- We continued to integrate the private sector within Centrepoin's work through pro bono advice and volunteering, as well as generating vital funds through events and partnerships. We generated 50 per cent more income from businesses in 2014-15 than we did in 2013-14.
- The volunteering team completed an external review and has recommendations to take forward, including a new mentoring framework and new processes to support young people into volunteering.
- While we haven't yet launched new opportunities for young people, the review has meant they are now planned and youth volunteering opportunities are being explored with young people.
- There were 22 health volunteers who helped with healthy eating and fitness for our young people, running breakfast clubs, yoga sessions and being gym buddies.
- Following the review, we are working closely with housing and support and jobs and skills to improve the measurement of our impact.



Other achievements include:

- Individual Giving, which is made up of room sponsors, cash supporters and legacy pledgers, raised more than £400,000 more than last year, contributing to a voluntary income of £10.9m.
- We achieved record media coverage with over 1,500 articles mentioning Centrepoint, contributing to the impact of teams across the organisation. We also almost doubled our social media followers.
- We provided funding, which contributed to the support of over 7,800 young people across the UK.
- Young people were given a voice and media support via hundreds of interviews throughout the year and with their stories online.
- We worked with young people across Centrepoint to research and develop a website for them, which will be launched in 2015-16.
- We won the Google Impact Challenge and started work on a Youth Homeless Databank to map and track youth homelessness services in the UK.
- A record number of people took part in Sleep Out 2014 and raised £524,000.
- More than 671 volunteers contributed 46,500 hours of their time to Centrepoint.



Business support

Performance against plan

- We completed the final year of our IT strategy and made a number of improvements to our infrastructure including improvements to local area networks, recabling and connecting new services, and offices to our private network.
- As the needs of Centrepoint have changed we decided not to continue with the implementation of a quality mark and focused our attention on improving the experience and outcomes for young people with the review of the support model.
- We continued to perform well and were compliant with Quality Auditing Framework standards and all regulatory requirements.
- Internal audit continues to be a valuable part of our commitment to continually improve quality and we completed year three of our four year internal audit plan.
- We published our fifth annual tenants report. The report is written for the young people who live in our services and outlined how we have performed and the improvements we plan to make over the next year.
- We continued to embed our value for money strategy by recruiting a senior procurement officer to lead our value for money strategy, procurement plan and training needs.

Other achievements include:

- We supported our housing and support colleagues with opening new accommodation services. This support includes financial appraisal, contract negotiation, procurement needs, ICT infrastructure and training on new systems and procedures.
- We researched and selected a new rent system that will change the way we work by integrating a number of current business systems, increasing functionality and improving efficiency.
- We improved the quality and communication of our management information. This gives managers timely and appropriate information, which enables them to improve performance.
- During the year, we held a successful Wi-Fi pilot in one of our accommodation services, which enabled young people to use their own devices in communal areas. This enabled young people to do more college work, look for work and manage their finances.
- Young people have been involved in the procurement of services that directly impact them, such as taking part in a prototyping day for a new rent system, testing new systems and providing feedback to ensure the rent system selected met their needs.
- We also involved young people in setting rents and service charges, seeking their views on services provided and, as a result, improved cleaning hours, maintained our gardens, replaced bedding and furniture and provided washing machine facilities at many of our services.



Financial review

Incoming resources

- Incoming resources for the year ended 31 March 2015 were £21.8m (2014: £20.6m).
- Income from charitable activities was £10.7m and has increased by £1.2m on last year (2014: £9.5m). The increase relates to new local authority contracts in new and existing geographical areas.
- Voluntary income, including gift aid from our subsidiary, was £10.9m, an increase of £0.2m on last year (2014: £10.7m).

Resources expended

- Resources expended during the year ended 31 March 2015 were £22.4m (2014: £18.3). Charitable activity expenditure accounts for 73 per cent of our expenditure. With the reduction of public sector grants, we have continued to invest in fundraising to ensure an uninterrupted service to young people.
- Expenditure on charitable activities was £16.3m and £2.2m more than the previous year due to the increased number of services. Expenditure on support costs increased due to the increased activities but we continue to improve efficiency and drive down costs.
- The overall cost of generating voluntary income was £6.1m (2014: £4.2m). This reflects the increased investment in new fundraising streams and in particular individual giving and direct marketing, which will return a greater income in future years.

Surplus

- This year, the main reason we did not make a surplus was because, as budgeted, we invested an additional £1.3 million in our fundraising activities so that we can grow our voluntary income year on year. As a result of this additional investment we had a deficit of £0.7m this year.

Balance sheet and cash flow

As a result of the substantial investment in new and existing properties, the balance sheet is strong although cash balances have reduced as a result. Working capital ratio was just under 1.6:1.

Value for money

- Centrepoin’s strategic plan and business plan is supported by strategies that fall into four main areas: people, property, financial and IT. Centrepoin has a value for money (VfM) strategy which outlines our approach to VfM.
- Each asset type has a strategy that is designed to support the strategic and business plans. Within the strategic plan, business plan and individual strategies are outcomes to be achieved which measure the return on these assets. This enables performance to be measured and it is monitored across the organisation.
- Centrepoin’s business planning and VfM strategy is designed to work together. VfM is an integral part of all planning, right from our strategic plan, business plan, strategies, team plans, individual objectives and also our internal decision making process. At the heart of this are our values and involvement and feedback of young people.
- The annual budget is set and approved by Board before the beginning of the financial year. The budget process allocates resources required to achieve the business plan. Included in the budget are financial targets and these are based on prior and anticipated performance and are benchmarked in the sector.
- Our performance is reported to our Audit and Risk Committee and Board each meeting. Detailed below is our performance against targets we use to monitor our performance. As some information is commercial sensitive, values have not been used.

Measure	Performance against target	Future trend	Key
People			Key Above target On target Below target Individual measure performance Overall category performance Improve No change
• Staff absence			
• Staff turnover			
Housing management (property)			
• Void loss			
• Bad debts			
• Maintenance response times			
Financial			
• Support hour cost			
• Fundraising income			
• Fundraising return on investment			
• Business support costs as a percentage of turnover			
ICT as a percentage of turnover			

- Social outcomes are detailed throughout this report

Other achievements

- Renegotiating existing supported housing contracts and winning new services. Therefore demonstrating our competitive pricing and quality of the work we are delivering.
- Improved account management with suppliers to ensure they are delivering the best service.
- Involvement of young people in procurement.
- Creating a new Senior Procurement Officer position to deliver our procurement plan and VfM strategy.

Investment policy

- Our investments are held as a means of earning revenue on designated and restricted funds until they are required and on reserves held for any future shortfall in income to ensure we can continue to provide an uninterrupted high quality service to young people. Our policy is to hold investments in cash on short-term deposit to be readily available and to maximise the return.



Reserves

- We hold reserves in order to ensure the uninterrupted provision of high quality services to young people. This includes keeping their homes in a good state of repair and continuing to campaign on their behalf to influence public policy appropriately.
- Through its Audit and Risk Committee, the Board annually reviews the minimum level of reserves it needs to maintain continuation of activities in the event of financial difficulties. The review takes account of the risks attached to all categories of our income and expenditure. Based on this review, the Board has set a target of achieving general reserves (i.e. total 'unrestricted' reserves, excluding designated funds) equal to at least £2.7m.
- At the end of 31 March 2015, unrestricted reserves stood at £11.4m. However, of this amount, £9.6m has been designated for the various essential activities we plan to carry out in the immediate future or already have invested in fixed assets, leaving £1.7m of general reserves - lower than the target level set by the Board. Therefore, although reserves are in a satisfactory position overall, we shall continue our efforts to strengthen them.
- Transfers between funds primarily represent the designation of fixed assets and fixed assets purchased from restricted funds where the acquisition of the fixed assets has discharged the restriction and the assets are transferred to unrestricted funds.

Financial position

The Board considers that there are sufficient reserves held at 31 March 2015 to manage in turbulent times. The Board consider that there is a reasonable expectation that we have adequate resources to continue in operational existence for the foreseeable future and, for this reason, the Board continues to adopt the 'going concern' basis in preparing the accounts.





Plans for next year

Housing

- We aim to further improve the standard of accommodation we provide for young people and encourage feedback, both positive and negative, to ensure that residents' voices are heard.
- We aim to increase the number of accommodation units further in each of the regions we are currently working in, retaining 95 per cent of all current contracts.
- We aim to launch a new customer relationship management model across all of our contracts to maximise the efficacy of delivery and the generation of young people's outcomes.

Support services to young people

- We will work closely with the learning team to develop and deliver new services that offer innovative and marketable ways of ensuring a home and a job.
- We will embed the Centrepont support model following its review, ensuring that it remains aligned with Centrepont's strategy to provide all young people with a home and a job.
- We will review the health offer made to young people to ensure that it is bespoke to each region.

Participation

- We will continue to embed participation across London with the election of Centrepont Parliament Six and widen the participation offer in Bradford and Sunderland, ensuring that the Centrepont Parliament is seeking the views of young people through their campaigning work and areas raised at quarterly speak out events.
- We will look at the tools we use to measure the success of participation within services and central office to ensure that young people's participation is being measured effectively and is included in individual directorates' work plans.
- Centrepont Parliament will continue to campaign on policy areas that have a direct impact on Centrepont young people and other homeless young people, and lobby local and national government for change that will benefit them, ensuring that this is representative of all young people living in Centrepont, including Bradford and Sunderland.

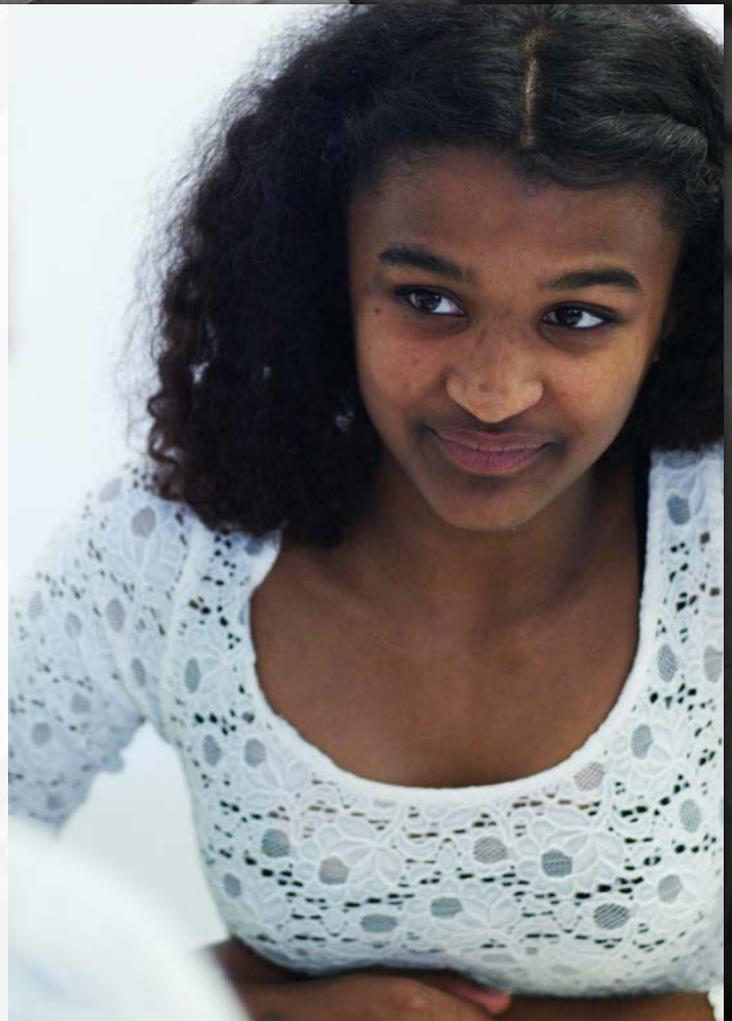
Health

- We will be establishing an in-house offer of health and wellbeing in the North of England, a new structure to support the introduction of our health programmes and we will strengthen current health interventions run by external partners in line with young people's needs.
- We will build on capacity in London to meet the demands of Centrepoint winning new services and introduce a diverse offer to meet young people's health needs.
- We will continue to share the results of our health research as we build relationships with statutory services and housing commissioners.



Learning

- We will ensure our programmes meet a recognised standard and we hope to achieve the 'Matrix' - an advice and support service quality standard. This will assess and measure how we support individuals in their education, employment, training and independent living goals.
- We will carry out a review of the learning offer with an aim to map out a young person's learning journey to achieve the outcome of gaining a sustainable job or move closer to securing economic independence.
- We will identify strategic partners to win commercial bids to support our work with young people



Collaboration

- We will diversify sources of income through Centrepoint providing consultancy and 'selling' services to Centrepoint partners.
- We will inform the second stage partnering review in consultation with board members of Centrepoint partners.
- We will nurture relationships with partners by delivering the bi-annual partnering forums, disseminating information and producing newsletters and updates.
- We will develop units, deliver Lifewise facilitation skill courses to staff and support 200 young people from partners to gain accreditations.

Influencing local and national policy

- We will continue to persuade the government not to negatively impact homeless young people - particularly in terms of finding housing and employment - with particular focus on ensuring that young people at risk of homelessness are not subject to any cuts to housing benefit.
- We will produce a new research report on family mediation and homelessness prevention, drawing on good practice from across the sector.
- We will build our evidence base on the barriers to employment faced by young people, and make recommendations to government at both a local and national level on how best to tackle unemployment among disadvantaged young people.



Mobilising support and supporters

- We will achieve an income of £7.8m from individual donors.
- We will launch a new low-value regular giving product, the Turnaround Fund, and a revised legacy offer.
- We will deliver an integrated Christmas appeal in conjunction with our Sleep Out event and new research in youth homelessness.
- We will increase the capacity of the corporate team in order to achieve Centrepoin's five year objective to double voluntary income.
- We will generate more money through corporate partnerships.
- We will develop new events to reach broader audiences, which will support the direct marketing and corporate teams, creating platforms to build the profile of Centrepoin externally supporting the Next Chapter Strategy, which lays out our plans for the next five years.
- We will grow the volunteering offer in Centrepoin services in Bradford and Sunderland and increase the support available to young people and add value to the services.
- We will introduce a youth volunteering programme that provides Centrepoin young people with volunteering opportunities that will help them towards employment and/or education.
- We will launch a new 1:1 volunteering offer to young people that they can tailor to meet their needs.

Business support

- We will implement our new rent system, which will bring together teams across the organisation improving communication, rent collection, efficiency and provide young people with more information to help them manage their rent.
- We will continue to improve the ICT infrastructure by developing a new strategy to ensure our ICT is fit for purpose.
- We will continue to improve the quality of Centrepoin services through supporting the Centrepoin support model, internal audit, QAF reviews and our own internal compliance audits.
- We will continue to review the cost of services being delivered and, where possible, make savings that can be passed onto the young people by keeping service charges down.
- We will roll out Wi-Fi for young people in our accommodation services.



Structure, governance and management

Structure and decision making process

Centrepoint is a registered charity legally organised in the form of a company limited by guarantee and governed by its memorandum and articles of association. The Board of Trustees are the members of the company and their liability in the event of the company being wound up is limited to £1 each. Centrepoint is also a registered provider and acts entirely as a non-profit making organisation. It has two subsidiary companies, CP Trading Limited, a non-charitable company that gifts all of its profits to the charity and The American Friends of Centrepoint, a charitable company registered in New York which donates its income to Centrepoint. These subsidiaries have not been consolidated into these financial statements, as their activities were immaterial to the group.

Centrepoint is controlled by a Board of Directors as set out on page 56. The directors, who are also trustees of the charity, are volunteers who have distinguished careers in a wide variety of activities. They provide the full range of experience and expertise required to add significant value to the work of the charity. They do not receive any remuneration for their roles as directors.

Directors are recruited through a combination of newspaper adverts, recruitment consultants and referrals. They are appointed for three-year periods but may be re-elected. Newly appointed Trustees receive a letter of appointment and an induction programme which together covers general responsibilities, committee membership and involvement outside formal Trustees' meetings. Ongoing training for Board members consists of training courses, regular updates at Board meetings and the Board annual away day is focussed on sector developments and the impact on our strategy.

The Board sets the overall mission, direction and strategies for successful fulfilment of Centrepoint's purposes and continued development as a viable enterprise. It scrutinises performance to secure effective implementation of strategy. It exercises overall accountability to major stakeholders and oversees major policies and major policy positions. Details of implementation and execution are the responsibility of the senior executive team, led by the Chief Executive Officer.

In order to perform its role effectively, the Board has established the Audit and Risk Committee, the Centrepoint Parliament and the Remuneration Committee. The Audit and Risk Committee is responsible for detailed oversight of risk management and internal control, internal and external audit, financial management and reporting, and operational performance. The committee comprises six Board members and meets at least three times per year.

The Centrepoint Parliament was established in May 2010 from young people in our services and was formally launched in January 2011 in the House of Commons. The Parliament has 15-20 members who are young people from Centrepoint services. They are elected by young people in those services. The purpose of Centrepoint Parliament is to ensure all young people at Centrepoint have: a genuine voice and are given the opportunity to influence Centrepoint, the lives of local young people, local and national government; and to raise awareness of the risks and realities of youth homelessness through the Youth Educator Programme.

The Remuneration Committee comprises of three Board members and meets annually to review the salaries of the senior executive team.

The full Board meets every quarter to: scrutinise performance of the organisation in relation to its objectives; receive reports of its committees; and deal with major strategic issues. One further meeting is held each year in the autumn to review strategy.

The directors have sought to implement the recommendations of the National Federation of Housing Associations (NFHA) Code of Governance in the context of the particular features of Centrepont and will continue to abide by it.



Statement of directors' responsibilities

The directors (who are also trustees of Centrepont for the purposes of company law) are responsible for preparing the Directors' Report and the Strategic Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company law requires the directors to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the 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 these financial statements, the directors are required to:

Select suitable accounting policies and then apply them consistently;

Observe the methods and principles in Statement of Recommended Practice - Accounting by Registered Providers - Update 2010

Make judgments and estimates that are reasonable and prudent;

State whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements;

Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in business.

The directors are responsible for keeping proper accounting records that 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 and The Housing and Regeneration Act 2008 and the Accounting Direction for Private Registered Providers of Social Housing 2012. 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.

The directors are responsible for the maintenance and integrity of the corporate and financial information included on the charitable company's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

Disclosure of information to auditors

In so far as the directors are aware:

There is no relevant audit information of which the charitable company's auditor is unaware; and

The directors have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditor is aware of that information.



Internal controls

In recognition of its responsibilities for the company's system of internal control, the directors have established control systems that aim, in part, to provide reasonable but not absolute assurances against material misstatement or loss.

The controls in place include:

Authorisation controls by responsible personnel to ensure that only transactions which are necessary and fall within the scope of the company's operations are undertaken and that alterations or amendments to existing company records are properly authorised;

Recording controls that ensure that all and only authorised transactions are taken into the accounting records. Elements of these controls comprise segregation of duties among personnel and checking reports against input source documents;

Safe custody of assets including periodic physical verification of their existence at sites where these are located, maintenance and updating of records detailing information about such assets and restricted access to premises and use of the company's assets to authorised personnel;

Employment of suitably qualified and experienced staff to take responsibility for the key areas of the company's business, supported by a formal appraisal system;

Preparation of forecasts and budgets which allow the Board and the executive officers to monitor the key business risks and financial objectives and identify variances arising during the monthly reporting cycles.

In addition to the general controls described above, specific control systems in respect of computer systems are also in place. These include restriction of access to computer equipment, systems and suites of programs including amendment of standing data to designated personnel through approved measures such as compulsory use of passwords and access rights.

The directors have reviewed and continue to review the effectiveness of the system of internal control through delegated authority to appropriate personnel or by engaging outside agencies.

The reviews carried out in the financial year ended 31 March 2015 have not revealed weaknesses in internal control resulting in material losses, contingencies, or uncertainties which the directors regard as material therefore requiring disclosure in the financial statements.

Risk management

The Board has direct responsibility for overseeing the management of risk.

We seek to be a 'risk intelligent' organisation: taking more appropriate managed risk as well as avoiding pitfalls; and creating the necessary culture and performance management systems to deal with risk accordingly.

We have a formal risk register that identifies the key risks facing Centrepoint. These are risks that in our judgement may have significant effect on the achievement of our mission and our operational performance. The register is updated on an ongoing basis and is formally presented to and reviewed by the Audit and Risk Committee at each of its meetings. It is also presented to the Board every quarter.

The key risks identified in our risk register are prioritised in terms of potential impact and likelihood of occurrence. We consider ways of mitigating the risks and identify a lead executive that is responsible for taking necessary actions.

In addition to the register of significant risks, senior managers review risk-relevant issues monthly and take appropriate actions to mitigate emerging risks.

Centrepoint faces two particularly significant risks. Risks to our income from various aspects of welfare reform and the reduction in public spending has impacted on supported housing grants and grants available for development projects. We are implementing strategies to minimise their impact on Centrepoint.

Health and safety

We are committed to continual improvement in health and safety performance. We recognise our duty of care to personnel, volunteers, members of the public and young people using our services. To ensure our policy is implemented and maintained we have a health and safety management system which has been put in place to assist in compliance with health and safety legislation and good practice.

We review our health and safety policies on a rolling programme and review all at least annually. The Chief Executive Officer reviews the Health & Safety Policy and its arrangements on an annual basis with the Board of Trustees.



Employment

At all levels, we are committed to the elimination of all forms of discrimination, promoting equality and fulfilling our duties as a registered provider and charity, particularly in relation to equality and diversity legislation. At Centrepont we are committed to doing all we can to make sure our staff feel highly engaged and are able to be highly productive. We want everyone to feel empowered and inspired, and to know they play an important role in sustaining an effective, professional and innovative service for young people.

To do this we need as many channels of communication as we can get, up, down and across our organisation. The staff forum plays a key part in providing this. The forum aims to contribute to the continuous improvement of Centrepont through the involvement of our employees by:

- Enabling staff knowledge and know-how to be shared throughout the organisation.
- Strengthening and enhancing open and timely communication with staff by offering an additional channel for people to be informed and to raise issues and problems that affect Centrepont as an organisation, employees and young people.
- Involving employees, through their representatives, in the decision-making process by consulting more broadly on staff views and ideas, and acceptance testing and trialling new initiatives.
- Enhancing the links and communication between the various office locations and remote workers.
- Providing a comprehensive learning and development programme which is developed and offered each year to employees.



Staff also have direct access to the senior executive team on a monthly basis. These visits provide the opportunity to both staff and the senior executive team to share information and seek views on all issues. They complement other forms of internal communication including On Point, Talking Point and Centranet, and provide staff with an opportunity to consult on issues of direct relevance to them.

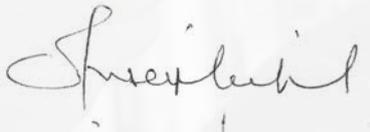
Public benefit

The directors have had regard to the Charity Commission's general guidance on public benefit and its supplementary guidance on fee charging and are satisfied that we provide considerable public benefit as demonstrated in this report. We have referred to the guidance when reviewing our purpose and mission and in planning future activities. In particular, consideration is given to how planned future activities will contribute to our strategy.

Further information about getting help, the issue of youth homelessness, the solution and getting involved can be found on our website www.centrepoin.org.uk.

Approved by the Board on 5 August 2015 and signed on its behalf by:

Seyi Obakin



Company Secretary



Auditor's report

Independent auditor's report to the members of Centrepont Soho

We have audited the financial statements of Centrepont Soho for the year ended 31 March 2015 (the "financial statements") on pages 38 to 55. 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).

This report is made solely to the company'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 company'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 company and the company's members as a body, for our audit work, for this report, or for the opinions we have formed.

Respective responsibilities of trustees and auditor

As explained more fully in the Directors' Responsibilities Statement set out on pages 27-28, the Trustees (who are also the directors of the 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.

We have been appointed auditors under the Companies Act 2006 and section 151 of the Charities Act 2011 and report in accordance with those Acts.

Our responsibility is to audit and express an opinion on the financial statements in accordance with applicable law and International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Auditing Practices Board's (APB's) Ethical Standards for Auditors.

Scope of the audit of the financial statements

A description of the scope of an audit of financial statements is provided on the Financial Reporting Council's website at <http://www.frc.org.uk/auditscopeukprivate>

Opinion on financial statements

In our opinion the financial statements:

Give a true and fair view of the state of the company's affairs as at 31 March 2015 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 properly 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 2012.

Opinion on other requirement of the Companies Act 2006

In our opinion the information in the Directors' Report (incorporating the Strategic Report) for the financial year for which the financial statements are prepared is consistent with the financial statements.

Matters on which we are required to report by exception

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:

The company has not kept adequate accounting records, or the returns adequate for our audit have not been received from branches not visited by us; or

The company's financial statements are not in agreement with the accounting records and returns; or

Certain disclosures of the trustees' remuneration specified by law are not made; or

We have not received all the information and explanations we require for our audit.



Baker Tilly UK Audit 

Andrew Monteith (Senior Statutory Auditor)

Baker Tilly UK Audit LLP, Statutory Auditor

Chartered Accountants

Marlborough House

Victoria Road South

Chelmsford

CM1 1LN

Date: 29th September 2015.



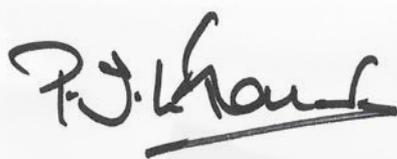
Financial statements

**Statement of financial activities
(incorporating an income and expenditure account)
For the year ended 31 March 2015**

		Unrestricted		Restricted	Endowment	Total	Total
	Note	General £'000	Designated £'000	£'000	£'000	2015 £'000	2014 £'000
Incoming resources							
Charitable activities							
Housing	2a	4,628	-	-	-	4,628	3,985
Support services to young people	2a	5,980	-	6	-	5,986	5,371
Collaboration	2a	-	-	-	-	-	-
Influencing public policy	2a	-	-	83	-	83	107
Incoming resources from generating funds							
Voluntary income	2b	8,730	-	2,173	-	10,903	10,293
Gift Aid from subsidiary		-	-	-	-	-	403
Investment income	(17i)	88	-	-	-	88	136
Other incoming resources		87	-	2	-	89	270
Total incoming resources	4	19,513	-	2,264	-	21,777	20,565
Resources expended							
Charitable activities							
Housing	2c	4,686	260	-	-	4,946	4,289
Support services to young people	2c	9,247	71	891	-	10,209	8,780
Collaboration	2c	235	-	193	-	428	477
Influencing public policy	2c	561	2	129	-	692	498
Cost of generating voluntary income	2c	5,155	929	-	-	6,084	4,216
Governance costs	2c	90	-	-	-	90	85
Total resources expended	4	19,974	1,262	1,213	-	22,449	18,345
Net incoming resources		(461)	(1,262)	1,051	-	(672)	2,220
Transfers	12	701	901	(1,602)	-	-	-
Net movement in funds		240	(361)	(551)	-	(672)	2,220
Reserves brought forward		1,471	10,010	2,698	172	14,351	12,131
Reserves carried forward	12	1,711	9,649	2,147	172	13,679	14,351

All of the above results relate to continuing activities. Centrepoint undertook two transfers of engagements during the year. Details are included in note 19 of the financial statements. There are no material differences between the surplus for the year as stated above and the reserves carried forward and their historical costs equivalents. There were no recognised surpluses or deficits other than those included in the statement above and therefore no separate statement of recognised surpluses or deficits has been presented. These financial statements on pages 38 to 55 were approved and authorised for issue by the Board of Directors on 5 August 2015 and signed on their behalf by:

Penny Francis, Chair



Gill Gibb, Treasurer



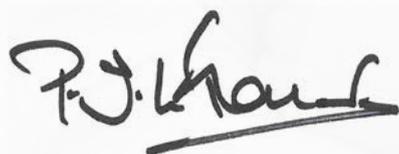
Balance Sheet
As at 31 March 2015
Company registration number 1929421

		2015	2014
	Note	£'000	£'000
Fixed assets			
Housing properties	8	27,510	17,836
Social housing and other capital grants	8	(15,738)	(12,230)
Depreciation on housing properties	8	(1,871)	(1,625)
Net housing properties		9,901	3,981
Other tangible fixed assets	8	1,207	348
Investments	11	24	24
		11,132	4,353
Current assets			
Debtors	9	2,308	1,833
Cash deposits		3,207	10,171
Cash at bank and in hand		987	1,165
		6,502	13,169
Creditors: amounts falling due within one year	10	(3,955)	(3,171)
Net current assets		2,547	9,998
Total assets less current liabilities		13,679	14,351
Net assets		13,679	14,351
Reserves			
Endowment	12	172	172
Restricted reserves	12	2,147	2,698
Unrestricted reserves			
Designated	12	9,649	10,010
General	12	1,711	1,471
Total unrestricted reserves		11,360	11,481
Total reserves	12	13,679	14,351

These financial statements were approved and authorised for issue by the Board of Directors on 5 August 2015 and signed on their behalf by:

Penny Francis, Chair

Gill Gibb, Treasurer




Cash flow statement

For the year ended 31 March 2015

		2015	2014
	Note	£'000	£'000
Net cash inflow from operating activities		698	3,183
Returns on investment and servicing of finance		88	135
Capital expenditure		(10,501)	(1,565)
Proceeds from sale of tangible fixed assets		-	115
Social housing grants and other public grants received		2,573	179
Cash (outflow) / inflow before use of liquid resources and financing	17	(7,142)	2,047
Management of liquid resources	17	6,964	(3,132)
Financing	17	-	(14)
Decrease in cash	17	(178)	(1,099)
Reconciliation of net (outgoing) / incoming resources to net cash inflow from operating activities			
Net (outgoing) / incoming resources		(672)	2,220
Net loss / (gain) on disposal of fixed assets		-	22
Negative goodwill arising on transfer of engagements	19	(249)	-
Interest receivable		(88)	(135)
Depreciation charges		462	431
Cumulative adjustment for component accounting		-	(195)
Decrease in debtors		462	231
Increase in creditors		783	609
Net cash inflow from operating activities		698	3,183

Notes to the financial statements For the year ended 31 March 2015

1. Accounting policies

The following accounting policies have been applied consistently in dealing with items which are considered to be material in relation to the accounts of Centrepoint.

a. Basis of accounting

The financial statements have been prepared under the historical cost convention and in accordance with applicable UK accounting standards, with special regard to the Statement of Recommended Practice – Accounting by Registered Providers – Update 2010 (the SORP 2010) and Charities (Accounts and Reports) Regulations 2005. Centrepoint is both a registered charity and a registered social landlord, and sees both of these areas represented significantly in its activities. In particular it receives a large amount of charitable income and incurs expenditure to do this. The directors consider that the accounts should be prepared to reflect Centrepoint's aims and to satisfy the different reporting needs of users. Therefore they have produced a Statement of Financial Activities (SOFA), incorporating an income and expenditure account which satisfies the reporting requirements of the Companies Act 2006, the Housing and Regeneration Act 2008 and the Accounting Direction for Private Registered Providers of Social Housing 2012.

The financial statements represent the activities of Centrepoint only. The subsidiary companies have not been consolidated into the company's results as they are not material to the group.

b. Incoming resources

Income is generally recognised on a receivable basis and is reported gross of related expenditure, where the amount is reasonably certain and when there is adequate certainty of receipt. The specific bases used are as follows:

- Income from charitable activity, including income from long-term contracts, is accounted for when earned. Income received in advance is deferred until entitlement to the income has arisen;
- Grants are recognised when the entitlement to the grant is confirmed. Grants for the purchase of equipment and towards the initial setting up of projects are credited in full to the various activities in furtherance of the charity's objects in the year in which they are received. Grants received specifically for goods and services to be provided as part of charitable activities are recorded against the activity to which they relate;
- Rental income is accounted for on a receivable basis;
- Donations, gifts, legacies and general grants receivable, which do not relate to specific charitable activities, are categorised as voluntary income;
- The financial statements reflect no amounts in respect of time provided by volunteers;
- Gifts in kind are brought into the accounts at their estimated fair value. Where pro bono services are received, the value of those services, as estimated by the directors, is included as both incoming and outgoing resources;
- Legacies are recognised as income when there is entitlement, certainty of receipt and measurability of the legacy;
- Investment income is accounted for on a receivable basis.

c. Resources expended

Expenditure is recognised when it is incurred and is reported gross of related income on the following bases:

- Charitable expenditure comprises direct expenditure, including direct staff costs attributable to its activities. Where costs cannot be directly attributed, they have been allocated to activities on a basis consistent with the use of resources;
- Cost of generating funds comprises the costs associated with attracting voluntary income;
- Governance costs comprise those incurred as a result of constitutional and statutory requirements;
- Support costs represent centrally incurred costs, principally relating to Finance, Information and Communication Technology, Facilities, Human Resources, Contracts, Information and Quality and Management, which cannot be attributed to specific activities but provide the organisational infrastructure that enables those activities to take place.

d. Fund accounting

- General reserves are available for use at the discretion of the directors in furtherance of the general objectives of Centrepoint.
- Designated reserves are funds that have been set aside at the discretion of the directors for specific purposes. The purpose and use of the designated funds are set out in note 12
- Restricted funds are funds subject to specific restrictions imposed by donors or by the purpose of the appeal.
- Endowment funds are capital funds where the capital must be preserved but the income can be spent. The income is added to restricted funds at the request of the donor.

e. VAT

All income and expenditure is shown exclusive of VAT. Any irrecoverable VAT is included as part of general expenditure.

f. Taxation

Centrepoint is a registered charity and is therefore exempt from taxation of income and gains falling within Sections 478-488 Corporation Tax Act 2010 or Section 256 Taxation of Chargeable Gains Act 1992 to the extent these are charitably applied. No tax charge has arisen in the year.

g. Operating leases

Payments made under operating leases are charged to the statement of financial activities as incurred.

h. Fixed assets

Fixed asset investments are recorded at cost less provision for impairment in value.

- Hostel and housing properties are stated at cost less provision for any impairment in value. As a result of the introduction of component accounting in the RSL SORP 2010, components of properties are recorded at cost and depreciated over their estimated useful life.
- The components of housing property and their estimated useful lives are:

Component	Estimated useful life in years
Land	Not depreciated
Structure	100
Kitchens	15
Bathrooms	15
Central heating systems	30
Boilers	10
Lifts	30
Roofs	60
Windows	30
Doors	20
Electrical wiring	30

- Housing properties under the course of construction are recorded at cost less provision for impairment in value.
- Leasehold office properties are stated at cost and depreciated evenly over the length of the lease.
- Other fixed assets are stated at cost and depreciated over their estimated useful lives as follows:

Asset	Estimated useful life in years
Vehicles	5
Equipment	3
Furniture	4

- Other properties include Sunderland Foyle Street office and Bradford Foyer Training Centre which are depreciated over the lease of the buildings.
- Where hostel and housing properties have been funded by social housing grants, the grant is repayable on disposal, unless it is recycled in accordance with applicable Homes and Communities Agency rules.
- The surplus or deficit on disposal of fixed assets is accounted for in the SOFA of the period in which the disposal occurs as the difference between the net sale proceeds and the net carrying value.

i. Capitalisation of development overheads

Directly attributable development administration costs are capitalised. These include the staffing costs of employees arising from the acquisition or construction of the property, and the incremental costs that would have been avoided if the property had not been acquired or constructed.

j. Cyclical maintenance

Cyclical maintenance is carried out as required and charged to the income and expenditure account in the year in which it is carried out.

k. Managed properties

All income and expenditure incurred by Centrepoint relating to services where the properties are owned by partner associations and managed by Centrepoint have been accounted for in these financial statements.

l. Pension costs

Centrepoint has a defined contribution pension scheme. The amount charged to the income and expenditure account in respect of pension costs and other post-retirement benefits is the contributions payable in the year. Differences between contributions payable in the year and contributions actually paid are shown as either accruals or prepayments in the balance sheet.

m. Liquid resources

Liquid resources include sums on short-term deposits with recognised banks and building societies.

2. Analysis of incoming resources expended

a. Analysis of income from charitable activities

	Housing	Support	Collaboration	Influencing public policy	2015 total	2014 total
	£'000	£'000	£'000	£'000	£'000	£'000
Rent and charges	4,628	-	-	-	4,628	3,985
Supporting People grant	-	5,592	-	-	5,592	4,797
Other grants and contracts	-	394	-	83	477	681
	4,628	5,986	-	83	10,697	9,463

b. Analysis of voluntary income

	2015 total	2014 total
	£'000	£'000
Individual giving	7,397	6,929
Statutory and trust donations	905	820
Corporate donations	1,614	1,139
Other donations and gifts	987	1,405
	10,903	10,293

c. Analysis of resources expended

	Staff costs	Other direct costs	Support costs	2015 Total	2014 Total
	£'000	£'000	£'000	£'000	£'000
Charitable expenditure					
Housing	517	4,271	158	4,946	4,289
Support	7,207	1,486	1,516	10,209	8,780
Collaboration	302	78	48	428	477
Influencing public policy	417	199	76	692	498
Total direct charitable expenditure	8,443	6,034	1,798	16,275	14,044
Cost of generating voluntary income	1,135	4,850	99	6,084	4,216
Governance costs	40	50	-	90	85
Total resources expended	9,618	10,934	1,897	22,449	18,345

3. Analysis of support costs

	Housing	Support	Collaboration	Influencing public policy	Cost of generating voluntary funds	2015 total	2014 total
	£'000	£'000	£'000	£'000	£'000	£'000	£'000
Finance	43	407	13	21	27	511	424
ICT	8	92	2	4	5	111	48
Facilities	5	64	1	2	3	75	84
Human resources	44	382	13	20	26	485	342
Contracts, info & quality	27	269	9	14	18	337	281
Management	31	302	10	15	20	378	390
	158	1,516	48	76	99	1,897	1,569

Support costs are allocated across activities on staff numbers (based on full time equivalent in each activity).

4. Particulars of turnover and social housing activities

	2015			2014		
	Turnover £'000	Operating costs £'000	Surplus/ (deficit) £'000	Turnover £'000	Operating costs £'000	Surplus/ (deficit) £'000
Social housing lettings:						
Gross rental income	4,628	(4,946)	(318)	3,985	(4,289)	(304)
Supporting housing grant	5,592	(8,294)	(2,702)	4,797	(6,361)	(1,564)
Other grants and contracts	394	(1,915)	(1,521)	574	(2,419)	(1,845)
	10,614	(15,155)	(4,540)	9,356	(13,069)	(3,713)
Non-social housing activities						
Collaboration	-	(428)	(428)	-	(477)	(477)
Influencing public policy	83	(692)	(609)	107	(498)	(391)
Voluntary income	10,903	(6,084)	4,819	10,293	(4,216)	6,077
Other	177	(90)	86	809	(85)	724
	21,777	(22,449)	(672)	20,565	(18,345)	2,220

	2015	2014
	£'000	£'000
Social housing income		
Rental income net of identifiable service charges	2,962	2,562
Service charges	2,213	1,816
Gross rental income	5,175	4,378
Rent losses from voids	(547)	(393)
	4,628	3,985
Statutory grants	5,986	5,371
Turnover from social housing lettings	10,614	9,356
Social housing expenditure		
Services	13,690	11,678
Management	377	440
Routine maintenance	703	515
Planned maintenance	42	78
Bad debts	343	358
Operating costs on social housing lettings	15,155	13,069
Operating deficit on social housing lettings	(4,541)	(3,713)

5. Grants and contracts

	2015 total	2014 total
	£'000	£'000
Supported Housing Grant	5,592	4,797
Department for communities and local government	394	559
Big Lottery fund	83	107
Local authorities	7	13
Other	8	2
	6,084	5,478

The grants below which are included above are required to be shown separately by the donor

	1 April 2014	Income	Expenditure	31 March 2015
	£'000	£'000	£'000	£'000
Big Lottery (restricted fund) :				
Centrepoint Parliament	18	83	101	-

Some of the statutory bodies and trusts from whom funds were received include:

- County Durham City Council
- Northumberland County Council
- Durham Social Services Fund
- Sunderland City Council

6. Employee information

Staff numbers	2015	2014
The average full-time equivalent number of persons (including executives) employed during the year was:	Number	Number
Housing	17	17
Support	217	207
Collaboration	1	1
Influencing public policy	6	9
Generating voluntary income	33	25
Business support	27	29
	301	288
The average number of persons (including executives) employed during the year was:		
Housing	18	18
Support	236	211
Collaboration	-	1
Influencing public policy	7	11
Generating voluntary income	34	24
Business support	28	28
	323	293
	2015	2014
	£'000	£'000
Staff costs (for the above persons)		
Wages and salaries	8,383	7,313
Social security costs	812	706
Other pension costs	285	149
Redundancy costs	138	46
	9,618	8,214
Agency staff	1,375	1,298
	10,993	9,512
Emoluments of directors and employees	2015	2014
The number of employees including the Chief Executive whose emoluments as defined for taxation purposes exceeded £60,000 was as follows:	Number	Number
£60,001 - £70,000	1	2
£70,001 - £80,000	1	1
£80,001 - £110,000	1	1
£110,001 - £120,000	-	1
£120,001 - £130,000	-	-
£130,001 - £140,000	1	-

During the year, pension contributions on behalf of these staff amounted to approximately £48.5k (2014: £47.8k).

The remuneration (including pension contributions and benefits in kind) paid to the CEO and leadership team during the year was £488k (2014: £323k).

The Chief Executive is entitled to ordinary membership of the defined contribution pension scheme operated by the company. No special terms of individual pension arrangements apply to this post.

No members of the Board received any emolument for their services as Trustees, but are reimbursed for expenses which are necessarily incurred in the performance of their duties.

7. (Deficit) / Surplus for the year

The (deficit) / surplus for the year is stated after charging:

	2015 total	2014 total
	£'000	£'000
Audit fees (gross)	38	37
Other services by auditor	2	2
Depreciation	462	431
Cumulative adjustment for component accounting	-	(195)
Interest payable	2	1
Operating leases – office equipment	51	65
Operating leases – other	296	307

8. Tangible fixed assets

	Hostels & housing properties for letting			Assets under the course of construction	Total housing properties	Other properties	Vehicles, equipment & furniture	Total
	Freehold	Long Leasehold	Short Leasehold					
	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000
Cost								
At 1 April 2014	6,572	7,020	3,510	734	17,836	307	1,551	19,694
Additions	133	-	-	9,849	9,982	404	364	10,750
Transfers	3,135	2,162	577	(6,182)	(308)	308	-	-
At 31 March 2015	9,840	9,182	4,087	4,401	27,510	1,019	1,915	30,444
Social housing & other capital grants								
At 1 April 2014	5,361	4,448	2,302	119	12,230	-	-	12,230
Additions	-	-	-	3,508	3,508	-	-	3,508
Transfers	633	1,210	18	(1,861)	-	-	-	-
At 31 March 2015	5,994	5,658	2,320	1,766	15,738	-	-	15,738
Depreciation								
At 1 April 2014	349	360	916	-	1,625	3	1,508	3,136
Charge for year	5	182	59	-	246	18	198	462
At 31 March 2015	354	542	975	-	1,871	21	1,706	3,598
Net book value								
At 31 March 2015	3,492	2,982	792	2,635	9,901	998	209	11,108
At 31 March 2014	862	2,212	292	615	3,981	304	43	4,328

The assets under the course of construction relate to improvements to existing properties and re-development of new properties.

The total expenditure on works on existing properties was £622k (2014: £120k) and this was all capitalised.

9. Debtors

	2015	2014
	total	total
	£'000	£'000
Residents occupancy	883	793
Less: provision for bad debts	(660)	(508)
	223	285
Grants receivable	1,200	183
Trade debtors	274	741
CP Trading	185	308
American Friends of Centrepoint	266	-
Amount due from subsidiary undertakings	451	308
Other debtors	35	188
Prepayments	125	128
Total	2,308	1,833

Grants receivable includes outstanding Social Housing Grants of £935,000 (2014:nil)

10. Creditors: amounts falling due within one year

	2015 Total	2014 total
	£'000	£'000
Trade creditors	1,092	995
Other taxes and social security costs	353	234
Accruals and deferred income	1,830	1,322
Other creditors	680	620
Total	3,955	3,171

The above includes outstanding pension contributions of £122k (2014:£21k).

Included within other creditors is a loan secured on a property in Ainger Road, north west London. The loan amount of £14,000 was to be settled in 2014 but deferred to 2015.

Also included in Other creditors is the following balance in respect of recycled capital grants

	2015	2014
	£'000	£'000
As at 1 April 2014:		
Capital grant released on sale	171	72
Interest accrued	-	-
Grant recycled into new schemes	-	99
As at 31 March 2015	171	171
Due within one year	72	
Due after more than one year	99	171

11. Subsidiaries

Centrepoint has two wholly owned subsidiary undertakings. CP Trading Limited is incorporated in England and Wales. The principal activity is the organisation of fundraising events and activities. The other subsidiary is The American Friends of Centrepoint and it is registered in the United States of America. Its principal activity is to fundraise on behalf of Centrepoint.

Below are the summary results of the two subsidiaries. During 2014-15 and 2013-14 the activities of both subsidiaries were immaterial and therefore consolidated results have not been produced.

CP Trading Limited	2015 Total	2014 total
	£'000	£'000
Income	-	410
Expenditure	(3)	(9)
Operating (loss) / profit	(3)	401
Interest receivable	2	2
Retained (loss) / profit	(1)	403
Gift aid (distribution to) / recovered from	1	(403)
Assets	208	332
Liabilities	(184)	(308)
Funds	24	24

American Friends of Centrepoint	2015 Total	2014 total
	£'000	£'000
Income	31	179
Expenditure	-	-
Donation payable to Centrepoint	(259)	-
Interest receivable	-	-
Retained (loss) / profit	(228)	179
Assets	282	251
Liabilities	(259)	-
Funds	23	251

12. Statement of funds

	1 April 2014	Income	Expenditure	Transfers	31 March 2015
	£'000	£'000	£'000	£'000	£'000
Unrestricted reserves					
Designated funds					
Business systems	250	-	-	(83)	167
Innovation	900	-	(800)	-	100
Development	4,532	-	-	(4,532)	-
Fixed assets	4,328	-	(462)	5,516	9,382
	10,010	-	(1,262)	901	9,649
Other revenue reserves	1,471	19,513	(19,974)	701	1,711
Total unrestricted reserves	11,481	19,513	(21,236)	1,602	11,360
Restricted reserves					
Housing	1,052	305	(14)	(1,113)	230
Support	1,213	1,042	(753)	(472)	1,030
Collaboration	311	781	(245)	1	848
Influencing	-	-	-	54	54
Restricted charitable donations and interest	2,576	2,128	(1,012)	(1,530)	2,162
Restricted grants	122	136	(201)	(72)	(15)
	2,698	2,264	(1,213)	(1,602)	2,147
Restricted endowment reserves	172	-	-	-	172
Total restricted reserves	2,870	2,264	(1,213)	(1,602)	2,319
Total funds	14,351	21,777	(22,449)	-	13,679

Our designated funds represent

- Business systems: to develop business processes and systems.
- Innovation: to develop new opportunities to help homeless young people or those at risk of homelessness.
- Development: to purchase new housing for young people to live in.
- Fixed assets: to reflect funds already invested in buildings and equipment necessary for our aims to be achieved.

Our restricted funds represent

- Housing: to provide a safe warm room.
- Support: to provide learning, health and move on support.
- Collaboration: assisting our work with other providers and local authorities.
- Influencing: at local and national level in respect of issues that matters to homeless young people
- Restricted charitable grants: grants received to support our services to young people, including Supporting People and the Department for Communities and Local Government.
- Restricted endowment reserves: fund established to provide support for young people in education and training.

Transfers between funds primarily represent the designation of fixed assets and fixed assets purchased from restricted funds where the acquisition of the fixed assets has discharged the restriction and the assets are transferred to unrestricted funds.

13. Analysis of net assets between funds

	Endowment	Restricted	Designated	General	2015 Total
	£'000	£'000	£'000	£'000	£'000
Fixed assets	-	-	8,784	2,348	11,132
Debtors	-	-	100	2,208	2,308
Cash deposits	172	2,147	765	123	3,207
Cash at bank	-	-	-	987	987
Current liabilities	-	-	-	(3,955)	(3,955)
Total	172	2,147	9,649	1,711	13,679

14. Contingent liabilities

There were no known contingent liabilities at 31 March 2015 (2014: none).

15. Operating lease commitments

At 31 March annual commitments under non-cancellable operating leases expiring amounted to:

	2015		2014	
	Land and buildings	Office equipment	Land and buildings	Office equipment
	£'000	£'000	£'000	£'000
2 – 5 years	5	51	5	26
Greater than 5 years	291	-	290	-
Total	296	51	295	26

16. Accommodation in management

	At 31 March 2015	At 1 April 2014
	Number	Number
Owned or lease held by Centrepont		
Hostel bed spaces	93	93
Other bed spaces	243	150
	336	243
Owned by partner Registered Social Landlords		
Hostel bed spaces	279	274
Other bed spaces	76	50
	355	324
Total	691	567

All Centrepont Soho's bed spaces are supported housing accommodation.

Centrepont has developed schemes in conjunction with partner registered providers into which Centrepont has full nomination rights.

17. Notes to the cash flow statement

	2015 £'000	2014 £'000	
(i) Returns on investment and servicing of finance			
Interest received	88	135	
(ii) Capital expenditure			
Payments to acquire tangible fixed assets	(10,501)	(1,565)	
Proceeds from the sale of tangible fixed assets	-	115	
Social housing grants and other public grants received	2,573	179	
	(7,928)	(1,271)	
(iii) Analysis of net funds	1 April	Cash flow	31 March
	£'000		£'000
Cash at bank and in hand	1,165	(178)	987
Cash deposits	10,171	(6,964)	3,207
Debt due in more than one year	-	-	-
	11,336	(7,142)	4,194
(iv) Reconciliation of net cash flow movement in net funds	2015	2014	
	£'000	£'000	
Decrease in cash in the period	(178)	(1,099)	
Cash (outflow) / inflow from (decrease) / increase in liquid reserves	(6,964)	3,132	
Cash outflow from decrease in debt	-	14	
Change in net funds resulting from cash (outflows) / inflows	(7,142)	2,047	
Net funds at 1 April	11,336	9,289	
Net funds at 31 March	4,194	11,336	

18. Company limited by guarantee

Centrepoint is a company limited by guarantee. If, upon the winding up or dissolution of the company there remains, after the satisfaction of all its debts and liabilities any property whatsoever the same shall not be paid to or distributed amount the members of the company but shall be given or transferred to some other charitable institution or institutions having objects similar to the objects of the company. Every member of the company undertakes to contribute to the assets of the company in the event of the same being wound up, such amount as may be required not exceeding the sum of £1. There are currently 12 members.

19. Transfers of engagements

	£'000
Other property / long leasehold	360
Bank	5
Liabilities	(116)
Total net assets on transfer of engagements	249

On 5 April 2014 Centrepoint acquired, by transfer of engagement, the assets and liabilities of Bradford Foyer Limited. The major assets and liabilities, at fair value at date of transfer, are shown above. No consideration was paid and the negative goodwill arising has been treated as a gift and included as voluntary income (see note 2b). The impact of the transfer of engagements on the operating results in the SOFA, for the accounts to 31 March 2015 has not been disclosed separately on the grounds of immateriality.

Centrepoint took over the assets and liabilities, by transfer of engagements, of the Homeless FA on 2 September 2014. The assets and liabilities concerned are not material to these financial statements.

Board, officers and advisers

Board

Penny Francis	Chair
Sarika Patel	Vice Chair
Gill Gibb	Treasurer
Danielle Alexandra	
Graham Allcott	
Jane Creasy	
Robert Gray	
Meenaz Lilani	
Jon Milward	
Kai Peters	
Sally Scriminger	
Chris Sullivan	(appointed February 2015)
Alan Wardle	

Secretary

Seyi Obakin

Senior Executive Officers

Seyi Obakin	Chief Executive Officer
Balbir Chatrik	Director of Policy & Engagement
Martin Gill	Director of Housing and Support (appointed September 2014)
Sally Orlopp	Director of Skills and Employability (appointed February 2015)
Karen Gibson	Director of Finance & Corporate Services
Stuart Rogers	Commercial Director

Registered office

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Solicitor

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Westminster
London
SW1H 0BL

Banker

Royal Bank of Scotland Group
9th Floor, 280 Bishopsgate
London
EC2M 4RB

Registration details

Registered Charity No: 292411
Company Registration No: 1929421
Homes and Communities Agency registration No:
H1869

Auditor

Baker Tilly UK Audit LLP, Statutory Auditor
Chartered Accountants
Marlborough House
Victoria Road South
Chelmsford
CM1 1LN

Housing services

Centrepoint Berwick Street – a stay of approximately one year. It's for young people with high support needs with a mixture of looked after young people and young people at risk.

Centrepoint Buffy House – for homeless 16 and 17 year olds referred by the local authority. It focuses on the young people's skills for life, addressing support needs, preparing for independence, learning and work.

Centrepoint Woodstock Grove – a new property opened in November 2013, replacing Centrepoint Rivercourt. For homeless 16-21 year olds who have medium support needs referred by the local authority.

Centrepoint Barnet Foyer, Bruce House Foyer, Bradford Foyer and Camberwell Foyer – Centrepoint's foyer services offer shared and self-contained flats with a focus on addressing their needs and developing their employability skills.

Centrepoint Mansion House – Average length of stay approximately one year. It offers support to address support needs and focuses on the skills required to access learning and work.

Centrepoint Haberdasher's House – second stage service for young homeless people. It offers support and help to develop skills and access learning and work.

Centrepoint Ealing – for 16–21 year old care leavers or those at risk of homelessness. It offers support with developing life-skills and accessing learning and work.

Centrepoint Perry Vale – for young people with medium support needs. It provides preparation for full independence, with learning and work support.

Centrepoint Lewisham Assessment Centre – this consists of three services: Belmont Park, Comerford Road and Farnborough House. They provide accommodation for nineteen 16 and 17 year olds for up to six months. Farnborough House also provides self-catered accommodation for eleven 16-17 year olds for a shorter period of up to three months.

Centrepoint Oak House – a mixed assessment centre service for twenty 16-20 year olds with high support needs. Stays are for between three and six months.

Centrepoint Canning Road – a service for six male only 17-19 year olds with low to medium support needs.

Centrepoint Llanover Road – a new service for 9 16-21 year olds with low to medium support needs.

Centrepoint Cecil House – a female only assessment centre service for twenty one 16-21 year olds with low to medium support needs. It provides specialist support and stays are from between three to six months but may be extended depending on support needs.

Centrepoint Westminster HSS – a visiting support service with a maximum stay of up to two years. The service is split between providing support for single young homeless people and a mother and baby unit.

Centrepoint Camden HSS - a visiting support service with an average stay of up to one year. Distributed over several sites across Camden, the service is in the final stage of the Camden Pathway and works with young people aged 16-21, with low-medium support needs.

Centrepoint Young parents Camden – a ten-bed young parents Service for young families with children across two sites, offering visiting support suitable for low-medium support needs.

Centrepoint Sunderland: Whole pathway of housing related support services starting with an assertive outreach service through to floating support.

Centrepoint Aldo House – a seven-bed assessment centre in Bradford, new to Centrepoint in 2013. The service houses 16-25 year olds and provides a high level of support during the assessment phase.

Centrepoint Cartmel Road, Highfield Lane, Salisbury Road and Simpson Street – visiting support services in Keighley, West Yorkshire. The service supports young people with low-medium support needs focusing on independent living skills

Centrepoint Richmond Street – a 12-bed assessment centre in Keighley, West Yorkshire, offering a high level of support to 16-25 year olds during the assessment phase.

Centrepoint Owlet Grange – a nine-bed service in Bradford, supporting 16-25 year olds with low-medium support needs.

Centrepoint Vicar Lane – an 11-bed visiting support service in Bradford, supporting 16-25 year olds with low-medium support needs

Centrepoint Semi Independent Living – service for seventy one Looked After young people and Care leavers in Hammersmith & Fulham focusing on addressing need and preparing them for independent living.

Collaboration

Supporting partners and other providers to work collaboratively to develop local policy and provision to prevent and tackle youth homelessness.

Centrepoint Partnering

Centrepoint partnering helps organisations deliver improved outcomes based services that address the personal, social, learning, work and developmental needs of young people incorporating the use of Centrepoint's S&D approach. It also provides specialist consultancy and training as well as local and regional partnership facilitation to help tackle youth homelessness issues.

Support services

Centrepoint Soho Health and Wellbeing Centre – provides assessment for all young people accessing Centrepoint's accommodation services, and re-connections support to return to borough of origin and family.

Centrepoint Floating Support – provides a range of support to young people at risk and care leavers in their first independent home. Offers help with education, training and employment.

Centrepoint Learning Services – specialist teams offering learning and work advice across.

Centrepoint Health Team – ongoing expert help for young people across Centrepoint services with drug, alcohol, physical, mental and sexual health difficulties, and other complex problems.

Other services

Volunteering enables volunteers to support Centrepoint's work and mentors to directly support young people. Young people access volunteering opportunities both within Centrepoint and the wider community.

The Rent Deposit Guarantee Scheme works with local authorities and other providers to secure move on accommodation in private rented sector housing across the north east and London.

Youth Educators – young people with experience of homelessness educating other young people about the realities of facing homelessness and influencing/training professionals about the impact of their policies and practice on young people.

All Centrepoint services make links with other support agencies and specialists in the community, to ensure young people get the package of support services they need.

Thanks

Albert Van den Bergh Charitable Trust
Amelia Chadwick Charitable Trust
Andor Charitable Trust
Arimathea Charitable Trust
Barbour Foundation
Barclays
Beatrice Laing Trust
Bernard Sunley Foundation
BGC
BT Supporters Club
Building Societies Trust Ltd
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G M Morrison Charitable Trust
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Mickworth Charitable Trust
Millfield House
Moet Hennessey
Monument Trust
Nesta
Nisbet Charitable Trust
Northacre
Northern Rock Foundation
Odgers Berndston
Ofenheim Charitable Trust
Ogilvy & Mather
Paragon Trust
Peacock Charitable Trust
Peter Minet Trust
Pettit Charitable Trust
QBE Foundation
Rest-Harrow Trust
Richard Rogers Charitable Settlement
Robert and Josephine Memorial Charitable Trust
Russell Reynolds
SA Law
Saddlers' Company Charitable Fund
Scouloudi Foundation
Sir George Martin Trust
St Giles-in-the-Fields & William Shelton Educational Charity
Statoil
Stewarts Law LLP
Sylvia and Colin Shepherd Charitable Trust
Taylor Wimpey Plc
The / F C Burgess Sunday Appeal Fund
The Anthony and Pat Charitable Foundation
The Barton Trust
The Bluebell Trust
The D & V M Charitable Trust
The David Pickford Charitable Foundation
The Debdale Trust
The Edgar E Lawley Foundation
The Elsie Kerr Trust
The Fleur de Lys Foundation
The Frank Russon Charitable Trust
The Freemason's Grand Charity
The Gabrielle Gray Foundation
The Gatehampton Trust
The Gilbert Edgar Trust
The Glenmore Charitable Trust
The Henhurst Charitable Trust
Zochonis Charitable Trust