

BEACON HOUSE MINISTRIES

England & Wales · Charity number 1055109

Details

Other names OPEN DOOR MINISTRIES, BEACON HOUSE

Status Registered

Legal form Charitable company

Company number [03177916](#)

Registered 1996-05-02

Register [View on the Charity Commission register](#)

Contact

Address Beacon House
24 Crouch Street
Colchester
CO3 3ES

Phone 01206761960

Email office@beaconhouseministries.org.uk

Website www.beaconhouseministries.org.uk

Activities

Objects: THE RELIEF OF POVERTY AND SICKNESS AMONGST PEOPLE WHO ARE HOMELESS OR HAVE NO PERMANENT ACCOMMODATION BY THE PROVISION, ACCORDING TO CHRISTIAN PRINCIPLES AND FAITH, OF HEALTHCARE, COUNSELLING AND OTHER SUPPORT SERVICES.

Activities: Primary healthcare and holistic support for those who are homeless or in insecure accommodation. Nurse-led clinics; smoking cessation; showers; provision of toiletries and food; a laundry service; cooked meals; a computer suite; a craft and activities room; and a range of occupational and therapeutic activities to build skills and confidence.

Classification

- **How:** Provides Human Resources, Provides Buildings/facilities/open Space, Provides Services, Provides Advocacy/advice/information
- **What:** Education/training, The Advancement Of Health Or Saving Of Lives, The Prevention Or Relief Of Poverty, Recreation
- **Who:** Other Defined Groups, The General Public/mankind

Geography

- Essex

Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£408,753	£428,163	-	-
2024-03-31	£428,956	£399,142	-	-
2023-03-31	£469,880	£443,979	-	-
2022-03-31	£474,202	£437,050	-	-
2021-03-31	£509,272	£408,775	£899,036	14

Trustees

Name	Role	Appointed
Frances Sheppard	Chair	2015-03-09
Barry Roberts		2020-09-09
COLIN NELSON BENNETT		2015-05-11
James Lambert		2022-09-05
Nicola Young		2022-09-14
RICHARD MICHAEL COLIN HARRIS		2023-09-19
Richard James Greeves		2024-09-02

Accounts

Charity Registration No. 1055109

Company Registration No. 03177916 (England and Wales)

BEACON HOUSE MINISTRIES

ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2025



11 De Grey Square
De Grey Road
Colchester
Essex
CO4 5YQ

BEACON HOUSE MINISTRIES

CONTENTS

	Page
Company information	1
Trustees report	2 - 5
Independent examiner's report	6
Statement of financial activities	7 - 8
Balance sheet	9 - 10
Notes to the financial statements	11 - 27

BEACON HOUSE MINISTRIES

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees	F J Sheppard	
	B J Roberts	
	J Lambert	
	N J Young	
	C N Bennett	
	R Harris	
	R Greeves	(Appointed 2 September 2024)
Secretary	C N Bennett	
Charity number	1055109	
Company number	03177916	
Registered office	36 Lexden Road Colchester Essex England CO3 3RF	
Independent examiner	TC Group 11 De Grey Square De Grey Road Colchester Essex CO4 5YQ	

BEACON HOUSE MINISTRIES

TRUSTEES REPORT (INCLUDING DIRECTOR'S REPORT)

FOR THE YEAR ENDED 31 MARCH 2025

The trustees, who are also directors of the Charity for the purposes of the Companies Act 2006, present their report with the financial statements of the charity for the year ended 31 March 2025. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the financial statements and comply with the charity's [governing document], the Companies Act 2006 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)" (effective 1 January 2019).

Objectives and activities

The Objectives of the Charity are as stated below:

'Beacon House Ministries exists to provide Christ-centred love, hope and acceptance to those who are homeless or without permanent accommodation. By engaging with them, and working together, we aim to positively impact and transform their lives, enabling them to realise their full potential - bringing hope to the lost through the love of Jesus.'

The work at Beacon House started in March 1996 and a team of paid and volunteer workers carry out the functions of the Charity. All staff are committed to the principles of the Christian faith in accordance with the Charity policy. At the end of the year there were 10 employed staff and 26 regular volunteers working at Beacon House. The work was also supported by student placements from Colchester Institute and Essex, Suffolk, and Anglia Ruskin Universities.

It is important to state that although we are a 'faith based' Christian charity, we welcome Guests of all faiths, or no faith, and treat everyone exactly the same. That approach applies equally to all the other eight protected characteristics, i.e. age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, sex, and sexual orientation.

The Day Centre and Primary Health Centre are conveniently located on Crouch Street and offer a very wide range of services, tailored to each individual. Healthcare services include two drop-in clinics, vaccinations, nurse consultations, sexual health services, cervical screening and needle exchange. Welfare services include breakfast and hot lunch, tea and coffee throughout the day, a barber, postal services, a computer suite, showers, laundry facilities and help with alcoholism and smoking cessation. Through our association with the Essex Law Clinic, we are also able to offer our Guests a degree of legal guidance.

Given that our aim is to walk with, and empower, our Guests on the journey towards self-fulfilled and independent lives, through our Occupational Therapy team (Senior OT plus an OT Assistant) we provide help with their personal development which includes life skill training and occupational therapy (both internal and external activities). Full health and wellbeing assessments are also provided using the nationally recognised Outcomes Star programme and this enables our Guests to move forward into healthier and more stable lives.

BEACON HOUSE MINISTRIES

TRUSTEES REPORT (INCLUDING DIRECTOR'S REPORT) (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

Beacon House also works very closely with a number of other organisations including Colchester Emergency Night Shelter, Emmaus, NACRO, Sanctuary Housing, Essex Law Clinic, Colchester Food Bank, Phoenix Futures, Alcoholics Anonymous, Colchester Borough Homes, Open Door, Open Road, STaRS and Job CentrePlus. We also interact, as appropriate, with the Police and Probation Service, with whom we enjoy a very good working relationship.

Public benefit

The directors have regard to the public benefit general guidance issued by the Charity Commission. They believe that the description of the Company's activities in this annual report evidence that those activities carry out the Company's objects for the public benefit.

Achievements and performance

Developments in the Current Year

As mentioned last year, over the past 4-5 years we have been gradually shifting our model from one that was predominantly based on free handouts, without too many questions asked, to one of significant Guest engagement.

Whilst this has not been without its challenges, particularly with those who knew Beacon House of old, the outcomes are demonstrably better. Given that our goal for every Guest is to help them move from a position of being 'stuck' (whatever 'stuck' looks like for that particular individual) to living a self-fulfilled, independent life, everything we say and everything we do must contribute positively towards that goal.

We will walk the road with anybody, but we absolutely will not walk it for them – and that means they have to be honest, and they have to engage in a very positive way.

Doing things for people who can do those same things themselves is not helpful at all – it simply disempowers them, creates dependencies and fails to take them forward in life. Only by participation and contribution is real transformation made and, time and time again, we are proving that by the approach we now take.

As with any forward-looking organisation, we are continually evaluating what we offer against the current need and ensuring it remains 'fit for purpose'. Sometimes that evaluation leads us to make evolutionary changes, i.e. tweaking an existing service or activity to make it produce better Guest outcomes, and sometimes that evaluation leads to revolution, i.e. we scrap something that once worked but no longer does, and we utilise our resources for something else that does indeed give us the outcomes we desire.

Our relationship with partners continues to grow as we, together, recognise that each has something to offer the other, to the benefit of the community we seek to serve.

The most exciting partnership, certainly in terms of lives changed, is our continuing work with Hope House (the Adam Project) in Lowestoft. This residential rehabilitation charity for men, is run by a very dedicated team, all of whom have lived experience of addiction. Eleven of our Guests have either been, or currently are, at Hope House, and in over 80% of cases the outcomes, either completed by moving on or still there, have been positive. Lives have been changed in really positive ways, and we look forward to this continued partnership resulting in permanent freedom from addiction and lives being transformed as a direct result.

BEACON HOUSE MINISTRIES

TRUSTEES REPORT (INCLUDING DIRECTOR'S REPORT) (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

Statistics for the year ending March 2025

	<u>Number</u>	<u>Percentage</u>
Total number of people accessing services	484	
New registrations during the year	262	54%
Males	185	71%
Females	77	29%
18 years	1	0%
19 - 25 years	38	15%
26 - 40 years	118	45%
41 - 60 years	81	31%
61 years +	24	9%
Clinical Appointments	1,757	
Issues Resolved Entirely 'In House'	1,733	98%
Referrals on to GP's	24	2%
Number of unique patients seen	432	
Number of people provided with accommodation	241	

Beacon House is by no means an island and we could not achieve all we currently do without the help of our volunteers, the partner organisations we work with and those who support us financially - individuals, churches, groups, companies and grant making bodies. I would like to record our grateful thanks to each and every one who has played their part in helping us seek to transform lives through the work of Beacon House.

Financial review

Although the budget for 2024/2025 anticipated a significant financial deficit close to £100k, we are pleased to report that although we did lose money from a 'trading perspective', the deficit was significantly less than expected (-£19k). Part of this is down to a careful and considered restructuring of paid roles, and partly because some areas of income, namely grants and accommodation income, performed better than expected. The only reason we have posted a surplus for the year (£35k) is due to a revaluation on some investment property the Charity owns.

Assuming we can secure new grants of at least £45k (in addition to those grants that are ongoing) the anticipated financial outcome for 2025/2026 will be breakeven.

Our policy on free reserves remains the same, i.e. we seek to retain reserves equivalent to six months total operating costs.

The accounts for the year ended 31st March 2025 are set out in pages 7 to 27.

BEACON HOUSE MINISTRIES

TRUSTEES REPORT (INCLUDING DIRECTOR'S REPORT) (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

Investment policy and objectives

There are no long-term investment policies due to the uncertainty of our funding income. There is an aspiration to grow income and to continue to grow our services, and this policy will continue to be reviewed.

Structure, governance and management

Beacon House is a registered charity and is a company limited by guarantee. As set out in our Memorandum and Articles of Association the Company is managed by its directors, who determine its functions and policy and act as charity Trustees. Management and direction of routine operations, external relations and income generation is undertaken by the Chief Executive Officer, Steve Brown.

The trustees regularly review the skills, aptitudes and experiences that are required to ensure there is good governance. When vacancies occur, or skill gaps are identified the trustees approach individuals from the community who are known to meet the necessary criteria. There is an application and assessment process, after which new trustees are invited to join the board.

The trustees meet bi-monthly with the CEO to manage the strategic and operational aspects of the charity. Sub-committees, who report back to the main board, are formed where more in depth consideration of specific subjects is required. Trustees are required to visit the charity regularly in order to maintain strong and meaningful relationships with team members.

Risk Management

The directors regularly review the major risks which the Charity faces and confirm that systems are in place to mitigate such risks, supported by regular reporting.

The trustees, who are also the directors for the purpose of company law, and who served during the year and up to the date of signature of the financial statements were:

F J Sheppard	
D P Watts	(Retired 13 July 2024)
R A Crayston	(Retired 13 July 2024)
B J Roberts	
J Lambert	
N J Young	
C N Bennett	
R Harris	
R Greeves	(Appointed 2 September 2024)

The trustees report was approved by the Board of Trustees.

F J Sheppard
Trustees

8 August 2025

BEACON HOUSE MINISTRIES

INDEPENDENT EXAMINER'S REPORT

TO THE TRUSTEES OF BEACON HOUSE MINISTRIES

I report to the trustees on my examination of the financial statements of Beacon House Ministries (the charity) for the year ended 31 March 2025.

Responsibilities and basis of report

As the trustees of the charity (and also its directors for the purposes of company law) you are responsible for the preparation of the financial statements in accordance with the requirements of the Companies Act 2006 (the 2006 Act).

Having satisfied myself that the financial statements of the charity are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of the charity's financial statements carried out under section 145 of the Charities Act 2011 (the 2011 Act). In carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent examiner's statement

Since the charity's gross income exceeded £250,000 your examiner must be a member of a body listed in section 145 of the 2011 Act. I confirm that I am qualified to undertake the examination because I am a member of UK, which is one of the listed bodies.

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

- 1 accounting records were not kept in respect of the charity as required by section 386 of the 2006 Act; or
- 2 the financial statements do not accord with those records; or
- 3 the financial statements do not comply with the accounting requirements of section 396 of the 2006 Act other than any requirement that the accounts give a true and fair view which is not a matter considered as part of an independent examination; or
- 4 the financial statements have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the financial statements to be reached.

Jacqueline Frost ACA

11 De Grey Square
De Grey Road
Colchester
Essex
CO4 5YQ

Dated: 12 August 2025

BEACON HOUSE MINISTRIES

**STATEMENT OF FINANCIAL ACTIVITIES
INCLUDING INCOME AND EXPENDITURE ACCOUNT**

FOR THE YEAR ENDED 31 MARCH 2025

Current financial year		Unrestricted funds 2025 £	Restricted funds 2025 £	Total 2025 £	Total 2024 £
	Notes				
Income from:					
Donations and legacies	3	122,079	-	122,079	91,283
Charitable activities including grants	4	19,813	194,035	213,848	275,290
Other trading activities	5	4,822	-	4,822	6,552
Investments	6	68,004	-	68,004	55,831
Total income		214,718	194,035	408,753	428,956
Expenditure on:					
Charitable activities	7	221,007	207,156	428,163	399,142
Total expenditure		221,007	207,156	428,163	399,142
Net gains/(losses) on investments	12	32,963	21,499	54,462	16,896
Net income and movement in funds		26,674	8,378	35,052	46,710
Reconciliation of funds:					
Fund balances at 1 April 2024		629,751	387,468	1,017,219	970,509
Fund balances at 31 March 2025		656,425	395,846	1,052,271	1,017,219

The statement of financial activities includes all gains and losses recognised in the year. All income and expenditure derive from continuing activities.

BEACON HOUSE MINISTRIES

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

FOR THE YEAR ENDED 31 MARCH 2025

Prior financial year		Unrestricted funds 2024 £	Restricted funds 2024 £	Total 2024 £
	Notes			
Income from:				
Donations and legacies	3	90,701	582	91,283
Charitable activities including grants	4	701	274,589	275,290
Other trading activities	5	915	5,637	6,552
Investments	6	55,831	-	55,831
Total income		148,148	280,808	428,956
Expenditure on:				
Charitable activities	7	88,346	310,796	399,142
Total expenditure		88,346	310,796	399,142
Net gains/(losses) on investments	12	16,896	-	16,896
Net income/(expenditure) and movement in funds		76,698	(29,988)	46,710
Reconciliation of funds:				
Fund balances at 1 April 2023		553,053	417,456	970,509
Fund balances at 31 March 2024		629,751	387,468	1,017,219

BEACON HOUSE MINISTRIES

BALANCE SHEET

AS AT 31 MARCH 2025

	Notes	2025 £	£	2024 £	£
Fixed assets					
Tangible assets	14	82,686		75,859	
Investment properties	15	850,000		542,500	
		<u>932,686</u>		<u>618,359</u>	
Current assets					
Debtors	16	28,115		23,054	
Investments	17	-		203,552	
Cash at bank and in hand		174,855		316,289	
		<u>202,970</u>		<u>542,895</u>	
Creditors: amounts falling due within one year	18	<u>(83,385)</u>		<u>(144,035)</u>	
Net current assets		119,585		398,860	
Total assets less current liabilities		<u>1,052,271</u>		<u>1,017,219</u>	
Income funds					
Restricted funds - general	20	395,846		387,468	
Unrestricted funds		656,425		629,751	
		<u>1,052,271</u>		<u>1,017,219</u>	

BEACON HOUSE MINISTRIES

BALANCE SHEET (CONTINUED)

AS AT 31 MARCH 2025

The company is entitled to the exemption from the audit requirement contained in section 477 of the Companies Act 2006, for the year ended 31 March 2025.

The trustees acknowledge their responsibilities for ensuring that the charity keeps accounting records which comply with section 386 of the Act and for preparing financial statements which give a true and fair view of the state of affairs of the company as at the end of the financial year and of its incoming resources and application of resources, including its income and expenditure, for the financial year in accordance with the requirements of sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the company.

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

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

The financial statements were approved by the Trustees on 8 August 2025

F J Sheppard
Trustee

J Lambert
Trustee

Company Registration No. 03177916

BEACON HOUSE MINISTRIES

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2025

1 Accounting policies

Charity information

Beacon House Ministries is a private company limited by guarantee incorporated in England and Wales. The registered office is 36 Lexden Road, Colchester, Essex, CO3 3RF, England.

1.1 Accounting convention

The financial statements have been prepared in accordance with the the Companies Act 2006 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)" (as amended for accounting periods commencing from 1 January 2016). The charity is a Public Benefit Entity as defined by FRS 102.

The charity has taken advantage of the provisions in the SORP for charities applying FRS 102 Update Bulletin 1 not to prepare a Statement of Cash Flows.

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

The financial statements have been prepared under the historical cost convention, [modified to include the revaluation of freehold properties and to include investment properties and certain financial instruments at fair value]. The principal accounting policies adopted are set out below.

1.2 Going concern

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

1.3 Funds

Unrestricted funds are available for use at the discretion of the trustees in furtherance of their charitable objectives.

Restricted funds are subject to specific conditions by donors or grantors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the financial statements.

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

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

1 Accounting policies

(Continued)

1.4 Incoming resources

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

The following specific policies are applied to particular categories of income:

Voluntary income is received by way of grants and donations and is included in full when receivable. Gift Aid recoveries on donations from individuals are recognised in the same period as the donation.

Unrestricted grants, where entitlement is not conditional on the delivery of a specific performance by the charity, are recognised when the charity becomes unconditionally entitled to the grant. Restricted grants are recognised on receipt except to the extent where the grant is time related to the delivery of a service in a future period it is carried forward as deferred income.

Investment income is included when receivable.

Donated goods are included at the value to the charity where this can be quantified, and relates to food etc donated from supermarkets. The value of services provided by volunteers has not been included in these financial statements.

1.5 Resources expended

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

Expenditure includes non-recoverable VAT, and is reported as part of the expenditure to which it relates.

Charitable expenditure comprises those costs incurred by the charity in the delivery of its activities and services for its beneficiaries. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support them.

Governance costs include those costs associated with meeting the constitutional and statutory requirements of the charitable company; this includes the preparation and examination of this annual report and financial statements, and costs linked to the strategic management of the charity.

Support costs are allocated to charitable activities based on an equal split between the four main activities.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

1 Accounting policies

(Continued)

1.6 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Short leasehold land and buildings	Period of lease
Plant and equipment	Straight line over 5 years
Computers	Straight line over 3 years

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in the statement of financial activities.

Freehold property consists of residential properties that have been converted by the charity from commercial use and are included at valuation at the time of the conversion. Depreciation is not provided on the freehold buildings as they are required to be maintained to a high standard, resulting in a residual value which would make any depreciation charges immaterial.

Assets costing less than £1,000 are written off in the year of purchase.

1.7 Investment properties

Investment property, which is property held to earn rentals and/or for capital appreciation, is initially recognised at cost, which includes the purchase cost and any directly attributable expenditure. Subsequently it is measured at fair value at the reporting end date. The surplus or deficit on revaluation is recognised in profit or loss.

1.8 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

1.9 Taxation

The charity is exempt from corporation tax on its charitable activities.

1.10 Employee benefits

The charitable company operates a defined contribution pension scheme. Contributions payable to the charitable company's pension scheme are charged to the Statement of Financial Activities in the period to which they relate.

The pension cost is allocated between activities and between restricted and unrestricted funds based on the analysis of the employee cost to which it relates.

Redundancy and termination payments are measured at the best estimate of the expenditure required to settle the obligation at the reporting date.

The costs in the year are allocated between the activities and between restricted and unrestricted funds based on the analysis of the employee cost to which it relates.

BEACON HOUSE MINISTRIES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

1 Accounting policies

(Continued)

1.11 Investments

Investments are treated as current asset investments where they are held in readily accessible funds.

Listed investments are stated at market value less provision for any permanent diminution in value. The market value of listed investments is based on the closing middle market price on the London Stock Exchange. The SOFA includes the net gains and losses arising on revaluations and disposals throughout the year.

2 Critical accounting estimates and judgements

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

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

Key sources of estimation uncertainty

Allocation of costs across activities

Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources. Support costs are allocated to activities based on an equal split between the four main activities

3 Income from donations and legacies

	Unrestricted funds 2025 £	Restricted funds 2025 £	Total 2025 £	Unrestricted funds 2024 £	Restricted funds 2024 £	Total 2024 £
Donations and gifts	122,079	-	122,079	88,701	582	89,283
Donated goods and services	-	-	-	2,000	-	2,000
	<u>122,079</u>	<u>-</u>	<u>122,079</u>	<u>90,701</u>	<u>582</u>	<u>91,283</u>

BEACON HOUSE MINISTRIES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

4 Charitable activities

	Healthcare Services 2025 £	Housing Services 2025 £	Welfare Services 2025 £	Development Services 2025 £	Total 2025 £	Total 2024 £
Services provided under contract	600	40	-	11,965	12,605	87
Performance related grants	120,773	-	68,459	4,803	194,035	274,589
Other income	-	3,369	3,839	-	7,208	614
	<u>121,373</u>	<u>3,409</u>	<u>72,298</u>	<u>16,768</u>	<u>213,848</u>	<u>275,290</u>
Analysis by fund						
Unrestricted funds	600	3,409	3,839	11,965	19,813	701
Restricted funds - general	120,773	-	68,459	4,803	194,035	274,589
	<u>121,373</u>	<u>3,409</u>	<u>72,298</u>	<u>16,768</u>	<u>213,848</u>	<u>275,290</u>
For the year ended 31 March 2024						
Unrestricted funds	-	701	-	-		701
Restricted funds - general	137,107	38,000	42,119	57,363		274,589
	<u>137,107</u>	<u>38,701</u>	<u>42,119</u>	<u>57,363</u>		<u>275,290</u>

5 Other trading activities

	Unrestricted funds 2025 £	Restricted funds general 2025 £	Total 2025 £	Total 2024 £
Fundraising events	<u>4,822</u>	<u>-</u>	<u>4,822</u>	<u>6,552</u>

BEACON HOUSE MINISTRIES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

6 Investments

	Unrestricted funds	Total
	2025 £	2024 £
Rental income	57,788	48,290
Dividends	4,135	5,427
Interest receivable	6,081	2,114
	<u>68,004</u>	<u>55,831</u>

BEACON HOUSE MINISTRIES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

7 Charitable activities

	Healthcare Services	Housing Services	Welfare Services	Development Services	Total 2025	Total 2024
	2025	2025	2025	2025		
	£	£	£	£	£	£
Staff costs	95,401	79,625	44,326	67,051	286,403	259,287
Other payroll costs	-	-	-	-	-	2,856
Clinic costs	11,772	-	-	-	11,772	12,873
Laundry	-	-	75	-	75	152
Miscellaneous	-	-	2,489	-	2,489	375
Donated goods	-	-	2,000	-	2,000	2,000
Café costs	-	-	3,499	-	3,499	4,464
Bursary for client	-	-	3,452	-	3,452	9,158
Occupational therapy	-	-	-	3,652	3,652	1,099
Housing costs	-	3,441	-	-	3,441	(254)
Nursing costs	748	-	-	-	748	7,500
Fees	1,867	-	-	-	1,867	1,871
	<u>109,788</u>	<u>83,066</u>	<u>55,841</u>	<u>70,703</u>	<u>319,398</u>	<u>301,381</u>
Grant funding of activities (see note 8)	-	-	-	2,200	2,200	-
Share of support costs (see note 9)	23,708	23,708	23,708	23,707	94,831	87,040
Share of governance costs (see note 9)	2,934	2,933	2,933	2,934	11,734	10,721
	<u>136,430</u>	<u>109,707</u>	<u>82,482</u>	<u>99,544</u>	<u>428,163</u>	<u>399,142</u>
Analysis by fund						
Unrestricted funds	7,285	108,256	12,176	93,290	221,007	88,346
Restricted funds - general	129,145	1,451	70,306	6,254	207,156	310,796
	<u>136,430</u>	<u>109,707</u>	<u>82,482</u>	<u>99,544</u>	<u>428,163</u>	<u>399,142</u>
For the year ended 31 March 2024						
Unrestricted funds	-	31,342	36,852	20,152		88,346
Restricted funds - general	136,458	64,451	51,071	58,816		310,796
	<u>136,458</u>	<u>95,793</u>	<u>87,923</u>	<u>78,968</u>		<u>399,142</u>

BEACON HOUSE MINISTRIES**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)****FOR THE YEAR ENDED 31 MARCH 2025****8 Grants payable**

The Charity made grants totaling £2,200 to other institutions.

9 Support costs

	Support costs	Governance costs	2025	2024
	£	£	£	£
Staff costs	-	7,798	7,798	7,300
Depreciation	9,461	-	9,461	8,186
Rent, rates and water	31,360	-	31,360	31,481
Premises insurance	4,099	-	4,099	4,456
Light & heat	11,277	-	11,277	9,066
Building maintenance	4,097	-	4,097	7,085
Other payroll costs	2,835	-	2,835	-
Cleaning and waste	7,923	-	7,923	9,553
Licences	2,617	-	2,617	788
Travel expenses	957	-	957	1,028
Volunteer expenses	917	-	917	969
Staff training	372	-	372	739
Postage, stationery and telephone	7,904	-	7,904	5,454
IT expenses	9,847	-	9,847	7,231
Sundries	1,165	-	1,165	1,004
Accountancy fees	-	2,640	2,640	2,600
Legal and professional	-	1,296	1,296	146
Advertising and annual report	-	-	-	675
	<u>94,831</u>	<u>11,734</u>	<u>106,565</u>	<u>97,761</u>
Analysed between				
Charitable activities	<u>94,831</u>	<u>11,734</u>	<u>106,565</u>	<u>97,761</u>

Support costs includes £30,933 (2024: £30,933) for other operating leases.

Governance costs includes Independent Examiners remuneration of £880 (2024: £1,080) for the examination of the accounts and £1,320 (2024: £1,520) for other financial services.

10 Trustees

None of the trustees (or any persons connected with them) received any remuneration or benefits from the charity during the year.

BEACON HOUSE MINISTRIES**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)****FOR THE YEAR ENDED 31 MARCH 2025****11 Employees**

The average monthly number of employees during the year was:

	2025	2024
	Number	Number
Healthcare services	4	4
Welfare services	3	3
Housing services	3	3
Development services	2	2
Total	12	12

Employment costs	2025	2024
	£	£
Wages and salaries	264,964	242,831
Social security costs	18,048	13,140
Other pension costs	11,189	10,616
	294,201	266,587

The full time equivalent number of employees was 7 (2024 - 7.5).

Key management includes the Chief Executive and members of the senior management team. The compensation paid to key management staff for employee services is £174,876 (2024: £162,609).

Included within Wages and salaries are redundancy costs of £Nil (2024: 5,474).

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

	2025	2024
	Number	Number
£60,001 - £70,000	1	1

BEACON HOUSE MINISTRIES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

12 Net gains/(losses) on investments

	Unrestricted funds	Restricted funds general	Total	Total
	2025	2025	2025	2024
	£	£	£	£
Revaluation of investments	-	-	-	16,896
Gain/(loss) on sale of investments	1,962	-	1,962	-
Revaluation of investment properties	31,001	21,499	52,500	-
	<u>32,963</u>	<u>21,499</u>	<u>54,462</u>	<u>16,896</u>
For the year ended 31 March 2024	<u>16,896</u>	<u>-</u>		<u>16,896</u>

13 Taxation

The charity is exempt from taxation on its activities because all its income is applied for charitable purposes.

14 Tangible fixed assets

	Short leasehold land and buildings	Plant and equipment	Computers	Total
	£	£	£	£
Cost				
At 1 April 2024	118,540	1,717	3,767	124,024
Additions	-	16,288	-	16,288
	<u>118,540</u>	<u>18,005</u>	<u>3,767</u>	<u>140,312</u>
At 31 March 2025	118,540	18,005	3,767	140,312
Depreciation and impairment				
At 1 April 2024	42,681	1,717	3,767	48,165
Depreciation charged in the year	8,676	785	-	9,461
	<u>51,357</u>	<u>2,502</u>	<u>3,767</u>	<u>57,626</u>
At 31 March 2025	51,357	2,502	3,767	57,626
Carrying amount				
At 31 March 2025	<u>67,183</u>	<u>15,503</u>	<u>-</u>	<u>82,686</u>
At 31 March 2024	<u>75,859</u>	<u>-</u>	<u>-</u>	<u>75,859</u>

BEACON HOUSE MINISTRIES**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)****FOR THE YEAR ENDED 31 MARCH 2025****15 Investment property**

	2025
	£
Fair value	
At 1 April 2024	542,500
Additions through external acquisition	255,000
Net gains or losses through fair value adjustments	52,500
At 31 March 2025	850,000

Investment property comprises the property at East Hill. The fair value of the investment property has been arrived at on the basis of a valuation carried out at 16 September 2024 by a firm of Chartered Surveyors, who are not connected with the charity. The valuation was made on an open market value basis by reference to market evidence of transaction prices for similar properties. The Trustees consider the current valuation to not be materially dissimilar.

The historical cost of Investment property is £919,921.

16 Debtors

	2025	2024
	£	£
Amounts falling due within one year:		
Trade debtors	10,954	9,180
Other debtors	5,419	2,487
Prepayments and accrued income	11,742	11,387
	28,115	23,054

17 Current asset investments

	2025	2024
	£	£
Listed investments - COIF Investment Fund	-	203,552

BEACON HOUSE MINISTRIES**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)****FOR THE YEAR ENDED 31 MARCH 2025****18 Creditors: amounts falling due within one year**

	Notes	2025 £	2024 £
Deferred income		40,881	127,535
Trade creditors		1,358	1,602
Other creditors		30,090	2,775
Accruals		11,056	12,123
		<u>83,385</u>	<u>144,035</u>

The deferred income relates to grants received in advance. All of the £127,535 deferred income brought forward was recorded as income during the year ended 31st March 2025.

19 Retirement benefit schemes

	2025 £	2024 £
Defined contribution schemes		
Charge to profit or loss in respect of defined contribution schemes	<u>11,189</u>	<u>10,616</u>

The charity operates a defined contribution pension scheme for all qualifying employees. The assets of the scheme are held separately from those of the charity in an independently administered fund.

BEACON HOUSE MINISTRIES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

20 Restricted funds

The restricted funds of the charity comprise the unexpended balances of donations and grants held on trust subject to specific conditions by donors as to how they may be used.

	At 1 April 2024	Incoming resources	Resources expended	Gains and losses	At 31 March 2025
	£	£	£	£	£
90 East Hill, Colchester	76,421	-	-	5,031	81,452
91 East Hill, Colchester	250,165	-	-	16,468	266,633
Norfolk House Leasehold Improvements	53,566	-	(5,805)	-	47,761
Colchester Borough Homes	-	340	(340)	-	-
NHS Suffolk & North Essex ICB	1,920	94,516	(96,436)	-	-
Garfield Weston	-	25,000	(25,000)	-	-
Community 360	-	2,817	(2,817)	-	-
Essex Community Foundation	-	8,000	(8,000)	-	-
Essex Association of Local Councils	-	12,753	(12,753)	-	-
Colchester Catalyst	396	4,803	(5,199)	-	-
NHS Suffolk & North Essex OT	-	17,003	(17,003)	-	-
Essex County Council	-	3,881	(3,881)	-	-
Provide CIC	5,000	23,922	(28,922)	-	-
Fine & Country	-	1,000	(1,000)	-	-
	<u>387,468</u>	<u>194,035</u>	<u>(207,156)</u>	<u>21,499</u>	<u>395,846</u>

BEACON HOUSE MINISTRIES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

20 Restricted funds (Continued)

Previous year:	At 1 April 2023	Incoming resources	Resources expended	Gains and losses	At 31 March 2024
	£	£	£	£	£
90 East Hill, Colchester	76,421	-	-	-	76,421
91 East Hill, Colchester	250,165	-	-	-	250,165
Norfolk House Leasehold Improvements	59,371	-	(5,805)	-	53,566
Colchester Borough Homes	-	30,500	(30,500)	-	-
NHS Suffolk & North Essex ICB	-	111,166	(109,246)	-	1,920
Garfield Weston	-	12,498	(12,498)	-	-
Community 360	4,239	7,593	(11,832)	-	-
Essex Community Foundation	-	15,000	(15,000)	-	-
Nationwide	25,000	7,500	(32,500)	-	-
Essex Association of Local Councils	-	2,502	(2,502)	-	-
Colchester Catalyst	2,260	14,382	(16,246)	-	396
NHS Suffolk & North Essex OT	-	42,981	(42,981)	-	-
Police & Crime Commissioner	-	12,000	(12,000)	-	-
Essex County Council	-	119	(119)	-	-
Provide CIC	-	5,000	-	-	5,000
NHS England	-	13,930	(13,930)	-	-
Miscellaneous - Guest Services	-	5,637	(5,637)	-	-
	<u>417,456</u>	<u>280,808</u>	<u>310,796</u>	<u>-</u>	<u>387,468</u>

Property

Restricted Fund grants had been received in prior periods for the purchase of 90 East Hill, Colchester, for the purchase, refurbishment and adaptation of 91 East Hill, Colchester, and the conversion of the Freehold property at East Hill.

Additionally a grant had been received in prior periods to improve the leased property at Norfolk House. The costs are being written off in line with the amortisation of the expenditure.

BEACON HOUSE MINISTRIES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

20 Restricted funds

(Continued)

Grants

Colchester Borough Homes for Homeless Prevention
 NHS Suffolk & North Essex CCG for Nurse Led Drop-in-service and Spirometry Screenings
 Garfield Weston for Café Plus (Welfare Services)
 Community 360 Hyperlocal Fund for Activities for Homeless People to improve wellbeing
 Essex Community Foundation for Welfare Services
 Nationwide Building Society for Housing
 Essex Association of Local Councils for Food and Winter Warmth
 Colchester Catalyst for Clinic Spirometry Screenings and OTA
 NHS Suffolk & North East Essex for Occupational Therapist
 Police & Crime Commissioner for Community Safety
 Essex County Council for Guest Skill Enhancement
 Provide CIC for Smoking Cessation
 NHS England for Immunisation and Bowel Screening clinics
 Fine & Country for 'Revitalise' - a gym and internally based exercise program

21 Unrestricted funds

The unrestricted funds of the charity comprise the unexpended balances of donations and grants which are not subject to specific conditions by donors and grantors as to how they may be used. These include designated funds which have been set aside out of unrestricted funds by the trustees for specific purposes.

	At 1 April 2024	Incoming resources	Resources expended	Gains and losses	At 31 March 2025
	£	£	£	£	£
General funds	629,751	214,718	(221,007)	32,963	656,425
	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Previous year:	At 1 April 2023	Incoming resources	Resources expended	Gains and losses	At 31 March 2024
	£	£	£	£	£
General funds	553,053	148,148	(88,346)	16,896	629,751
	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>

BEACON HOUSE MINISTRIES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

22 Analysis of net assets between funds

	Unrestricted funds 2025 £	Restricted funds 2025 £	Total 2025 £
At 31 March 2025:			
Tangible assets	34,925	47,761	82,686
Investment properties	501,915	348,085	850,000
Current assets/(liabilities)	119,585	-	119,585
	<u>656,425</u>	<u>395,846</u>	<u>1,052,271</u>
	Unrestricted funds 2024 £	Restricted funds 2024 £	Total 2024 £
At 31 March 2024:			
Tangible assets	22,293	53,566	75,859
Investment properties	215,915	326,585	542,500
Current assets/(liabilities)	391,543	7,317	398,860
	<u>629,751</u>	<u>387,468</u>	<u>1,017,219</u>

23 Operating lease commitments

At the reporting end date the charity had outstanding commitments for future minimum lease payments under non-cancellable operating leases, which fall due as follows:

	2025 £	2024 £
Within one year	32,000	32,000
Between two and five years	128,000	128,000
In over five years	101,333	133,333
	<u>261,333</u>	<u>293,333</u>

BEACON HOUSE MINISTRIES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

24 Related party transactions

Colin Bennett is a Trustee of the Charitable Company and also a Trustee of The Colin Bennett Charitable Trust for the Homeless.

During the year the Charity purchased the remaining 30% of the Freehold/Investment property from The Colin Bennett Charitable Trust for the Homeless for £255,000. At the year end Other creditors included a balance of £30,000 owed to The Colin Bennett Charitable Trust for the Homeless in respect of this which has subsequently been paid.

During the year The Colin Bennett Charitable Trust for the Homeless made a donation of £36,000 to the charity included within Donations and legacies.

Accounts

Charity Registration No. 1055109

Company Registration No. 03177916 (England and Wales)

BEACON HOUSE MINISTRIES

ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2024



11 De Grey Square
De Grey Road
Colchester
Essex
CO4 5YQ

BEACON HOUSE MINISTRIES

CONTENTS

	Page
Company information	1
Trustees report	2 - 5
Independent examiner's report	6
Statement of financial activities	7
Balance sheet	8 - 9
Notes to the financial statements	10 - 24

BEACON HOUSE MINISTRIES

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees	F J Sheppard	
	D P Watts	
	R A Crayston	
	B J Roberts	
	J Lambert	
	N J Young	
	C N Bennett	
	R Harris	(Appointed 18 September 2023)
Secretary	C N Bennett	
Charity number	1055109	
Company number	03177916	
Registered office	36 Lexden Road Colchester Essex England CO3 3RF	
Independent examiner	TC Group 11 De Grey Square De Grey Road Colchester Essex CO4 5YQ	

BEACON HOUSE MINISTRIES

TRUSTEES REPORT (INCLUDING DIRECTORS' REPORT)

FOR THE YEAR ENDED 31 MARCH 2024

The trustees, who are also directors of the Charity for the purposes of the Companies Act 2006, present their report with the financial statements of the charity for the year ended 31 March 2024. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

Objectives and activities

The Objectives of the Charity are as stated below:

‘Beacon House Ministries exists to provide Christ-centred love, hope and acceptance to those who are homeless or without permanent accommodation. By engaging with them, and working together, we aim to positively impact and transform their lives, enabling them to realise their full potential - bringing hope to the lost through the love of Jesus.’

The work at Beacon House started in March 1996 and a team of paid and volunteer workers carry out the functions of the Charity. All staff are committed to the principles of the Christian faith in accordance with the Charity policy. At the end of the year there were 10 employed staff and 26 regular volunteers working at Beacon House. The work was also supported by student placements from Colchester Institute and Essex, Suffolk, and Anglia Ruskin Universities.

It is important to state that although we are a ‘faith based’ Christian charity, we welcome Guests of all faiths, or no faith, and treat everyone exactly the same. That approach applies equally to all the other eight protected characteristics, i.e. age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, sex, and sexual orientation.

The Day Centre and Primary Health Centre are conveniently located on Crouch Street and offer a very wide range of services, tailored to each individual. Healthcare services include two drop-in clinics, vaccinations, nurse consultations, sexual health services, cervical screening and needle exchange. Welfare services include breakfast and hot lunch, tea and coffee throughout the day, a barber, postal services, a computer suite, showers, laundry facilities and help with alcoholism and smoking cessation. Through our association with the Essex Law Clinic, we are also able to offer our Guests a degree of legal guidance.

Given that our aim is to walk with, and empower, our Guests on the journey towards self-fulfilled and independent lives, through our Occupational Therapy team (Senior OT plus an OT Assistant) we provide help with their personal development which includes life skill training and occupational therapy (both internal and external activities). Full health and wellbeing assessments are also provided using the nationally recognised Outcomes Star programme and this enables our Guests to move forward into healthier and more stable lives.

Beacon House also works very closely with a number of other organisations including Colchester Emergency Night Shelter, Emmaus, NACRO, Sanctuary Housing, Essex Law Clinic, Colchester Food Bank, Phoenix Futures, Alcoholics Anonymous, Colchester Borough Homes, Open Door, Open Road, STaRS and Job CentrePlus. We also interact, as appropriate, with the Police and Probation Service, with whom we enjoy a very good working relationship.

Public benefit

The directors have regard to the public benefit general guidance issued by the Charity Commission. They believe that the description of the Company's activities in this annual report evidence that those activities carry out the Company's objects for the public benefit.

TRUSTEES REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2024

Achievements and performance

Developments in the Current Year

Over the past 4 years we have been gradually shifting our model from one that was predominantly based on free handouts, without too many questions asked, to one of significant Guest engagement.

Given that our goal for every Guest is to help them move from a position of being 'stuck' (whatever 'stuck' looks like for that particular individual) to living a self-fulfilled, independent life, everything we say and everything we do must contribute positively towards that goal.

We will walk the road with anybody, but we absolutely will not walk it for them – and that means they have to be honest, and they have to engage in a very positive way.

Doing things for people who can do those same things themselves is not helpful at all – it simply disempowers them, creates dependencies and fails to take them forward in life. Only by participation and contribution is real transformation made and, time and time again, we are proving that by the approach we now take.

One of the most significant developments during 2023/2024 has been the introduction of Guest Volunteers. These roles are exactly as they sound, i.e. individuals who came to Beacon House as Guests and are now volunteering.

Many Guests wish to say 'thank you' for the help they received at Beacon House in a tangible way, and, for some, this is how they express their thanks. Not only do these roles allow them to show that thanks in a practical way, they also provide much needed help on a day to day basis and, far more importantly, enable the Guest Volunteers to grow in confidence and self-esteem in the knowledge that at the same time they are helping others who are where they were not so long ago.

Additionally, during 2023/2024, we have formed new alliances, for example with Changing Lives, a charity who operate a gym just across the road from us on Crouch Street. More and more of our Guests are getting involved in the various activities they offer (not just pure gym, but allied activities that stimulate Well-being), and reaping the benefits of that involvement.

Perhaps the most exciting development, certainly in terms of desired outcomes, is our new partnership with Hope House (the Adam Project) in Lowestoft. This is a residential rehabilitation charity for men, run by a very dedicated team, all of whom have lived experience of addiction. At the time of this report being written, we have six of our Guests resident at Hope House, with another two soon to join them. Lives have already been changed in really positive ways as a result of being there and we look forward to this continued partnership resulting in permanent freedom from addiction and lives being transformed as a direct result.

Our close partnership with the Essex Law Clinic continues to provide much needed, and very welcome, advice on all aspects of law, both for Guests on an individual level, but also for Beacon House as a whole.

Because we constantly strive to improve the ministry and services provided by Beacon House, we continually re-evaluate what we do, and how we do it, in order to ensure the services we offer are relevant to the need as it presents itself at any given time.

BEACON HOUSE MINISTRIES

TRUSTEES REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2024

Statistics for the year ending March 2024

	<u>Number</u>	<u>Percentage</u>
Total number of people accessing services	405	
New registrations during the year	311	77%
Males	232	75%
Females	79	25%
18 years	5	1%
19 - 25 years	28	9%
26 - 40 years	116	37%
41 - 60 years	128	42%
61 years +	34	11%

Housing Status

Rough Sleeping (inc. in car)	88	29%
Night Shelter	54	17%
Sofa Surfing	132	42%
Temporary Accommodation	37	12%
Clinical Appointments	1,750	
Issues Resolved Entirely 'In House'	1,701	97%
GP Referrals	49	3%
Number of people housed	220	

Beacon House is by no means an island and we could not achieve all we currently do without the help of our volunteers, the partner organisations we work with and those who support us financially - individuals, churches, groups, companies and grant making bodies. I would like to record our grateful thanks to each and every one who has played their part in helping us seek to transform lives through the work of Beacon House.

Financial review

Although the budget for 2023/2024 anticipated a significant financial loss, we are pleased to report that the year finished with a small surplus, equivalent to approximately 6 weeks operating costs. Part of this is down to a careful and considered restructuring of paid roles, and partly because some areas of income, namely grants and accommodation income, performed better than expected.

The budget for 2024/2025 again predicts a significant financial loss and given that the greatest proportion of any organisations cost, i.e. staff, was restructured during 2023/2024, that option does not exist for 2024/2025. Therefore, unless donations and/or grants increase significantly, we will be dipping into our financial reserves in a significant way during 2024/2025.

Our policy is to retain free reserves equivalent to six months total operating costs.

The accounts for the year ended 31st March 2024 are set out in pages 7 to 22.

BEACON HOUSE MINISTRIES

TRUSTEES REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2024

Investment policy and objectives

There are no long-term investment policies due to the uncertainty of our funding income. There is an aspiration to grow income and to continue to grow our services, and this policy will continue to be reviewed.

Structure, governance and management

Beacon House is a registered charity and is a company limited by guarantee. As set out in our Memorandum and Articles of Association the Company is managed by its directors, who determine its functions and policy and act as charity Trustees. Management and direction of routine operations, external relations and income generation is undertaken by the Chief Executive Officer, Steve Brown.

The trustees regularly review the skills, aptitudes and experiences that are required to ensure there is good governance. When vacancies occur, or skill gaps are identified the trustees approach individuals from the community who are known to meet the necessary criteria. There is an application and assessment process, after which new trustees are invited to join the board.

The trustees meet bi-monthly with the CEO to manage the strategic and operational aspects of the charity. Sub-committees, who report back to the main board, are formed where more in depth consideration of specific subjects is required. Trustees are required to visit the charity regularly in order to maintain strong and meaningful relationships with team members.

Risk Management

The directors regularly review the major risks which the Charity faces and confirm that systems are in place to mitigate such risks, supported by regular reporting.

The trustees, who are also the directors for the purpose of company law, and who served during the year and up to the date of signature of the financial statements were:

F J Sheppard

D P Watts

R A Crayston

B J Roberts

J Lambert

N J Young

C N Bennett

R Harris

(Appointed 18 September 2023)

The trustees report was approved by the Board of Trustees.

F J Sheppard

Trustees

Dated: 19 September 2024

BEACON HOUSE MINISTRIES

INDEPENDENT EXAMINER'S REPORT

TO THE TRUSTEES OF BEACON HOUSE MINISTRIES

I report to the trustees on my examination of the financial statements of Beacon House Ministries (the charity) for the year ended 31 March 2024.

Responsibilities and basis of report

As the trustees of the charity (and also its directors for the purposes of company law) you are responsible for the preparation of the financial statements in accordance with the requirements of the Companies Act 2006 (the 2006 Act).

Having satisfied myself that the financial statements of the charity are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of the charity's financial statements carried out under section 145 of the Charities Act 2011 (the 2011 Act). In carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent examiner's statement

Since the charity's gross income exceeded £250,000 your examiner must be a member of a body listed in section 145 of the 2011 Act. I confirm that I am qualified to undertake the examination because I am a member of , which is one of the listed bodies.

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

- 1 accounting records were not kept in respect of the charity as required by section 386 of the 2006 Act; or
- 2 the financial statements do not accord with those records; or
- 3 the financial statements do not comply with the accounting requirements of section 396 of the 2006 Act other than any requirement that the accounts give a true and fair view which is not a matter considered as part of an independent examination; or
- 4 the financial statements have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the financial statements to be reached.

Jacqueline Frost ACA

11 De Grey Square
De Grey Road
Colchester
Essex
CO4 5YQ

Dated: 30 October 2024

BEACON HOUSE MINISTRIES

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 MARCH 2024

	Notes	Unrestricted funds 2024 £	Restricted funds 2024 £	Total 2024 £	Total 2023 £
Income from:					
Donations and legacies	3	90,701	582	91,283	100,293
Charitable activities	4	701	274,589	275,290	351,182
Other trading activities	5	915	5,637	6,552	12,421
Investments	6	55,831	-	55,831	5,983
Total income		148,148	280,808	428,956	469,879
Expenditure on:					
Charitable activities	7	88,346	310,796	399,142	443,977
Net gains/(losses) on investments	11	16,896	-	16,896	(7,032)
Net movement in funds		76,698	(29,988)	46,710	18,870
Fund balances at 1 April 2023		553,052	417,456	970,508	951,639
Fund balances at 31 March 2024		629,750	387,468	1,017,218	970,509

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

All income and expenditure derive from continuing activities.

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

BEACON HOUSE MINISTRIES

BALANCE SHEET

AS AT 31 MARCH 2024

	Notes	2024 £	£	2023 £	£
Fixed assets					
Tangible assets	12		75,859		620,637
Investment properties	13		542,500		-
			<u>618,359</u>		<u>620,637</u>
Current assets					
Debtors	14	23,054		18,343	
Investments	15	203,552		186,656	
Cash at bank and in hand		316,288		316,180	
		<u>542,894</u>		<u>521,179</u>	
Creditors: amounts falling due within one year	16	(144,035)		(171,307)	
Net current assets			<u>398,859</u>		<u>349,872</u>
Total assets less current liabilities			<u><u>1,017,218</u></u>		<u><u>970,509</u></u>
Income funds					
Restricted funds	18		387,468		417,457
Unrestricted funds			629,750		553,052
			<u><u>1,017,218</u></u>		<u><u>970,509</u></u>

BEACON HOUSE MINISTRIES

BALANCE SHEET (CONTINUED)

AS AT 31 MARCH 2024

The company is entitled to the exemption from the audit requirement contained in section 477 of the Companies Act 2006, for the year ended 31 March 2024.

The trustees acknowledge their responsibilities for ensuring that the charity keeps accounting records which comply with section 386 of the Act and for preparing financial statements which give a true and fair view of the state of affairs of the company as at the end of the financial year and of its incoming resources and application of resources, including its income and expenditure, for the financial year in accordance with the requirements of sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the company.

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

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

The financial statements were approved by the Trustees on 19 September 2024

F J Sheppard
Trustee

J Lambert
Trustee

Company Registration No. 03177916

BEACON HOUSE MINISTRIES

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2024

1 Accounting policies

Charity information

Beacon House Ministries is a private company limited by guarantee incorporated in England and Wales. The registered office is 36 Lexden Road, Colchester, Essex, CO3 3RF, England.

1.1 Accounting convention

The financial statements have been prepared in accordance with the the Companies Act 2006 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)" (as amended for accounting periods commencing from 1 January 2016). The charity is a Public Benefit Entity as defined by FRS 102.

The charity has taken advantage of the provisions in the SORP for charities applying FRS 102 Update Bulletin 1 not to prepare a Statement of Cash Flows.

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

The financial statements have been prepared under the historical cost convention, modified to include the revaluation of freehold properties and to include investment properties and certain financial instruments at fair value. The principal accounting policies adopted are set out below.

1.2 Going concern

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

1.3 Funds

Unrestricted funds are available for use at the discretion of the trustees in furtherance of their charitable objectives unless the funds have been designated for other purposes.

Restricted funds are subject to specific conditions by donors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the financial statements.

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

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2024

1 Accounting policies

(Continued)

1.4 Incoming resources

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

The following specific policies are applied to particular categories of income:

Voluntary income is received by way of grants and donations and is included in full when receivable. Gift Aid recoveries on donations from individuals are recognised in the same period as the donation.

Unrestricted grants, where entitlement is not conditional on the delivery of a specific performance by the charity, are recognised when the charity becomes unconditionally entitled to the grant. Restricted grants are recognised on receipt except to the extent where the grant is time related to the delivery of a service in a future period it is carried forward as deferred income.

Investment income is included when receivable.

Donated goods are included at the value to the charity where this can be quantified, and relates to food etc donated from supermarkets. The value of services provided by volunteers has not been included in these financial statements.

1.5 Resources expended

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

Expenditure includes non-recoverable VAT, and is reported as part of the expenditure to which it relates.

Charitable expenditure comprises those costs incurred by the charity in the delivery of its activities and services for its beneficiaries. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support them.

Governance costs include those costs associated with meeting the constitutional and statutory requirements of the charitable company; this includes the preparation and examination of this annual report and financial statements, and costs linked to the strategic management of the charity.

Support costs are allocated to charitable activities based on floor space and estimated resources used.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2024

1 Accounting policies

(Continued)

1.6 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Freehold land and buildings	No charge
Leasehold land and buildings	Period of lease
Plant and equipment	Straight line over 5 years
Computers	Straight line over 3 years

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in net income/(expenditure) for the year.

Freehold property consists of residential properties that have been converted by the charity from commercial use and are included at valuation at the time of the conversion. Depreciation is not provided on the freehold buildings as they are required to be maintained to a high standard, resulting in a residual value which would make any depreciation charges immaterial.

Assets costing less than £1,000 are written off in the year of purchase.

1.7 Investment properties

Investment property, which is property held to earn rentals and/or for capital appreciation, is initially recognised at cost, which includes the purchase cost and any directly attributable expenditure. Subsequently it is measured at fair value at the reporting end date. The surplus or deficit on revaluation is recognised in profit or loss.

1.8 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

1.9 Taxation

The charity is exempt from corporation tax on its charitable activities.

1.10 Employee benefits

The charitable company operates a defined contribution pension scheme. Contributions payable to the charitable company's pension scheme are charged to the Statement of Financial Activities in the period to which they relate.

The pension cost is allocated between activities and between restricted and unrestricted funds based on the analysis of the employee cost to which it relates.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2024

1 Accounting policies**(Continued)**

Redundancy and termination payments are measured at the best estimate of the expenditure required to settle the obligation at the reporting date.

The costs in the year are allocated between the activities and between restricted and unrestricted funds based on the analysis of the employee cost to which it relates.

1.11 Investments

Investments are treated as current asset investments where they are held in readily accessible funds.

Listed investments are stated at market value less provision for any permanent diminution in value. The market value of listed investments is based on the closing middle market price on the London Stock Exchange. The SOFA includes the net gains and losses arising on revaluations and disposals throughout the year.

2 Critical accounting estimates and judgements

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

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

3 Donations and legacies

	Unrestricted funds	Restricted funds	Total	Total
	2024	2024	2024	2023
	£	£	£	£
Donations and gifts	88,701	582	89,283	98,293
Donated goods and services	2,000	-	2,000	2,000
	<u> </u>	<u> </u>	<u> </u>	<u> </u>
For the year ended 31 March 2023	<u>100,293</u>	<u>-</u>		<u>100,293</u>

BEACON HOUSE MINISTRIES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2024

4 Charitable activities

	Healthcare Services 2024 £	Housing Services 2024 £	Welfare Services 2024 £	Development Services 2024 £	Total 2024 £	Total 2023 £
Sales within charitable activities	-	-	-	-	-	933
Services provided under contract	-	87	-	-	87	3,481
Performance related grants	137,107	38,000	42,119	57,363	274,589	313,968
Charitable rental income	-	-	-	-	-	30,326
Other income	-	614	-	-	614	2,474
	<u>137,107</u>	<u>38,701</u>	<u>42,119</u>	<u>57,363</u>	<u>275,290</u>	<u>351,182</u>
Analysis by fund						
Unrestricted funds	-	701	-	-	701	38,214
Restricted funds	<u>137,107</u>	<u>38,000</u>	<u>42,119</u>	<u>57,363</u>	<u>274,589</u>	<u>312,968</u>
	<u>137,107</u>	<u>38,701</u>	<u>42,119</u>	<u>57,363</u>	<u>275,290</u>	<u>351,182</u>
For the year ended 31 March 2023						
Unrestricted funds	933	36,281	1,000	-		38,214
Restricted funds	<u>111,489</u>	<u>80,000</u>	<u>57,119</u>	<u>64,360</u>		<u>312,968</u>
	<u>112,422</u>	<u>116,281</u>	<u>58,119</u>	<u>64,360</u>		<u>351,182</u>

5 Other trading activities

	Unrestricted funds 2024 £	Restricted funds 2024 £	Total 2024 £	Total 2023 £
Fundraising events	<u>915</u>	<u>5,637</u>	<u>6,552</u>	<u>12,421</u>

BEACON HOUSE MINISTRIES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2024

6 Investments

	Unrestricted funds	Total
	2024 £	2023 £
Rental income	48,290	-
Dividends	5,427	5,427
Interest receivable	2,114	556
	<u>55,831</u>	<u>5,983</u>

BEACON HOUSE MINISTRIES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2024

7 Charitable activities

	Healthcare Services	Housing Services	Welfare Services	Development Services	Total 2024	Total 2023
	2024	2024	2024	2024		
	£	£	£	£	£	£
Staff costs	77,595	75,381	51,108	55,203	259,287	293,344
Other payroll costs	714	714	714	714	2,856	4,553
Clinic costs	12,873	-	-	-	12,873	13,457
Laundry	-	-	152	-	152	210
Miscellaneous	-	-	375	-	375	8
Donated goods	-	-	2,000	-	2,000	2,000
Café costs	-	-	4,464	-	4,464	4,348
Bursary for client	-	-	9,158	-	9,158	10,242
Occupational therapy	-	-	-	1,099	1,099	1,041
Housing costs	-	(254)	-	-	(254)	4,534
Nursing costs	5,500	-	-	2,000	7,500	5,072
Fees	1,871	-	-	-	1,871	1,863
	<u>98,553</u>	<u>75,841</u>	<u>67,971</u>	<u>59,016</u>	<u>301,381</u>	<u>340,672</u>
Share of support costs (see note 8)	35,225	17,272	17,272	17,271	87,040	93,315
Share of governance costs (see note 8)	2,680	2,680	2,680	2,681	10,721	9,990
	<u>136,458</u>	<u>95,793</u>	<u>87,923</u>	<u>78,968</u>	<u>399,142</u>	<u>443,977</u>
Analysis by fund						
Unrestricted funds	-	31,342	36,852	20,152	88,346	156,704
Restricted funds	136,458	64,451	51,071	58,816	310,796	287,273
	<u>136,458</u>	<u>95,793</u>	<u>87,923</u>	<u>78,968</u>	<u>399,142</u>	<u>443,977</u>
For the year ended 31 March 2023						
Unrestricted funds	39,610	61,256	42,593	13,245		156,704
Restricted funds	93,088	60,061	55,506	78,618		287,273
	<u>132,698</u>	<u>121,317</u>	<u>98,099</u>	<u>91,863</u>		<u>443,977</u>

BEACON HOUSE MINISTRIES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2024

8 Support costs

	Support costs	Governance costs	2024	2023
	£	£	£	£
Staff costs	-	7,300	7,300	7,187
Depreciation	8,186	-	8,186	7,843
Rent, rates and water	31,481	-	31,481	31,306
Premises insurance	4,456	-	4,456	4,482
Light & heat	9,066	-	9,066	7,416
Building maintenance	7,085	-	7,085	15,678
Cleaning and waste	9,553	-	9,553	9,942
Licences	788	-	788	733
Travel expenses	1,028	-	1,028	1,032
Volunteer expenses	969	-	969	930
Staff training	739	-	739	692
Postage, stationery and telephone	5,454	-	5,454	5,846
IT expenses	7,231	-	7,231	6,002
Sundries	1,004	-	1,004	1,413
Accountancy fees	-	2,600	2,600	2,803
Legal and professional	-	146	146	-
Advertising and annual report	-	675	675	-
	<u>87,040</u>	<u>10,721</u>	<u>97,761</u>	<u>103,305</u>
Analysed between				
Charitable activities	<u>87,040</u>	<u>10,721</u>	<u>97,761</u>	<u>103,305</u>

Support costs includes £30,933 (2023: £31,306) for other operating leases.

Governance costs includes Independent Examiners remuneration of £1,080 (2023: £1,116) for the examination of the accounts and £1,520 (2023: £1,674) for other financial services.

9 Trustees

None of the trustees (or any persons connected with them) received any remuneration or benefits from the charity during the year.

BEACON HOUSE MINISTRIES**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)****FOR THE YEAR ENDED 31 MARCH 2024****10 Employees****Number of employees**

The average monthly number of employees during the year was:

	2024	2023
	Number	Number
Healthcare services	4	4
Welfare services	3	4
Housing services	3	4
Development services	2	3
	<u>12</u>	<u>15</u>

Employment costs

	2024	2023
	£	£
Wages and salaries	242,831	272,568
Social security costs	13,140	16,162
Other pension costs	10,616	11,801
	<u>266,587</u>	<u>300,531</u>

The full time equivalent number of employees was 7.5 (2023 - 7.5).

As required by FRS102, the trustees consider that the charity has 1 key manager who received a salary of £62,504 and employer pension contributions of £3,125 (2023: 3 key management with remuneration of £130,899).

Included within Wages and salaries are redundancy costs of £5,474.

The number of employees whose annual remuneration was £60,000 or more were:

	2024	2023
	Number	Number
£60,001 - £70,000	<u>1</u>	<u>1</u>

BEACON HOUSE MINISTRIES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2024

11 Net gains/(losses) on investments

	Unrestricted funds	Total
	2024	2023
	£	£
Revaluation of investments	16,896	(7,032)

12 Tangible fixed assets

	Freehold land and buildings	Leasehold land and buildings	Plant and equipment	Computers	Total
	£	£	£	£	£
Cost					
At 1 April 2023	542,500	112,632	1,717	3,767	660,616
Additions	-	5,908	-	-	5,908
Transfer to investment property	(542,500)	-	-	-	(542,500)
At 31 March 2024	-	118,540	1,717	3,767	124,024
Depreciation and impairment					
At 1 April 2023	-	34,495	1,717	3,767	39,979
Depreciation charged in the year	-	8,186	-	-	8,186
At 31 March 2024	-	42,681	1,717	3,767	48,165
Carrying amount					
At 31 March 2024	-	75,859	-	-	75,859
At 31 March 2023	542,500	78,137	-	-	620,637

The Freehold property was valued on 14 January 2019 and this value has been used. The Charity owns 70% of the Freehold property with the remaining 30% held by The Colin Bennett Charitable Trust for the Homeless.

The Freehold property is now used for generating income for use by the Charity and has been transferred to Investment property.

BEACON HOUSE MINISTRIES**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)****FOR THE YEAR ENDED 31 MARCH 2024****13 Investment property**

	2024
	£
Fair value	
At 1 April 2023	-
Transfers from owner-occupied property	542,500
	<u> </u>
At 31 March 2024	542,500
	<u> </u>

Investment property comprises the property at East Hill. The fair value of the investment property has been arrived at on the basis of a valuation carried out at 14 January 2019 by a firm of Chartered Surveyors, who are not connected with the charity. The valuation was made on an open market value basis by reference to market evidence of transaction prices for similar properties. The Trustees consider the current valuation to not be materially dissimilar.

14 Debtors

	2024	2023
	£	£
Amounts falling due within one year:		
Trade debtors	9,180	1,891
Other debtors	2,487	5,021
Prepayments and accrued income	11,387	11,431
	<u> </u>	<u> </u>
	23,054	18,343
	<u> </u>	<u> </u>

15 Current asset investments

	2024	2023
	£	£
Listed investments - COIF Investment Fund	203,552	186,656
	<u> </u>	<u> </u>

BEACON HOUSE MINISTRIES**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)****FOR THE YEAR ENDED 31 MARCH 2024****16 Creditors: amounts falling due within one year**

	Notes	2024 £	2023 £
Deferred income	17	127,535	155,997
Trade creditors		1,602	40
Other creditors		2,775	2,078
Accruals		12,123	13,192
		<u>144,035</u>	<u>171,307</u>

The deferred income relates to grants received in advance. All of the £155,997 deferred income brought forward was recorded as income during the year ended 31st March 2024.

17 Grants and deferred income

	2024 £	2023 £
Other deferred income	<u>127,535</u>	<u>155,997</u>

BEACON HOUSE MINISTRIES**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)****FOR THE YEAR ENDED 31 MARCH 2024****18 Restricted funds**

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

	Movement in funds			
	Balance at 1 April 2023	Incoming resources	Resources expended	Balance at 31 March 2024
	£	£	£	£
90 East Hill, Colchester	76,421	-	-	76,421
91 East Hill, Colchester	250,165	-	-	250,165
Norfolk House Leasehold Improvements	59,371	-	(5,805)	53,566
Colchester Borough Homes	-	30,500	(30,500)	-
NHS Suffolk & North Essex ICB	-	111,166	(109,246)	1,920
Garfield Weston	-	12,498	(12,498)	-
Community 360	4,239	7,593	(11,832)	-
Essex Community Foundation	-	15,000	(15,000)	-
Nationwide	25,000	7,500	(32,500)	-
Essex Association of Local Councils	-	2,502	(2,502)	-
Colchester Catalyst	2,260	14,382	(16,246)	396
NHS Suffolk & North Essex OT	-	42,981	(42,981)	-
Police & Crime Commissioner	-	12,000	(12,000)	-
Essex County Council	-	119	(119)	-
Provide CIC	-	5,000	-	5,000
NHS England	-	13,930	(13,930)	-
Miscellaneous - Guest Services	-	5,637	(5,637)	-
	<u>417,456</u>	<u>280,808</u>	<u>(310,796)</u>	<u>387,468</u>

Property

Restricted Fund grants had been received in prior periods for the purchase of 90 East Hill, Colchester, for the purchase, refurbishment and adaptation of 91 East Hill, Colchester, and the conversion of the Freehold property at East Hill.

Additionally a grant had been received in prior periods to improve the leased property at Norfolk House. The costs are being written off in line with the amortisation of the expenditure.

BEACON HOUSE MINISTRIES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2024

18 Restricted funds

(Continued)

Grants

Colchester Borough Homes for Homeless Prevention
 NHS Suffolk & North Essex CCG for Nurse Led Drop-in-service and Spirometry Screenings
 Garfield Weston for Café Plus (Welfare Services)
 Community 360 Hyperlocal Fund for Activities for Homeless People to improve wellbeing
 Essex Community Foundation for Welfare Services
 Nationwide Building Society for Housing
 Essex Association of Local Councils for Food and Winter Warmth
 Colchester Catalyst for Clinic Spirometry Screenings and OTA
 NHS Suffolk & North East Essex for Occupational Therapist
 Police & Crime Commissioner for Community Safety
 Essex County Council for Guest Skill Enhancement
 Provide CIC for Smoking Cessation
 NHS England for Immunisation and Bowel Screening clinics

19 Analysis of net assets between funds

	Unrestricted 2024 £	Restricted 2024 £	Total 2024 £	Total 2023 £
Fund balances at 31 March 2024 are represented by:				
Tangible assets	22,293	53,566	75,859	620,637
Investment properties	215,915	326,585	542,500	-
Current assets/(liabilities)	391,542	7,317	398,859	349,872
	<u>629,750</u>	<u>387,468</u>	<u>1,017,218</u>	<u>970,509</u>

20 Operating lease commitments

At the reporting end date the charity had outstanding commitments for future minimum lease payments under non-cancellable operating leases, which fall due as follows:

	2024 £	2023 £
Within one year	32,000	32,000
Between two and five years	128,000	128,000
In over five years	133,333	165,333
	<u>293,333</u>	<u>325,333</u>

21 Related party transactions

Colin Bennett is a Trustee of the Charitable Company and also a Trustee of The Colin Bennett Charitable Trust for the Homeless.

The Colin Bennett Charitable Trust for the Homeless own the remaining 30% of the Freehold/Investment property.

The Colin Bennett Charitable Trust for the Homeless own other properties which are managed by the Charity.

The Charity receives a management fee in respect of the properties managed on behalf of the Colin Bennett Charitable Trust for the Homeless.

During the year the Charity paid for decorating services provided by the wife of the CEO - the amount paid for the services was £767.

Accounts

REGISTERED COMPANY NUMBER: 03177916 (England and Wales)
REGISTERED CHARITY NUMBER: 1055109

**REPORT OF THE TRUSTEES AND
UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2023
FOR
BEACON HOUSE MINISTRIES**

Baker Chapman & Bussey
Chartered Accountants
3 North Hill
Colchester
Essex
CO1 1DZ

	Page
Report of the Trustees	1 to 4
Independent Examiner's Report	5
Statement of Financial Activities	6
Balance Sheet	7 to 8
Notes to the Financial Statements	9 to 17

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2023**

The trustees who are also directors of the charity for the purposes of the Companies Act 2006, present their report with the financial statements of the charity for the year ended 31 March 2023. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

OBJECTIVES AND ACTIVITIES

Objectives and aims

The Objectives of the Charity are as stated below:

'Beacon House Ministries exists to provide Christ-centred love, hope and acceptance to those who are homeless or without permanent accommodation. By engaging with them, and working together, we aim to positively impact and transform their lives, enabling them to realise their full potential - bringing hope to the lost through the love of Jesus.'

The work at Beacon House started in March 1996 and a team of paid and volunteer workers carry out the functions of the Charity. All staff are committed to the principles of the Christian faith in accordance with the Charity policy. At the end of the year there were 12 employed staff and 22 regular volunteers working at Beacon House. The work was also supported by student placements from Colchester Institute and Essex, Suffolk, and Anglia Ruskin Universities.

The Day Centre and Primary Health Centre are conveniently located on Crouch Street and offer a very wide range of services, tailored to each individual. Healthcare services include two drop-in clinics, vaccinations, nurse consultations, sexual health services, cervical screening and needle exchange. Welfare services include breakfast and hot lunch, tea and coffee throughout the day, a barber, postal services, a computer suite, showers, laundry facilities and help with alcoholism and smoking cessation. Through our association with the Essex Law Clinic, we are also able to offer our Guests a degree of legal guidance.

Given that our aim is to walk with, and empower, our Guests on the journey towards self-fulfilled and independent lives, through our Occupational Therapy team (Senior OT plus an OT Assistant) we provide help with their personal development which includes life skill training and occupational therapy (both internal and external activities). Full health and wellbeing assessments are also provided using the nationally recognised Outcomes Star programme and this enables our Guests to move forward into healthier and more stable lives.

Beacon House also works very closely with a number of other organisations including Colchester Emergency Night Shelter, Emmaus, NACRO, Sanctuary Housing, Essex Law Clinic, Colchester Food Bank, Phoenix Futures, Alcoholics Anonymous, Colchester Borough Homes, Open Door, Open Road, STaRS and Job CentrePlus. We also interact, as appropriate, with the Police and Probation Service, with whom we enjoy a very good working relationship.

Public benefit

The directors have regard to the public benefit general guidance issued by the Charity Commission. They believe that the description of the Company's activities in this annual report evidence that those activities carry out the Company's objects for the public benefit.

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2023**

ACHIEVEMENT AND PERFORMANCE

Charitable activities

Developments in the Current Year

Since Covid the homeless landscape has changed significantly. Whilst there are fewer people rough sleeping, the number sofa surfing, in hostels or in temporary accommodation has increased with the overall result being that the total number of homeless people has increased ('homeless' being defined as not having the legal right to occupy a place of suitable accommodation').

That being the case, we have carefully reviewed, and amended, our staffing structure - both in terms of paid staff and volunteer staff - to ensure that we have the right number of people in the right places doing the right jobs to match the current needs.

We have also reviewed our own accommodation and concluded that we can achieve better results for our Guests, and do so in a more cost-effective way, by ceasing to be an accommodation provider and instead concentrate on being an accommodation facilitator. We have been able to move all our existing tenants on to suitable properties and the accommodation we own is now rented out on a commercial basis. This will produce a higher level of income than previously which means we have been able to strengthen our team of Housing Officers and, thereby, help more people to get housed more quickly than we were able to before.

We continue to engage the services of a locum GP (1 or 2 hours per week), to support our two nurses and also to provide general guidance on medical matters.

Because we constantly strive to improve the ministry and services provided by Beacon House, we continually re-evaluate what we do, and how we do it, in order to ensure the services we offer are relevant to the need as it presents itself at any given time.

Statistics for the year ending March 2023

	Number	Percentage
Total number of people accessing services	422	
New registrations during the year	241	57%
Males	349	83%
Females	72	17%
Under 18 years	1	0%
18 - 20 years	4	1%
21 - 25 years	18	4%
26 - 40 years	195	47%
41 - 60 years	178	42%
61 years +	26	6%
Housing Status		
Rough Sleeping (inc. in car)	69	29%
Night Shelter	52	22%
Sofa Surfing	88	36%
Temporary Accommodation	32	13%
Clinical Appointments	1,160	
Issues Resolved Entirely 'In House'	1,114	96%
Referrals on to GP's	46	4%
Number of people provided with accommodation	201	

Beacon House is by no means an island and we could not achieve all we currently do without the help of our volunteers, the partner organisations we work with and those who support us financially - individuals, churches, groups, companies and grant making bodies. I would like to record our grateful thanks to each and every one who has played their part in helping us seek to transform lives through the work of Beacon House.

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2023**

FINANCIAL REVIEW

Financial position

As can be seen from the accounts, Beacon House made a small surplus in 2022/2023 (equating to approximately two weeks operating costs). However, the surplus was less than 2021/2022, and significantly less than 2020/2021, continuing the worrying trend of the last few years. Whilst the Balance Sheet remains strong, the gradual reduction in donations is a real cause for concern. Grants are also becoming increasingly challenging to secure. The budget for 2023/2024 reflects that trend and we anticipate making a significant loss during the year. Although we can absorb the bulk of that anticipated loss from reserves, just for this one year, clearly that is not sustainable going forward and changes are being made to ensure that 2024/2025 should be at least 'break even'.

Grants continue to be an even greater challenge than before with less money available and more organisations seeking the same funding. Add to that costs which continue to increase and it is clear that we are currently experiencing the perfect storm.

A surplus of £18,869 was made in the year which was after £7,032 of losses on investments. Our policy is to retain free reserves equivalent to six months total operating costs.

The accounts for the year ended 31st March 2023 are set out in pages 6 to 19.

Investment policy and objectives

There are no long-term investment policies due to the uncertainty of our funding income. There is an aspiration to grow income and to continue to grow our services, and this policy will continue to be reviewed.

FUTURE PLANS

As mentioned in last year's report, it has been become very clear, and accepted by all parties, that there is a significant gap in Colchester for homeless people with complex needs (alcohol misuse, drug misuse, mental health) and we are looking at how we can best play our part in rectifying that situation. Discussions have commenced with the CEO of Colchester Borough Council, and we are very hopeful that an appropriate solution will come to fruition in the coming months.

In recognition of the fact that housing people is only part of the story, as well as utilising our Occupational Therapy to work with Guests, we have expanded our training sessions covering a number of relevant topics.

Our medical team continues to be extremely busy as we try to cope with the increasing demands being made on our services. We constantly review the need and, where possible (funding and staffing allowing) we will continue to widen the range of medical services to match the demands we are faced with.

Going forward, we will continue to review the need and, where necessary, adapt, our services to meet that changing need and again, where necessary, we will introduce new services where appropriate.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Beacon House is a registered charity and is a company limited by guarantee. As set out in our Memorandum and Articles of Association the Company is managed by its directors, who determine its functions and policy and act as charity Trustees. Management and direction of routine operations, external relations and income generation is undertaken by the Chief Executive Officer, Steve Brown.

The trustees regularly review the skills, aptitudes and experiences that are required to ensure there is good governance. When vacancies occur, or skill gaps are identified the trustees approach individuals from the community who are known to meet the necessary criteria. There is an application and assessment process, after which new trustees are invited to join the board.

The trustees meet bi-monthly with the CEO to manage the strategic and operational aspects of the charity. Sub-committees, who report back to the main board, are formed where more in depth consideration of specific subjects is required. Trustees are required to visit the charity regularly in order to maintain strong and meaningful relationships with team members.

RISK MANAGEMENT

The directors regularly review the major risks which the Charity faces and confirm that systems are in place to mitigate such risks, supported by regular reporting.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Company number

03177916 (England and Wales)

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2023**

Registered Charity number

1055109

Registered office

36 Lexden Road
Colchester
Essex
CO3 3RF

Trustees

C N Bennett Secretary
A J Higginson Treasurer (resigned 12.5.22)
F J Sheppard Chair
R A Spencer (resigned 14.9.22)
Dr D P Watts
R A Crayston
C M Cussell (resigned 14.9.22)
B J Roberts
J Lambert (appointed 5.9.22)
N J Young (appointed 14.9.22)

Company Secretary

C N Bennett

Independent Examiner

Baker Chapman & Bussey
Chartered Accountants
3 North Hill
Colchester
Essex
CO1 1DZ

Approved by order of the board of trustees on 13 September 2023 and signed on its behalf by:

F J Sheppard - Trustee

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF BEACON HOUSE MINISTRIES

Independent examiner's report to the trustees of Beacon House Ministries ('the Company')

I report to the charity trustees on my examination of the accounts of the Company for the year ended 31 March 2023.

Responsibilities and basis of report

As the charity's trustees of the Company (and also its directors for the purposes of company law) you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ('the 2006 Act').

Having satisfied myself that the accounts of the Company are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of your charity's accounts as carried out under Section 145 of the Charities Act 2011 ('the 2011 Act'). In carrying out my examination I have followed the Directions given by the Charity Commission under Section 145(5) (b) of the 2011 Act.

Independent examiner's statement

Since your charity's gross income exceeded £250,000 your examiner must be a member of a listed body. I can confirm that I am qualified to undertake the examination because I am a member of the Institute of Chartered Accountants in England and Wales, which is one of the listed bodies.

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe:

1. accounting records were not kept in respect of the Company as required by Section 386 of the 2006 Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the accounting requirements of Section 396 of the 2006 Act other than any requirement that the accounts give a true and fair view which is not a matter considered as part of an independent examination; or
4. the accounts have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities (applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)).

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

Jacqueline Frost ACA

Baker Chapman & Bussey
Chartered Accountants
3 North Hill
Colchester
Essex
CO1 1DZ

19 September 2023

BEACON HOUSE MINISTRIES

STATEMENT OF FINANCIAL ACTIVITIES
(INCORPORATING AN INCOME AND EXPENDITURE ACCOUNT)
FOR THE YEAR ENDED 31 MARCH 2023

		Unrestricted fund £	Restricted funds £	2023 Total funds £	2022 Total funds £
	Notes				
INCOME AND ENDOWMENTS FROM					
Donations and legacies	2	100,294	-	100,294	120,420
Charitable activities	5				
Healthcare Services		933	111,489	112,422	116,321
Welfare Services		1,000	57,119	58,119	57,604
Housing Services		36,281	80,000	116,281	109,205
Development Services		-	64,360	64,360	63,934
Other trading activities	3	12,421	-	12,421	1,348
Investment income	4	5,983	-	5,983	5,370
Total		156,912	312,968	469,880	474,202
EXPENDITURE ON					
Charitable activities	6				
Healthcare Services		21,500	108,702	130,202	117,781
Welfare Services		39,291	56,310	95,601	105,336
Housing Services		62,369	56,451	118,820	105,234
Development Services		23,555	65,811	89,366	101,798
Support costs		-	-	-	-
Other		9,990	-	9,990	6,901
Total		156,705	287,274	443,979	437,050
Net gains/(losses) on investments		(7,032)	-	(7,032)	15,451
NET INCOME/(EXPENDITURE)		(6,825)	25,694	18,869	52,603
RECONCILIATION OF FUNDS					
Total funds brought forward		559,877	391,762	951,639	899,036
TOTAL FUNDS CARRIED FORWARD		553,052	417,456	970,508	951,639

The notes form part of these financial statements

BALANCE SHEET
31 MARCH 2023

	Notes	Unrestricted fund £	Restricted funds £	2023 Total funds £	2022 Total funds £
FIXED ASSETS					
Tangible assets	12	234,680	385,957	620,637	628,480
CURRENT ASSETS					
Debtors	13	18,340	-	18,340	19,107
Investments	14	-	186,656	186,656	193,688
Cash at bank and in hand		315,340	840	316,180	366,908
		<u>333,680</u>	<u>187,496</u>	<u>521,176</u>	<u>579,703</u>
CREDITORS					
Amounts falling due within one year	15	(15,308)	(155,997)	(171,305)	(256,544)
NET CURRENT ASSETS		<u>318,372</u>	<u>31,499</u>	<u>349,871</u>	<u>323,159</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>553,052</u>	<u>417,456</u>	<u>970,508</u>	<u>951,639</u>
NET ASSETS		<u>553,052</u>	<u>417,456</u>	<u>970,508</u>	<u>951,639</u>
FUNDS	17				
Unrestricted funds				553,052	559,877
Restricted funds				417,456	391,762
TOTAL FUNDS				<u>970,508</u>	<u>951,639</u>

The charitable company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 March 2023.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 March 2023 in accordance with Section 476 of the Companies Act 2006.

The trustees acknowledge their responsibilities for

- (a) ensuring that the charitable company keeps accounting records that comply with Sections 386 and 387 of the Companies Act 2006 and
- (b) preparing financial statements which give a true and fair view of the state of affairs of the charitable company as at the end of each financial year and of its surplus or deficit for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the charitable company.

BALANCE SHEET - continued

31 MARCH 2023

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

The financial statements were approved by the Board of Trustees and authorised for issue on 13 September 2023 and were signed on its behalf by:

F J Sheppard - Trustee

J Lambert - Trustee

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2023

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charitable company, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2015)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Companies Act 2006. The financial statements have been prepared under the historical cost convention, with the exception of Investments, which are valued at market value.

Income

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

The following specific policies are applied to particular categories of income:

Voluntary income is received by way of grants and donations and is included in full when receivable. Gift Aid recoveries on donations from individuals are recognised in the same period as the donation.

Unrestricted grants, where entitlement is not conditional on the delivery of a specific performance by the charity, are recognised when the charity becomes unconditionally entitled to the grant. Restricted grants are recognised on receipt except to the extent where the grant is time related to the delivery of a service in a future period it is carried forward as deferred income.

Government grants received in connection with the Covid-19 pandemic to cover furloughed employees (Coronavirus Job Retention Scheme) are recognised in donations under the normal recognition criteria.

Donated goods are included at the value to the charity where this can be quantified, and relates to food etc donated from supermarkets. The value of services provided by volunteers has not been included in these financial statements.

Investment income is included when receivable.

Expenditure

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

Expenditure includes non-recoverable VAT, and is reported as part of the expenditure to which it relates.

Charitable expenditure comprises those costs incurred by the charity in the delivery of its activities and services for its beneficiaries. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support them.

Governance costs include those costs associated with meeting the constitutional and statutory requirements of the charitable company; this includes the preparation and examination of this annual report and financial statements, and costs linked to the strategic management of the charity.

Support costs are allocated to charitable activities based on floor space and estimated resources used.

Tangible fixed assets

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

Freehold property	- not provided
Leasehold property	- Period of lease
Plant and machinery	- 20% on cost
Computer equipment	- Straight line over 3 years

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2023

1. ACCOUNTING POLICIES - continued

Tangible fixed assets

Freehold property consists of residential properties that have been converted by the charity from commercial use and are included at valuation at the time of the conversion. Depreciation is not provided on the freehold buildings as they are required to be maintained to a high standard, resulting in a residual value which would make any depreciation charges immaterial.

Taxation

The charity is exempt from corporation tax on its charitable activities.

Fund accounting

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

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

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

Pension costs and other post-retirement benefits

The charitable company operates a defined contribution pension scheme. Contributions payable to the charitable company's pension scheme are charged to the Statement of Financial Activities in the period to which they relate.

The pension cost is allocated between activities and between restricted and unrestricted funds based on the analysis of the employee cost to which it relates.

Investments

Investments are treated as current asset investments where they are held in readily accessible funds.

Listed investments are stated at market value less provision for any permanent diminution in value. The market value of listed investments is based on the closing middle market price on the London Stock Exchange. The SOFA includes the net gains and losses arising on revaluations and disposals throughout the year.

2. DONATIONS AND LEGACIES

	2023	2022
	£	£
Donations	98,294	107,709
Donated Goods	2,000	12,000
Coronavirus Furlough Grants	-	711
	<u>100,294</u>	<u>120,420</u>

3. OTHER TRADING ACTIVITIES

	2023	2022
	£	£
Sundry Sales	<u>12,421</u>	<u>1,348</u>

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2023**4. INVESTMENT INCOME**

	2023	2022
	£	£
Interest Received	556	49
Dividends	5,427	5,321
	<u>5,983</u>	<u>5,370</u>

5. INCOME FROM CHARITABLE ACTIVITIES

	2023	2022
	£	£
Health Care	933	-
Grants	111,489	116,321
Grants	58,119	57,604
Housing Income	36,281	50,492
Grants	80,000	58,713
Grants	64,360	63,934
	<u>351,182</u>	<u>347,064</u>

6. CHARITABLE ACTIVITIES COSTS

	Direct Costs £	Support costs (see note 7) £	Totals £
Healthcare Services	106,958	23,244	130,202
Welfare Services	72,016	23,585	95,601
Housing Services	95,577	23,243	118,820
Development Services	66,123	23,243	89,366
	<u>340,674</u>	<u>93,315</u>	<u>433,989</u>

7. SUPPORT COSTS

	Premises £	Depreciation £	Office Administration £	Governance costs £	Totals £
Other resources expended	-	-	-	9,990	9,990
Healthcare Services	17,207	1,875	4,162	-	23,244
Welfare Services	17,205	2,218	4,162	-	23,585
Housing Services	17,206	1,875	4,162	-	23,243
Development Services	17,206	1,875	4,162	-	23,243
	<u>68,824</u>	<u>7,843</u>	<u>16,648</u>	<u>9,990</u>	<u>103,305</u>

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2023

8. NET INCOME/(EXPENDITURE)

Net income/(expenditure) is stated after charging/(crediting):

	2023	2022
	£	£
Depreciation - owned assets	7,843	8,014
Other operating leases	31,306	30,933
Independent Examiners remuneration - examination of the accounts	1,116	1,569
Independent Examiners remuneration - other financial services	1,674	-
	<u>1,674</u>	<u>-</u>

9. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 March 2023 nor for the year ended 31 March 2022.

Trustees' expenses

There were no trustees' expenses paid for the year ended 31 March 2023 nor for the year ended 31 March 2022.

10. STAFF COSTS

	2023	2022
	£	£
Wages and salaries	272,568	275,971
Social security costs	16,162	15,163
Other pension costs	11,803	12,255
	<u>300,533</u>	<u>303,389</u>

The average monthly number of employees during the year was as follows:

	2023	2022
Healthcare Services	4	4
Welfare Services	4	4
Housing Services	4	4
Development Services	3	3
	<u>15</u>	<u>15</u>

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

	2023	2022
£60,001 - £70,000	1	-
	<u>1</u>	<u>-</u>

The full time equivalent number of employees was 7.5 (2022 - 9).

As required by FRS102, the trustees consider that the charity has 3 (2022: 3) key management personnel, the combined remuneration being £130,899 (2022: £109,436)

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2023

11. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted fund £	Restricted funds £	Total funds £
INCOME AND ENDOWMENTS FROM			
Donations and legacies	117,064	3,356	120,420
Charitable activities			
Healthcare Services	-	116,321	116,321
Welfare Services	-	57,604	57,604
Housing Services	50,492	58,713	109,205
Development Services	-	63,934	63,934
Other trading activities	1,348	-	1,348
Investment income	5,370	-	5,370
Total	174,274	299,928	474,202
EXPENDITURE ON			
Charitable activities			
Healthcare Services	-	117,781	117,781
Welfare Services	42,916	62,420	105,336
Housing Services	45,061	60,173	105,234
Development Services	36,404	65,394	101,798
Support costs	-	-	-
Other	6,901	-	6,901
Total	131,282	305,768	437,050
Net gains on investments	15,451	-	15,451
NET INCOME/(EXPENDITURE)	58,443	(5,840)	52,603
RECONCILIATION OF FUNDS			
Total funds brought forward	501,434	397,602	899,036
TOTAL FUNDS CARRIED FORWARD	559,877	391,762	951,639

12. TANGIBLE FIXED ASSETS

	Freehold property £	Leasehold property £	Plant and machinery £	Computer equipment £	Totals £
COST					
At 1 April 2022 and 31 March 2023	542,500	112,632	1,717	3,767	660,616
DEPRECIATION					
At 1 April 2022	-	26,995	1,374	3,767	32,136
Charge for year	-	7,500	343	-	7,843
At 31 March 2023	-	34,495	1,717	3,767	39,979
NET BOOK VALUE					
At 31 March 2023	542,500	78,137	-	-	620,637
At 31 March 2022	542,500	85,637	343	-	628,480

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2023**12. TANGIBLE FIXED ASSETS - continued**

The Freehold property was valued on 14 January 2019 and this value has been used. The Charity owns 70% of the Freehold property with the remaining 30% held by The Colin Bennett Charitable Trust for the Homeless.

13. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2023	2022
	£	£
Trade debtors	1,888	2,424
Other debtors	5,021	2,154
Prepayments and accrued income	11,431	14,529
	<u>18,340</u>	<u>19,107</u>

14. CURRENT ASSET INVESTMENTS

	2023	2022
	£	£
Listed investments - COIF Investment Fund	<u>186,656</u>	<u>193,688</u>

15. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2023	2022
	£	£
Trade creditors	38	831
Other creditors	2,078	9,960
Accrued expenses	13,192	14,034
Deferred income	155,997	231,719
	<u>171,305</u>	<u>256,544</u>

The deferred income relates to grants received in advance. All of the £231,719 deferred income brought forward was recorded as income during the year ended 31st March 2023.

16. LEASING AGREEMENTS

Minimum lease payments under non-cancellable operating leases fall due as follows:

	2023	2022
	£	£
Within one year	32,000	32,000
Between one and five years	128,000	128,000
In more than five years	165,333	197,333
	<u>325,333</u>	<u>357,333</u>

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2023

17. MOVEMENT IN FUNDS

	At 1.4.22 £	Net movement in funds £	At 31.3.23 £
Unrestricted funds			
General fund	559,877	(6,825)	553,052
Restricted funds			
90 East Hill, Colchester	76,421	-	76,421
91 East Hill, Colchester	250,165	-	250,165
Norfolk House Leasehold Improvements	65,176	(5,805)	59,371
Community 360	-	4,239	4,239
Nationwide	-	25,000	25,000
Colchester Catalyst	-	2,260	2,260
	<u>391,762</u>	<u>25,694</u>	<u>417,456</u>
TOTAL FUNDS	<u>951,639</u>	<u>18,869</u>	<u>970,508</u>

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	156,912	(156,705)	(7,032)	(6,825)
Restricted funds				
Norfolk House Leasehold Improvements	-	(5,805)	-	(5,805)
Colchester Borough Homes	30,000	(30,000)	-	-
Clinical Commissioning Group	94,516	(94,516)	-	-
Garfield Weston	18,750	(18,750)	-	-
Community 360	7,120	(2,881)	-	4,239
Essex Community Foundation	26,048	(26,048)	-	-
Nationwide	50,000	(25,000)	-	25,000
Essex Association of Local Councils	5,000	(5,000)	-	-
Colchester Catalyst	22,990	(20,730)	-	2,260
ECF Anglian Water for Housing and Health Staff	1,250	(1,250)	-	-
NHS North Essex CCG OT	45,500	(45,500)	-	-
NHS North Essex CCG Digital Hub	11,794	(11,794)	-	-
	<u>312,968</u>	<u>(287,274)</u>	<u>-</u>	<u>25,694</u>
TOTAL FUNDS	<u>469,880</u>	<u>(443,979)</u>	<u>(7,032)</u>	<u>18,869</u>

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2023

17. MOVEMENT IN FUNDS - continued

Comparatives for movement in funds

	At 1.4.21 £	Net movement in funds £	At 31.3.22 £
Unrestricted funds			
General fund	501,434	58,443	559,877
Restricted funds			
90 East Hill, Colchester	76,421	-	76,421
91 East Hill, Colchester	250,165	-	250,165
Norfolk House Leasehold Improvements	71,016	(5,840)	65,176
	<u>397,602</u>	<u>(5,840)</u>	<u>391,762</u>
TOTAL FUNDS	<u>899,036</u>	<u>52,603</u>	<u>951,639</u>

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	174,274	(131,282)	15,451	58,443
Restricted funds				
Norfolk House Leasehold Improvements	-	(5,840)	-	(5,840)
Big Lottery Reaching Communities	52,616	(52,616)	-	-
Colchester Borough Homes	35,000	(35,000)	-	-
Lloyds Bank Foundation	5,271	(5,271)	-	-
Clinical Commissioning Group	109,516	(109,516)	-	-
Garfield Weston	11,250	(11,250)	-	-
Rotary Club of Colchester	2,221	(2,221)	-	-
Community 360	500	(500)	-	-
Essex Community Foundation	20,800	(20,800)	-	-
Nationwide	2,083	(2,083)	-	-
Essex County Council	20,000	(20,000)	-	-
High sheriff	7,015	(7,015)	-	-
ECF Anglian Water for Housing and Health Staff	13,750	(13,750)	-	-
Community Safety Development Fund for Help to People Affected by Crime	15,000	(15,000)	-	-
All Church Trust for Digital Hub	1,550	(1,550)	-	-
Other	3,356	(3,356)	-	-
	<u>299,928</u>	<u>(305,768)</u>	<u>-</u>	<u>(5,840)</u>
TOTAL FUNDS	<u>474,202</u>	<u>(437,050)</u>	<u>15,451</u>	<u>52,603</u>

Property

Restricted Fund grants had been received in prior periods for the purchase of 90 East Hill, Colchester, for the purchase, refurbishment and adaptation of 91 East Hill, Colchester, and the conversion of the Freehold property at East Hill.

Additionally a grant had been received in prior periods to improve the leased property at Norfolk House. The costs are being written off in line with the amortisation of the expenditure.

Grants

Colchester Borough Homes for Homeless Prevention

17. MOVEMENT IN FUNDS - continued

Clinical Commissioning Group for Digital Hub and Occupational Therapy
Garfield Weston for Café Plus (Welfare Services)
Essex Community Foundation for Welfare Services
Nationwide Building Society for Housing
Essex Association of Local Councils for Food and Winter Warmth
Colchester Catalyst for Clinic Spirometry screenings and OTA
Essex Community Foundation Anglian Water for Housing and Health Staff
Community 360 for Winter Resilience
Community 360 for Nursing

18. RELATED PARTY DISCLOSURES

Colin Bennett is a Trustee of the Charitable Company and also a Trustee of The Colin Bennett Charitable Trust for the Homeless.

The Colin Bennett Charitable Trust for the Homeless own the remaining 30% of the Freehold property.

The Colin Bennett Charitable Trust for the Homeless own other properties which are managed by the Charity.

The Charity receives a management fee in respect of the properties managed on behalf of the Colin Bennett Charitable Trust for the Homeless.

Accounts

REGISTERED COMPANY NUMBER: 03177916 (England and Wales)
REGISTERED CHARITY NUMBER: 1055109

**REPORT OF THE TRUSTEES AND
UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2022
FOR
BEACON HOUSE MINISTRIES**

Baker Chapman & Bussey
Chartered Accountants
3 North Hill
Colchester
Essex
CO1 1DZ

	Page
Report of the Trustees	1 to 4
Independent Examiner's Report	5
Statement of Financial Activities	6
Balance Sheet	7 to 8
Notes to the Financial Statements	9 to 17
Detailed Statement of Financial Activities	18 to 19

The trustees who are also directors of the charity for the purposes of the Companies Act 2006, present their report with the financial statements of the charity for the year ended 31 March 2022. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

OBJECTIVES AND ACTIVITIES

Objectives and aims

As per the Memorandum and Articles of Association, the Objects for which the Company was established are:

'The relief of poverty and sickness amongst people who are homeless, or have no permanent accommodation, by the provision, according to Christian principles and faith, of healthcare, counselling and other support services'.

The work at Beacon House started in August 1996 and a team of paid and volunteer workers carry out the functions of the Charity. All staff are committed to the principles of the Christian faith in accordance with the Charity policy. At the end of the year there were 14 employed staff and 18 regular volunteers working at Beacon House. The work was also supported by student placements from Colchester Institute and Essex, Suffolk, and Anglia Ruskin Universities.

The Day Centre and Primary Health Centre are conveniently located on Crouch Street and offer a very wide range of services, tailored to each individual. Healthcare services include two drop-in clinics, vaccinations, nurse consultations, sexual health services, cervical screening and needle exchange. Welfare services include breakfast and hot lunch, tea and coffee throughout the day, a barber, foot care, postal services, a computer suite, showers, laundry facilities, recycled clothing and help with alcoholism and smoking cessation. Through our association with the Essex Law Clinic we are also able to offer our Guests a degree of legal guidance.

Given that our aim is to walk with and empower our Guests on the journey towards self-fulfilled and independent lives, through our Occupational Therapy team (two qualified OT's plus an OT Assistant) we provide help with their personal development which includes life skill training and occupational therapy (both internal and external activities). Full health and wellbeing assessments are also provided using the nationally recognised Outcomes Star programme and this enables our Guests to move forward into healthier and more stable lives.

Beacon House also works very closely with a number of other organisations including Colchester Emergency Night Shelter, Emmaus, NACRO, Sanctuary Housing, Essex Law Clinic, Colchester Food Bank, Phoenix Futures, Alcoholics Anonymous, Colchester Borough Homes, Open Door, Open Road, STaRS and Job CentrePlus. We also interact, as appropriate, with the Police and Probation Service, with whom we enjoy a very good working relationship.

By utilising our own properties, and those we manage on behalf of the Colin Bennett Housing Trust, we provide 'Move-on' accommodation for a significant number of people.

Public benefit

The directors have regard to the public benefit general guidance issued by the Charity Commission. They believe that the description of the Company's activities in this annual report evidences that those activities carry out the Company's objects for the public benefit.

BEACON HOUSE MINISTRIES

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 MARCH 2022

ACHIEVEMENT AND PERFORMANCE

Charitable activities

Developments in the Current Year

Given that Covid dominated virtually everything we did in 2020/2021, it is pleasing to report that although Covid continued to impact us throughout 2021/2022, that impact was significantly less than in the previous year.

By and large, we were able to carry on as normal, other than the times when staff absences due to Covid made it either unsafe or impractical to operate some of our services.

Having carefully reviewed, and amended, our staffing structure last year, this year was one of consolidation. Unfortunately, one of nurses retired at the end of the year and with her went many, many years of experience working with our homeless cohort. Replacing her with someone suitable has proved more difficult than anticipated but as I write this introduction to the accounts, I am pleased to say we now have a new nurse in place.

We continue engage the services of a locum GP (1 or 2 hours per week), to support the nurses and also to provide general guidance on medical matters.

Because we constantly strive to improve the ministry and services provided by Beacon House, we continually re-evaluate what we do, and how we do it, in order to ensure the services we offer are relevant to the need as it presents itself at any given time.

Statistics for the year ending March 2022

	Number	Percentage
Total number of people accessing services	447	
New registrations during the year	174	39%
Males	372	83%
Females	75	17%
16 - 18 years	0	0%
19 - 25 years	42	9%
26 - 40 years	204	46%
41 - 60 years	188	42%
61 years +	10	2%
No age recorded	3	1%
Housing Status		
Rough Sleeping (inc. in car)	59	37%
Night Shelter	36	21%
Sofa Surfing	26	15%
Recently housed	19	12%
B & B	1	1%
Temporary Accommodation	24	14%
Clinical Appointments	1,547	(375 patients)
GP Referrals	68	(50 patients)
Number of people accessed accommodation	86	

Beacon House is by no means an island and we could not achieve all we currently do without the help of our volunteers, the partner organisations we work with and those who support us financially - individuals, churches, groups, companies and grant making bodies. I would like to record our grateful thanks to each and every one who has played their part in helping us seek to transform lives through the work of Beacon House.

FINANCIAL REVIEW

Financial position

The financial performance of Beacon House continues to be strong. Income from grants was good during the year but, as expected, individual and group donations were depressed due to the economic situation.

A surplus of £52,603 was made in the year which included £15,451 from gains on investments. Our policy is to retain free reserves equivalent to six months total operating costs.

The accounts for the year ended 31st March 2022 are set out in pages 6 to 19.

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2022**

FINANCIAL REVIEW

Investment policy and objectives

There are no long-term investment policies due to the uncertainty of our funding income. There is an aspiration to grow income and to continue to grow our services, and this policy will continue to be reviewed.

FUTURE PLANS

We are in the process of reviewing how we use our own accommodation. It has become very clear, and accepted by all parties, that there is a significant gap in Colchester for homeless people with complex needs (alcohol misuse, drug misuse, mental health) and we are looking at how we can best play our part in rectifying that situation. It is too early to say what the outcome will be but it is likely to include some kind of 24/7 supported accommodation with significant intervention from drug, alcohol and mental health professionals.

In recognition of the fact that housing people is only part of the story, as well as utilising our Occupational Therapy to work with our Tenant Guests, we have recently introduced afternoon training sessions covering a number of relevant topics, e.g. budgeting, cooking and managing a tenancy.

As planned, we have increased our medical team to cope with the increasing demands being made on our services - and to provide a wider range of medical services than we have done in the past.

Going forward, we will continue to review the need and, where necessary, adapt, our services to meet that changing need and again, where necessary, we will introduce new services where appropriate.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Beacon House is a registered charity and is a company limited by guarantee. As set out in our Memorandum and Articles of Association the Company is managed by its Directors, who determine its functions and policy and act as charity Trustees. Management and direction of routine operations, external relations and income generation is undertaken by the Chief Executive Officer, Steve Brown.

The trustees regularly review the skills, aptitudes and experiences that are required to ensure there is good governance. When vacancies occur, or skill gaps are identified the trustees approach individuals from the community who are known to meet the necessary criteria. There is an application and assessment process, after which new trustees are invited to join the board.

The trustees meet bi-monthly with the CEO to manage the strategic and operational aspects of the charity. Sub-committees, who report back to the main board, are formed where more in depth consideration of specific subjects is required. Trustees are required to visit the charity regularly in order to maintain strong and meaningful relationships with team members.

RISK MANAGEMENT

The directors regularly review the major risks which the Charity faces and confirm that systems are in place to mitigate such risks, supported by regular reporting.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Company number

03177916 (England and Wales)

Registered Charity number

1055109

Registered office

36 Lexden Road
Colchester
Essex
CO3 3RF

BEACON HOUSE MINISTRIES

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2022**

Trustees

C N Bennett Secretary
A J Higginson Treasurer (resigned 12.5.22)
F J Sheppard Chair
R A Spencer
Dr D P Watts
R A Crayston
C M Cussell
B J Roberts
J Lambert (appointed 5.9.22)

Company Secretary

C N Bennett

Independent Examiner

Baker Chapman & Bussey
Chartered Accountants
3 North Hill
Colchester
Essex
CO1 1DZ

Approved by order of the board of trustees on 14 September 2022 and signed on its behalf by:

F J Sheppard - Trustee

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF
BEACON HOUSE MINISTRIES**

Independent examiner's report to the trustees of Beacon House Ministries ('the Company')

I report to the charity trustees on my examination of the accounts of the Company for the year ended 31 March 2022.

Responsibilities and basis of report

As the charity's trustees of the Company (and also its directors for the purposes of company law) you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ('the 2006 Act').

Having satisfied myself that the accounts of the Company are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of your charity's accounts as carried out under section 145 of the Charities Act 2011 ('the 2011 Act'). In carrying out my examination I have followed the Directions given by the Charity Commission under section 145(5) (b) of the 2011 Act.

Independent examiner's statement

Since your charity's gross income exceeded £250,000 your examiner must be a member of a listed body. I can confirm that I am qualified to undertake the examination because I am a registered member of ACA which is one of the listed bodies.

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe:

1. accounting records were not kept in respect of the Company as required by section 386 of the 2006 Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the accounting requirements of section 396 of the 2006 Act other than any requirement that the accounts give a true and fair view which is not a matter considered as part of an independent examination; or
4. the accounts have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities (applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)).

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

Jacqueline Frost
ACA
Baker Chapman & Bussey
Chartered Accountants
3 North Hill
Colchester
Essex
CO1 1DZ

Date:

BEACON HOUSE MINISTRIES

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

	Notes	Unrestricted fund £	Restricted funds £	31.3.22 Total funds £	31.3.21 Total funds £
INCOME AND ENDOWMENTS FROM					
Donations and legacies	2	117,064	3,356	120,420	223,792
Charitable activities					
Healthcare Services		-	116,321	116,321	80,205
Welfare Services		-	57,604	57,604	49,612
Housing Services		50,492	58,713	109,205	99,460
Development Services		-	63,934	63,934	50,578
Other trading activities	3	1,348	-	1,348	328
Investment income	4	5,370	-	5,370	5,297
Total		<u>174,274</u>	<u>299,928</u>	<u>474,202</u>	<u>509,272</u>
EXPENDITURE ON					
Charitable activities	6				
Healthcare Services		-	117,781	117,781	106,151
Welfare Services		42,916	62,420	105,336	102,816
Housing Services		45,061	60,173	105,234	91,024
Development Services		36,404	65,394	101,798	100,929
Support costs		-	-	-	-
Other		6,901	-	6,901	7,855
Total		<u>131,282</u>	<u>305,768</u>	<u>437,050</u>	<u>408,775</u>
Net gains on investments		15,451	-	15,451	30,236
NET INCOME/(EXPENDITURE)		<u>58,443</u>	<u>(5,840)</u>	<u>52,603</u>	<u>130,733</u>
RECONCILIATION OF FUNDS					
Total funds brought forward		501,434	397,602	899,036	768,303
TOTAL FUNDS CARRIED FORWARD		<u><u>559,877</u></u>	<u><u>391,762</u></u>	<u><u>951,639</u></u>	<u><u>899,036</u></u>

The notes form part of these financial statements

BEACON HOUSE MINISTRIES

BALANCE SHEET
31 MARCH 2022

	Notes	Unrestricted fund £	Restricted funds £	31.3.22 Total funds £	31.3.21 Total funds £
FIXED ASSETS					
Tangible assets	12	236,718	391,762	628,480	636,494
CURRENT ASSETS					
Debtors	13	19,107	-	19,107	19,816
Investments	14	-	193,688	193,688	178,237
Cash at bank and in hand		328,877	38,031	366,908	286,356
		347,984	231,719	579,703	484,409
CREDITORS					
Amounts falling due within one year	15	(24,825)	(231,719)	(256,544)	(221,867)
NET CURRENT ASSETS		323,159	-	323,159	262,542
TOTAL ASSETS LESS CURRENT LIABILITIES		559,877	391,762	951,639	899,036
NET ASSETS		559,877	391,762	951,639	899,036
FUNDS	17				
Unrestricted funds				559,877	501,434
Restricted funds				391,762	397,602
TOTAL FUNDS				951,639	899,036

The charitable company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 March 2022.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 March 2022 in accordance with Section 476 of the Companies Act 2006.

The trustees acknowledge their responsibilities for

- (a) ensuring that the charitable company keeps accounting records that comply with Sections 386 and 387 of the Companies Act 2006 and
- (b) preparing financial statements which give a true and fair view of the state of affairs of the charitable company as at the end of each financial year and of its surplus or deficit for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the charitable company.

The notes form part of these financial statements

BEACON HOUSE MINISTRIES

BALANCE SHEET - continued
31 MARCH 2022

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

The financial statements were approved by the Board of Trustees and authorised for issue on 14 September 2022 and were signed on its behalf by:

F J Sheppard - Trustee

J Lambert - Trustee

The notes form part of these financial statements

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2022

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charitable company, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2015)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Companies Act 2006. The financial statements have been prepared under the historical cost convention, with the exception of Investments, which are valued at market value.

Income

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

The following specific policies are applied to particular categories of income:

Voluntary income is received by way of grants and donations and is included in full when receivable. Gift Aid recoveries on donations from individuals are recognised in the same period as the donation.

Unrestricted grants, where entitlement is not conditional on the delivery of a specific performance by the charity, are recognised when the charity becomes unconditionally entitled to the grant. Restricted grants are recognised on receipt except to the extent where the grant is time related to the delivery of a service in a future period it is carried forward as deferred income.

Government grants received in connection with the Covid-19 pandemic to cover furloughed employees (Coronavirus Job Retention Scheme) are recognised in donations under the normal recognition criteria.

Donated goods are included at the value to the charity where this can be quantified, and relates to food etc donated from supermarkets. The value of services provided by volunteers has not been included in these financial statements.

Investment income is included when receivable.

Expenditure

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

Expenditure includes non-recoverable VAT, and is reported as part of the expenditure to which it relates.

Charitable expenditure comprises those costs incurred by the charity in the delivery of its activities and services for its beneficiaries. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support them.

Governance costs include those costs associated with meeting the constitutional and statutory requirements of the charitable company; this includes the preparation and examination of this annual report and financial statements, and costs linked to the strategic management of the charity.

Support costs are allocated to charitable activities based on floor space and estimated resources used.

Tangible fixed assets

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

Freehold property	- not provided
Leasehold property	- Period of lease
Plant and machinery	- 20% on cost
Computer equipment	- Straight line over 3 years

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2022

1. ACCOUNTING POLICIES - continued**Tangible fixed assets**

Freehold property consists of residential properties that have been converted by the charity from commercial use and are included at valuation at the time of the conversion. Depreciation is not provided on the freehold buildings as they are required to be maintained to a high standard, resulting in a residual value which would make any depreciation charges immaterial.

Taxation

The charity is exempt from corporation tax on its charitable activities.

Fund accounting

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

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

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

Pension costs and other post-retirement benefits

The charitable company operates a defined contribution pension scheme. Contributions payable to the charitable company's pension scheme are charged to the Statement of Financial Activities in the period to which they relate.

The pension cost is allocated between activities and between restricted and unrestricted funds based on the analysis of the employee cost to which it relates.

Investments

Investments are treated as current asset investments where they are held in readily accessible funds.

Listed investments are stated at market value less provision for any permanent diminution in value. The market value of listed investments is based on the closing middle market price on the London Stock Exchange. The SOFA includes the net gains and losses arising on revaluations and disposals throughout the year.

2. DONATIONS AND LEGACIES

	31.3.22	31.3.21
	£	£
Donations	107,709	200,098
Donated Goods	12,000	12,000
Coronavirus Furlough Grants	711	11,694
	<u>120,420</u>	<u>223,792</u>

3. OTHER TRADING ACTIVITIES

	31.3.22	31.3.21
	£	£
Sundry Sales	<u>1,348</u>	<u>328</u>

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2022**4. INVESTMENT INCOME**

	31.3.22	31.3.21
	£	£
Interest Received	49	81
Dividends	5,321	5,216
	<u>5,370</u>	<u>5,297</u>

5. INCOME FROM CHARITABLE ACTIVITIES

	Activity	31.3.22	31.3.21
		£	£
Grants	Healthcare Services	116,321	80,205
Grants	Welfare Services	57,604	49,612
Housing Income	Housing Services	50,492	43,212
Grants	Housing Services	58,713	56,248
Grants	Development Services	63,934	50,578
		<u>347,064</u>	<u>279,855</u>

6. CHARITABLE ACTIVITIES COSTS

	Direct Costs	Support costs (see note 7)	Totals
	£	£	£
Healthcare Services	96,148	21,633	117,781
Welfare Services	85,073	20,263	105,336
Housing Services	85,313	19,921	105,234
Development Services	81,877	19,921	101,798
	<u>348,411</u>	<u>81,738</u>	<u>430,149</u>

7. SUPPORT COSTS

	Premises	Depreciation	Office Administration	Governance costs	Totals
	£	£	£	£	£
Other resources expended	-	-	-	6,901	6,901
Healthcare Services	12,671	1,917	7,045	-	21,633
Welfare Services	12,670	2,261	5,332	-	20,263
Housing Services	12,670	1,918	5,333	-	19,921
Development Services	12,670	1,918	5,333	-	19,921
	<u>50,681</u>	<u>8,014</u>	<u>23,043</u>	<u>6,901</u>	<u>88,639</u>

8. NET INCOME/(EXPENDITURE)

Net income/(expenditure) is stated after charging/(crediting):

	31.3.22	31.3.21
	£	£
Depreciation - owned assets	8,014	7,909
Other operating leases	30,933	36,840
Independent Examiners remuneration - examination of the accounts	1,569	1,704
	<u>40,516</u>	<u>46,453</u>

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2022

9. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 March 2022 nor for the year ended 31 March 2021.

Trustees' expenses

There were no trustees' expenses paid for the year ended 31 March 2022 nor for the year ended 31 March 2021.

10. STAFF COSTS

	31.3.22	31.3.21
	£	£
Wages and salaries	275,971	236,083
Social security costs	15,163	12,112
Other pension costs	12,255	10,665
	<u>303,389</u>	<u>258,860</u>

The average monthly number of employees during the year was as follows:

	31.3.22	31.3.21
Healthcare Services	4	3
Welfare Services	4	4
Housing Services	4	4
Development Services	3	3
	<u>15</u>	<u>14</u>

The full time equivalent number of employees was 9 (2021 - 8).

No employees received emoluments in excess of £60,000. As required by FRS102, the trustees consider that the charity has 3 (2021: 3) key management personnel, the combined remuneration being £109,436 (2021: £93,793)

11. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted fund £	Restricted funds £	Total funds £
INCOME AND ENDOWMENTS FROM			
Donations and legacies	223,792	-	223,792
Charitable activities			
Healthcare Services	-	80,205	80,205
Welfare Services	-	49,612	49,612
Housing Services	43,212	56,248	99,460
Development Services	-	50,578	50,578
Other trading activities	328	-	328
Investment income	5,297	-	5,297
Total	<u>272,629</u>	<u>236,643</u>	<u>509,272</u>
EXPENDITURE ON			
Charitable activities			
Healthcare Services	24,486	81,665	106,151
Welfare Services	51,745	51,071	102,816
Housing Services	33,316	57,708	91,024
Development Services	48,892	52,037	100,929
Support costs	-	-	-

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2022

11. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES - continued

	Unrestricted fund £	Restricted funds £	Total funds £
Other	7,855	-	7,855
Total	166,294	242,481	408,775
Net gains on investments	30,236	-	30,236
NET INCOME/(EXPENDITURE)	136,571	(5,838)	130,733
RECONCILIATION OF FUNDS			
Total funds brought forward	364,863	403,440	768,303
TOTAL FUNDS CARRIED FORWARD	501,434	397,602	899,036

12. TANGIBLE FIXED ASSETS

	Freehold property £	Leasehold property £	Plant and machinery £	Computer equipment £	Totals £
COST					
At 1 April 2021 and 31 March 2022	542,500	112,632	1,717	3,767	660,616
DEPRECIATION					
At 1 April 2021	-	19,325	1,030	3,767	24,122
Charge for year	-	7,670	344	-	8,014
At 31 March 2022	-	26,995	1,374	3,767	32,136
NET BOOK VALUE					
At 31 March 2022	542,500	85,637	343	-	628,480
At 31 March 2021	542,500	93,307	687	-	636,494

The Freehold property was valued on 14 January 2019 and this value has been used. The Charity owns 70% of the Freehold property with the remaining 30% held by The Colin Bennett Charitable Trust for the Homeless.

13. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.3.22 £	31.3.21 £
Trade debtors	2,424	1,200
Other debtors	2,154	9,004
Prepayments and accrued income	14,529	9,612
	19,107	19,816

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2022**14. CURRENT ASSET INVESTMENTS**

	31.3.22	31.3.21
	£	£
Listed investments - COIF Investment Fund	193,688	178,237

15. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.3.22	31.3.21
	£	£
Trade creditors	831	1,640
Other creditors	9,960	29,124
Accrued expenses	14,034	15,342
Deferred income	231,719	175,761
	256,544	221,867

The deferred income relates to grants received in advance. All of the £175,761 deferred income brought forward was recorded as income during the year ended 31st March 2022.

16. LEASING AGREEMENTS

Minimum lease payments under non-cancellable operating leases fall due as follows:

	31.3.22	31.3.21
	£	£
Within one year	32,000	32,000
Between one and five years	128,000	128,000
In more than five years	197,333	229,333
	357,333	389,333

17. MOVEMENT IN FUNDS

	At 1.4.21	Net movement in funds	At 31.3.22
	£	£	£
Unrestricted funds			
General fund	501,434	58,443	559,877
Restricted funds			
90 East Hill, Colchester	76,421	-	76,421
91 East Hill, Colchester	250,165	-	250,165
Norfolk House Leasehold Improvements	71,016	(5,840)	65,176
	397,602	(5,840)	391,762
TOTAL FUNDS	899,036	52,603	951,639

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2022

17. MOVEMENT IN FUNDS - continued

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	174,274	(131,282)	15,451	58,443
Restricted funds				
Norfolk House Leasehold Improvements	-	(5,840)	-	(5,840)
Big Lottery Reaching Communities	52,616	(52,616)	-	-
Colchester Borough Homes	35,000	(35,000)	-	-
Lloyds Bank Foundation	5,271	(5,271)	-	-
Clinical Commissioning Group	109,516	(109,516)	-	-
Garfield Weston	11,250	(11,250)	-	-
Rotary Club of Colchester	2,221	(2,221)	-	-
Community 360	500	(500)	-	-
Essex Community Foundation	20,800	(20,800)	-	-
Nationwide	2,083	(2,083)	-	-
Essex County Council	20,000	(20,000)	-	-
High sheriff	7,015	(7,015)	-	-
ECF Anglian Water for Housing and Health Staff	13,750	(13,750)	-	-
Community Safety Development Fund for Help to People Affected by Crime	15,000	(15,000)	-	-
All Church Trust for Digital Hub	1,550	(1,550)	-	-
Other	3,356	(3,356)	-	-
	<u>299,928</u>	<u>(305,768)</u>	<u>-</u>	<u>(5,840)</u>
TOTAL FUNDS	<u>474,202</u>	<u>(437,050)</u>	<u>15,451</u>	<u>52,603</u>

Comparatives for movement in funds

	At 1.4.20 £	Net movement in funds £	At 31.3.21 £
Unrestricted funds			
General fund	364,863	136,571	501,434
Restricted funds			
90 East Hill, Colchester	76,421	-	76,421
91 East Hill, Colchester	250,165	-	250,165
Norfolk House Leasehold Improvements	76,854	(5,838)	71,016
	<u>403,440</u>	<u>(5,838)</u>	<u>397,602</u>
TOTAL FUNDS	<u>768,303</u>	<u>130,733</u>	<u>899,036</u>

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2022

17. MOVEMENT IN FUNDS - continued

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	272,629	(166,294)	30,236	136,571
Restricted funds				
Norfolk House Leasehold Improvements	-	(5,838)	-	(5,838)
Big Lottery Reaching Communities	45,326	(45,326)	-	-
Colchester Borough Homes	26,000	(26,000)	-	-
Lloyds Bank Foundation	21,008	(21,008)	-	-
Clinical Commissioning Group	60,137	(60,137)	-	-
Garfield Weston	15,000	(15,000)	-	-
Rotary Club of Colchester	3,333	(3,333)	-	-
Essex Community Foundation	22,275	(22,275)	-	-
Nationwide	24,996	(24,996)	-	-
Essex Association of Local Councils	3,752	(3,752)	-	-
Colchester Catalyst	3,000	(3,000)	-	-
Clinical Commissioning Group for Covid Nursing	11,816	(11,816)	-	-
	<u>236,643</u>	<u>(242,481)</u>	<u>-</u>	<u>(5,838)</u>
TOTAL FUNDS	<u>509,272</u>	<u>(408,775)</u>	<u>30,236</u>	<u>130,733</u>

Property

All the £93,879 Restricted Fund grants received in the three years to 31 March 1999 for the purchase of 90 East Hill, Colchester, were spent on establishing this base for Beacon House. All the £251,375

Restricted Fund grants received in the three years to 31 March 2004 for the purchase, refurbishment and adaptation of 91 East Hill, Colchester, were spent on creating an enlarged Beacon House.

A grant of £55,186 was received and spent during the year ended 31 March 2020 from the Department of Health and Social Care for the conversion of the the Freehold property at East Hill.

Grants of £87,200 had been received during the year to 31 March 2019 to Improve the leased property at Norfolk House. Of this £82,406 had been spent during the year to 31 March 2019 with the remainder spent during the year ended 31 March 2020 on those improvements. The costs are being written off in line with the amortisation of the expenditure.

Grants

Colchester Borough Council for Welfare Services
 Big Lottery Reaching Communities for Occupational Therapy
 Colchester Borough Homes for Homeless Prevention
 Lloyds Bank Foundation for Specialist Staff
 Clinical Commissioning Group for Nursing
 Garfield Weston for Café Plus (Welfare Services)
 Rotary Club of Colchester for Welfare Services
 Essex Community Foundation for Welfare Services
 Essex County Council re Temporary Accommodation, Housing and Development
 Nationwide Building Society for Housing
 Essex Association of Local Councils for Suicide Reduction
 Colchester Catalyst for Clinic Equipment
 Clinical Commissioning Group for Covid Nursing
 High Sheriff for Advocacy Support
 Essex Community Foundation Anglian Water for Housing and Health Staff
 Community Safety Development Fund for Help to People Affected by Crime
 All Church Trust for Digital Hub

18. RELATED PARTY DISCLOSURES

Colin Bennett is a Trustee of the Charitable Company and also a Trustee of The Colin Bennett Charitable Trust for the Homeless.

The Colin Bennett Charitable Trust for the Homeless own the remaining 30% of the Freehold property.

The Colin Bennett Charitable Trust for the Homeless own other properties which are managed by the Charity.

The Charity receives a management fee in respect of the properties managed on behalf of the Colin Bennett Charitable Trust for the Homeless.

BEACON HOUSE MINISTRIES

DETAILED STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31 MARCH 2022

	31.3.22 £	31.3.21 £
INCOME AND ENDOWMENTS		
Donations and legacies		
Donations	107,709	200,098
Donated Goods	12,000	12,000
Coronavirus Furlough Grants	711	11,694
	120,420	223,792
Other trading activities		
Sundry Sales	1,348	328
Investment income		
Interest Received	49	81
Dividends	5,321	5,216
	5,370	5,297
Charitable activities		
Housing Income	50,492	43,212
Grants	296,572	236,643
	347,064	279,855
Total incoming resources	474,202	509,272
EXPENDITURE		
Charitable activities		
Staff salaries	270,012	230,927
Social security	15,163	12,112
Pensions	12,255	10,665
Payroll fees	3,142	1,475
Clinic costs	12,081	8,442
Laundry	26	3,370
Miscellaneous	515	261
Housing Outreach	-	15
Donated Goods	12,000	12,000
Café costs	2,902	1,543
Bursary for client	10,615	2,619
Occupational therapy	2,359	2,197
Housing costs	7,341	3,800
	348,411	289,426
Support costs		
Premises		
Rent	30,933	36,840
Rates and water	340	335
Light and heat	7,832	7,017
Building maintenance	10,011	25,187
Cleaning	594	704
Carried forward	49,710	70,083

This page does not form part of the statutory financial statements

BEACON HOUSE MINISTRIES
**DETAILED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 MARCH 2022**

	31.3.22 £	31.3.21 £
Premises		
Brought forward	49,710	70,083
Waste and miscellaneous	971	943
Professional fees	-	840
	50,681	71,866
Depreciation		
Short leasehold	7,670	7,566
Plant and machinery	344	343
	8,014	7,909
Office Administration		
Travel Expenses	512	44
Volunteer Expenses	317	36
Staff Training	24	447
Postage and Carriage	147	394
Telephone	4,738	4,984
Stationery	1,161	1,100
Licences	2,183	605
CQC Fee	1,712	1,867
IT Equipment and Consumables	1,682	8,041
IT Software and Maintenance	956	4,040
Photocopier costs	1,385	456
Other	1,674	2,084
Insurance	4,389	4,875
Website	81	730
Data backup	2,082	2,016
	23,043	31,719
Governance costs		
Staff costs	5,959	5,156
Accountancy and legal fees	1,582	2,699
Advertising and Annual Report	(640)	-
	6,901	7,855
Total resources expended	437,050	408,775
Net income	37,152	100,497

This page does not form part of the statutory financial statements

Accounts

REGISTERED COMPANY NUMBER: 03177916 (England and Wales)
REGISTERED CHARITY NUMBER: 1055109

**REPORT OF THE TRUSTEES AND
UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2021
FOR
BEACON HOUSE MINISTRIES**

Baker Chapman & Bussey
Chartered Accountants
3 North Hill
Colchester
Essex
CO1 1DZ

	Page
Report of the Trustees	1 to 4
Independent Examiner's Report	5
Statement of Financial Activities	6
Balance Sheet	7 to 8
Cash Flow Statement	9
Notes to the Cash Flow Statement	10
Notes to the Financial Statements	11 to 19

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2021**

The trustees who are also directors of the charity for the purposes of the Companies Act 2006, present their report with the financial statements of the charity for the year ended 31 March 2021. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

OBJECTIVES AND ACTIVITIES

Objectives and aims

As per the Memorandum and Articles of Association, the Objects for which the Company was established are:

'The relief of poverty and sickness amongst people who are homeless, or have no permanent accommodation, by the provision, according to Christian principles and faith, of healthcare, counselling and other support services'.

The work at Beacon House started in August 1996 and a team of paid and volunteer workers carry out the functions of the Charity. All staff are committed to the principles of the Christian faith in accordance with the Charity policy. At the end of the year there were 15 employed staff and 25 regular volunteers working at Beacon House. The work was also supported by student placements from Colchester Institute and Essex, Suffolk, and Anglia Ruskin Universities.

The Day Centre and Primary Health Centre are conveniently located on Crouch Street and offer a very wide range of services, tailored to each individual. Healthcare services include two drop-in clinics, vaccinations, nurse consultations, sexual health services, cervical screening and needle exchange. Welfare services include breakfast and hot lunch, tea and coffee throughout the day, a barber, foot care, postal services, a computer suite, showers, laundry facilities, recycled clothing and help with alcoholism and smoking cessation.

Given that our aim is to walk with and empower our Guests on the journey towards self-fulfilled and independent lives, through our Occupational Therapy team (two qualified OT's plus an OT Assistant) we provide help with their personal development which includes life skill training and occupational therapy (both internal and external activities). Full health and wellbeing assessments are also provided using the nationally recognised Outcomes Star programme and this enables our Guests to move forward into healthier and more stable lives.

Beacon House also works very closely with a number of other organisations including Colchester Emergency Night Shelter, Emmaus, NACRO, Sanctuary Housing, Essex Law Clinic, Colchester Food Bank, Phoenix Futures, Alcoholics Anonymous, Colchester Borough Homes, Open Door, Open Road, STaRS and Job CentrePlus. We also interact, as appropriate, with the Police and Probation Service, with whom we enjoy a very good working relationship.

Through our own properties, and those we manage on behalf of the Colin Bennett Housing Trust, we provide 'Move-on' accommodation for up to 21 people.

Public benefit

The directors have regard to the public benefit general guidance issued by the Charity Commission. They believe that the description of the Company's activities in this annual report evidences that those activities carry out the Company's objects for the public benefit.

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2021**

ACHIEVEMENT AND PERFORMANCE

Charitable activities

Developments in the Current Year

Having finished off last year's report by saying it would be incomplete without a comment on Covid, never in our wildest dreams did we believe that Covid would completely dominate the whole of the following year (April 2020 - March 2021).

Although Covid fundamentally changed the way in which we delivered our services, we are delighted to report that, in contrast to many organisations, we were able to continue offering all of our existing services through the year - which meant we could maintain the support for our Guests, whatever their particular needs may have been.

For much of the year we were unable to have Guests inside, but instead became both a take-away and delivery service. Fortunately, we have large windows that open on to a wide pavement, so we were able to serve food and drink through one window, deal with medical issues through another and handle applications (Universal Credit etc) through the third. Many of the rough sleepers were temporarily housed, but often without adequate facilities, so we provided food/drink, medical assistance, TV's, radios, games etc in order to make it possible for them to comply with the 'stay at home' rules.

Although Covid brought with it a whole raft of challenges, there were a number of silver linings within that dark cloud. One of these was the gift of extra time - time which we put to very good use in two key areas.

The first area we explored was the practical layout of, and equipment portfolio within, Beacon House, and asked the question 'Is it fit for purpose, both now and for what we expect the future to bring?'. Following discussions with the relevant staff, and a very positive discussion with a generous funder, we made the required changes in a way that simply would not have been possible if we still had Guests inside the building.

Secondly, we considered our staffing structure - essentially using the same two questions. The outcome was that we made some changes to make us a) more efficient and b) better able to help those in need. Our Occupational Therapy Team was strengthened by redeploying one of our Project Workers as an OT Assistant (and replacing with a new Project Worker) and we employed a Clinic Manager to relieve the pressure from our two nurses and leave them free to concentrate on face to face interaction with patients rather than dealing with administrative tasks. We also added a second Housing Officer as the need, and therefore the job, had simply become too much for one person to deal with.

We also engaged the services of a locum GP (1 hour per week on average), to support the nurses and also to provide general guidance on medical matters.

The changes referred to above made a very positive improvement to the service we offer but, nevertheless, we will continually re-evaluate what we do, and how we do it, in order to ensure the services we offer are relevant to the need as it presents itself at any given time.

Statistics for the year ending March 2021

	Number	Percentage
Total number of people accessing services	412	
New registrations during the year	143	35%
Males	329	79%
Females	83	21%
16 - 18 years	2	0%
19 - 25 years	48	12%
26 - 40 years	179	43%
41 - 60 years	164	40%
61 years +	10	2%
No age recorded	9	2%
Housing Status		
Rough Sleeping (inc. in car)	78	62%
Night Shelter	1	0%
Sofa Surfing	10	8%
Recently housed	30	24%
B & B	7	6%
Clinical Appointments	1,151	
GP Referrals	45	
Number of people accessed accommodation	97	

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2021**

FINANCIAL REVIEW

Financial position

The financial performance of Beacon House continues to be strong. Income from grants and donations increased in the year as a result of a wide range of initiatives and this enabled expenditure on important services to be further expanded to vulnerable people in the Colchester area.

A surplus of £130,733 was made in the year which included £30,236 from gains on investments. Beacon House held reserves of £501,434 in Unrestricted Funds and £397,602 in Restricted Funds at 31st March 2021. Our policy is to retain free reserves equivalent to six months total operating costs.

The Trustees are mindful that there could be a significant surge in the number and the needs of homeless people in Colchester as the Government temporary assistance provided in the Covid period unwinds resulting in Beacon House using its resources and reserves to provide considerably more help. Plans to develop and widen the services of Beacon House will be further developed after meeting this expected surge.

The accounts for the year ended 31st March 2021 are set out in pages 6 to 19.

Investment policy and objectives

There are no long-term investment policies due to the uncertainty of our funding income. There is an aspiration to grow income and to continue to grow our services, and this policy will continue to be reviewed.

FUTURE PLANS

We live in times that are both challenging and changing. No-one really knows what the homeless landscape is going to look like once things settle down post Covid but one thing we can sadly be sure about is - homelessness has not gone away and shows no signs of doing so in the foreseeable future despite all the government rhetoric and good intentions.

In recognition of the fact that housing people is only part of the story, as well as utilising our Occupational Therapy to work with our Tenant Guests, we have recently introduced afternoon training sessions covering a number of relevant topics, e.g. budgeting, cooking and managing a tenancy.

We are also in the process of expanding our medical team to cope with the increasing demands being made on our services.

Going forward, we will continue to review the need and, where necessary, adapt, our services to meet that changing need and again, where necessary, we will introduce new services where appropriate.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Beacon House is a registered charity and is a company limited by guarantee. As set out in our Memorandum and Articles of Association the Company is managed by its Directors, who determine its functions and policy and act as charity Trustees. Management and direction of routine operations, external relations and income generation is undertaken by the Chief Executive Officer, Steve Brown.

The trustees regularly review the skills, aptitudes and experiences that are required to ensure there is good governance. When vacancies occur, or skill gaps are identified the trustees approach individuals from the community who are known to meet the necessary criteria. There is an application and assessment process, after which new trustees are invited to join the board.

The trustees meet bi-monthly with the CEO to manage the strategic and operational aspects of the charity. Sub-committees, who report back to the main board, are formed where more in depth consideration of specific subjects is required. Trustees are required to visit the charity regularly in order to maintain strong and meaningful relationships with team members.

RISK MANAGEMENT

The directors regularly review the major risks which the Charity faces and confirm that systems are in place to mitigate such risks, supported by regular reporting.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Company number

03177916 (England and Wales)

Registered Charity number

1055109

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2021**

Registered office

36 Lexden Road
Colchester
Essex
CO3 3RF

Trustees

C N Bennett Secretary
A J Higginson Treasurer
Dr A Kerr Medical (resigned 9.9.20)
F J Sheppard Chair
R A Spencer
Dr D P Watts
R A Crayston
C M Cussell
B J Roberts (appointed 9.9.20)

Company Secretary

C N Bennett

Independent Examiner

Baker Chapman & Bussey
Chartered Accountants
3 North Hill
Colchester
Essex
CO1 1DZ

Approved by order of the board of trustees on 8 September 2021 and signed on its behalf by:

F J Sheppard - Trustee

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF BEACON HOUSE MINISTRIES

Independent examiner's report to the trustees of Beacon House Ministries ('the Company')

I report to the charity trustees on my examination of the accounts of the Company for the year ended 31 March 2021.

Responsibilities and basis of report

As the charity's trustees of the Company (and also its directors for the purposes of company law) you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ('the 2006 Act').

Having satisfied myself that the accounts of the Company are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of your charity's accounts as carried out under section 145 of the Charities Act 2011 ('the 2011 Act'). In carrying out my examination I have followed the Directions given by the Charity Commission under section 145(5) (b) of the 2011 Act.

Independent examiner's statement

Since your charity's gross income exceeded £250,000 your examiner must be a member of a listed body. I can confirm that I am qualified to undertake the examination because I am a registered member of ACA which is one of the listed bodies.

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe:

1. accounting records were not kept in respect of the Company as required by section 386 of the 2006 Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the accounting requirements of section 396 of the 2006 Act other than any requirement that the accounts give a true and fair view which is not a matter considered as part of an independent examination; or
4. the accounts have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities (applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)).

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

Jacqueline Frost
ACA
Baker Chapman & Bussey
Chartered Accountants
3 North Hill
Colchester
Essex
CO1 1DZ

9 September 2021

BEACON HOUSE MINISTRIES

STATEMENT OF FINANCIAL ACTIVITIES
(INCORPORATING AN INCOME AND EXPENDITURE ACCOUNT)
FOR THE YEAR ENDED 31 MARCH 2021

		Unrestricted fund £	Restricted funds £	2021 Total funds £	2020 Total funds £
	Notes				
INCOME AND ENDOWMENTS FROM					
Donations and legacies	2	223,792	-	223,792	212,661
Charitable activities	5				
Healthcare Services		-	80,205	80,205	66,723
Welfare Services		-	49,612	49,612	44,383
Housing Services		43,212	56,248	99,460	82,504
Development Services		-	50,578	50,578	57,281
Other trading activities	3	328	-	328	2,574
Investment income	4	5,297	-	5,297	4,555
Total		272,629	236,643	509,272	470,681
EXPENDITURE ON					
Charitable activities	6				
Healthcare Services		24,486	81,665	106,151	81,839
Welfare Services		51,745	51,071	102,816	119,078
Housing Services		33,316	57,708	91,024	64,177
Development Services		48,892	52,037	100,929	68,281
Support costs		-	-	-	-
Other		7,855	-	7,855	13,836
Total		166,294	242,481	408,775	347,211
Net gains/(losses) on investments		30,236	-	30,236	(6,227)
NET INCOME/(EXPENDITURE)		136,571	(5,838)	130,733	117,243
Other recognised gains/(losses)					
Gains/(losses) on revaluation of fixed assets		-	-	-	(5,924)
Net movement in funds		136,571	(5,838)	130,733	111,319
RECONCILIATION OF FUNDS					
Total funds brought forward		364,863	403,440	768,303	656,984
TOTAL FUNDS CARRIED FORWARD		501,434	397,602	899,036	768,303

The notes form part of these financial statements

BALANCE SHEET
31 MARCH 2021

	Notes	Unrestricted fund £	Restricted funds £	2021 Total funds £	2020 Total funds £
FIXED ASSETS					
Tangible assets	12	238,892	397,602	636,494	641,246
CURRENT ASSETS					
Debtors	13	19,816	-	19,816	23,240
Investments	14	2,476	175,761	178,237	148,001
Cash at bank and in hand		286,356	-	286,356	55,183
		<u>308,648</u>	<u>175,761</u>	<u>484,409</u>	<u>226,424</u>
CREDITORS					
Amounts falling due within one year	15	(46,106)	(175,761)	(221,867)	(99,367)
NET CURRENT ASSETS		<u>262,542</u>	<u>-</u>	<u>262,542</u>	<u>127,057</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>501,434</u>	<u>397,602</u>	<u>899,036</u>	<u>768,303</u>
NET ASSETS		<u>501,434</u>	<u>397,602</u>	<u>899,036</u>	<u>768,303</u>
FUNDS	17				
Unrestricted funds				501,434	364,863
Restricted funds				397,602	403,440
TOTAL FUNDS				<u>899,036</u>	<u>768,303</u>

The charitable company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 March 2021.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 March 2021 in accordance with Section 476 of the Companies Act 2006.

The trustees acknowledge their responsibilities for

- (a) ensuring that the charitable company keeps accounting records that comply with Sections 386 and 387 of the Companies Act 2006 and
- (b) preparing financial statements which give a true and fair view of the state of affairs of the charitable company as at the end of each financial year and of its surplus or deficit for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the charitable company.

BALANCE SHEET - continued

31 MARCH 2021

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

The financial statements were approved by the Board of Trustees and authorised for issue on 8 September 2021 and were signed on its behalf by:

F J Sheppard - Trustee

A J Higginson - Trustee

BEACON HOUSE MINISTRIES

**CASH FLOW STATEMENT
FOR THE YEAR ENDED 31 MARCH 2021**

	Notes	2021 £	2020 £
Cash flows from operating activities			
Cash generated from operations	1	<u>237,998</u>	<u>153,324</u>
Net cash provided by operating activities		<u>237,998</u>	<u>153,324</u>
Cash flows from investing activities			
Purchase of tangible fixed assets		(12,122)	(79,577)
Interest received		5,297	4,555
Sale of current asset investments		-	(30,000)
Net cash used in investing activities		<u>(6,825)</u>	<u>(105,022)</u>
Change in cash and cash equivalents in the reporting period		<u>231,173</u>	<u>48,302</u>
Cash and cash equivalents at the beginning of the reporting period		<u>55,183</u>	<u>6,881</u>
Cash and cash equivalents at the end of the reporting period		<u><u>286,356</u></u>	<u><u>55,183</u></u>

The notes form part of these financial statements

NOTES TO THE CASH FLOW STATEMENT
FOR THE YEAR ENDED 31 MARCH 2021

1. RECONCILIATION OF NET INCOME TO NET CASH FLOW FROM OPERATING ACTIVITIES

	2021 £	2020 £
Net income for the reporting period (as per the Statement of Financial Activities)	130,733	117,243
Adjustments for:		
Depreciation charges	7,909	7,237
(Gain)/losses on investments	(30,236)	6,227
Interest received	(5,297)	(4,555)
Decrease in debtors	3,424	54,788
Increase/(decrease) in creditors	131,465	(27,616)
Net cash provided by operations	237,998	153,324

2. ANALYSIS OF CHANGES IN NET FUNDS

	At 1.4.20 £	Cash flow £	At 31.3.21 £
Net cash			
Cash at bank and in hand	55,183	231,173	286,356
	<u>55,183</u>	<u>231,173</u>	<u>286,356</u>
Liquid resources			
Deposits included in cash	-	-	-
Current asset investments	148,001	30,236	178,237
	<u>148,001</u>	<u>30,236</u>	<u>178,237</u>
Total	203,184	261,409	464,593

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2021**

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charitable company, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2015)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Companies Act 2006. The financial statements have been prepared under the historical cost convention, with the exception of Investments, which are valued at market value.

Income

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

The following specific policies are applied to particular categories of income:

Voluntary income is received by way of grants and donations and is included in full when receivable. Gift Aid recoveries on donations from individuals are recognised in the same period as the donation.

Unrestricted grants, where entitlement is not conditional on the delivery of a specific performance by the charity, are recognised when the charity becomes unconditionally entitled to the grant. Restricted grants are recognised on receipt except to the extent where the grant is time related to the delivery of a service in a future period it is carried forward as deferred income.

Government grants received in connection with the Covid-19 pandemic to cover furloughed employees (Coronavirus Job Retention Scheme) are recognised in donations under the normal recognition criteria.

Donated goods are included at the value to the charity where this can be quantified, and relates to food etc donated from supermarkets. The value of services provided by volunteers has not been included in these financial statements.

Investment income is included when receivable.

Expenditure

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

Expenditure includes non-recoverable VAT, and is reported as part of the expenditure to which it relates.

Charitable expenditure comprises those costs incurred by the charity in the delivery of its activities and services for its beneficiaries. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support them.

Governance costs include those costs associated with meeting the constitutional and statutory requirements of the charitable company; this includes the preparation and examination of this annual report and financial statements, and costs linked to the strategic management of the charity.

Support costs are allocated to charitable activities based on floor space and estimated resources used.

Tangible fixed assets

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

Freehold property	- not provided
Leasehold property	- Period of lease
Plant and machinery	- 20% on cost
Computer equipment	- Straight line over 3 years

1. ACCOUNTING POLICIES - continued**Tangible fixed assets**

Freehold property consists of residential properties that have been converted by the charity from commercial use and are included at valuation at the time of the conversion. Depreciation is not provided on the freehold buildings as they are required to be maintained to a high standard, resulting in a residual value which would make any depreciation charges immaterial.

Taxation

The charity is exempt from corporation tax on its charitable activities.

Fund accounting

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

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

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

Pension costs and other post-retirement benefits

The charitable company operates a defined contribution pension scheme. Contributions payable to the charitable company's pension scheme are charged to the Statement of Financial Activities in the period to which they relate.

The pension cost is allocated between activities and between restricted and unrestricted funds based on the analysis of the employee cost to which it relates.

Investments

Investments are treated as current asset investments where they are held in readily accessible funds.

Listed investments are stated at market value less provision for any permanent diminution in value. The market value of listed investments is based on the closing middle market price on the London Stock Exchange. The SOFA includes the net gains and losses arising on revaluations and disposals throughout the year.

2. DONATIONS AND LEGACIES

	2021	2020
	£	£
Donations	200,098	145,475
Grants for Capital Items	-	55,186
Donated Goods	12,000	12,000
Coronavirus Furlough Grants	11,694	-
	<u>223,792</u>	<u>212,661</u>

3. OTHER TRADING ACTIVITIES

	2021	2020
	£	£
Sundry Sales	328	2,574
	<u>328</u>	<u>2,574</u>

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2021

4. INVESTMENT INCOME

	2021	2020
	£	£
Interest Received	81	166
Dividends	5,216	4,389
	<u>5,297</u>	<u>4,555</u>

5. INCOME FROM CHARITABLE ACTIVITIES

	Activity	2021	2020
		£	£
Grants	Healthcare Services	80,205	66,723
Grants	Welfare Services	49,612	44,383
Housing Income	Housing Services	43,212	30,730
Grants	Housing Services	56,248	51,774
Grants	Development Services	50,578	57,281
		<u>279,855</u>	<u>250,891</u>

6. CHARITABLE ACTIVITIES COSTS

	Direct Costs	Support costs (see note 7)	Totals
	£	£	£
Healthcare Services	76,961	29,190	106,151
Welfare Services	75,153	27,663	102,816
Housing Services	63,703	27,321	91,024
Development Services	73,609	27,320	100,929
	<u>289,426</u>	<u>111,494</u>	<u>400,920</u>

7. SUPPORT COSTS

	Premises	Depreciation	Office Administration	Governance costs	Totals
	£	£	£	£	£
Other resources expended	-	-	-	7,855	7,855
Healthcare Services	17,968	1,892	9,330	-	29,190
Welfare Services	17,966	2,234	7,463	-	27,663
Housing Services	17,966	1,892	7,463	-	27,321
Development Services	17,966	1,891	7,463	-	27,320
	<u>71,866</u>	<u>7,909</u>	<u>31,719</u>	<u>7,855</u>	<u>119,349</u>

8. NET INCOME/(EXPENDITURE)

Net income/(expenditure) is stated after charging/(crediting):

	2021	2020
	£	£
Depreciation - owned assets	7,909	7,237
Other operating leases	36,840	46,477
Independent Examiners remuneration - examination of the accounts	1,704	1,536
	<u></u>	<u></u>

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2021

9. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 March 2021 nor for the year ended 31 March 2020.

Trustees' expenses

There were no trustees' expenses paid for the year ended 31 March 2021 nor for the year ended 31 March 2020.

10. STAFF COSTS

	2021	2020
	£	£
Wages and salaries	236,083	184,894
Social security costs	12,112	7,666
Other pension costs	10,665	5,381
	<u>258,860</u>	<u>197,941</u>

The average monthly number of employees during the year was as follows:

	2021	2020
Healthcare Services	3	3
Welfare Services	4	5
Housing Services	4	2
Development Services	3	2
	<u>14</u>	<u>12</u>

The full time equivalent number of employees was 8 (2020 - 9).

No employees received emoluments in excess of £60,000. As required by FRS102, the trustees consider that the charity has 3 (2020: 3) key management personnel, the combined remuneration being £93,793 (2020: £64,501)

11. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted fund £	Restricted funds £	Total funds £
INCOME AND ENDOWMENTS FROM			
Donations and legacies	157,475	55,186	212,661
Charitable activities			
Healthcare Services	-	66,723	66,723
Welfare Services	-	44,383	44,383
Housing Services	30,730	51,774	82,504
Development Services	-	57,281	57,281
Other trading activities	2,574	-	2,574
Investment income	4,555	-	4,555
Total	<u>195,334</u>	<u>275,347</u>	<u>470,681</u>
EXPENDITURE ON			
Charitable activities			
Healthcare Services	13,207	68,632	81,839
Welfare Services	72,786	46,292	119,078
Housing Services	12,403	51,774	64,177
Development Services	9,092	59,189	68,281
Support costs	-	-	-

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2021**11. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES - continued**

	Unrestricted fund £	Restricted funds £	Total funds £
Other	13,836	-	13,836
Total	121,324	225,887	347,211
Net gains/(losses) on investments	(6,227)	-	(6,227)
NET INCOME	67,783	49,460	117,243
Other recognised gains/(losses)			
Gains/(losses) on revaluation of fixed assets	(35,503)	29,579	(5,924)
Net movement in funds	32,280	79,039	111,319
RECONCILIATION OF FUNDS			
Total funds brought forward	332,583	324,401	656,984
TOTAL FUNDS CARRIED FORWARD	364,863	403,440	768,303

12. TANGIBLE FIXED ASSETS

	Freehold property £	Leasehold property £	Plant and machinery £	Computer equipment £	Totals £
COST					
At 1 April 2020	542,500	109,475	1,717	3,767	657,459
Additions	-	3,157	-	-	3,157
At 31 March 2021	542,500	112,632	1,717	3,767	660,616
DEPRECIATION					
At 1 April 2020	-	11,759	687	3,767	16,213
Charge for year	-	7,566	343	-	7,909
At 31 March 2021	-	19,325	1,030	3,767	24,122
NET BOOK VALUE					
At 31 March 2021	542,500	93,307	687	-	636,494
At 31 March 2020	542,500	97,716	1,030	-	641,246

The Freehold property was valued on 14 January 2019 and this value has been used. The Charity owns 70% of the Freehold property with the remaining 30% held by The Colin Bennett Charitable Trust for the Homeless.

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2021**13. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	2021	2020
	£	£
Trade debtors	1,200	6,250
Other debtors	9,004	7,276
Prepayments and accrued income	9,612	9,714
	<u>19,816</u>	<u>23,240</u>

14. CURRENT ASSET INVESTMENTS

	2021	2020
	£	£
Listed investments - COIF Investment Fund	<u>178,237</u>	<u>148,001</u>

15. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2021	2020
	£	£
Trade creditors	1,640	843
Other creditors	29,124	13,232
Accrued expenses	15,342	26,617
Deferred income	175,761	58,675
	<u>221,867</u>	<u>99,367</u>

The deferred income relates to grants received in advance. Of the deferred income brought forward £56,592 was recorded as income during the year ended 31st March 2021, with £2,083 carried forward.

16. LEASING AGREEMENTS

Minimum lease payments under non-cancellable operating leases fall due as follows:

	2021	2020
	£	£
Within one year	32,000	32,000
Between one and five years	128,000	128,000
In more than five years	229,333	261,333
	<u>389,333</u>	<u>421,333</u>

17. MOVEMENT IN FUNDS

	At 1.4.20	Net movement in funds	At 31.3.21
	£	£	£
Unrestricted funds			
General fund	364,863	136,571	501,434
Restricted funds			
90 East Hill, Colchester	76,421	-	76,421
91 East Hill, Colchester	250,165	-	250,165
Norfolk House Leasehold Improvements	76,854	(5,838)	71,016
	<u>403,440</u>	<u>(5,838)</u>	<u>397,602</u>
TOTAL FUNDS	<u>768,303</u>	<u>130,733</u>	<u>899,036</u>

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2021

17. MOVEMENT IN FUNDS - continued

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	272,629	(166,294)	30,236	136,571
Restricted funds				
Norfolk House Leasehold Improvements	-	(5,838)	-	(5,838)
Big Lottery Reaching Communities	45,326	(45,326)	-	-
Colchester Borough Homes	26,000	(26,000)	-	-
Lloyds Bank Foundation	21,008	(21,008)	-	-
Clinical Commissioning Group	60,137	(60,137)	-	-
Garfield Weston	15,000	(15,000)	-	-
Rotary Club of Colchester	3,333	(3,333)	-	-
Essex Community Foundation	22,275	(22,275)	-	-
Nationwide	24,996	(24,996)	-	-
Essex Association of Local Councils	3,752	(3,752)	-	-
Colchester Catalyst	3,000	(3,000)	-	-
Clinical Commissioning Group for Covid Nursing	11,816	(11,816)	-	-
	<u>236,643</u>	<u>(242,481)</u>	<u>-</u>	<u>(5,838)</u>
TOTAL FUNDS	<u>509,272</u>	<u>(408,775)</u>	<u>30,236</u>	<u>130,733</u>

Comparatives for movement in funds

	At 1.4.19 £	Net movement in funds £	At 31.3.20 £
Unrestricted funds			
General fund	332,583	32,280	364,863
Restricted funds			
90 East Hill, Colchester	61,675	14,746	76,421
91 East Hill, Colchester	180,146	70,019	250,165
Norfolk House Leasehold Improvements	82,580	(5,726)	76,854
	<u>324,401</u>	<u>79,039</u>	<u>403,440</u>
TOTAL FUNDS	<u>656,984</u>	<u>111,319</u>	<u>768,303</u>

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2021

17. MOVEMENT IN FUNDS - continued

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	195,334	(121,324)	(41,730)	32,280
Restricted funds				
90 East Hill, Colchester	-	-	14,746	14,746
91 East Hill, Colchester	55,186	-	14,833	70,019
Norfolk House Leasehold Improvements	-	(5,726)	-	(5,726)
Colchester Borough Council	950	(950)	-	-
Big Lottery Reaching Communities	52,107	(52,107)	-	-
Colchester Borough Homes	23,687	(23,687)	-	-
Lloyds Bank Foundation	20,696	(20,696)	-	-
Clinical Commissioning Group	61,549	(61,549)	-	-
Police and Crime Commission	9,998	(9,998)	-	-
Rotary Club of Colchester	3,335	(3,335)	-	-
Essex Community Foundation	24,426	(24,426)	-	-
Nationwide	22,913	(22,913)	-	-
ECC - Local delivery pilot	500	(500)	-	-
	<u>275,347</u>	<u>(225,887)</u>	<u>29,579</u>	<u>79,039</u>
TOTAL FUNDS	<u>470,681</u>	<u>(347,211)</u>	<u>(12,151)</u>	<u>111,319</u>

Property

All the £93,879 Restricted Fund grants received in the three years to 31 March 1999 for the purchase of 90 East Hill, Colchester, were spent on establishing this base for Beacon House. All the £251,375

Restricted Fund grants received in the three years to 31 March 2004 for the purchase, refurbishment and adaptation of 91 East Hill, Colchester, were spent on creating an enlarged Beacon House.

A grant of £55,186 was received and spent during the year ended 31 March 2020 from the Department of Health and Social Care for the conversion of the the Freehold property at East Hill.

Grants of £87,200 had been received during the year to 31 March 2019 to Improve the leased property at Norfolk House. Of this £82,406 had been spent during the year to 31 March 2019 with the remainder spent during the year ended 31 March 2020 on those improvements. The costs are being written off in line with the amortisation of the expenditure.

Grants

Colchester Borough Council for Welfare Services
 Big Lottery Reaching Communities for Occupational Therapy
 Colchester Borough Homes for Homeless Prevention
 Lloyds Bank Foundation for Specialist Staff
 Clinical Commissioning Group for Nursing
 Garfield Weston for Café Plus (Welfare Services)
 Police and Crime Commission for Welfare Services
 Rotary Club of Colchester for Welfare Services
 Essex Community Foundation for Welfare Services
 Essex County Council for Welfare Services
 Nationwide Building Society for Housing
 Essex Association of Local Councils for Suicide Reduction
 Colchester Catalyst for Clinic Equipment
 Clinical Commissioning Group for Covid Nursing

18. RELATED PARTY DISCLOSURES

Colin Bennett is a Trustee of the Charitable Company and also a Trustee of The Colin Bennett Charitable Trust for the Homeless.

The Colin Bennett Charitable Trust for the Homeless own the remaining 30% of the Freehold property.

The Colin Bennett Charitable Trust for the Homeless own other properties which are managed by the Charity.

The Charity receives a management fee in respect of the properties managed on behalf of the Colin Bennett Charitable Trust for the Homeless.