

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

BEACON HOUSE MINISTRIES

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FOR THE YEAR ENDED 31 MARCH 2023**

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**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	12,421	1,348
	<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

	Activity	2023	2022
		£	£
Health Care	Healthcare Services	933	-
Grants	Healthcare Services	111,489	116,321
Grants	Welfare Services	58,119	57,604
Housing Income	Housing Services	36,281	50,492
Grants	Housing Services	80,000	58,713
Grants	Development Services	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>32,939</u>	<u>30,516</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	<u>155,997</u>	<u>231,719</u>
	<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	<u>165,333</u>	<u>197,333</u>
	<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.