

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

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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.

BEACON HOUSE MINISTRIES

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
	=====	=====	=====	=====
For the year ended 31 March 2023	100,293	-		100,293
	=====	=====		=====

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.