

Company registration number: 3396688

Charity registration number: 1068647

# Harbour Place Grimsby

(A company limited by guarantee)

Annual Report and Financial Statements

for the Year Ended 31 December 2024

Forrester Boyd  
26 South Saint Mary's Gate  
Grimsby  
North East Lincolnshire  
DN31 1LW

## **Harbour Place Grimsby**

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## Harbour Place Grimsby

### Reference and Administrative Details

<b>Trustees</b>	A Brown
	A Burley
	S Chapman
	T Crofts
	B Da'Silva
	D Hasthorpe
	J Hodson
	M Lewis
	S Mill
	R Wright
<b>Senior Management / Leadership Team</b>	D Batty
	R Barr
	J Clayton
<b>Charity Registration Number</b>	1068647
<b>Company Registration Number</b>	3396688
<b>Registered Office</b>	The charity is incorporated in England.
	The Hope Centre
	Hope Street
	Grimsby DN32 7QL
<b>Independent Examiner</b>	Forrester Boyd
	26 South Saint Mary's Gate
	Grimsby
	North East Lincolnshire
	DN31 1LW
<b>Solicitors:</b>	Wilkin Chapman Rollits
	Cartergate House
	26 Chantry Lane
	Grimsby
	North East Lincolnshire
	DN31 2LJ
<b>Bankers</b>	TSB
	9-10 Old Market Place
	Grimsby
	North East Lincolnshire
	DN31 1BN

## **Harbour Place Grimsby**

### **Trustees' Report**

The trustees, who are directors for the purposes of company law, present the annual report together with the financial statements of the charitable company for the year ended 31 December 2024.

#### **Trustees and officers**

The trustees and officers serving during the year and since the year end were as follows:

Trustees:	A Brown
	A Burley
	S Chapman (appointed 27 January 2024)
	T Crofts (appointed 27 January 2024)
	B Da'Silva
	D Hasthorpe
	J Hodson
	D Humphrey (resigned 27 December 2024)
	M Lewis (appointed 27 January 2024)
	S Mill
	R Wright (appointed 27 January 2024)

Senior Management / Leadership	D Batty
Team:	R Barr
	J Clayton

#### **Objectives and activities**

##### **Objects and aims**

Harbour Place's core objectives remain unchanged from previous years; focussed upon improving health, well-being and employability skills of the homeless and disadvantaged people of North East Lincolnshire (NEL). As is set out in greater detail in this report, the activities of our charity include a full time Night Shelter facility, Street Outreach teams and other support services.

##### **Public benefit**

The Trustees have had due regard to guidance published by the Charity Commission (CC) on public benefit. Trustees believe that the Objectives and activities identified below, along with the outcomes achieved through the activities and support provided by staff and volunteers, demonstrate how the charity brings benefit to the public.

The trustees confirm that they have complied with the requirements of section 17 of the Charities Act 2011 to have due regard to the public benefit guidance published by the Charity Commission for England and Wales.

##### **Geographical Profile of the Project**

Harbour Place operates in North East Lincolnshire (NEL), situated on the east coast of England at the mouth of the Humber Estuary, covering an area of 74 square miles (192 sq. km). It is an area that not only presents challenges, but also potential. It includes the port towns of Grimsby and Immingham, the seaside resort of Cleethorpes, a range of villages of varying size and composition, and the attractive landscape of the Lincolnshire Wolds. According to the draft 2021 Census, the population of NEL was 156,900. Results around ethnicity and detailed age ranges are yet to be finalised for 2021, but the previous census indicated that approx. 77% of the population of NEL live in the Grimsby/Cleethorpes conurbation, with approx. 1.5% from ethnic minority communities. Previous results have also indicated that the proportion of the local population within the 20-34 age range is lower than the national average, indicating the difficulty of retaining younger adults and graduates within the area.

# Harbour Place Grimsby

## Trustees' Report

### Premises

Harbour Place is based at The Hope Centre, Hope Street Grimsby. These premises are secured by a long-term lease at a nominal annual rent, which is less than 5% of the commercial annual rental for such a property.

These premises include a self-contained Night Shelter area, including showers, a small kitchen and laundry facilities. The remainder of the building includes a large kitchen serving a café area, further showers, other areas for service users to relax and receive support, plus various other areas for staff use.

A planning application was approved in November 2023 for a proposed separate building in the grounds of the Hope Centre, to provide a medium to long term home for 5 vulnerable adults. A Tender process was completed during Summer 2024 and the Board then decided to investigate an alternative potential opportunity which may have presented greater potential. After a lengthy and complex negotiation process, it was apparent by Summer 2025 that this alternative project would not be viable and the Board are now committed to arriving at the most cost effective solution to deliver up move-on accommodation within the grounds of the Hope Centre and expect to have a deliverable scheme in the very near future.

### Structure and Governance

The Harbour Place management structure features a Project Director as the senior paid executive. The Project Director heads up a team of staff with the Project Manager as the next in seniority.

The Project Director takes overall responsibility for all operational activities and how these are to be funded. He works closely with the Chair of Trustees to develop overall future strategy, to agree major funding decisions and to agree media and fundraising activities.

Our Chair of Trustees is unpaid, but contributes significant time to work with the Project Director to oversee strategic and financial planning, review performance via key indicators and oversee media and fundraising activities.

Our Trustee Board continues to meet at least bi-monthly and the Chair will regularly issue interim updates of any significant events in between these meetings. Whilst our Trustees are happy for the Chair to work with the Project Director on their behalf on a day to day basis, all major events and decisions are always subject to Board scrutiny and individual Trustees will often bring their skills and experience to specific areas.

Staff remuneration packages, recruitment decisions and annual reviews are overseen by our Trustee Finance Sub-Committee, who review submissions from the Project Director alongside financial budgets. Overall staff budgets and significant changes to staffing structure and/or senior management pay are then put before the full Trustee Board for their approval.

Our Board of Trustees are very engaged and remain committed to further developing HP's service offering and to improving our long term financial stability.

### Trustees

As per our report last year, Stuart Chapman, Trevor Crofts, Matthew Lewis and Rebecca Wright all joined our Board in January 2024. All four new Trustees have made notable contributions in their first year and have brought invaluable skills and experience to Board Meetings and also to other projects.

Dan Humphrey resigned from our Board in December 2024 due to other commitments. The Trustees would like to thank Dan for his significant contribution during his three and a half years on the Board and also for his ongoing support for Harbour Place since leaving.

All of our Trustees are incredibly engaged and passionate about developing Harbour Place to further enhance the much-needed services that we provide to our community.

## **Harbour Place Grimsby**

### **Trustees' Report**

#### **Staff, Volunteers and Opening Hours**

During 2024, the staff team consisted of:

- 1 full-time Project Director
- 1 full-time Project Manager
- 7 full-time Outreach/Support workers (on rotation)
- 4 full-time Night Shelter supervisors (on rotation)
- 4 part-time support/relief workers (on rotation)
- 1 part-time Project Administrator
- 1 full-time Community Engagement Officer
- 1 part-time Grants Development Lead
- 1 part-time cleaner

Throughout the year, these staff were ably assisted by our team of volunteers (please see below).

Our Night Shelter has once again been open every night of the year and from July 2024 our renovated Night Shelter facility included 8 rooms that are available 24/7 on a medium term basis for the people allocated those rooms, with accompanying shared shower rooms, kitchen and laundry facilities. We also have 2 additional "crash" rooms available at night time only for those in the most urgent need. All Night Shelter service users receive an evening meal and breakfast, have the use of the shower facilities, access to clean clothing and receive ongoing support.

For the first half of 2024, the Hope Centre was staffed during office hours on weekdays, and mornings over weekends. Since July 2024, the Hope Centre has been staffed 24/7. There are specific times every morning when the Hope Centre Support Hub is open to everyone and service users can visit at other times for one to one appointments.

Outreach tours continue to be conducted at varying times of the day and evening during the week and at weekends.

Our facilities and the approach of our team remains focussed on ensuring that the Hope Centre provides a relaxed atmosphere where service users will then be amenable to further one to one support.

#### **Volunteering**

Our Community Engagement Officer is responsible for all volunteering and fundraising activities of the Organisation. She is responsible for volunteer recruitment, support and development. This role enables us to bring new volunteers into Harbour Place and to develop more specific roles for some volunteers.

In addition to the "traditional" volunteer, HP continues to encourage Service Users to volunteer and will support them as they develop their skills. Training opportunities are provided to all volunteers by HP whenever possible and we remain very focussed on providing positive and enriching experiences for our volunteers.

Our volunteers work alongside our staff team and this "blended" team is essential in providing the right environment for our service users.

Our volunteers have all been through a full induction and receive regular additional training. Over the year, the volunteer pool consisted of approximately 15 individuals, providing over 1,200 hours to our organisation.

Everyone at Harbour Place greatly appreciates the time that our volunteers give and the value that they bring to our service.

## **Harbour Place Grimsby**

### **Trustees' Report**

#### **Staff Team**

2024 saw us complete our progression to a 24/7 service offering. By July 2024, all staff had migrated to their new working arrangements.

Denny Batty took up the role of Project Director from 1st January 2024 as Robin Barr retired from that role. As noted in last year's Trustee Report, this succession had been planned for some time, with Denny having previously worked under Robin in the Project Manager role at Harbour Place. The Trustees were delighted that Robin agreed to remain at Harbour Place in the part-time Grants Development Lead role and were also delighted that James Clayton was promoted to the Project Manager role.

Having overseen the implementation to our new CRM system during 2023, Denny has led the migration to a 24/7 Night Shelter facility and the agreements for Supported Housing Benefit for the occupation of those rooms during 2024. James has also made a great start by leading the support team through those changes, so that we provide a service that best meets the needs of our service users.

In February 2024 we began recruiting for our anticipated migration to a 24/7 service, with Stephen Block and Zoe Hannan joining our support team. In May 2024, Susan Lawson and Tracey Smart also joined the team as we neared the migration date.

Sue Friday retired in March 2024, having been a stalwart of our Night Team since 2018. Our Night Shelter service users over the years really appreciated the support that they received from Sue and the Trustees would like to thank her for her incredible commitment to her role and wish her a happy retirement.

Ashley Phillips left our Night Team in February 2024, with Ian Coleman and Ruth Daly both joining the Night team in the same month. Paul Gardner left the Night team in July 2024 and Ian Coleman left in October 2024. After some short-term cover for these changes, Simon Duffy was recruited in October 2024 and Anna Blaszkiewicz joined us in January 2025. Since then, our Nights team has remained unchanged.

As ever, the Trustees would like to make clear that we are extremely proud of our staff team. They show great flexibility, dedication and diligence in their approach to their work and they make such a positive difference to so many vulnerable people. We thank them all for their fantastic work and wish those who have left Harbour Place the very best for the future.

#### **Grant Funding**

During 2024, Harbour Place received £369,034 under the Rough Sleeper Initiative (RSI). These funds are received as part of a joint proposal with North East Lincolnshire Council (NELC) to bid for funding made available via the Ministry of Housing, Communities and Local Government (MHCLG) to specifically tackle rough sleeping.

The structure of this bid is such that NELC submits the bid to MHCLG, with Harbour Place nominated as their designated key service provider. NELC also secured additional funding within their RSI bids to meet the cost of mental health and addiction support workers, based at The Hope Centre but employed by third party agencies.

The RSI funding during 2024 was part of a three-year award until 31st March 2025. Harbour Place received £1.096m of RSI funding during that three-year period. Whilst this funding does not cover the full cost of providing the services agreed under RSI, this award gives a good foundation around which we can build our financial model. Since the year end, RSI funding for 2025/26 was secured on similar terms for one year, with a more extensive review of RSI anticipated before March 2026.

In December 2022, Harbour Place was successful in a significant bid to MHCLG's Transformation Fund. The Transformation Fund has provided funding in excess of £140k across 2023/24 to cover the cost of significant adaptations to the Hope Centre in order to improve service provision and facilitate 24 hour opening of our Night Shelter facilities. The Transformation Fund has also provided revenue funding exceeding £200k for the period to January 2023 to March 2025 to meet additional staff costs as services are adapted. These changes to the physical environment and service offering have enabled us to generate new additional income streams for supported room occupancy as from July 2024.

## **Harbour Place Grimsby**

### **Trustees' Report**

The income recognised for the year ended 31st December 2024 from the Transformation Fund is £69,911 in respect of adaptation costs and £110,596 in respect of revenue funding.

Other grant funds received during 2024 include £25,000 from Lloyds Bank Foundation as part of a three-year award ending in 2025.

Harbour Place has submitted strong bids for further grant funding during 2025, with some bids already successful.

The Trustees would like to acknowledge that funding from these organisations is vital to us being able to continue to provide support to so many vulnerable people. It should also be acknowledged that the success of these bids can be attributed to the diligence of our Senior Management Team in preparing the bids and also the excellent outcomes for our service users which can be demonstrated over a number of years.

#### **Fundraising and Donations**

The Trustees are acutely aware that Harbour Place cannot rely on grant funding alone and we are fortunate to enjoy incredible support from local businesses and the wider community. The generosity of everyone who supports our organisation is greatly appreciated.

Income from donations was up 34.4% to £51,549 in 2024. This significant increase was largely driven by some very generous and sustained support from local businesses. However, a significant element of this will fall away in 2025 due to a corporate supporter now experiencing financial difficulties. There were also some incredibly generous donations from individuals during the year, but we very much appreciate every donation we receive, irrespective of the amount donated.

Many individuals and organisations within our local community also raised funds for us through their own activities, such as runs and other great initiatives. Income from general fundraising activities increased significantly to £21,314 in 2024. There were many fantastic initiatives and events that contributed to this, including support from Grimsby Town Football Club, Triton Knoll, contractors at Prax, The Grimsby Water Rats and participants in The Grimsby 10k, Tough Mudder and other running events.

In addition to the above, our two major annual events - our Annual Dinner and The Great Grimsby Sleep Out - contributed a further £28,000, net of costs.

The second Great Grimsby Sleep Out (GGSO) took place on 16th February 2024, with over 90 people spending the night in Freshney Place Car Park to raise funds and awareness. We received some excellent coverage in the local media and there were 790 donations, generating a gross income of £19,618. The event incurred costs of £2,245, giving a net amount raised of £17,373.

GGSO is now firmly established as a flagship event for Harbour Place, reaching so many people in our community. Not only does it generate a fantastic amount of money, but it also is vital in raising awareness and attracts excellent media coverage.

Our Annual Fundraising Dinner was held in November 2024 and was well supported once again. The evening generated incomes of £16,628, with a net contribution of £10,631 after costs of £5,997.

The total income generated from all donations and fundraising (excluding legacies) during 2024 was £109,109, compared to £78,902 in 2023. Event costs were £8,242, compared to £7,412. Overall, the contribution to reserves for 2024 was £100,867 - an increase of 41.1% on the previous year.

Income from legacies was £50,000 in 2024 compared to £1,000 in 2023. The amount received in 2024 was a single amount received from the estate of one of the founders of Harbour Place and the Trustees have agreed that this sum will be invested in the new accommodation project.



## Harbour Place Grimsby

### Trustees' Report

We are extremely thankful to our local community for such outstanding support - especially when so many people and businesses face their own financial challenges.

The Trustees believe that it is essential for Harbour Place to maintain a strong profile in the local community - both to enhance fundraising revenue and to further develop strong, positive awareness of Harbour Place and the difference that we make to so many lives.

#### Achievements and Performance

Across the UK, 2024 was a year where homelessness continued to increase at an alarming rate, reflecting record private rents, rising evictions and a lack of genuinely affordable social housing.

Nationally, homelessness increased by 14%, with over 350,000 people being in temporary accommodation or without any kind of accommodation at all. Furthermore, rough sleeping has increased by 27% over the past 2 years, whilst almost half of the people in temporary accommodation have been in that situation for over two years.

Public discourse around these issues in the media will often focus on cities, but these issues are just as prevalent in towns like Grimsby and Cleethorpes, where social and economic issues combined with shortages of social housing results in an ever worsening situation, with limited resources available locally to combat the multiple challenges that exist.

At Harbour Place we have seen increased demand for the full range of our services - from the provision of practical assistance (such as hot meals, showers, change of clothing) to the dedicated support, advice and advocacy which enables service users to address issues relating to benefits, housing, and health.

During 2024, we supported over **400** different people who were either homeless or vulnerably housed, providing over **12,000** individual acts of support.

Included within this number are **208** different individuals who have been seen sleeping on the streets of our area at some point during the year by our Outreach Team, who have been out in all weathers early mornings, late nights and over weekends during the year delivering **1,944** acts of support to those on our streets.

From July 2024, our improved Night Shelter block at the Hope Centre provided short term accommodation that was available 24/7 with 8 bedrooms plus shared bathroom, kitchen and laundry facilities. We continued to provide two emergency crash rooms in addition to the main Night Shelter rooms which were only accessible at night.

During the year, **74** individuals used the Night Shelter which operated with an occupancy level of **98%**. This is the lowest total number of individuals accessing the Night Shelter for many years and is despite demand for places being as high as ever. North East Lincolnshire is experiencing serious shortages of available accommodation suitable for people that have suffered the trauma of being homeless and this is seriously impacting the average length of stay in our Night Shelter (and thus reducing the number of individuals who have been able to benefit from the Night Shelter facility).

During 2024, we registered **220** new people to our service.

We are continuing to deliver more support than ever and have made significant improvements in the way we work, but we do not do this alone and we have continued to build relationships with partners. We have had many agencies working alongside us and this has fostered opportunities for engagement that have in the past been lost to those sleeping on the streets.

## Harbour Place Grimsby

### Trustees' Report

Partnership working is essential and during 2024 our partners included: -

NELC's Homelessness Prevention Service

We Are With You

NAVIGO

Open Door

A range of local Housing and Hostel providers including YMCA and Salvation Army

The Citizens Advice Bureau

Grimsby Job Centre Plus

Focus Adult Social Care

NEL Anti-Social Behaviour Team

NEL Community Safety Partnership

East Marsh United

We Are One Foundation

Humberside Police

We will continue to adapt and improve our service to meet future challenges and the provision of our own dedicated move-on accommodation remains a priority for Harbour Place, with significant progress expected in the near future.

#### Financial review

The Trustees are pleased to report a surplus of £115,645 for the year ended 31st December 2024.

This is clearly an exceptional surplus for our organisation and reflects some specific and notable financial circumstances during 2024, namely:

- A legacy of £50,000, which is intended for use on a future capital project
- An exceptional year for donations and fundraising, including some specific amounts that are not expected to sustain in future years (and which will also be used on the capital project)
- A new income source in terms of supported housing benefit following the conversion of the main Night Shelter area to provide a short-term living facility for 8 people.

The new income stream from supported housing benefit was received from July 2024 onwards and totalled £55,192 by 31st December 2024.

Revenue grant funding in the year totalled £508,546, compared to £495,115 in 2023.

Additional specific grant income of £69,911 was credited during the year, being the balance of funding previously secured for the Hope Centre Adaptations. This income relates to exceptional alteration costs of £71,464 shown within note 8 of the accounts.

Thus, revenue grants in 2023 represented 83.5% of running costs (excluding exceptional costs) compared to 91.8% of running costs in 2023.

Fundraising, donations, legacies and trading activities in 2024 generated a gross income of £159,556, which can be compared to a gross income of £80,775 in 2023. As highlighted above, this significant increase reflects the exceptional legacy of £50,000.

Bank interest received totalled £3,071 (2023: £606). The Trustees remain mindful that current reserves must remain liquid given the proposed property project.

Staff costs for the year totalled £512,637 – an increase of 9.7% on the 2023 figure of £467,276. This increase reflects growth to the staff team and a modest general pay increase.

## **Harbour Place Grimsby**

### **Trustees' Report**

Other expenditure remained comparable to levels in previous years.

The resultant surplus for 2024 has had a very positive impact upon reserves, which are at a sustainable level and meet our Reserves Policy.

#### **Policy on reserves**

Our aim is to build up income and expenditure reserves representing 6 months of expenditure to afford the charity contingency funds to continue with planned activities in the event of a major unforeseen interruption to income.

Reserves as at 31st December 2024 were £349,850. This represents 55% of ongoing annual expenditure levels at the Balance Sheet date.

The Trustees are satisfied with current levels and continue to look for opportunities to strengthen Harbour Place's long term financial strength in future years.

#### **Plans for future periods**

##### **The Year Ahead**

2025 has remained very challenging for everyone within our community as financial pressures affect both our service users and our supporters. Demand for our services remains very high and fundraising remains challenging.

That said, support from our community remains strong, as evidenced during GGSO2025 and other fundraising events during 2025.

The supported housing benefit revenue is making a very significant contribution to revenue streams and is helping us reduce our reliance on grant funding, but given the strong demand for our services and the challenges of fundraising, grant funding will remain vital to us maintaining our current levels of support.

Finding suitable move-on accommodation for some of our service users remains very challenging and we are often unable to find anywhere suitable for those who are ready to make the next step from our Night Shelter. This can be incredibly disheartening for the individuals affected and limits the level of support we can provide to others in need of a place. After a year of evaluating different projects, our Board now have a very clear vision for our preferred Supported Housing project and we are looking to make tangible progress with the build in the very near future.

As a Board of Trustees, we remain very focussed on strengthening the charity's ability to generate more funds itself and supported housing projects are key to making real progress on that front.

In financial terms, we are currently forecasting a surplus for 2025, but the final result is obviously dependent upon financial outcomes for the later months of the year.

The combined ongoing economic and social conditions in our area are likely to present challenges for some time to come. However, the Trustees are confident that our committed team will continue to find opportunities to adapt and fund services to meet the needs of our service users.

We would once again like to thank everyone who has supported us through these challenging times, including businesses and individuals within our local community, NELC's Homelessness Prevention Team and other partner agencies.

Finally, we would like to extend our most sincere thanks to our fellow Trustees, our Staff and our Volunteers for their hard work and commitment during the year.

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

##### **Nature of governing document**

Harbour Place Grimsby is a company limited by guarantee governed by its Memorandum and Articles of Association dated 2nd July 1997 and updated in 1998.

## Harbour Place Grimsby

### Trustees' Report

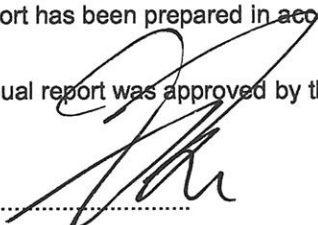
#### Induction and training of trustees

New Trustees undergo an informal induction which includes invitation to a Board Meeting prior to becoming a Trustee, visiting the registered office of the company to familiarise themselves in the way the organisation carries out its day to day duties and implements decisions. Business planning, the Memorandum and Articles of Association and financial performance are also covered. In addition, Trustees are encouraged to attend external training events which assist them in undertaking their role.

#### Small companies provision statement

This report has been prepared in accordance with the small companies regime under the Companies Act 2006.

The annual report was approved by the trustees of the charity on 29 September 2025 and signed on its behalf by:



.....  
A Brown  
Trustee

## Harbour Place Grimsby

### Independent Examiner's Report to the trustees of Harbour Place Grimsby ('the Company')

I report to the charity trustees on my examination of the accounts of the Company for the year ended 31 December 2024.

#### 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 the Company'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 ICAEW, 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 Harbour Place Grimsby 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.



C Jensen ACA  
ICAEW

26 South Saint Mary's Gate  
Grimsby  
North East Lincolnshire  
DN31 1LW

29 September 2025

## Harbour Place Grimsby

### Statement of Financial Activities for the Year Ended 31 December 2024 (Including Income and Expenditure Account and Statement of Total Recognised Gains and Losses)

	Note	Unrestricted funds £	Restricted funds £	Total 2024 £
<b>Income and Endowments from:</b>				
Donations and legacies	3	101,549	-	101,549
Charitable activities	4	55,192	578,457	633,649
Other trading activities	5	58,006	-	58,006
Investment income	6	3,071	-	3,071
Total income		<u>217,818</u>	<u>578,457</u>	<u>796,275</u>
<b>Expenditure on:</b>				
Raising funds		(9,267)	-	(9,267)
Charitable activities	7	<u>(92,906)</u>	<u>(578,457)</u>	<u>(671,363)</u>
Total expenditure		<u>(102,173)</u>	<u>(578,457)</u>	<u>(680,630)</u>
Net income		<u>115,645</u>	<u>-</u>	<u>115,645</u>
Net movement in funds		115,645	-	115,645
<b>Reconciliation of funds</b>				
Total funds brought forward		<u>234,205</u>	<u>-</u>	<u>234,205</u>
Total funds carried forward	19	<u>349,850</u>	<u>-</u>	<u>349,850</u>

	Note	Unrestricted funds £	Restricted funds £	Total 2023 £
<b>Income and Endowments from:</b>				
Donations and legacies	3	39,364	-	39,364
Charitable activities	4	75,051	498,153	573,204
Other trading activities	5	40,805	-	40,805
Investment income	6	606	-	606
Total income		<u>155,826</u>	<u>498,153</u>	<u>653,979</u>
<b>Expenditure on:</b>				
Raising funds		(8,919)	-	(8,919)
Charitable activities	7	<u>(115,317)</u>	<u>(498,153)</u>	<u>(613,470)</u>
Total expenditure		<u>(124,236)</u>	<u>(498,153)</u>	<u>(622,389)</u>
Net income		<u>31,590</u>	<u>-</u>	<u>31,590</u>
Net movement in funds		31,590	-	31,590
<b>Reconciliation of funds</b>				
Total funds brought forward		<u>202,615</u>	<u>-</u>	<u>202,615</u>
Total funds carried forward	19	<u>234,205</u>	<u>-</u>	<u>234,205</u>

The notes on pages 15 to 23 form an integral part of these financial statements.



**Harbour Place Grimsby**  
**(Registration number: 3396688)**  
**Balance Sheet as at 31 December 2024**

	Note	2024 £	2023 £
<b>Fixed assets</b>			
Tangible assets	14	3,272	4,090
<b>Current assets</b>			
Debtors	15	14,076	110,463
Cash at bank and in hand	16	445,004	296,590
		459,080	407,053
<b>Creditors: Amounts falling due within one year</b>	17	(112,502)	(176,938)
<b>Net current assets</b>		346,578	230,115
<b>Net assets</b>		349,850	234,205
<b>Funds of the charity:</b>			
<b>Unrestricted income funds</b>			
Unrestricted funds		349,850	234,205
<b>Total funds</b>	19	349,850	234,205

For the financial year ending 31 December 2024 the charity was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

**Directors' responsibilities:**

- The members have not required the charity to obtain an audit of its accounts for the year in question in accordance with section 476; and
- The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

The financial statements on pages 12 to 23 were approved by the trustees, and authorised for issue on 29 September 2025 and signed on their behalf by:

.....  
A Brown  
Trustee

.....  
S Mill  
Trustee

The notes on pages 15 to 23 form an integral part of these financial statements.

## Harbour Place Grimsby

### Statement of Cash Flows for the Year Ended 31 December 2024

	Note	2024 £	2023 £
<b>Cash flows from operating activities</b>			
Net cash income		115,645	31,590
<b>Adjustments to cash flows from non-cash items</b>			
Depreciation		818	1,022
Investment income	6	<u>(3,071)</u>	<u>(606)</u>
		113,392	32,006
<b>Working capital adjustments</b>			
Decrease/(increase) in debtors	15	96,387	(98,165)
Increase/(decrease) in creditors	17	4,499	(2,262)
(Decrease)/increase in deferred income		<u>(68,935)</u>	<u>54,930</u>
Net cash flows from operating activities		145,343	(13,491)
<b>Cash flows from investing activities</b>			
Interest receivable and similar income	6	<u>3,071</u>	<u>606</u>
Net increase/(decrease) in cash and cash equivalents		148,414	(12,885)
Cash and cash equivalents at 1 January		<u>296,590</u>	<u>309,475</u>
Cash and cash equivalents at 31 December		<u><u>445,004</u></u>	<u><u>296,590</u></u>

The notes on pages 15 to 23 form an integral part of these financial statements.



## Harbour Place Grimsby

### Notes to the Financial Statements for the Year Ended 31 December 2024

#### 1 Charity status

The charity is limited by guarantee, incorporated in England, and consequently does not have share capital. Each of the trustees is liable to contribute an amount not exceeding £10 towards the assets of the charity in the event of liquidation.

The address of its registered office is:

The Hope Centre  
Hope Street  
Grimsby  
DN32 7QL

These financial statements were authorised for issue by the trustees on 29 September 2025.

#### 2 Accounting policies

##### Summary of significant accounting policies and key accounting estimates

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

##### Statement of compliance

The financial statements have been prepared in accordance with 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) - (Charities SORP (FRS 102)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102). They also comply with the Companies Act 2006 and Charities Act 2011.

##### Basis of preparation

Harbour Place Grimsby meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy notes.

The financial statements are presented in sterling and rounded to the nearest pound.

##### Going concern

The trustees consider that there are no material uncertainties about the charity's ability to continue as a going concern nor any significant areas of uncertainty that affect the carrying value of assets held by the charity.

##### Income and endowments

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

## **Harbour Place Grimsby**

### **Notes to the Financial Statements for the Year Ended 31 December 2024**

#### ***Donations and legacies***

Donations are recognised when the charity has been notified in writing of both the amount and settlement date. In the event that a donation is subject to conditions that require a level of performance by the charity before the charity is entitled to the funds, the income is deferred and not recognised until either those conditions are fully met, or the fulfilment of those conditions is wholly within the control of the charity and it is probable that these conditions will be fulfilled in the reporting period.

Legacy gifts are recognised on a case by case basis following the grant of probate when the administrator/executor for the estate has communicated in writing both the amount and settlement date. In the event that the gift is in the form of an asset other than cash or a financial asset traded on a recognised stock exchange, recognition is subject to the value of the gift being reliably measurable with a degree of reasonable accuracy and the title to the asset having been transferred to the charity.

#### ***Deferred income***

Deferred income represents amounts received for future periods and is released to incoming resources in the period for which, it has been received. Such income is only deferred when:

- The donor specifies that the grant or donation must only be used in future accounting periods; or
- The donor has imposed conditions which must be met before the charity has unconditional entitlement.

#### ***Expenditure***

All expenditure is recognised once there is a legal or constructive obligation to that expenditure, it is probable settlement is required and the amount can be measured reliably. All costs are allocated to the applicable expenditure heading that aggregate similar costs to that category. Where costs cannot be directly attributed to particular headings they have been allocated on a basis consistent with the use of resources, with central staff costs allocated on the basis of time spent, and depreciation charges allocated on the portion of the asset's use. Other support costs are allocated based on the spread of staff costs.

All resources expended are inclusive of irrecoverable VAT.

#### ***Raising funds***

These are costs incurred in attracting voluntary income, the management of investments and those incurred in trading activities that raise funds.

#### ***Charitable activities***

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.

#### ***Support costs***

Support costs include central functions and have been allocated to activity cost categories on a basis consistent with the use of resources, for example, allocating property costs by floor areas, or per capita, staff costs by the time spent and other costs by their usage.

#### ***Irrecoverable VAT***

Irrecoverable VAT is charged against the category of resources expended for which it was incurred.

#### ***Taxation***

The charity is considered to pass the tests set out in Paragraph 1 Schedule 6 of the Finance Act 2010 and therefore it meets the definition of a charitable company for UK corporation tax purposes. Accordingly, the charity is potentially exempt from taxation in respect of income or capital gains received within categories covered by Chapter 3 Part 11 of the Corporation Tax Act 2010 or Section 256 of the Taxation of Chargeable Gains Act 1992, to the extent that such income or gains are applied exclusively to charitable purposes.

## Harbour Place Grimsby

### Notes to the Financial Statements for the Year Ended 31 December 2024

#### Tangible fixed assets

Individual fixed assets costing £1,000.00 or more are initially recorded at cost.

#### Depreciation and amortisation

Depreciation is provided on tangible fixed assets so as to write off the cost or valuation, less any estimated residual value, over their expected useful economic life as follows:

Asset class	Depreciation method and rate
Motor vehicles	20% reducing balance

#### Trade debtors

Trade debtors are amounts due from customers for merchandise sold or services performed in the ordinary course of business.

Trade debtors are recognised initially at the transaction price, less provision for impairment. A provision for the impairment of trade debtors is established when there is objective evidence that the charity will not be able to collect all amounts due according to the original terms of the receivables.

#### Cash and cash equivalents

Cash and cash equivalents comprise cash on hand and call deposits, and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of change in value.

#### Trade creditors

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Accounts payable are classified as current liabilities if the charity does not have an unconditional right, at the end of the reporting period, to defer settlement of the creditor for at least twelve months after the reporting date. If there is an unconditional right to defer settlement for at least twelve months after the reporting date, they are presented as non-current liabilities.

Trade creditors are recognised at the transaction price.

#### Fund structure

Unrestricted income funds are general funds that are available for use at the trustees discretion in furtherance of the objectives of the charity.

Restricted income funds are those donated for use in a particular area or for specific purposes, the use of which is restricted to that area or purpose.

#### Pensions and other post retirement obligations

The charity operates a defined contribution pension scheme. Contributions are charges in the statement of financial activities as they become payable in accordance with the rules of the scheme.

## Harbour Place Grimsby

### Notes to the Financial Statements for the Year Ended 31 December 2024

#### 3 Income from donations and legacies

	Unrestricted funds General £	Total funds £
Donations and legacies;		
Donations from companies, trusts and similar proceeds	20,254	20,254
Donations from individuals	31,295	31,295
Legacies	50,000	50,000
<b>Total for 2024</b>	<b>101,549</b>	<b>101,549</b>
<b>Total for 2023</b>	<b>39,364</b>	<b>39,364</b>

#### 4 Income from charitable activities

	Unrestricted funds General £	Restricted funds £	Total funds £
Outreach, support and night shelter	-	508,546	508,546
Grants for adaptations to premises	-	69,911	69,911
Housing Benefit	55,192	-	55,192
<b>Total for 2024</b>	<b>55,192</b>	<b>578,457</b>	<b>633,649</b>
<b>Total for 2023</b>	<b>75,051</b>	<b>498,153</b>	<b>573,204</b>

#### 5 Income from other activities

	Unrestricted funds General £	Total funds £
Fundraising	57,759	57,759
Trading income;		
Sales of goods and services	247	247
<b>Total for 2024</b>	<b>58,006</b>	<b>58,006</b>
<b>Total for 2023</b>	<b>40,805</b>	<b>40,805</b>

#### 6 Investment income

	Unrestricted funds General £	Total funds £
Interest receivable and similar income;		
Interest on cash deposits	3,071	3,071
<b>Total for 2024</b>	<b>3,071</b>	<b>3,071</b>
<b>Total for 2023</b>	<b>606</b>	<b>606</b>

## Harbour Place Grimsby

### Notes to the Financial Statements for the Year Ended 31 December 2024

#### 7 Expenditure on charitable activities

	Unrestricted funds General £	Restricted funds £	Total funds £
Staff Costs	37,293	475,344	512,637
Allocated support costs	54,313	103,113	157,426
Governance costs	1,300	-	1,300
<b>Total for 2024</b>	<u>92,906</u>	<u>578,457</u>	<u>671,363</u>
<b>Total for 2023</b>	<u>119,230</u>	<u>498,153</u>	<u>617,383</u>

#### 8 Analysis of governance and support costs

##### Support costs allocated to charitable activities

	Governance costs £	Administration costs £	Premises costs £	Other support costs £	Total 2024 £	Total 2023 £
Outreach, support and night shelter	1,300	25,837	33,798	26,327	87,262	78,018
Alteration costs of leased premises	-	-	71,464	-	71,464	72,089
	<u>1,300</u>	<u>25,837</u>	<u>105,262</u>	<u>26,327</u>	<u>158,726</u>	<u>150,107</u>

##### Governance costs

	Unrestricted funds General £	Total funds £
Independent examiner fees		
Examination of the financial statements	1,300	1,300
<b>Total for 2024</b>	<u>1,300</u>	<u>1,300</u>
<b>Total for 2023</b>	<u>1,200</u>	<u>1,200</u>

## Harbour Place Grimsby

### Notes to the Financial Statements for the Year Ended 31 December 2024

#### 9 Staff costs

The aggregate payroll costs were as follows:

	2024 £	2023 £
<b>Staff costs during the year were:</b>		
Wages and salaries	468,987	424,025
Social security costs	33,678	35,272
Pension costs	9,972	7,979
	<u>512,637</u>	<u>467,276</u>

The monthly average number of persons (including senior management team) employed by the charity during the year was as follows:

	2024 No	2023 No
Charitable activities	<u>21</u>	<u>20</u>

No employee received emoluments of more than £60,000 during the year.

The total employee benefits, including gross pay, employer's NI and employer's pension contributions, of the key management personnel of the charity were £113,933 (2023 - £118,718).

#### 10 Trustees remuneration and expenses

No trustees, nor any persons connected with them, have received any remuneration from the charity during the year.

No trustees have received any reimbursed expenses or any other benefits from the charity during the year.

#### 11 Net incoming/outgoing resources

Net outgoing resources for the year include:

	2024 £	2023 £
Depreciation of fixed assets	<u>818</u>	<u>1,022</u>

#### 12 Independent examiner's remuneration

	2024 £	2023 £
Examination of the financial statements	<u>1,300</u>	<u>1,200</u>

#### 13 Taxation

The charity is a registered charity and its activities are exempt from taxation.

## Harbour Place Grimsby

### Notes to the Financial Statements for the Year Ended 31 December 2024

#### 14 Tangible fixed assets

	Motor vehicles £	Total £
<b>Cost</b>		
At 1 January 2024	5,800	5,800
At 31 December 2024	5,800	5,800
<b>Depreciation</b>		
At 1 January 2024	1,710	1,710
Charge for the year	818	818
At 31 December 2024	2,528	2,528
<b>Net book value</b>		
At 31 December 2024	3,272	3,272
At 31 December 2023	4,090	4,090

#### 15 Debtors

	2024 £	2023 £
Prepayments	6,611	4,022
Accrued income	-	9,256
Other debtors	7,465	97,185
	<u>14,076</u>	<u>110,463</u>

#### 16 Cash and cash equivalents

	2024 £	2023 £
Cash on hand	47	29
Cash at bank	444,957	296,561
	<u>445,004</u>	<u>296,590</u>

#### 17 Creditors: amounts falling due within one year

	2024 £	2023 £
Trade creditors	766	-
Other taxation and social security	8,394	17,157
Other creditors	38	11
Accruals	19,550	7,081
Deferred income	83,754	152,689
	<u>112,502</u>	<u>176,938</u>

## Harbour Place Grimsby

### Notes to the Financial Statements for the Year Ended 31 December 2024

	2024 £	2023 £
Deferred income at 1 January	(152,689)	(97,759)
Resources deferred in the period	(12,566)	(64,981)
Amounts released from previous periods	<u>81,501</u>	<u>10,051</u>
Deferred income at year end	<u>(83,754)</u>	<u>(152,689)</u>

#### 18 Pension and other schemes

##### Defined contribution pension scheme

The charity operates a defined contribution pension scheme. The pension cost charge for the year represents contributions payable by the charity to the scheme and amounted to £9,972 (2023 - £7,979).

#### 19 Funds

	Balance at 1 January 2024 £	Incoming resources £	Resources expended £	Balance at 31 December 2024 £
<b>Unrestricted</b>				
General	234,205	217,818	(102,173)	349,850
<b>Restricted</b>	<u>-</u>	<u>578,457</u>	<u>(578,457)</u>	<u>-</u>
<b>Total funds</b>	<u>234,205</u>	<u>796,275</u>	<u>(680,630)</u>	<u>349,850</u>
	Balance at 1 January 2023 £	Incoming resources £	Resources expended £	Balance at 31 December 2023 £
<b>Unrestricted</b>				
General	202,615	155,826	(124,236)	234,205
<b>Restricted</b>	<u>-</u>	<u>498,153</u>	<u>(498,153)</u>	<u>-</u>
<b>Total funds</b>	<u>202,615</u>	<u>653,979</u>	<u>(622,389)</u>	<u>234,205</u>

The specific purposes for which the funds are to be applied are as follows:

The general fund represents the free funds of the charity which are not designated for particular purposes. The restricted fund principally includes income received for the Rough Sleeping Initiative and funds received from the Transformation Fund.



## Harbour Place Grimsby

### Notes to the Financial Statements for the Year Ended 31 December 2024

#### 20 Analysis of net assets between funds

	Unrestricted funds General £	Total funds at 31 December 2024 £
Tangible fixed assets	3,272	3,272
Current assets	459,080	459,080
Current liabilities	<u>(112,502)</u>	<u>(112,502)</u>
Total net assets	<u>349,850</u>	<u>349,850</u>

	Unrestricted funds General £	Total funds at 31 December 2023 £
Tangible fixed assets	4,090	4,090
Current assets	407,053	407,053
Current liabilities	<u>(176,938)</u>	<u>(176,938)</u>
Total net assets	<u>234,205</u>	<u>234,205</u>

#### 21 Related party transactions

During the year the charity made the following related party transactions:

##### **Andrew Brown** (Trustee)

Andrew Brown owns the land and buildings for the Hope Centre and this is held on a long term lease with the charity for no rent. During the year a charge was raised of £3,503 to Andrew Brown to cover the costs of insurance paid. At the balance sheet date the amount due to Andrew Brown was £3,503 (2023 - £Nil).

##### **Mother Architects Limited**

(Company owned by Jo Hodson, a Trustee)

Services were purchased from Mother Architects Limited at a total cost of £6,120. At the balance sheet date the amount due to/from Mother Architects Limited was £Nil (2023 - £Nil).