



**Trustees' Report and Financial Statements  
for the year ended 31 March 2025**

**[www.trinitywinchester.org.uk](http://www.trinitywinchester.org.uk)**

**Registered Company No: 03705365  
Registered Charity No: 1074604**

**TRINITY WINCHESTER**  
**Trustees' Report and Financial Statements**  
**for the year ended 31 March 2025**

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# **TRINITY WINCHESTER**

## **TRUSTEES' REPORT**

**for the year ended 31 March 2025**

### **Trustees' Report 2025**

The Trustees, who are also directors of the charity for the purposes of the Companies Act 2006, present their report and the financial statements for the year ended 31 March 2025.

### **Objectives and Activities**

Trinity Winchester is a charity which addresses the effects of homelessness and vulnerability through specialist practical and emotional support and proactive prevention, empowering positive change. We help people who are suffering from and are vulnerable to the effects of homelessness, addiction, physical and mental ill-health, poverty, social isolation and domestic abuse. We offer solutions, hope, choice and control.

### **Achievement and Performance**

Trinity Winchester is a strategic organisation partner of Winchester City Council in addressing homelessness locally. Our holistic programme of direct access services alongside supported accommodation provides life-changing benefits for our homeless and other vulnerable clients.

#### *Key achievements in year*

Demand for day services delivered from Bradbury House showed a steady increase throughout the year. Trinity continued to provide an expanding range of activities beyond the provision of essential support. A new recovery group was set up, counselling activities expanded and other wellbeing activities were put in place. Trinity's outreach team, funded by Winchester City Council, intervened rapidly to provide help to any new rough sleepers in the city, including working at weekends. The Women's Service continued to thrive.

Trinity's accommodation projects continue to demonstrate that changing lives for the better by providing housing with support services under one roof is an achievable long-term ambition. Since opening Alleyne House in 2019 and Bradbury View in 2021, we have confirmed our belief that once a person settles into safe, secure housing and begins to feel looked after, they experience a sense of belonging and start to regain a sense of purpose and direction. In February 2025 the Trustees were delighted to open 3 new rooms, converted from existing space at Bradbury House, to increase to 22 the number of units of accommodation we offer.

We are tremendously grateful to our loyal and most established funders and partners, Winchester City Council, as well as major grant-making trusts and all who have again committed significant funding to Trinity. We would like to extend our thanks to all our supporters, including many local organisations and individuals who have been so generous.

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## TRUSTEES' REPORT

for the year ended 31 March 2025

### *Trinity's Direct Access Services (Drop-in)*

We offer support and interventions, from the basics of food and shelter to advice and information about benefits, housing, alcohol and drug use and harm minimisation; signposting to key services; healthcare; learning and skills development; confidence-building recreational activities; preparing for employment; counselling and domestic abuse programmes; recovery groups; hot nutritious meals and bathing and laundry facilities.

We worked with 684 individuals in 2024/25 (2024: 642), 318 of whom were new to Trinity (2024: 238). Of those accessing our services, 168 presented as homeless (sleeping rough or sofa-surfing) (2024: 122) and 381 were in temporary housing (2024: 420).

### *Outreach*

The Trinity outreach team navigator, in partnership with Winchester City Council, supported those sleeping rough in the community through morning outreach visits within the city centre area of Winchester. Rough sleepers received hot drinks, advice and signposting to key agencies and were encouraged to engage with our services. New rough sleepers in the community were assisted to a triage appointment with Winchester City Council to determine their immediate housing needs. All agencies involved continued to collaborate in a preventative strategy aimed at swift intervention and the minimisation of rough sleeping. In 2024/25 we were commissioned by the Police and Crime Commissioner's Safer Communities Fund to provide an additional anti-social behaviour outreach service in the city centre, and by Winchester City Council for further outreach in Hyde. These services were successful both for the individuals given assistance and the wider business community. We reached 88 individuals during 2024/25 (2024: 106).

### *Homelessness prevention*

Trinity helps people to retain successful tenancies, resulting in fewer evictions. We support people who are in temporary or permanent accommodation, helping them with budgeting and paying bills, liaising with landlords, and supporting them to feel safe in their own homes and within their communities. During 2024/25 we continued to work with private landlords and housing associations to seek to increase the supply of rented properties available for former rough sleepers, providing support to landlords hesitant to let to this client group and to the clients themselves, for as long as it takes for them to move on to living independently. In its capacity as a landlord, Trinity also supported residents with the transition to permanent accommodation.

### *Skills development*

A crucial part of our work is the provision of a range of structured and informal learning opportunities for our clients. In 2024/25 419 learners (2024: 446) took part in a variety of learning groups and classes. Courses provided include IT, Life Skills, Debt Management and Budgeting, Art and Craft, Gardening and Volunteering programmes. These help to develop lifelong skills and build confidence and self-

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## TRUSTEES' REPORT

for the year ended 31 March 2025

esteem, making real changes to people's lives. Job Club and Employment Preparedness sessions offered help with searching for jobs, writing CVs, interview skills and mock interviews. We offered opportunities to gain nationally recognised qualifications and provide access to work experience. We are indebted to Lane Clark & Peacock for facilitating interview skills practice and to Selwood and Lainston House for providing work placement and employment opportunities for Trinity clients. We also thank our peer mentors who, through their own lived experience, are able to pass on their newly acquired skills whilst supporting others. Despite the continuing challenges, 44 people found paid or voluntary employment in 2024/25 (2024: 46).

### *Healthcare*

As part of our commitment to offering proactive and preventative healthcare services in-house, we deliver a programme of health promotion and therapies, supported by other NHS healthcare providers. This includes primary healthcare and mental health interventions, delivered by St Clements Surgery at our in-house surgery at Bradbury House.

Overall the St Clements practice delivered an average of 30 (2024: 30) GP and nurse appointments per week. Dental clinics, funded by Simply Health, were provided monthly by dental charity Dentaid's bus; optician appointments were provided by NHS England. The number of people accessing healthcare services across 2024/25 was 447 (2024: 430). Advice was offered throughout the year on mental health issues, substance use and harm minimisation, smoking cessation, sexual health, domestic abuse, eating well and nutrition. Access to emotional first aid, such as mindfulness, homeopathy, meditation and other problem-solving therapies which help people develop strategies to manage life events and challenges, was also available throughout the year. Trinity continued to work with the Royal Hampshire County Hospital, including its mental health unit, Melbury Lodge, in multi-agency intervention, to prevent patients being discharged back on to the streets.

The range of interventions offered by Trinity's counselling services grew in 2024/25 to include Art Therapy and recovery groups, to meet the increasing demand and more complex needs of socially isolated individuals wanting to develop coping mechanisms and changed patterns of behaviour. Challenging deep-set beliefs and negative thought patterns, participants reported that counselling and recovery support helped with anger management, depression and anxiety. As in previous years, we offered Dual Diagnosis counselling for clients suffering from both addiction and mental ill-health. In total 239 individuals were engaged in therapy (2024: 293) and 202 in recovery groups during the year (2024: not recorded).

### *Trinity's accommodation*

Wrap-around support was provided to residents of Bradbury View, who have complex and high support needs. The accommodation comprises self-contained flatlets adjacent to Bradbury House day centre and bordering the Winnall Moors

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## TRUSTEES' REPORT

for the year ended 31 March 2025

nature reserve. The psychologically informed design with a communal lounge and kitchen helps to reduce feelings of isolation and promotes positive relationship building. At the start of the year there were 12 units of accommodation. Three further flatlets, separated from the rest of Bradbury View, were added in February 2025 specifically for women escaping domestic abuse and for 'night stop' emergency bed use. One further 'crash bed' was available throughout the year for emergency accommodation. All of Trinity's day services were available to residents throughout the week. Night workers provided overnight security and weekend workers ensured that needs could be met seven days a week. Residents received regular tenancy support, including managing finances, shopping, cooking and gardening groups and a recovery group. The holistic approach taken by Trinity enables residents to take the first steps in establishing themselves in a safe and therapeutic environment. A particular highlight of the year was again putting on a real family Christmas.

Alleyne House, generously leased on a peppercorn rent by the former High Sheriff of Hampshire, Mark Thistlethwayte, provides 8 self-contained accommodation units of transitional accommodation for people leaving the criminal justice system with lower support needs. Alleyne House has embedded into the local community and has established itself as a good neighbour.

In 2024/25, Trinity offered 7,316 bednights at Bradbury View and Alleyne House, with a 98.46% occupancy rate (2024: 7,078, 97.75%). We housed 18 people at the start of the year. 11 moved out during the year; of those, 7 moved on to more independent accommodation with reduced or no support, 2 into more appropriate supported accommodation, one back to live with family and one returned to sofa-surfing (2024: 11, 6, 5, 0, 0). New residents moved in and, including the new rooms, there were 21 people housed at the year end.

### *Trinity Women's Service*

Women's homelessness is often under-reported and frequently linked to experiences of abuse. Our thriving Women's Service provides specialised interventions for women facing often complex co-existing difficulties such as mental ill-health, substance use and domestic abuse. We offer individually tailored programmes of counselling, peer group support, complementary therapies, empowerment classes, outings and social get-togethers. Our clients can also access the nationally recognised Freedom Programme for people experiencing domestic abuse. Our client-centred interventions and signposting helped individuals both emotionally and practically to come to terms with, manage and move on from abusive and at times life-threatening situations. Participants consistently reported increased wellbeing and confidence. A total of 163 women engaged with the Women's Service in 2024/25 (2024: 179).

### *Other Partnerships*

Partnership working plays a key part in the delivery of our services. As well as our closest partner, Winchester City Council, we also worked with STOP Domestic

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## TRUSTEES' REPORT

for the year ended 31 March 2025

Abuse, Winchester City Council's outreach team, A2, Hampshire Probation, Catch22, the Domestic Abuse Forum, MARAC (Multi-Agency Risk Assessment Conference) and The Winchester Beacon. Multi-agency working included Children's Services, the Community Mental Health Team, Inclusion Winchester, housing providers, GPs, health visitors, HMP Winchester and the Royal Hampshire County Hospital to ensure a seamless pathway of intervention and support. Our productive partnership with Winchester University continued with Trinity delivering bespoke lectures at the University for psychology and social work students covering domestic abuse, poverty and homelessness, and opening multiple placements to Social Work students.

### *Fundraising*

Fundraising activities in 2024/25 again met objectives set by the Trustees. Trinity is registered with the Fundraising Regulator and adheres to charity sector regulations and guidelines including the Fundraising Code of Practice. We are committed to protecting privacy and only use personal data that we collect in line with applicable laws, including the General Data Protection Regulation (GDPR): data is not shared, sold, swapped or rented to third parties for marketing purposes; communication is only sent to those who want it in the method they have agreed to.

### **Financial review**

Income targets for 2024/25 were met as a result of exceptional fundraising efforts and expenditure was controlled, with results very close to those budgeted. Capital appeal funds grew from £336,679 to £895,439 in the year and were used to fund the new units of accommodation, leaving £627,074 appeal funds at the year end. The organisation had a surplus of £782,987. £558,760 was received in the year towards the capital appeal, as well as an exceptional gift of £240,000 for use in future years, leaving an underlying deficit after depreciation of £15,773 compared with the previous year's underlying surplus of £18,346.

The depreciation charge for the year was £71,117. Unrestricted funds, excluding our depreciation reserve of £2.5m and other designated funds, were £343,379 at the year-end (2024: £344,375), while restricted reserves increased to £984,393 (2024: £450,266). Details of funds are included in the notes to the accounts.

### *Income and expenditure*

The Trustees are pleased to report that their objective of delivering stability and sustainable financial performance was met again in 2024/25 despite the challenges of increasing costs. During the year revenue income was £1,770,454 (including £558,760 for the capital appeal and the exceptional gift of £240,000) compared with £1,149,142 (including £176,625 capital appeal) in 2023/24. The underlying income figure was therefore £971,694, as against £972,517 in 2023/24.

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## TRUSTEES' REPORT

for the year ended 31 March 2025

We are particularly grateful to the Edward Gostling Foundation for the gift of £240,000 which will support Trinity in the years to come. Other key funders included the National Lottery, the fourth year of a 5-year funding commitment which has provided a bedrock of support for the residents of Bradbury View and enabled security and long-term planning for this project. Strong support continued from Winchester City Council, including additional grants for housing support and combating domestic abuse, and significant grant income from Garfield Weston Foundation, Horlock Educational Trust, LCP Foundation, the National Lottery Community Fund, Simply Health, the Office of the Police and Crime Commissioner and Beatrice Laing Charitable Trust. Generous donations towards running costs were received from other grant-making charities, and corporate, personal and other local donors. In addition a number of extremely generous donors have contributed to our capital appeal.

Revenue expenditure for the year was £987,467, compared with £953,811 in 2023/24. This increase was the result of a higher than usual cost of living pay-rise to reflect inflationary pressures, rising utility bills and higher food costs.

### *Reserves*

The Trustees consider it prudent regularly to review Trinity's reserves policy having regard to the need to:

- provide basic services for our users
- meet contractual obligations
- meet the organisation's obligations as a good employer
- build up funds for specific purposes when required or deemed good financial practice
- protect and maintain the organisation's assets.

### *Free Reserves*

The charity's free reserves represent unrestricted reserves, excluding designated funds, fixed assets and long-term liabilities. These stood at £318,437 (2024: £352,138), approximately 4 months running costs.

### *Plans for Future Periods*

The Trustees continue to monitor carefully both income generation and expenditure. Increases in staffing and energy costs mean that annual expenditure across the charity will grow again in 2025/26, by an estimated 5.5%. The fund established with the gift from the Edward Gostling Foundation gives Trinity financial security while we seek further multi-year funding to ensure the long-term viability of the provision of the additional support that is fundamental to the success of Bradbury View. The current capital appeal, launched in 2022/23, which funded the addition of the additional 3 flatlets at Bradbury View, is on-going as we plan in the coming financial year to convert the 'crash bed' to a permanent flatlet, and to build further units of move-on accommodation for those individuals who are ready for more independent living than is on offer at Bradbury View but who still require some support.



# TRINITY WINCHESTER

## TRUSTEES' REPORT

for the year ended 31 March 2025

The Trustees consider that Trinity is in a strong financial position and can continue to deliver high quality services while maintaining cash balances sufficient to cover 3 to 6 months' operating costs.

### **Structure, Governance and Management**

The Trustees, who are also directors of the charity, control the organisation's long-term direction and focus.

At the Annual General Meeting each year Trustees who were elected three or more years ago automatically retire from office but are eligible for re-election up to a maximum of three terms. The Board has the power to appoint new trustees at any time and to fill vacancies arising through the resignation or death of a trustee. Any appointment is governed by the articles of association of the charity. Paul Murray continued as chair throughout the year, handing over to new chair Amelia Riviere in May 2025.

Members of the charity have voting rights at the Annual General Meeting. During the year to 31 March 2025 there were 35 members (2024: 35). If the charity is dissolved, any member who has held office within 12 months of dissolution will be liable to pay an amount up to £1 towards the cost of dissolution and the liabilities incurred by the charity while they were a member.

Day-to-day decision-making is delegated to senior staff. During 2024/25 Sue McKenna continued as Chief Executive, and Hannah Scott as Operations Director with responsibility for management of service delivery. The Trustees acknowledge the tremendous commitment shown throughout the year by Sue, Hannah and the rest of the staff team and the immense contribution of our many volunteers.

The remuneration of the Chief Executive is determined by the Trustees. Remuneration levels of all other staff are the responsibility of the Chief Executive; these are measured against benchmarking tools including the Trustees' annual salary review and local comparators.

The Charity has up-to-date policies and procedures for the recruitment, induction and training of trustees to ensure that individuals are fully aware of their roles within the organisation and their responsibilities both internally and within the wider field of charity law. The Trustees regularly review the risks facing the charity through the maintenance of a Risk Register. Where major risks are identified, systems are put in place to mitigate their effect.

Trinity Winchester Supported Housing, Trinity's wholly owned subsidiary company, was dormant in 2024/25 and 2023/24.

# **TRINITY WINCHESTER**

## **TRUSTEES' REPORT**

**for the year ended 31 March 2025**

The Trustees who have served during the year and up to the date of this report are as follows:

A Barron	S Broadbent (resigned 30 November 2024)
F Coulter (resigned 10 July 2024)	A Fitzgerald-Barron
A Girling	A Goldsby
P Gordon (appointed 19 March 2025)	D Macartney
P Murray	P Raw
A Riviere (previously Ashton)	S Robinson
J Spencer	A Thompson

# TRINITY WINCHESTER

## TRUSTEES' REPORT

for the year ended 31 March 2025

### Reference and Administrative Details

<i>Governing Instrument</i>	The Charity was incorporated on 1st February 1999 and is a company limited by guarantee and not having a share capital. It is governed by its Memorandum and Articles of Association, which were amended in June 2018.
<i>Registered Company No.</i>	03705365
<i>Registered Charity No.</i>	1074604
<i>Members</i>	The Subscribers to the Memorandum of Association and other members elected by the Board of Trustees shall, with their agreement, be admitted to membership of the company.
<i>Trustees</i>	The first Trustees, and directors of the charity, were the subscribers to the Memorandum of Association. The Board of Trustees shall have powers to appoint any member of the Company to be a Trustee subject to their agreement.
<i>Chief Executive</i>	Sue McKenna
<i>Registered Office</i>	Bradbury House, Durngate Place, Winchester SO23 8DX
<i>Bankers</i>	CAF Bank Ltd, 25 Kings Hill Avenue, Kings Hill, West Malling, Kent ME19 4JQ Royal Bank of Scotland Plc, 105 High Street, Winchester SO23 9DA Flagstone Group plc, 1 <sup>st</sup> Floor Clareville House, 26-27 Ovendon Street, London SW1Y 4EL
<i>Auditors</i>	Hopper Williams & Bell Limited, Highland House, Mayflower Close, Chandlers Ford, Eastleigh, Hampshire SO53 4AR

### Public Benefit

The charity provides a benefit to the public through addressing the effects of homelessness and vulnerability by providing specialist practical and emotional support and proactive prevention. The Trustees confirm that they have complied with the duty in Section 17 of the Charities Act 2011 to have due regard to public benefit guidance published by the Charity Commission.

# **TRINITY WINCHESTER**

## **TRUSTEES' REPORT**

**for the year ended 31 March 2025**

### **Statement of Trustees' Responsibilities**

The Trustees are responsible for preparing the Trustees' Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

Company law requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charitable company and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that period. In preparing those financial statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities Statement of Recommended Practice;
- make judgements and estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in business.

The Trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charitable company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

In so far as the Trustees are aware:

- there is no relevant audit information of which the charitable company's auditors are unaware; and
- the Trustees have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditors are aware of that information.

**TRINITY WINCHESTER**  
**TRUSTEES' REPORT**  
**for the year ended 31 March 2025**

**Statement of Trustees' Responsibilities (continued)**

This report has been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies.

Approved by order of the board of Trustees on 17 September 2025 and signed on its behalf by:

*Anelia Riviere*

**A Riviere**  
Chair

# **REPORT OF THE INDEPENDENT AUDITOR TO THE MEMBERS OF TRINITY WINCHESTER**

## **Opinion**

We have audited the financial statements of Trinity Winchester (the 'Charity') for the year ended 31 March 2025 which comprise Statement of Financial Activities, the Balance Sheet, the Statement of Cash Flows, and the notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102: The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the Charity's affairs as at 31 March 2025 and of its incoming resources and application of resources, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice;
- have been prepared in accordance with the requirements of the Companies Act 2006.

## **Basis for opinion**

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditors' responsibilities for the audit of the financial statements section of our report. We are independent of the Charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

## **Conclusions relating to going concern**

We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:

- the trustees' use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the trustees have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the Charity's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

## **REPORT OF THE INDEPENDENT AUDITOR TO THE MEMBERS OF TRINITY WINCHESTER**

### **Other information**

The trustees are responsible for the other information. The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

### **Opinions on other matters prescribed by the Companies Act 2006**

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the trustees' report (incorporating the strategic report and the directors' report) for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the trustees' report (incorporating the strategic report and the directors' report) has been prepared in accordance with applicable legal requirements.

### **Matters on which we are required to report by exception**

In the light of the knowledge and understanding of the Charity and its environment obtained in the course of the audit, we have not identified material misstatements in the trustees' Annual Report.

We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of trustees' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit.

## **REPORT OF THE INDEPENDENT AUDITOR TO THE MEMBERS OF TRINITY WINCHESTER**

### **Responsibilities of trustees**

As explained more fully in the trustees' responsibilities statement, the trustees are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the trustees are responsible for assessing the Charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the Charity or to cease operations, or have no realistic alternative but to do so.

### **Our responsibilities for the audit of the financial statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: [www.frc.org.uk/auditorsresponsibilities](http://www.frc.org.uk/auditorsresponsibilities). This description forms part of our auditor's report.

### **Extent to which the audit was capable of detecting irregularities, including fraud**

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. Due to the inherent limitations of an audit, there is a risk that we will not detect all irregularities even though the audit has been properly planned and performed in accordance with the ISAs (UK). The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

- We obtained an understanding of the legal and regulatory frameworks that are applicable to the charity, and the sector in which it operates. These include but are not limited to compliance with the Companies Act 2006, UK Generally Accepted Accounting Practice, The Charity SORP for statutory accounting compliance and Care Quality Commission, health and safety and food hygiene standards for operational compliance for the sector.



## REPORT OF THE INDEPENDENT AUDITOR TO THE MEMBERS OF TRINITY WINCHESTER

- We obtained an understanding of how the charity is complying with these frameworks through discussions with management.
- We enquired with management whether there were any instances of non-compliance with laws and regulations or whether they had knowledge of actual or suspected fraud. These enquiries are corroborated through follow-up audit procedures including but not limited to a review of legal and professional costs, correspondence and a review of board.
- We assessed the susceptibility of the charity's financial statements to material misstatement, including the risk of fraud and management override of controls. We designed our audit procedures to respond to this assessment, including the identification and testing of any related party transactions and the testing of journal transactions that arise from management estimates, that are determined to be of significant value or unusual in their nature.
- We assessed the appropriateness of the collective competence and capabilities of the engagement team, including consideration of the engagement team's knowledge and understanding of the sector in which the charity operates in, and their practical experience through training and participation with audit engagements of a similar nature.

### Use of our report

This report is made solely to the Charity's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the Charity's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Charity's members as a body, for our audit work, for this report, or for the opinions we have formed.

*Michaela Johns*

Michaela Johns FCCA (Senior Statutory Auditor)  
For and on behalf of Hopper Williams & Bell Limited  
Statutory Auditor  
Highland House  
Mayflower Close  
Chandlers Ford, Eastleigh  
Hampshire SO53 4AR

Date: 24 Sep 2025

TRINITY WINCHESTER

STATEMENT OF FINANCIAL ACTIVITIES  
(INCORPORATING AN INCOME AND EXPENDITURE ACCOUNT)  
for the year ended 31 March 2025

	Note	Unrestricted Funds £	Restricted Funds £	Total Funds 2025 £	Unrestricted Funds £	Restricted Funds £	Total Funds 2024 £
<b>Income and expenditure</b>							
<b>Income from:</b>							
<b>Donations and legacies</b>							
Capital appeal	4	-	558,760	558,760	-	176,625	176,625
Legacies	5	34,387	-	34,387	-	-	-
Other grants and donations	6	325,263	557,379	882,642	340,964	370,188	711,152
<b>Charitable activities</b>							
Grants and contracts	7	-	17,200	17,200	-	27,522	27,522
Other charitable income	8	27,382	-	27,382	28,341	-	28,341
Housing income	9	215,174	-	215,174	181,127	-	181,127
<b>Investments</b>	10	33,430	1,479	34,909	24,375	-	24,375
<b>Total income</b>		<b>635,636</b>	<b>1,134,818</b>	<b>1,770,454</b>	<b>574,807</b>	<b>574,335</b>	<b>1,149,142</b>
<b>Expenditure on:</b>							
<b>Raising funds</b>	11	<b>94,321</b>	<b>5,000</b>	<b>99,321</b>	<b>83,999</b>	<b>7,500</b>	<b>91,499</b>
<b>Charitable activities</b>	12	<b>405,432</b>	<b>224,490</b>	<b>629,922</b>	<b>450,056</b>	<b>251,652</b>	<b>701,708</b>
<b>Housing</b>	13	<b>186,522</b>	<b>71,702</b>	<b>258,224</b>	<b>60,994</b>	<b>99,610</b>	<b>160,604</b>
<b>Total expenditure</b>		<b>686,275</b>	<b>301,192</b>	<b>987,467</b>	<b>595,049</b>	<b>358,762</b>	<b>953,811</b>
<b>Net income/(expenditure)</b>		<b>(50,639)</b>	<b>833,626</b>	<b>782,987</b>	<b>(20,242)</b>	<b>215,573</b>	<b>195,331</b>
<b>Transfers</b>		<b>299,499</b>	<b>(299,499)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Balances brought forward at 1 April 2024</b>	20	<b>2,720,272</b>	<b>450,266</b>	<b>3,170,538</b>	<b>2,740,514</b>	<b>234,693</b>	<b>2,975,207</b>
<b>Balances carried forward at 31 March 2025</b>	20	<b>2,969,132</b>	<b>984,393</b>	<b>3,953,525</b>	<b>2,720,272</b>	<b>450,266</b>	<b>3,170,538</b>

The Statement of Financial Activities includes all gains and losses recognised in the year.  
All income and expenditure derives from continuing activities.

The notes on pages 19-28 form part of the financial statements.

TRINITY WINCHESTER

BALANCE SHEET

As at 31 March 2025

	Note	2025		2024	
		£	£	£	£
<b>Fixed assets</b>					
Tangible Fixed Assets	15		2,667,284		2,428,102
<b>Current assets</b>					
Debtors	16	83,505		122,215	
Investments	17	170,000		-	
Cash at bank and in hand		1,311,740		874,612	
		<u>1,565,245</u>		<u>996,827</u>	
<b>Creditors: amounts falling due within one year</b>	18	<u>122,415</u>		<u>74,423</u>	
<b>Net current assets</b>			<u>1,442,830</u>		<u>922,404</u>
<b>Total assets less current liabilities</b>			<b>4,110,114</b>		<b>3,350,506</b>
<b>Creditors: amounts falling due over one year</b>	19		<b>156,589</b>		<b>179,968</b>
<b>Net assets</b>			<u><b>3,953,525</b></u>		<u><b>3,170,538</b></u>
<b>Funds</b>					
Restricted funds	20		<b>984,393</b>		<b>450,266</b>
Unrestricted funds					
Designated funds	20	<b>2,625,753</b>		<b>2,375,897</b>	
General funds	20	<u><b>343,379</b></u>		<u><b>344,375</b></u>	
			<b>2,969,132</b>		<b>2,720,272</b>
			<u><b>3,953,525</b></u>		<u><b>3,170,538</b></u>

These accounts are prepared in accordance with the special provisions of Part 15 of the Companies Act relating to small companies and constitute the annual accounts required by the Companies Act 2006 and are for circulation to members of the company.

These financial statements were approved by the Trustees on 17 September 2025 and are signed on their behalf by:

*Amelia Riviere*

**Amelia Riviere**  
Chair

Company registration number: 03705365

**TRINITY WINCHESTER**  
**STATEMENT OF CASH FLOWS**  
For the year ended 31 March 2025

	Note	2025 £	2024 £
<b>Cash flows from operating activities</b>			
Net movement in funds		782,987	195,331
Deduct fixed asset additions		(310,299)	-
Add back depreciation charge		71,117	79,476
Deduct interest income shown below in investing activities		(34,909)	(24,375)
(Increase)/Decrease in debtors		38,710	(37,167)
Increase/(Decrease) in creditors		45,660	(3,078)
<b>Net cash provided by operating activities</b>		<b>593,266</b>	<b>210,187</b>
<b>Cash flows from investing activities</b>			
Interest income		34,909	24,375
<b>Cash gained in investing activities</b>		<b>34,909</b>	<b>24,375</b>
<b>Cash flows from financing activities</b>			
Repayment of borrowings		(21,047)	(19,261)
<b>Cash used in financing activities</b>		<b>(21,047)</b>	<b>(19,261)</b>
Increase in cash and cash equivalents in the year	2	607,128	215,301
Cash and cash equivalents at the beginning of the year		874,612	659,311
<b>Total cash and cash equivalents at the end of the year</b>	1	<b>1,481,740</b>	<b>874,612</b>

**1 Analysis of cash and cash equivalents**

	2025 £	2024 £
Notice deposits (less than 3 months)	170,000	-
Cash at bank and in hand	1,311,740	874,612
	<b>1,481,740</b>	<b>874,612</b>

**2 Analysis of changes in net funds**

	At 1.4.2024 £	Cashflow £	At 31.3.2025 £
Notice deposits (less than 3 months)	-	170,000	<b>170,000</b>
Cash at bank and in hand	874,612	437,128	<b>1,311,740</b>
	874,612	607,128	<b>1,481,740</b>

**TRINITY WINCHESTER**  
**NOTES TO THE ACCOUNTS**

**Year ended 31 March 2025**

**1 General information**

Trinity Winchester is a charitable company limited by guarantee incorporated in England and Wales and is registered with the Charity Commission in England and Wales. The address of its registered office is: Bradbury House, Durngate Place, Winchester, Hampshire, SO23 8DX.

**2 Accounting policies**

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 2019)', 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 included at market value.

Trinity Winchester meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at the transaction value unless otherwise stated in the relevant accounting policy notes.

The financial statements are presented in sterling (£), which is also the functional currency of the charity and rounded to the nearest £.

The Trustees, in accordance with The Charity (Accounts and Reports) Regulations 2008, Chapter 3 paragraph 19, have taken advantage of the exemption relating to the requirement to prepare group accounts on the basis that the inclusion of the subsidiary undertaking is not material for the purposes of giving a true and fair view.

*Fund accounting*

Unrestricted funds are donations and other incoming resources receivable or generated for the objects of the charity without further specified purpose and are available as general funds. Included within unrestricted funds are designated funds which the Trustees have set aside for future specific purposes or projects. Funds that have been designated for specific purposes do not form part of the free reserves of the charity.

Restricted funds are to be used for specific purposes as laid down by the donor. Expenditure which meets these criteria is charged to the fund, together with an appropriate allocation of management and support costs.

*Incoming resources*

Grants and donations, including grants for the purchase of fixed assets, are recognised in full in the Statement of Financial Activities in the year in which they are receivable. Donated assets are included in the accounts when received. They are valued at the amount the charity would have had to pay to acquire them.

*Investment income*

Investment income consists of bank interest and is included when receivable and the amount can be measured reliably by the charity; this is normally upon notification of the interest paid or payable by the Bank.

*Donated goods*

Donated goods are recognised as income when the charity has control over the item, any conditions associated with the donated item have been met, the receipt of economic benefit from the use by the charity of the item is probable and that economic benefit can be measured reliably. In accordance with the Charities SORP (FRS 102), volunteer time is not recognised; for more information about their contribution refer to the Trustees' Annual Report.

*Legacies*

Legacies are recognised as income when there has been a grant of probate, the executors have confirmed that there are sufficient funds in the estate to pay the legacy and have notified the charity that it will be paid and the amount receivable can be reliably established. Where the amount receivable cannot be reliably established, details of the legacy are disclosed as a contingent asset.

*Housing income*

Housing benefit and rent received direct from residents are recognised in full in the Statement of Financial Activities in the period to which they relate.

**TRINITY WINCHESTER**  
**NOTES TO THE ACCOUNTS**  
**Year ended 31 March 2025**

**2 Accounting Policies (continued)**

*Expenditure*

Resources expended are recognised in the period in which they are incurred. They include attributable VAT which is not recovered. For day to day purposes, resources expended may be allocated to the particular activity where the cost relates directly to that activity or allocated across activities as follows: staff costs according to time spent on each activity, premises and office costs on the basis of funding allocated for the purpose. However, as Trinity's day service model is one of integrated services, expenditure across the services provided is not separated out by activity in Note 8.

*Operating leases*

Operating lease rentals applicable to operating leases are charged to the Statement of Financial Activities over the period of the lease.

*Pension costs*

A defined contribution plan is a pension plan under which fixed contributions are paid into a pension fund and the Charity has no legal or constructive obligation to pay further contributions even if the fund does not hold sufficient assets to pay all employees the benefits relating to employee service in the current and prior periods. The charge for the year represents contributions payable in the year to defined contribution schemes.

*Governance costs*

Governance costs are included in the Statement of Financial Activities on an accruals basis, exclusive of VAT.

*Taxation*

The charity is exempt from Corporation Tax on its charitable activities.

*Buildings*

Leasehold land has been made available at a peppercorn rent from Winchester City Council. Buildings are shown at cost, inclusive of fees.

*Tangible fixed assets*

Tangible fixed assets over £5,000 are capitalised, increased from £2,000 by the Trustees in April 2020, and are stated at cost, less accumulated depreciation. Depreciation is provided to write off the cost, less estimated residual values, of all fixed assets except land, over their expected useful lives. It is calculated at the following rates:

Buildings and pipework	2% Straight line method
Roofing and flooring	3.33% Straight line method
Lighting and toilets	4% Straight line method
Fencing	5% Straight line method
Equipment	33% Straight line method
Furniture & fittings	33% Straight line method

For tangible fixed asset purchases from 1 April 2019, components of purchases, buildings in this case, are assessed separately for their useful economic life for depreciation purposes. Components that are required to be depreciated separately are those that have a cost that is significant in relation to the cost of an asset.

*Investment assets*

Investment assets are initially recognised at cost on acquisition and are disclosed at market value at the balance sheet date.

*Cash and cash equivalents*

Cash at bank and in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

*Debtors*

Trade and other debtors are recognised at the settlement amount due. Prepayments are valued at the amount prepaid net of any discounts due.

**TRINITY WINCHESTER**  
**NOTES TO THE ACCOUNTS**  
**Year ended 31 March 2025**

**2 Accounting Policies (continued)**

*Creditors and provisions*

Creditors and provisions are recognised where the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any discounts due.

*Deferred income*

Income is deferred where the charity is not yet entitled to the use of the resources. When the pre-conditions for use are met then the income is released.

*Financial instruments*

The charity only has financial assets and liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are recognised at transaction value.

*Significant judgements and estimation uncertainty*

Preparation of the financial statements may require management to make significant judgements and estimates. There are no items in the financial statements where judgements and estimates would have a significant effect on the amounts recognised in the financial statements.

**3 Net incoming/(outgoing) resources**

	<b>2025</b>	2024
	<b>£</b>	<b>£</b>
Net incoming/(outgoing) resources are stated after charging:		
Auditors' remuneration (audit only)	<b>12,242</b>	10,800
Auditors' remuneration (non-audit)	<b>1,344</b>	-
Depreciation	<b>71,117</b>	79,476

**4 Capital Appeal**

	<b>2025</b>	2024
	<b>£</b>	<b>£</b>
Funds raised in the year	<b>558,760</b>	176,625

As well as funding the 2024/25 conversion of part of Bradbury House into three units of accommodation for emergency use, appeal funds will be used to construct further units of supported accommodation on different sites.

**5 Legacies**

Two legacies were received in the year totalling £34,387. Of this, £33,740 was received from the estate of the late Beryl Dixon. Trinity Winchester has been notified that further funds are expected from this legacy. However, since no indication of the amount had been given at the time of preparing these accounts, no additional amounts have been recognised in 2024/25.

TRINITY WINCHESTER

NOTES TO THE ACCOUNTS

Year ended 31 March 2025

<b>6 Other grants and donations</b>	<b>Unrestricted Funds</b>	<b>Restricted Funds</b>	<b>Total Funds 2025</b>	<b>Unrestricted Funds</b>	<b>Restricted Funds</b>	<b>Total Funds 2024</b>
	£	£	£	£	£	£
<b>Local and Central Government</b>						
Winchester City Council						
Core grant	55,000	-	55,000	55,000	-	55,000
Outreach grant	-	33,000	33,000	-	32,250	32,250
Transition grant	17,134	-	17,134	17,133	-	17,133
Other	-	64,180	64,180	-	73,245	73,245
Hampshire County Council						
Community Scheme grant	-	4,305	4,305	-	-	-
Leader's grant	-	-	-	-	5,000	5,000
	<b>72,134</b>	<b>101,485</b>	<b>173,619</b>	<b>72,133</b>	<b>110,495</b>	<b>182,628</b>
<b>Grant-making bodies</b>						
National Lottery Community Fund	-	57,260	57,260	-	83,007	83,007
Trusts and Foundations	54,300	396,134	450,434	64,500	149,827	214,327
	<b>54,300</b>	<b>453,394</b>	<b>507,694</b>	<b>64,500</b>	<b>232,834</b>	<b>297,334</b>
<b>Community income</b>						
Individual donations	66,110	-	66,110	92,711	752	93,463
Fundraising events	73,524	2,500	76,024	75,749	11,500	87,249
Church, corporate and other community donations	59,195	-	59,195	35,871	14,607	50,478
	<b>198,829</b>	<b>2,500</b>	<b>201,329</b>	<b>204,331</b>	<b>26,859</b>	<b>231,190</b>
	<b>325,263</b>	<b>557,379</b>	<b>882,642</b>	<b>340,964</b>	<b>370,188</b>	<b>711,152</b>
<b>7 Income from charitable activities:</b>						
<b>Grants and Contracts</b>						
	<b>Unrestricted Funds</b>	<b>Restricted Funds</b>	<b>Total Funds 2025</b>	<b>Unrestricted Funds</b>	<b>Restricted Funds</b>	<b>Total Funds 2024</b>
	£	£	£	£	£	£
Hampshire OPCC	-	14,000	14,000	-	13,500	13,500
Places Impact Fund	-	-	-	-	10,822	10,822
Winchester City Council						
Cold Weather Bed	-	3,200	3,200	-	3,200	3,200
	<b>-</b>	<b>17,200</b>	<b>17,200</b>	<b>-</b>	<b>27,522</b>	<b>27,522</b>
<b>8 Income from charitable activities:</b>						
<b>Other income</b>						
	<b>Unrestricted Funds</b>	<b>Restricted Funds</b>	<b>Total Funds 2025</b>	<b>Unrestricted Funds</b>	<b>Restricted Funds</b>	<b>Total Funds 2024</b>
	£	£	£	£	£	£
<b>Other charitable income</b>						
Room hire	25,316	-	25,316	24,052	-	24,052
Other income	2,066	-	2,066	4,289	-	4,289
	<b>27,382</b>	<b>-</b>	<b>27,382</b>	<b>28,341</b>	<b>-</b>	<b>28,341</b>
<b>9 Housing income</b>						
	<b>Unrestricted Funds</b>	<b>Restricted Funds</b>	<b>Total Funds 2025</b>	<b>Unrestricted Funds</b>	<b>Restricted Funds</b>	<b>Total Funds 2024</b>
	£	£	£	£	£	£
Rental income	215,174	-	215,174	181,127	-	181,127
	<b>215,174</b>	<b>-</b>	<b>215,174</b>	<b>181,127</b>	<b>-</b>	<b>181,127</b>
<b>10 Investment income</b>						
	<b>Unrestricted Funds</b>	<b>Restricted Funds</b>	<b>Total Funds 2025</b>	<b>Unrestricted Funds</b>	<b>Restricted Funds</b>	<b>Total Funds 2024</b>
	£	£	£	£	£	£
Bank interest	33,430	1,479	34,909	24,375	-	24,375
	<b>33,430</b>	<b>1,479</b>	<b>34,909</b>	<b>24,375</b>	<b>-</b>	<b>24,375</b>



TRINITY WINCHESTER

NOTES TO THE ACCOUNTS

Year ended 31 March 2025

<b>11 Expenditure on raising funds</b>	<b>Unrestricted Funds</b>	<b>Restricted Funds</b>	<b>Total Funds 2025</b>	<b>Unrestricted Funds</b>	<b>Restricted Funds</b>	<b>Total Funds 2024</b>
	£	£	£	£	£	£
Salaries	64,125	-	64,125	61,026	-	61,026
Events and promotional advertising	30,196	5,000	35,196	22,973	7,500	30,473
	<b>94,321</b>	<b>5,000</b>	<b>99,321</b>	<b>83,999</b>	<b>7,500</b>	<b>91,499</b>

**12 Expenditure on charitable activities**

	<b>Unrestricted Funds</b>	<b>Restricted Funds</b>	<b>Total Funds 2025</b>	<b>Unrestricted Funds</b>	<b>Restricted Funds</b>	<b>Total Funds 2024</b>
	£	£	£	£	£	£
Salaries (including Employer's NI)	165,632	160,627	326,259	215,624	177,704	393,328
Sessional and agency workers	10,922	5,081	16,003	-	13,313	13,313
Other staff costs	6,991	1,030	8,021	5,387	5,994	11,381
Other direct project costs	40,148	33,124	73,272	34,045	25,361	59,406
Premises costs	136,234	10,893	147,127	143,366	21,322	164,688
Office costs	17,815	13,235	31,050	24,464	7,625	32,089
Interest on loan	14,988	-	14,988	16,703	-	16,703
Statutory audit and accountancy	12,702	500	13,202	10,467	333	10,800
	<b>405,432</b>	<b>224,490</b>	<b>629,922</b>	<b>450,056</b>	<b>251,652</b>	<b>701,708</b>

**13 Expenditure on housing activities**

	<b>Unrestricted Funds</b>	<b>Restricted Funds</b>	<b>Total Funds 2025</b>	<b>Unrestricted Funds</b>	<b>Restricted Funds</b>	<b>Total Funds 2024</b>
	£	£	£	£	£	£
Salaries	115,376	64,138	179,514	-	99,610	99,610
Agency and sessional	1,286	816	2,102	4,382	-	4,382
Other staff costs	5,758	2,266	8,024	-	-	-
Maintenance and utilities	43,220	3,091	46,311	34,282	-	34,282
Repairs and replacements	6,683	-	6,683	7,163	-	7,163
Other costs	14,199	1,391	15,590	15,167	-	15,167
	<b>186,522</b>	<b>71,702</b>	<b>258,224</b>	<b>60,994</b>	<b>99,610</b>	<b>160,604</b>

**14 Salaries costs**

	<b>2025</b>	<b>2024</b>
	£	£
Gross salaries	514,816	502,531
Employer's National Insurance	42,617	40,383
Employer's pension contributions	12,465	11,050
Total	<b>569,898</b>	<b>553,964</b>
Average number of individual employees	19.50	20.50
Average number of employees (full-time equivalent)	<b>16.50</b>	<b>15.00</b>

No employees received emoluments of more than £60,000 during the year (2024: 0).

Total employment benefits of the key management personnel were £167,053 (2024: £159,763).

No trustees received any remuneration or expenses during the year (2024: £nil).

TRINITY WINCHESTER

NOTES TO THE ACCOUNTS

Year ended 31 March 2025

15 Fixed assets

	Buildings £	Equipment £	Furniture & fittings £	Total £
<b>Cost or valuation</b>				
At 1 April 2024	3,002,940	15,377	26,132	3,044,449
Additions	299,499	10,800	-	310,299
At 31 March 2025	<u>3,302,439</u>	<u>26,177</u>	<u>26,132</u>	<u>3,354,748</u>
<b>Depreciation</b>				
At 1 April 2024	576,474	15,191	24,682	616,347
Charge	68,581	1,086	1,450	71,117
At 31 March 2025	<u>645,055</u>	<u>16,277</u>	<u>26,132</u>	<u>687,464</u>
<b>Net book value 31 March 2025</b>	<u>2,657,384</u>	<u>9,900</u>	<u>-</u>	<u>2,667,284</u>
Net book value 31 March 2024	2,426,466	186	1,450	2,428,102

16 Debtors

	2025 £	2024 £
Trade debtors	16,434	70,366
Inter-company account	872	888
Other debtors	65,633	29,340
Prepayments	566	21,621
	<u>83,505</u>	<u>122,215</u>

17 Current asset investments

Trinity Winchester had funds in fixed-term bank investment accounts at the year end, including £170,000 in accounts with a term greater than 90 days (2024: £nil).

18 Creditors:

Amounts falling due within one year	2025 £	2024 £
Trade creditors	34,155	35,345
Futurebuilders loan	23,000	20,668
Accruals	65,260	18,410
	<u>122,415</u>	<u>74,423</u>

19 Creditors:

Amounts falling due over one year	2025 £	2024 £
Futurebuilders loan	<u>156,589</u>	<u>179,968</u>

The loan is secured by a first legal charge on Bradbury House and the interest rate was renegotiated in December 2011 to a rate of 3% over Bank of England Base Rate. At the current rate of repayment, the Futurebuilders loan has 6 years and 4 months remaining.

The following aggregate liabilities disclosed under creditors falling due after more than one year are due for repayment after more than five years from the balance sheet date:

	2025 £	2024 £
Futurebuilders loan	<u>42,034</u>	<u>74,573</u>

TRINITY WINCHESTER

NOTES TO THE ACCOUNTS

Year ended 31 March 2025

20 Analysis of funds

		Brought forward	Income in year	Expenditure in year	Transfers	At 31 March 2025
		£	£	£	£	£
<b>Analysis of Funds 2025</b>						
<b>Restricted Funds</b>						
Capital appeal	(i)	336,679	558,760	-	(268,365)	627,074
Learning	(ii)	23,701	56,500	(57,579)	-	22,622
Trinity Women's Service	(iii)	-	56,514	(28,908)	-	27,606
Dental treatment	(iv)	11,667	17,500	(13,164)	-	16,003
Big Sleep Out	(v)	5,000	2,500	(5,000)	-	2,500
Bradbury View support	(vi)	32,306	45,635	(71,702)	-	6,239
Outreach	(vii)	-	54,666	(54,666)	-	-
Day Centre	(viii)	26,667	70,130	(55,927)	-	40,870
Change Works	(ix)	5,386	-	(5,386)	-	-
Reducing carbon footprint	(x)	8,860	-	(8,860)	-	-
Solar project	(xi)	-	31,134	-	(31,134)	-
The Edward Gostling Fund	(xii)	-	241,479	-	-	241,479
<b>Total Restricted Funds</b>		<b>450,266</b>	<b>1,134,818</b>	<b>(301,192)</b>	<b>(299,499)</b>	<b>984,393</b>
<b>Unrestricted Funds</b>						
<b>Designated Funds</b>						
Buildings Depreciation Fund	(xiii)	2,255,897	-	(69,643)	299,499	2,485,753
Building Maintenance Fund	(xiv)	70,000	-	-	20,000	90,000
Housing Development Fund	(xv)	50,000	-	-	-	50,000
<b>Total Designated Funds</b>		<b>2,375,897</b>	<b>-</b>	<b>(69,643)</b>	<b>319,499</b>	<b>2,625,753</b>
<b>General Funds</b>		<b>344,375</b>	<b>635,636</b>	<b>(616,632)</b>	<b>(20,000)</b>	<b>343,379</b>
<b>Total Unrestricted Funds</b>		<b>2,720,272</b>	<b>635,636</b>	<b>(686,275)</b>	<b>299,499</b>	<b>2,969,132</b>
<b>Total Funds</b>		<b>3,170,538</b>	<b>1,770,454</b>	<b>(987,467)</b>	<b>-</b>	<b>3,953,525</b>

Represented by:

	Fixed Assets	Net Current Assets	Long Term Liabilities	Total
	£	£	£	£
Restricted Funds	-	984,393	-	984,393
Designated Funds	2,485,753	140,000	-	2,625,753
General Funds	181,531	318,437	(156,589)	343,379
	<b>2,667,284</b>	<b>1,442,830</b>	<b>(156,589)</b>	<b>3,953,525</b>

# TRINITY WINCHESTER

## NOTES TO THE ACCOUNTS

Year ended 31 March 2025

### 20 Analysis of funds (continued)

		Brought forward	Income in year	Expenditure in year	Transfers	At 31 March 2024
		£	£	£	£	£
<b>Analysis of Funds 2024</b>						
<b>Restricted Funds</b>						
Capital appeal	(i)	160,054	176,625	-	-	336,679
Learning	(ii)	24,731	52,000	(53,030)	-	23,701
Trinity Women's Service	(iii)	-	15,359	(15,359)	-	-
Dental Treatment	(iv)	8,050	17,500	(13,883)	-	11,667
Big Sleep Out	(v)	1,000	11,500	(7,500)	-	5,000
Bradbury View Support	(vi)	40,858	153,707	(162,259)	-	32,306
Outreach	(vii)	-	46,409	(46,409)	-	-
Day Centre	(viii)	-	78,103	(51,436)	-	26,667
Change Works	(ix)	-	10,822	(5,436)	-	5,386
Reducing carbon footprint	(x)	-	12,310	(3,450)	-	8,860
<b>Total Restricted Funds</b>		<b>234,693</b>	<b>574,335</b>	<b>(358,762)</b>	<b>-</b>	<b>450,266</b>
<b>Unrestricted Funds</b>						
<b>Designated Funds</b>						
Buildings Depreciation Fund	(xiii)	2,335,373	-	(79,476)	-	2,255,897
Building Maintenance Fund	(xiv)	50,000	-	-	20,000	70,000
Housing Development Fund	(xv)	50,000	-	-	-	50,000
<b>Total Designated Funds</b>		<b>2,435,373</b>	<b>-</b>	<b>(79,476)</b>	<b>20,000</b>	<b>2,375,897</b>
<b>General Funds</b>		<b>305,141</b>	<b>574,807</b>	<b>(515,573)</b>	<b>(20,000)</b>	<b>344,375</b>
<b>Total Unrestricted Funds</b>		<b>2,740,514</b>	<b>574,807</b>	<b>(595,049)</b>	<b>-</b>	<b>2,720,272</b>
<b>Total Funds</b>		<b>2,975,207</b>	<b>1,149,142</b>	<b>(953,811)</b>	<b>-</b>	<b>3,170,538</b>

Represented by:

	Fixed Assets	Net Current Assets	Long Term Liabilities	Total
	£	£	£	£
<i>Restricted Funds</i>	-	450,266	-	450,266
<i>Designated Funds</i>	2,255,897	120,000	-	2,375,897
<i>General Funds</i>	172,205	352,138	(179,968)	344,375
	<b>2,428,102</b>	<b>922,404</b>	<b>(179,968)</b>	<b>3,170,538</b>

### Purpose of Restricted Funds

#### (i) Capital appeal

Trinity Winchester launched a capital appeal in 2022/23 aiming to raise funds to purchase additional units of move-on accommodation. In 2023/24 the scope of the appeal was widened to include the conversion of part of Bradbury House to create 3 additional units of accommodation for emergency use. This work was undertaken in 2024/25 at a cost of £268,365.

#### (ii) Learning

This fund represents grants received for the provision of learning projects at Trinity, including £40,000 from the Horlock Charitable Foundation.

#### (iii) Trinity Women's Service

This fund represents grants and donations received towards the cost of maintaining a designated women's service within Bradbury House for vulnerable and disadvantaged women. In 2024/25 Trinity received funding from Winchester City Council for two years of support for combatting domestic abuse.

#### (iv) Dental Treatment

These are funds provided by Simply Health for a programme of dental clinics by Dentaaid via the Dentaaid bus.

#### (v) Big Sleep Out

This fund represents funds received from sponsors towards the costs of running Trinity's annual fundraising event, the Big Sleep Out.

**TRINITY WINCHESTER**  
**NOTES TO THE ACCOUNTS**  
**Year ended 31 March 2025**

**20 Analysis of funds (continued)**

***Purpose of Restricted Funds (continued)***

*(vi) Bradbury View Support*

Income to this fund in 2024/25 was made up of £37,435 from the National Lottery Community Fund (programme RC London and South East, the fourth year of a five year tapering grant), £5,000 from Beatrice Laing Trust, and, from Winchester City Council, a winter pressures grant of £3,200. The funds are to support residents Bradbury View, the charity's accommodation project for those with high support needs.

*(vii) Outreach*

These are funds provided by Winchester City Council towards a full-time complex needs navigator working with rough sleepers or people in housing with complex needs to obtain/keep housing as well as a grant from the Office of the Police and Crime Commissioner for 15 hours a week outreach in the city centre with a view to reducing begging and other antisocial behaviour by signposting to services where help can be obtained.

*(viii) Day Centre*

Grants received for running Trinity's Day Centre included the second annual contribution of £40,000 a year from Garfield Weston Foundation, grants of £19,825 from the National Lottery Communities Fund and £5,000 from the 29th May 1961 Foundation towards Trinity's Recovery Pathway, a £4,305 grant from Hampshire County Council Household Support Fund for support for vulnerable households and a donation of £1,000 from LCP Foundation for storage.

*(ix) Change Works*

A grant from Places Foundation from their Places Impact Fund was given in 2023/24 to help service users, including LGBT+ and trans men and women, to make positive changes in their lives.

*(x) Reducing carbon footprint*

Grants of £5,000 and £7,310, from Hampshire County Council and Winchester City Council, respectively were given to Trinity in 2023/24 for the purpose of reducing Trinity Winchester's carbon footprint. The project was completed in 2024/25.

*(xi) Solar project*

Groundwork UK donated funds to install solar panels on Bradbury View. The work was completed in December 2024.

*(xii) The Edward Gostling Fund*

This fund was established in 2024/25 as a result of a Deed of Gift of £240,000 given by The Edward Gostling Foundation for the purposes of establishing an endowment fund. Income from the endowment is to be allocated to the fund and used in accordance with its terms and conditions. On the sixth anniversary of the date of the Deed of Gift, restrictions will cease to apply and any amount then remaining in the fund may be used to for any purpose which furthers Trinity Winchester's charitable objects. The fund earned £1,479 interest in 2024/25.

***Purpose of Designated Funds***

*(xiii) Buildings Depreciation Fund*

This fund represents grants received towards the construction of Bradbury House in 2010, Bradbury View in 2021 and the 2024/25 projects to build 3 additional rooms and to install solar panels. As all restrictions were met in within the financial year for the two 2024/25 projects, the corresponding funds were transferred from restricted to unrestricted funds to add to the existing fund. The fund is used to meet depreciation costs on the buildings.

*(xiv) Building Maintenance Fund*

This fund is designated by the Trustees for the purposes of maintaining all of Trinity's buildings. The Trustees consider that this fund should be increased annually by £20,000, setting aside funds for the replacement of the organisation's heating and ventilation systems.

*(xv) Housing Development Fund*

The purpose of this £50,000 fund is to make contributions to developments in Trinity's housing offer.

**TRINITY WINCHESTER**  
**NOTES TO THE ACCOUNTS**

**Year ended 31 March 2025**

**21 Operating leases**

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

	2025 £	2024 £
Due not later than one year	5,357	4,853
Later than one year and not later than five years	13,478	18,169
	<u>18,835</u>	<u>23,022</u>

**22 Members' Liability**

Trinity Winchester is a company limited by guarantee and does not have a share capital. If the charity is dissolved, any member who has held office within 12 months of dissolution will be liable to pay an amount up to £1 towards the cost of dissolution and the liabilities incurred by the charity while they were a member. There were 35 members on 31 March 2025 (2024: 35).

**23 Contingent assets**

Income was received in the year from the estate of the late Mrs Beryl Dixon. The executors have notified Trinity that further funds from the estate can be expected but no estimate has been given of the amount.

**24 Contingent liabilities**

Two grants for the construction of Bradbury View, completed in May 2021, included conditions relating to the disposal of the site or building within a given time frame. The Edward Gostling Foundation will require repayment of its £100,000 grant if Trinity Winchester disposes of the building by way of a freehold sale or lease/licence within 5 years of practical completion to an operator that is not registered or regulated by the Charity Commission of England and Wales. Bradbury Foundation reserves the right to claim back its £250,000 donation, in full or in part depending on the circumstances, in the event that the property or site is sold within 10 years of the granting of the donation. No liability has been recognised in the financial statements as Trinity Winchester has no current plans to sell the property.

**25 Related party disclosures**

(1) In both 2024 and 2025 a charge for room hire was made to the Clinical Commissioning Group of the St Clements GP practice in Winchester of which Alex Fitzgerald-Barron, a trustee of Trinity Winchester, is a partner; the total amount charged during the year was £5,924 (2024: £5,514); the final quarterly payment was outstanding at the year end (2024: final quarterly payment) and no amounts were written off.

(2) In both 2024 and 2025 a charge for room hire was made to Winchester Pregnancy Crisis Centre of which Hannah Scott (a member of Trinity Winchester's Senior Management Team) was a trustee. She resigned as trustee in April 2023. The total amount charged during the year was £2,444 (2024: £2,400). £0 was outstanding at the year end (2024: £0) and no amounts were written off.

(3) Payments were made in the year to David McKenna, brother of Chief Executive Sue McKenna for decorating services. The total amount invoiced by him in the year was £2,680 (2024: £1,700). No payments were outstanding at the year end.

(4) Payments were made in the year to Pete Smith, partner of Housing Manager Hayley Ayres, for sessional overnight security, totalling £995 (2024: £1,151). £0 was owed to him at the year end (2024: £62.50).

(5) £0 was donated in the year to Trinity Winchester's capital appeal by Paul Murray plc (2024: £20,000). Paul Murray is a trustee of Trinity Winchester and a director of Paul Murray plc.

(6) Payments were made to Coastal Security Installations Ltd, whose director is Mark Bettinson, partner of Chief Executive Sue McKenna, for the upgrade of Trinity's access control system. Total payments in 2024/25 were £16,990 (2024: £0).

**26 Subsidiary company**

The charitable company owns the whole of the issued share capital of Trinity Winchester Supported Housing Limited (TWSH), a company registered in England, which began trading in 2019/20. The company number is 11526635 and the registered office is Bradbury House, Durngate Place, Winchester SO23 8DX. TWSH was dormant in 2024/25.



**Issuer** HWB Chartered Accountants

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**Document fingerprint** becb6bc05cce2b1c02d30b7e1ecef047

### Parties involved with this document

Document processed	Party + Fingerprint
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Tue, 23rd Sep 2025 19:51:50 BST	Julian Spencer - Signer (e2ea4e800cdcefe520244813a2d1ce4a)
Wed, 24th Sep 2025 8:07:23 BST	Michaela Johns - Signer (a7927b45327c8d5f2224603be0a148c6)
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Wed, 24th Sep 2025 8:07:24 BST	Diya George - Copied In (533f9e0997709ab18b94e073d7ad2900)

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