

**The Spires Centre**  
**A Company Limited by Guarantee**

**Report and Unaudited Financial Statements**  
**Year ended 30 September 2024**

Charity Registration No. 1076888  
Company Registered in England No. 03785409

**THE SPIRES CENTRE (REGISTERED NUMBER: 03785409)**

**Report of the Trustees**

**for the year ended 30 September 2024**

The Trustees have pleasure in presenting their Annual Report and Accounts for the year end 31 March 2024. This is also a Directors' Report required by Companies Act. The Trustees' Annual Report contains a Directors' Report as required by company law. The report and accounts comply with the requirements of the Companies Act 2006 and Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with FRS102 (effective 1 January 2019).

**Objectives and Activities**

**1. Summary of charity's objects**

Spires is a highly regarded charity that has been working with homeless and disadvantaged people in South London since 1990. Spires supports people to exit homelessness, maintain accommodation and access a network of support in order to achieve their goals.

Our objects are as follows:

"The relief of persons in need by reason of youth, age, ill-health, disability, financial hardship or other disadvantage, in particular in South London and the surrounding area, by providing counselling, information, advice, food, clothing and other items through outreach and by any other charitable means."

The objects were officially changed with the charity commission in February 2025 which is outside of the reporting period of these accounts. However, the new objects are included here as the review of our objects was underway during the reporting period. The primary change is that under the new objects Spires is no longer listed as a day centre. The change means that the objects better reflect how Spires works under the new model

**2. Significant Activities**

Spires supports people who are dealing with complex issues, which have resulted or might result in their homelessness. In addition, Spires helps women at risk of violence and those engaged in sex work.

**2.1 Pamela's 25 years of service**

This year marked 25 years of service for our Head of Client Services, Pamela Mhlophe. She has been instrumental to the development and evolution of Spires, to learn more about her achievements, check out our blog piece: <https://www.spires.org.uk/news-blog/pamela-mhlophe-25-years-at-spires>. We are grateful to Pamela for her dedication and support.



*Pamela being recognised at the Wimbledon Foundation*

## **2.2 A new era for Spires**

A significant event for 2024 was the identification and subsequent move into our new premises in Stockwell following the end of our lease with St Leonard's Church Hall. This marks the end of an era as St Leonards Church Hall had been Spires' home since our inception, with members of St Leonards Church and The English Martyrs Catholic Church being involved in the setting up of the early activities and formation of Spires. Whilst it will not be our main centre of operations, we look forward to continuing to deliver weekly drop-in services from St Leonards Church Hall.

The move presented an opportunity for Spires to accelerate the implementation of our multi-site model. This model sees Spires move to a model of working across multiple sites. The objective is to expand our services into new locations and making our them more accessible to people in need.

## **2.3 Rough Sleeper Services and Tenancy Support**

Our Rough Sleeper and Tenancy Support Services work to empower homeless and vulnerably housed adults, to source and maintain secure and appropriate accommodation

whilst tackling the root causes of their homelessness. Our service provides stability and an opportunity for people to rebuild their lives.

Our breakfast service runs four days a week and is open to anyone in need. Last year we served 3,234 meals and this is often how we first meet people who need support. At the breakfast sessions clients are provided with a combination of practical support, such as accessing to warm clothing, and more in depth casework support to exit homelessness and link in with vital services. Every person's plan is different, but the team consistently support people to:

- Access or maintain housing and accommodation
- Access mental health services and adopt wellbeing strategies
- Register with a GP and access physical health services
- Work with drug and alcohol services and establish healthier coping strategies
- Develop basic IT, budgeting /finance skills and work-ready skills
- Maintain personal safety and establish a support network

Alongside our team of skilled support workers, we have key partnerships with other agencies who bring specialist services to our drop-ins. These include:

- The START team who provide mental health support on behalf of the NHS. This has helped a number of clients to access mental health support, who would not have been able to do this otherwise.
- Southwark Law Centre, The NHS Health Inclusion Team and other immigration teams. We work with these partners to ensure that clients have access to immigration advice.
- The Salvation Army employability service. We work together to provide support to clients who are looking for work.
- The Thames Reach outreach team will often attend drop-ins to meet with clients. This is Lambeth's commissioned outreach team and they play an important role in supporting homeless people.

A new and exciting partnership this year was our link up with The Lunch Club (TLC). In July 2024 TLC joined our drop in at St Leonards. Each week Spires deliver our usual breakfast for people experiencing homelessness. After this TLC provide a community lunch which is well attended. This session provides a further opportunity for the Spires team to meet more people who may need support and provides a space for community connection for the people we support.



**Case study:**

Stephen visited Spires after being evicted from his home. His son had passed away and he was suffering complex health issues. After sleeping rough for weeks, he came to Spires. We provided him with washing facilities, food parcels and warm clothes, before successfully helping him move into sheltered housing.

Spires is now helping him to address his health issues, including referring him to a bereavement councillor, who he speaks to weekly. He described Spires' help as 'offering him a new beginning'.

#### **2.4. Croydon Drop-In**

In addition to our regular Rough Sleeper and Tenancy Support Service in Lambeth, in November 2023 we began to operate in the neighboring borough of Croydon for the first time. Once a week we run a drop-in service in partnership with Croydon Refugee Day Centre (CRDC) for newly recognised refugees who are homeless or at risk of homelessness.

The service was set up in response to the emerging refugee homelessness crisis. According to official Government data, people sleeping rough after leaving asylum accommodation in England, had jumped from 42 people in July 2023 to 469 in December 2023.

This project is particularly innovative as it involves collaboration between homelessness and refugee charities and Croydon Local Authority. To the best of our knowledge, it is one of the only projects of its kind delivering targeted support for refugees in London. The support we have provided has included:

- Help to understand and access housing options, including the Council housing team; help completing outreach referrals,
- Support to make benefit applications or open a bank account
- Help to register or be referred to health services.

Since its opening in November 2023, Spires has supported 119 people through this service.

**Case Study:**

EL attended our Croydon refugee service after being given notice to vacate the hotel. As a young, healthy male with no dependents he was not a priority for Council accommodation. With no support network in the UK, he didn't know what to do. EL's

caseworker provided him with a sleeping bag, food, toiletries and helped him apply for accommodation. Spires helped EL prepare for his assessment, advising him of what would happen and the documents he would need to provide. A week later, EL avoided street homelessness, as he was offered a hostel space.

## 2.5 Women's Services

Spires has a dedicated team of staff who focus on supporting women. Central to this is the Spires Streetlink service which for the last 25 years has maintained a consistent source of support for women who are engaged in sex work.

Women who are sex working from the street are among the most marginalised and it is therefore essential that support is delivered through outreach. Supporting them in their own territory, on their own terms and at times that coincide with their working hours, enables us to build trust and establish positive relationships to achieve beneficial outcomes. Our Spires-Street link service has continued to complete 2-4 outreach sessions per week during 2023.

The key aims and outcomes from outreach include:

- Providing condoms and harm reduction advice
- Providing a link to other support services
- Signposting women who are sex-working to the Spires Centre.

This year we have also started to diversify our approach to outreach. For instance, since September, as part of the Lambeth Community Project, Spires' has partnered with the MET police to deliver periodic outreach sessions on Windrush Square which has provided an opportunity to meet with the women we support outside of our vehicle. When Spires' outreach takes place between 10pm and 2am, our support workers provide support without exiting the organisation's car for safety reasons.

Since March 2024, we have run a weekly women's only drop-in service from our new office location in Brixton. This is done in partnership with Refuge and aims to support women at risk of homelessness, violence and other social injustice. The women's drop is delivered in partnership with many of the agencies listed above who attend breakfast service. For example the employability adviser from Salvation Army, Thames Reach outreach and the START team. The drop in also benefits from having a specialist DV worker from Refuge attending.

The sessions are well attended, and we had 175 attendances over the year. In addition to this, the pilot based within Lambeth's Drug and Alcohol Service has continued.

**Case study:**

Katie attended our women's drop-in looking for support after experiencing harassment from her neighbours. Katie has EU pre-settled status but needed help to apply for Universal Credit as she was not currently able to work while recovering from various health issues.

With support from Spires, she is working with Lambeth Council and the police to tackle and challenge the harassment she is experiencing from neighbours. Katie knows Spires is a safe place she can come to for support and has continued to meet with the team. She has also been connecting with the START team to address her mental health needs.

### **3. Client Feedback**

During 2024 Spires also introduced feedback surveys. Service users are invited to complete satisfaction surveys on a quarterly basis and their suggestions are encouraged and acted upon. The results of the surveys and the feedback have formed a central part of our measure of success in our work.

The first of these took place between 7–11 October 2024. Of the 36 people surveyed:

- 83% agreed they felt "very satisfied" with the support they get from Spires
- 89% agreed "I feel effectively supported and clearer on my next steps"
- 78% agreed "I have greater awareness of the support available to me"
- 81% agreed "I feel I have an improved ability to manage my situation"
- 86% agreed "I feel my quality of life is improved as a result of the support I have received"
- 81% agreed "I feel less isolated as a result of the support I have received"



## Client Quotes

“

The staff have been most welcoming, and help in the most difficult times for me. Being homeless & afraid, I feel safe in their company and they have been a massive help in helping me back to some sort of decent life. They are an amazing team that are true to what they do and go beyond. I have never had such genuine people help me. I would like to thank the Spires team for the comfort & guidance they have shown me – I don't feel so alone anymore.

”

“

I have always received a very good service from Spires. When I was homeless I got a lot of support to find accommodation. I'm now in a housing association provided by Spires. I would recommend other people to get help if they need so from Spires.

”

“

As someone who has got to know the services Spires provide; it is a great service. I am blessed with such local help and support

”

“

“The support I received was amazing and helped me out so much, I cannot express how much Spires has done for myself and others – truly amazing. I now have a flat and am turning my life around. Amazing people!”

”

## **4. Financial Review**

The Statement of Financial Activities shows income of £623,687 (2023: £580,447) of which £294,450 (2023: £310,691) was restricted and £329,237 (2023: £269,756) was unrestricted. The total expenditure was £596,514 (2023: £574,019) of which £294,450 (2023: £310,691) was restricted and £302,064 (2023: £263,328) was unrestricted. Net income for the year was £27,173 (2023: £6,428). This resulted in increase in total funds at the end of 2024 to £316,825 from £289,652 in 2023 of which £50,000 (2023: £50,000) was restricted and £266,825 (2023: £239,652) was unrestricted.



#### **4.1 Principal funding sources**

During 2024 funding from a combination of grants from trusts and foundations, statutory and government grants, consultancy income and donations and legacies has enabled the continuation of Spires' services. Grants from trusts and foundations account for approximately 57% of our annual income, this is a reduced percentage when compared to previous years and is taken as evidence that Spires attempts to diversify our income have been broadly successful.

As well as financial support, Spires receives other assistance (in-kind support from individuals, church communities, schools and community groups). Spires remains equally appreciative of this financial and in-kind support. A full list of our donors and supports can be found at the end of this report.

#### **4.2 Principal financial management policies**

Spires has a simple financial structure and model focussed on the need to sustain a breakeven position, supported by a prudent level of financial reserves.

#### **4.3 Reserves policy**

Free reserves are unrestricted funds not invested in fixed assets or otherwise committed. The Trustees have established a policy of aiming to maintain free reserves of between three and six months of total resources expended, which equates to a figure of between 155,922 and 311,844. In the current year the unrestricted reserves are £266,825. Restricted Reserves of £50,000 are being held as an emergency fund to be used only to cover closing costs in the event that the organisation cease to operate.

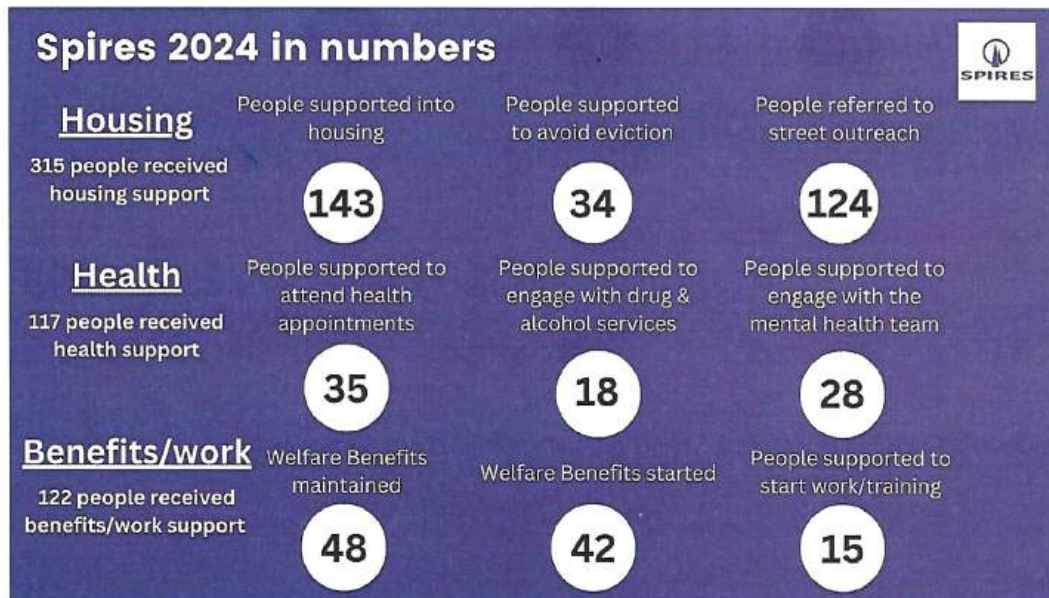
### **5. Review of the Year**

5.1 The Spires financial year ends on September 30<sup>th</sup>. However, for the sake of clarity we reference the calendar year January – December of 2024 in the below review.

Over the course of 2024, the demand for Spires' services has continued to be high. In total, there were 5,325 attendances across all our services, amounting to 757 different people over 1,869 sessions. During this time, we served 3,234 breakfasts and supported 466 different people who were rough-sleeping.

Demand for our women's service has also continued to increase over the course of the year and the number of contacts with women has risen to 1,673 compared to 1,398 in 2023, 784 in 2022 and 1,179 over the same period in 2021. The number of women supported through in-depth casework has also continued to increase– 373, compared with 369 in 2023, 310 in 2022 and 353 in 2021.

As described above, Spires is focused on the outcomes achieved through targeted interventions. This is a shift from short term help to longer term recovery. Some key outcomes from 2024 are included below:



## 5.2 Community Support

Spires has undergone a period of significant change and is now working across multiple sites. However, at our core we are a Voluntary and Community Services (VCS) organisation that was born out of a community response to help those in need. Our volunteer base and community supporters remain an essential part of Spires.

Over the course of 2024 we have undergone a recruitment campaign to attract new volunteers. Following a comprehensive onboarding and induction these volunteers will support with the delivery of Outreach and Housing and Homelessness drop-in services. Here is what some of our new volunteers said about what motivated them to support Spires:



## Volunteer Quotes

“

“I would like to volunteer because I have personally experienced homelessness in the past due to a domestic abusive relationship that forced me to leave my home for my safety. Due to that difficult time, charities like Spires were a lifeline for me, providing the support I needed when I had nowhere else to turn. Now that my life is stable, I feel it's the perfect time to give back to my local community.”

”

“

I have been impressed with the support you give to women. I now have some additional free time, as I start a new job (in the same field) that is part time. I would like to support a charity that works with people experiencing homelessness and/or housing issues, as this is an area that intersects with my current work. I find that housing issues are becoming more and more prevalent amongst my clients.

”

“

“Volunteering with Spires allows me to continue helping others in Lambeth while pursuing my passion for supporting women and girls impacted by violence. I would like to contribute to the important work Spires is doing.”

”

## **6. Future Plans**

6.1 As detailed above, Spires has gone through a period of rapid change. At the end of our financial year (October 2024) we were delivering services in Croydon and Lambeth and operating out of four locations across Lambeth in Streatham, West Norwood, Brixton and Stockwell. We were also making plans to set up a new service in Wandsworth to start in January 2025.

Whilst this period of change has been a success, there is acknowledgment across the organisation that what is now needed is a period of stability.

This understanding is reflected in Spires' new strategic objectives for the next two years. These are that our services should be:



- **Embedded** – Embedding the new model and operations. Looking at how we deliver our services and making sure that we are clear: where, when and why we run the services that we do.
- **Strengthened** – Strengthening our support offer and focussing on continuous quality improvement.
- **Sustained** – Ensuring we have the resources, people and processes we need in order to achieve the above two objectives.

Our focus for the year ahead is therefore to deliver on these core objectives. Some elements of this that we would like to highlight

**IT:** To better support staff, we will be investing in our IT infrastructure. This will mean providing staff with the equipment they need to work in an agile way between sites.

**Trauma Informed Practice:** To strengthen our support offer we will be undertaking a project to embed trauma informed practice across our services. This project will be delivered with the support of homeless link with funding provided by the Lloyds Foundation.

**Fundraising Strategy:** in order to develop and sustain our fundraising efforts we will be developing a new strategy. This will include a focus on expanding our community supporter base and looking at ways for Spires to share the positive impact of our work by building our profile.

As well as the strategic objectives, Spires has defined its organisational values which are:

THESE ARE OUR

# Core Values

SPIRES



**Welcoming**

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**Hopeful**

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**Creative**

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**Professional**

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**Collaborative**

These values underpin all current and future work carried out by Spires.

## 6.2 Financial Planning

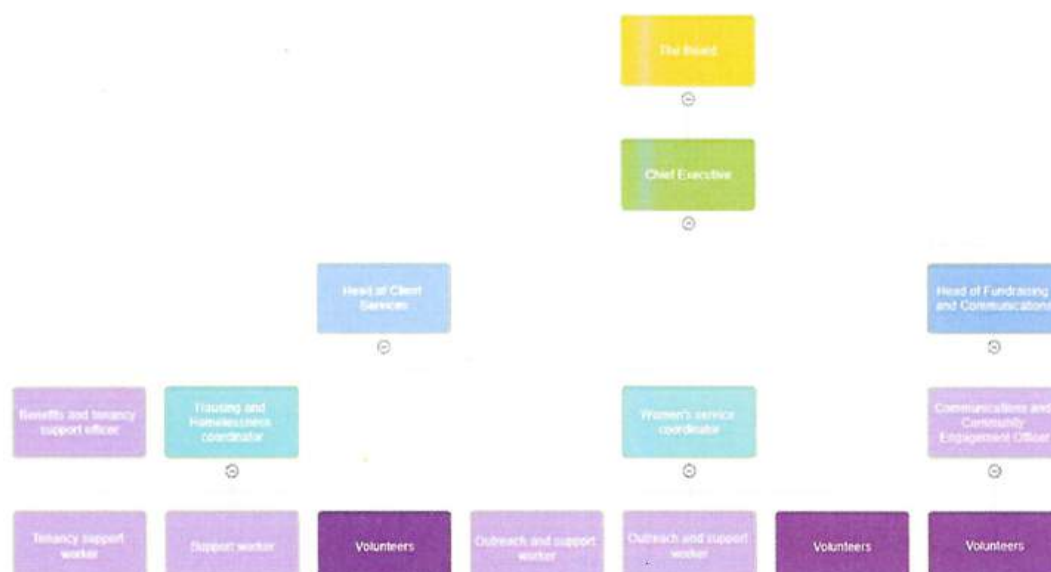
A key focus for 2024 was to establish new multi-year funding grants as an identified risk was that some key funding streams were coming to an end. Multi-year funding will also help us to achieve greater financial stability across several years. We ended the Spires' financial year with a number of pending outcomes from multi-year funders.

The focus for the 2025 year is therefore to establish multi-year funding streams, continue with the progress we have made around community fundraising and to further develop our relationships with local authority funders.

To support our focus on income generation and diversification, including our renewed focus on community fundraising and engagement a full-time Head of Fundraising and Communications was appointed on 1 January 2024. In July 2024 our part-time Communications Officer became full-time as our Communications & Community Engagement Lead with responsibility for helping to recruit new volunteers.

## 7. Structure, Governance and Management

### Spires' Leadership structure and governance



### 7.1 Governing document

The charity is controlled by its governing document, a deed of trust, and constitutes a limited company, limited by guarantee, as defined by the Companies Act 2006. Spires is a private charitable company limited by guarantee, having no share capital, governed by its memorandum and articles of association. The liability of each member in the event of a winding up is £10. The charitable company does not use 'Limited' in its name by virtue of section 30 of The Companies Act 2006. The affairs of the company are managed by the Trustees who are obliged to meet at least four times a year for this purpose. The Trustees may number between three and ten.



## **7.2 Public benefit**

When planning activities, the trustees have considered the Charity Commission's guidance on public benefit and are satisfied these are compliant with the guidance.

## **7.3 The post of Trustee**

Trustees are recruited through advertising followed by an application and interview. Subsequent appointment is by an ordinary resolution of the Board. Trustees are subject to periodic retirement and reappointment.

## **7.4 Trustee induction and training**

New Trustees visit the Centre to meet staff, volunteers and clients and to understand fully the nature of Spires work. New Trustees are encouraged to shadow Spires' key staff by arrangement. Further specific skills training deemed necessary to undertake the role of Trustee may be arranged in conjunction with Spires Chair of Trustees and Spires Chief Executive.

## **7.5 Management and organisation**

The Trustees meet every two months to coordinate the general strategy, direction and management of Spires, receiving detailed reports from Spires' Chief Executive and other officers as required. In addition, there is a sub-committee structure in place to progress certain critical areas of work with the day-to-day affairs of Spires delegated to the Chief Executive.

## **7.6 Risk management**

The trustees have assessed the major risks to which the charitable company is exposed and are satisfied that systems are in place to mitigate the exposure to those risks. An organisational risk register is held and reviewed at each board meeting.

## **8. Reference and Administrative Details**

Registered Company number  
03785409 (England and Wales)

Registered Charity number  
1076888

### **Governing Document**

The Charity's governing document is its Memorandum and Articles of Association, which were registered on 9 June 1999, amended on 12 July 2000, and amended by special resolution on 26 April 2017. As described in the trustees' report, the constitution was further amended on 4 February 2025 with the Charity Commission's approval; however, this amendment has yet to be registered with the Companies House.

### **Registered office**

2<sup>nd</sup> Floor, Elmfield House,  
5 Stockwell Mews  
Lambeth  
SW9 9GX

### **Trustees**

Fleur Swaney  
Natasha Roberts  
Dan Fairclough (resigned 25.11.2024)  
Rossana Rocchini  
Fiona Richmond  
Simionetta Di Benedetto (appointed 11.06.2024)  
Hugh Lindsay (appointed 13.08.24, resigned 25.11.2024)  
Idris Arshad (resigned 5.02.2024)

### **Independent Examiner**

Charity Accountant  
01732 807 482/ 0772 705 5016 [www.charityaccountant.co.uk](http://www.charityaccountant.co.uk)  
[shruti@charityaccountant.co.uk](mailto:shruti@charityaccountant.co.uk) Company registered in England no. 09314304 Registered  
office: 117A St. Johns Hill, Sevenoaks TN13 3P

### **Bankers:**

NatWest, Streatham Branch, 54 Streatham High Road, London SW16 1BZ  
Bank of Scotland, 600 Gorgie Road, Edinburgh EH11 3XP and

### **The Spires Centre is a member of:**

Homeless Link  
Lambeth MARAC  
Lambeth VAWG Forum (Violence Against Women and Girls)

Lambeth Sexual Exploitation Harm Panel (SEHP)  
Women's Resource Centre  
National Ugly Mugs

#### Service Partnerships

C4WS  
Care4Calais  
Croydon Council  
Croydon Refugee Day Centre (CRDC)  
Croydon Reach  
Emmaus SLC  
Find & Treat Team, University College Hospitals London  
Glassdoor  
Groundswell  
Guy's and St Thomas' NHS Foundation Trust's Health Inclusion Team  
Job Centre Plus  
Kings College Hospital, Community dentistry team  
Lambeth Council  
Lambeth Drug and Alcohol Treatment Consortium  
Lorraine Hewitt House  
Refuge - GAIA Centre  
Safer Neighbourhood Team  
Salvation Army  
South London and Maudsley Hospital  
Southwark Law Centre  
SPEAR London  
START Team  
St Leonards Church, Streatham  
St Luke's Church, West Norwood  
St Nicholas Church, Tooting  
St George's Hospital, Homeless Inclusion Team  
Team A5 Support  
Thames Reach  
The Lunch Club, Streatham  
The Robes Project  
Wandsworth Community Drug & Alcohol Support (WCDAS)  
West Croydon Baptist Church  
Young Roots

**Funders and Community Supports:** We are very grateful to the organisations that have been generous supporters of Spires in the financial year:

**Community Supporters:**  
Aviva



City Harvest  
Fareshare  
Horsnby House School  
Saltgate  
St James The Greater, Catholic Church, Thornton Heath  
St Luke's Church, Battersea  
St Margaret's Badminton Club, Tooting  
St Mark's Church, Balham  
St Mary's Church, Merton  
Stockwell Methodist Church  
Tesco  
The Co-Op  
Wimbledon Foundation  
St Mary's Merton

**Funders:**

AbbVie Ltd  
Barratt Foundation  
Buzzacott  
City Bridge Foundation  
Coopers Charity CIO  
Croydon Asylum-Seekers Support Fund  
Department for Culture, Media and Sport  
Garfield Weston  
Gowling WLG Charitable Trust  
Highfields Trust  
Inner London Magistrates Courts Poor Box and Feeder Charity  
LandAid  
Lambeth Cost Of Living Fund  
Leeds Building Society  
LHA  
Lloyds Bank Foundation  
Lloyds Bank Foundation - Specialist Fund  
London Catalyst - Project Grant  
London Catalyst - Samaritans Grant  
Miranda Bennion Charitable Trust  
Q Charitable Trust  
Refuge - Lambeth VAWG  
Souter Charitable Trust  
Stavros Niarchos Foundation  
StreetSmart  
Streets of London  
The Albert Hunt Trust  
The Alexandra Trust

The Chapman Trust  
The Felix Trust  
The Fitton Trust  
The Marsh Trust  
The National Lottery – Reaching Communities  
The Wimbledon Foundation Homelessness Fund  
The Worshipful Company of Secretaries  
Thrale Almshouse and Relief in Need Charity

Approved by order of the board of trustees on 02/06 2025 and signed on its behalf by:



.....  
Ms Rossana Rocchini – Trustee

## Independent Examiner's Report to the Trustees of The Spires Centre

I report to the charity trustees on my examination of the accounts of the company for the year ended 30 September 2024 as set out on pages 21 to 32.

### Responsibilities and basis of report

As the charity 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 company'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 the Association of Certified Chartered Accountants, which is one of the listed bodies.

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

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

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

Signed:

*Shruti Soni*

Shruti Soni FCCA ACIE  
Shruti Soni Ltd  
117a St Johns Hill  
Sevenoaks  
TN13 3PL

Date 06/06/2025



The Spires Centre  
Statement of financial activities (incorporating an income and expenditure account)

For the year ended 30 September 2024

		Unrestricted Funds	Restricted Funds	2024 Total Funds	Unrestricted Funds	Restricted Funds	2023 Total Funds
	Note	£	£	£	£ Restated	£ Restated	£ Restated
<b>Income from:</b>							
Donations and legacies	2	277,004	294,450	571,454	220,629	310,691	531,320
Charitable activities							
Tenancy Support – consultancy		37,932	–	37,932	35,958	–	35,958
Women's Support Service – consultancy		–	–	–	2,000	–	2,000
Other trading activities		136	–	136	5,727	–	5,727
Investments – bank interest		14,165	–	14,165	5,442	–	5,442
<b>Total income</b>		<b>329,237</b>	<b>294,450</b>	<b>623,687</b>	<b>269,756</b>	<b>310,691</b>	<b>580,447</b>
<b>Expenditure on:</b>							
Raising funds		2,465	–	2,465	30,474	–	30,474
Charitable activities	3						–
Rough Sleeper Service		73,564	203,580	277,144	100,780	93,333	194,113
Tenancy Support		62,592	–	62,592	94,059	–	94,059
Women's Support Service		163,443	90,870	254,313	38,015	217,358	255,373
<b>Total expenditure</b>		<b>302,064</b>	<b>294,450</b>	<b>596,514</b>	<b>263,328</b>	<b>310,691</b>	<b>574,019</b>
<b>Net income / (expenditure)</b>		<b>27,173</b>	<b>–</b>	<b>27,173</b>	<b>6,428</b>	<b>–</b>	<b>6,428</b>
Transfers between funds		–	–	–	–	–	–
<b>Net movement in funds</b>		<b>27,173</b>	<b>–</b>	<b>27,173</b>	<b>6,428</b>	<b>–</b>	<b>6,428</b>
<b>Reconciliation of funds:</b>							
Total funds brought forward		239,652	50,000	289,652	233,224	50,000	283,224
<b>Total funds carried forward</b>		<b>266,825</b>	<b>50,000</b>	<b>316,825</b>	<b>239,652</b>	<b>50,000</b>	<b>289,652</b>

All of the above results are derived from continuing activities. There were no other recognised gains or losses other than those stated above. Movements in funds are disclosed in Note 14 to the financial statements.

The Spires Centre  
Balance sheet

Company no. 03785409

As at 30 September 2024

	Note	£	2024 £	£	2023 £
Fixed assets:					
Tangible assets	9		1,262		9,873
			<u>1,262</u>		<u>9,873</u>
Current assets:					
Debtors	10	49,351		47,836	
Cash at bank and in hand		312,148		277,828	
		<u>361,499</u>		<u>325,664</u>	
Liabilities:					
Creditors: amounts falling due within one year	11	45,936		45,885	
		<u>45,936</u>		<u>45,885</u>	
Net current assets			315,563		279,779
Total net assets			<u>316,825</u>		<u>289,652</u>
The funds of the charity:	14				
Restricted income funds			50,000		50,000
Unrestricted income funds:					
General funds		266,825		239,652	
		<u>266,825</u>		<u>239,652</u>	
Total unrestricted funds			266,825		239,652
Total charity funds			<u>316,825</u>		<u>289,652</u>

For the year ending 30 September 2024 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Trustees' Responsibilities:

- The members have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476
- The trustees acknowledge their responsibility for complying with the requirements of the Act with respect to accounting records and the preparation of financial statements.

These financial statements, which have been prepared in accordance with the special provisions relating to the small companies regime within Part 15 of the Companies Act 2006 and in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019), were approved by the Board on 04/06/25

..... and signed on its behalf by:



Name: ROSSANA ROCCHINI  
Trustee

The Spires Centre

Statement of cash flows

For the year ended 30 September 2024

	Note	2024 £	£	2023 £	£
Cash flows from operating activities	15				
Net cash provided by / (used in) operating activities			20,155		5,787
Cash flows from investing activities:					
Dividends, interest and rents from investments		14,165		5,442	
Net cash provided by / (used in) investing activities			14,165		5,442
Net cash provided by / (used in) financing activities			–		–
Change in cash and cash equivalents in the year			34,320		11,229
Cash and cash equivalents at the beginning of the year			277,828		266,599
Cash and cash equivalents at the end of the year	16		312,148		277,828

**1 Accounting policies**

**a) Basis of preparation**

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) (effective 1 January 2019) – (Charities SORP FRS 102), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006.

Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy or note.

**b) Public benefit entity**

The charitable company meets the definition of a public benefit entity under FRS 102.

**c) Going concern**

The trustees consider that there are no material uncertainties about the charitable company's ability to continue as a going concern. In forming this opinion, they have considered income and expenditure for at least a period of twelve months from the date of approval of these financial statements.

The trustees do not consider that there are any sources of estimation uncertainty at the reporting date that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next reporting period.

**d) Income**

Voluntary income including donations, gifts and legacies and grants that provide core funding or are of a general nature are recognised where there is entitlement, certainty of receipt and the amount can be measured with sufficient reliability. 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

Investment income is recognised on a receivable basis.

Income from charitable activities includes income received under contract or where entitlement to grant funding is subject to specific performance conditions is recognised as earned (as the related goods or services are provided). Grant income included in this category provides funding to support advice/ performance activities and is recognised where there is entitlement, certainty of receipt and the amount can be measured with sufficient reliability

Income received in advance of the provision of a specified service is deferred until the criteria for income recognition are met.

**e) Donations of gifts, services and facilities**

On receipt, donated gifts, professional services and donated facilities are recognised on the basis of the value of the gift to the charity which is the amount the charity would have been willing to pay to obtain services or facilities of equivalent economic benefit on the open market; a corresponding amount is then recognised in expenditure in the period of receipt.

**f) Interest receivable**

Interest on funds held on deposit 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.

**g) Fund accounting**

Restricted funds are to be used for specific purposes as laid down by the donor. Expenditure, including staff cost, which meets these criteria is charged to the fund.

Unrestricted funds are donations and other incoming resources received or generated for the charitable  
Designated funds are unrestricted funds earmarked by the trustees for particular purposes.



## The Spires Centre

### Notes to the financial statements

For the year ended 30 September 2024

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#### 1 Accounting policies (continued)

##### h) Expenditure and irrecoverable VAT

Expenditure is recognised once there is a legal or constructive obligation to make a payment to a third party, it is probable that settlement will be required and the amount of the obligation can be measured reliably. Expenditure is classified under the following activity headings:

- Costs of raising funds relate to the costs incurred by the charitable company in inducing third parties to make voluntary contributions to it, as well as the cost of any activities with a fundraising purpose
- Expenditure on charitable activities includes the costs of projects undertaken to further the purposes of the charity and their associated support costs
- Other expenditure represents those items not falling into any other heading

Irrecoverable VAT is charged as a cost against the activity for which the expenditure was incurred.

##### i) Operating leases

Rental charges are charged on a straight line basis over the term of the lease.

##### j) Tangible fixed assets

Items of equipment are capitalised where the purchase price exceeds £500. Depreciation costs are allocated to activities on the basis of the use of the related assets in those activities. Assets are reviewed for impairment if circumstances indicate their carrying value may exceed their net realisable value and value in use.

Where fixed assets have been revalued, any excess between the revalued amount and the historic cost of the asset will be shown as a revaluation reserve in the balance sheet.

Depreciation is provided at rates calculated to write down the cost of each asset to its estimated residual value over its expected useful life. The depreciation rates in use are as follows:

- Fixtures, fittings and equipments over 4 years

##### k) Investment properties

Investment properties are measured initially at cost and subsequently included in the balance sheet at fair value. Listed investments

Investments are a form of basic financial instrument and are initially recognised at their transaction value

##### l) Debtors

Trade and other debtors are recognised at the settlement amount due after any trade discount offered.

Prepayments are valued at the amount prepaid net of any trade discounts due.

##### m) 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 trade discounts due.

##### n) Financial instruments

The charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value with the exception of bank loans which are subsequently measured at amortised cost using the effective interest method.

##### o) Pensions

The charity's contribution to employees' personal pension is charged to revenue on accrual basis.

The Spires Centre

Notes to the financial statements

For the year ended 30 September 2024

p) Company information

The Spires Centre is a charitable company limited by guarantee registered in England with registration number 1076888. Its registered office address is 2nd Floor, Elmfield House, 5 Stockwell Mews, Lambeth, England, SW9 9GX.

2 Income from donations and legacies

	Unrestricted £	Restricted £	2024 Total £	2023 Total £ Restated
Donations and legacies	102,230	–	102,230	76,632 0
Grants from trusts and foundations	96,907	260,590	357,497	454,687
Statutory and government grants	75,227	33,860	109,087	–
Donation in kind	2,640	–	2,640	–
	<u>277,004</u>	<u>294,450</u>	<u>571,454</u>	<u>531,319</u>

Donation in kind include gifts of sleeping bags, food and toiletries.

In previous years incoming from project grants was recorded as income from charitable activities. It is now recorded as income from donations as per SORP guidelines. For consistency this change is reflected in both current and prior year presentations in these accounts.

Statutory and government grants includes grant of £62,500 from The Government's Community Organisations Cost of Living Fund (delivered by The National Lottery Community Fund).

The Spires Centre

Notes to the financial statements

For the year ended 30 September 2024

3 Analysis of expenditure

	Cost of raising funds	Rough Sleeper Service	Tenancy Support	Women's Support Service	Total 2024
Fundraising fees and promotion	2,465	-	-	-	2,465
Direct operating expenses	-	10,129	2,284	15,188	27,601
Staff costs	-	196,325	43,765	171,386	411,476
Support costs:					-
Premises	-	48,555	11,598	47,251	107,404
Administration	-	7,019	1,784	7,597	16,400
Governance	-	12,476	3,161	12,891	28,528
Donation in kind	-	2,640	-	-	2,640
<b>Total expenditure 2024</b>	<b>2,465</b>	<b>277,144</b>	<b>62,592</b>	<b>254,313</b>	<b>596,514</b>
<b>Total expenditure 2023</b>	<b>30,474</b>	<b>194,113</b>	<b>94,059</b>	<b>255,373</b>	<b>574,019</b>

Of the total expenditure, £302,064 was unrestricted (2023: £263,328) and £294,450 was restricted (2023: £310,691).

Analysis of expenditure (for previous year)

	Cost of raising funds	Rough Sleeper Service	Tenancy Support	Women's Support Service	Total 2023
Cost of raising funds	30,474	-	-	-	30,474
Direct activities	-	46,710	73,079	194,021	313,810
Support costs:					-
Management	-	53,237	16,040	47,639	116,916
Human resources	-	78,992	-	-	78,992
Governance costs	-	15,174	4,940	13,713	33,827
<b>Total expenditure 2023</b>	<b>30,474</b>	<b>194,113</b>	<b>94,059</b>	<b>255,373</b>	<b>574,019</b>

The Spires Centre

Notes to the financial statements

For the year ended 30 September 2024

4 Net incoming resources for the year

This is stated after charging:

	2024	2023
	£	£
Depreciation	8,066	3,291
Operating lease rentals:		
Property	31,820	29,312

The trustees changed the depreciation method from reducing balance to straight line to apply to all items. Previously, office furniture and IT were depreciated using the reducing balance method. This change was necessary to provide reliable and more relevant information. The reducing balance method was resulting in an inflated Fixed Asset on the balance sheet. Since the office furniture and IT are deemed to have a useful life of 4 years, the straight line method offers a more accurate representation of the depreciation and value of these assets over their useful life. The impact of such change to the accounts to September 2024 is an additional depreciation charge of £5,639.

5 Analysis of staff costs, trustee remuneration and expenses, and the cost of key management personnel

Staff costs were as follows:

	2024	2023
	£	£
Salaries and wages	359,858	315,426
Social security costs	31,586	26,136
Employer's contribution to defined contribution pension schemes	20,032	16,096
	411,476	357,658

No employee earned more than £60,000 during the year (2023: none).

The total employee benefits including pension contributions of the key management personnel were £151,628 (2023: £141,855).

The charity trustees were not paid or received any other benefits from employment with the charity in the year (2023: £nil). No charity trustee received payment for professional or other services supplied to the charity (2023: £nil).

Trustees' expenses represents the payment or reimbursement of travel and subsistence costs is nil (2023: £nil) relating to attendance at meetings of the trustees.

6 Staff numbers

The average number of employees (head count based on number of staff employed) during the year was as follows:

	2024	2023
	No.	No.
Charitable activities	11	11
	11	11



The Spires Centre

Notes to the financial statements

For the year ended 30 September 2024

7 Related party transactions

There were no related party transactions to disclose for 2024 (2023: none).

No related party donations were received that fall outside the normal course of business, and no restricted donations were received from related parties.

8 Taxation

The charitable company is exempt from corporation tax as all its income is charitable and is applied for charitable purposes.

9 Tangible fixed assets

	Furniture, fittings & Equipment £	Total £
Cost or valuation		
At 1 October 2023	43,828	43,828
Additions in year	–	–
Disposals in year	(38,097)	(38,097)
At 30 September 2024	5,731	5,731
Depreciation		
At 1 October 2023	33,955	33,955
Charge for the year	8,066	8,066
Eliminated on disposal	(37,552)	(37,552)
At 30 September 2024	4,469	4,469
Net book value		
At 30 September 2024	1,262	1,262
At 1 October 2023	9,873	9,873
All of the above assets are used for charitable purposes.		

10 Debtors

	2024 £	2023 £
Trade debtors	5,707	1,762
Other debtors	450	–
Prepayments	14,183	20,519
Accrued income	29,011	25,556
	49,351	47,836

The Spires Centre

Notes to the financial statements

For the year ended 30 September 2024

11 Creditors: amounts falling due within one year

	2024 £	2023 £
Trade creditors	7,471	4,420
Taxation and social security	9,198	9,634
Other creditors	1,193	5,056
Accruals	11,407	5,942
Deferred income	16,667	20,833
	<u>45,936</u>	<u>45,885</u>

12 Deferred income

Deferred income comprises grants received in advance for the coming year

	2024 £	2023 £
Balance at the beginning of the year	20,833	6,667
Amount released to income in the year	(20,833)	(6,667)
Amount deferred in the year	16,667	20,833
Balance at the end of the year	<u>16,667</u>	<u>20,833</u>

13 Analysis of net assets between funds

2024	General unrestricted £	Designated £	Restricted £	Total funds £
Tangible fixed assets	1,262	–	–	1,262
Net current assets	265,563	–	50,000	315,563
Net assets at the end of the year	<u>266,825</u>	<u>–</u>	<u>50,000</u>	<u>316,825</u>
2023	General unrestricted £	Designated £	Restricted £	Total funds £
Net current assets	239,652	–	50,000	289,652
Net assets at the end of the year	<u>239,652</u>	<u>–</u>	<u>50,000</u>	<u>289,652</u>

The Spires Centre

Notes to the financial statements

For the year ended 30 September 2024

14 Movements in funds

2024	At the start of the year £	Incoming resources & gains £	Outgoing resources & losses £	Transfers £	At the end of the year £
<b>Restricted funds:</b>					
Rough Sleeper Service					
Big Lottery Fund	-	163,580	(163,580)	-	-
City of London	-	40,000	(40,000)	-	-
<b>Women's Support Service</b>					
London Catalyst	-	6,500	(6,500)	-	-
London Community Fund	-	10,510	(10,510)	-	-
London Borough of Croydon	-	30,000	(30,000)	-	-
London Borough of Lambeth	-	3,860	(3,860)	-	-
Stavros Niarchos Foundation	-	40,000	(40,000)	-	-
Support Fund	50,000	-	-	-	50,000
<b>Total restricted funds</b>	<b>50,000</b>	<b>294,450</b>	<b>(294,450)</b>	<b>-</b>	<b>50,000</b>
<b>Unrestricted funds:</b>					
General funds	239,652	329,237	(302,064)	-	266,825
<b>Total unrestricted funds</b>	<b>239,652</b>	<b>329,237</b>	<b>(302,064)</b>	<b>-</b>	<b>266,825</b>
<b>Total funds</b>	<b>289,652</b>	<b>623,687</b>	<b>(596,514)</b>	<b>-</b>	<b>316,825</b>

14 Movements in funds (continued)

2023	At the start of the year £	Incoming resources & gains £	Outgoing resources & losses £	Transfers £	At the end of the year £
<b>Restricted funds:</b>					
Big Lottery Reaching Communities	-	171,450	(171,450)	-	-
City of London	-	45,908	(45,908)	-	-
Garfield Weston	-	25,000	(25,000)	-	-
LHA London	-	30,000	(30,000)	-	-
Stavros Niarchos Foundation	-	23,333	(23,333)	-	-
Streets of London	-	15,000	(15,000)	-	-
Support Fund	50,000	-	-	-	50,000
<b>Total restricted funds</b>	<b>50,000</b>	<b>310,691</b>	<b>(310,691)</b>	<b>-</b>	<b>50,000</b>
<b>Unrestricted funds:</b>					
Designated funds:					
Special projects	154,940	-	-	(154,940)	-
General funds	78,284	269,756	(263,328)	154,940	239,652
<b>Total unrestricted funds</b>	<b>233,224</b>	<b>269,756</b>	<b>(263,328)</b>	<b>-</b>	<b>239,652</b>
<b>Total funds</b>	<b>283,224</b>	<b>580,447</b>	<b>(574,019)</b>	<b>-</b>	<b>289,652</b>

The Spires Centre

Notes to the financial statements

For the year ended 30 September 2024

Purpose of restricted funds

Big Lottery Fund: Women's services

City of London: Women's services

Lottery Fund Reaching Communities

London Catalyst: Homelessness

London Community Fund: CEO Salary

London Borough of Croydon: Refugees homelessness and support

London Borough of Lambeth: Homelessness

Stavros Niarchos Foundation: Homelessness (salaries and direct costs)

Support Fund: Client grants

15 Reconciliation of net income / (expenditure) to net cash flow from operating activities

	2024	2023
	£	£
Net income / (expenditure) for the reporting period (as per the statement of financial activities)	27,173	6,428
Depreciation charges	8,066	3,291
Dividends, interest and rent from investments	(14,165)	(5,442)
(Profit)/loss on the disposal of fixed assets	545	-
Decrease/(Increase) in debtors	(1,515)	(18,801)
(Decrease)/Increase in creditors	51	20,311
Net cash provided by / (used in) operating activities	20,155	5,787

16 Analysis of cash and cash equivalents

	At 1 October 2023	Cash flows	Other changes	At 30 September 2024
	£	£	£	£
Cash at bank	277,828	34,320	-	312,148
Total cash and cash equivalents	277,828	34,320	-	312,148

17 Legal status of the charity

The charity is a company limited by guarantee and has no share capital. The liability of each member in the event of winding up is limited to £1.