

ST PETROCK'S (EXETER) LIMITED

England & Wales · Charity number 1090155

Details

Status Registered

Legal form Charitable company

Company number [04312156](#)

Registered 2002-01-18

Register [View on the Charity Commission register](#)

Contact

Address St. Petrocks (Exeter) Ltd
10 Cathedral Yard
Exeter
EX1 1HJ

Phone 01392422396

Email info@stpetrocks.org.uk

Website www.stpetrocks.org.uk

Activities

Objects: (1) to relieve persons resident in Exeter and neighbourhood who are in conditions of need, hardship and distress, who are homeless or threatened with homelessness; and(2) the provision of social housing or other rented accommodation for persons who are homeless or at risk of homelessness.

Activities: St Petrock's works to achieve its aims through a number of emergency, support and prevention programmes to help people into healthier and more positive lives. This includes the provision Homelessness Services, Rough Sleeper Survival Services, Specialist Welfare Advice, Health and Wellbeing Services and a range of Emergency and Specialist Housing Services.

Classification

- **How:** Provides Human Resources, Provides Buildings/facilities/open Space, Provides Services, Provides Advocacy/advice/information, Sponsors Or Undertakes Research
- **What:** Education/training, The Prevention Or Relief Of Poverty, Accommodation/housing
- **Who:** Other Defined Groups, The General Public/mankind

Geography

- **Area of benefit:** EXETER AND NEIGHBORHOOD
- Devon

Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£969,083	£876,227	£2,182,611	19
2024-03-31	£916,724	£820,918	£2,089,755	19
2023-03-31	£742,637	£734,180	£1,993,949	20
2022-03-31	£1,345,916	£589,317	£1,985,492	20
2021-03-31	£946,629	£686,464	£1,228,893	19

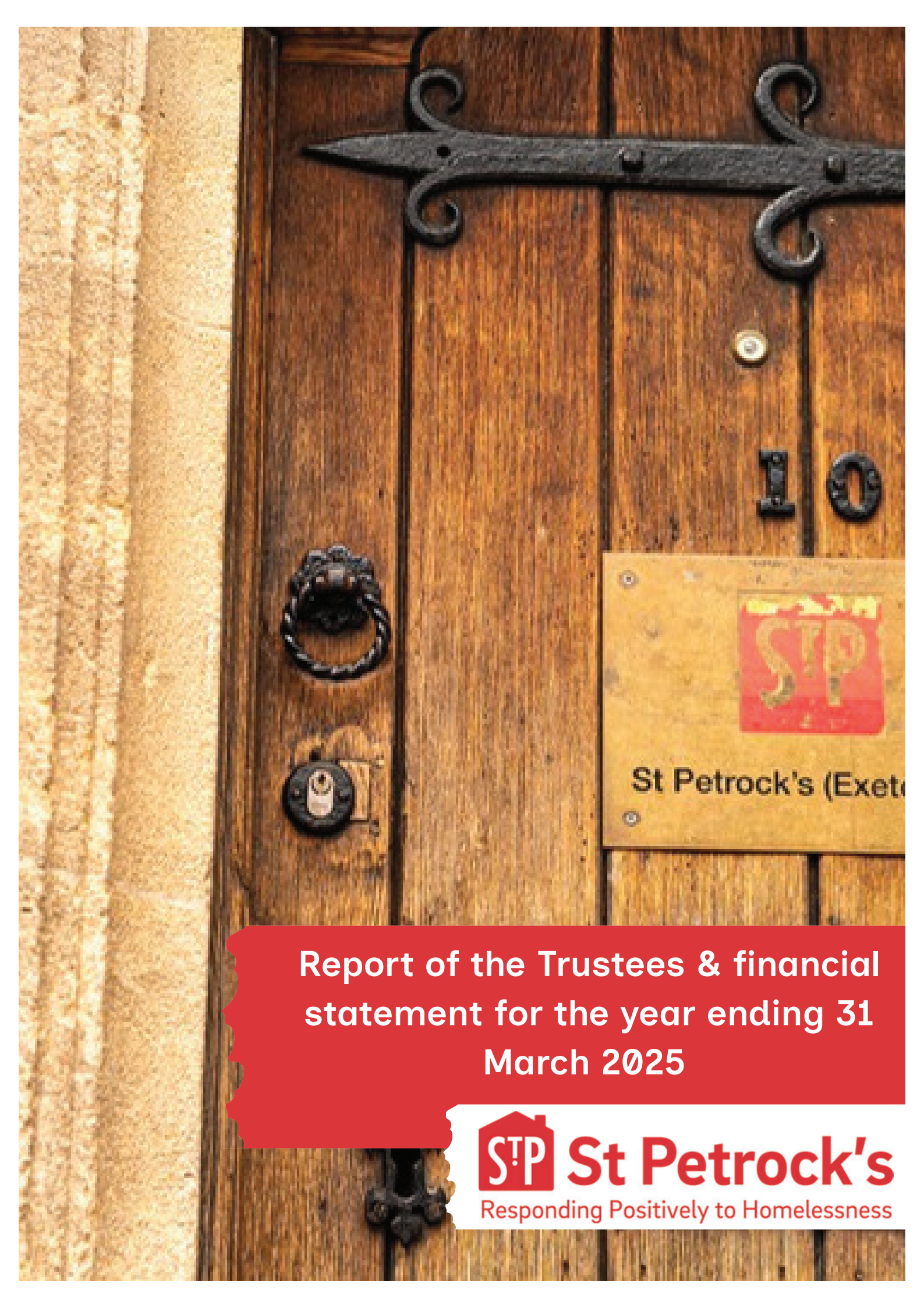
Trustees

Name	Role	Appointed
Camilla Romaine Klingender Albery		2023-09-13
Christine Ann Candlish		2025-07-31
Darren Beaven		2019-07-17
Jeremy Frederick John Sidaway		2022-04-20
Lisa Maria Moran		2026-02-12
Michael John Hutchinson		2021-11-23
Paul Michael Turner		2021-03-11
Rev Ross Maynard		2022-01-07
Richard Graham Jones		2024-10-31
Sonja Ashbury		2025-07-31
Tina Cook		2025-04-24

ST PETROCK'S (EXETER) LIMITED

England & Wales - Charity number 1090155

Accounts



Report of the Trustees & financial statement for the year ending 31 March 2025



St. Petrock's (Exeter) Ltd.
(A company limited by guarantee)

Company registration no. 04312156

Charity registration no. 1090155

Registered in England & Wales

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Trustees' Report



The Trustees present their annual report, together with the financial statements of the charity, for the year ended 31 March 2025. These documents are also prepared to meet the requirements for a Directors' Report and accounts for Companies Act purposes. The Trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities, preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and ROI (FRS 102) (effective 1 January 2019).

Letter from St. Petrock's Trustees

2025 marks **30 years** since St. Petrock's centre first opened its doors. From the outset, St. Petrock's has been a strongly community-based organisation, bringing together people from all walks of life to address the needs of people without a home in our city. Originating as part of an umbrella organisation, it was started by local people who were concerned about the welfare of rough sleepers in the city centre in the 1990s, hoping that the services provided would no longer be needed within a few years. Sadly, 30 years later, rough sleeping and homelessness in general remain a very significant issue in Exeter and, tragically, look set to continue for some time to come.

Whilst homelessness numbers may continue undiminished, many of the underlying themes and personal stories behind the statistics are new. Over recent years, we have seen the clear impact of cumulative cuts to supported accommodation, mental health and social care services; we have supported increasing numbers of people with very significant and complex unmet needs, who have 'fallen through the cracks'. At the other end of the spectrum – almost for the first time – we have supported people who are homeless for almost entirely economic reasons, as low-wages, soaring private rents and severe shortages of social housing create a 'perfect storm' from which it's hard to escape. For both these groups, our teams have worked exceptionally hard in 2024/25 not only to adapt and meet their immediate **daily needs** but to address **underlying causes** – by speaking out against cuts, raising public awareness of challenges and (in September 2024) opening a new house to provide genuinely affordable accommodation for our homeless clients in work. Whilst these small steps may feel like a drop in the ocean at times, they are life-changing for the individuals they help. **Perseverance** is one of St. Petrock's core values; we are committed to being here for people without a home for as long as they need our support.

We therefore reach this 30-year milestone with mixed emotions. It is a tragedy that in 2025, so more people than ever are struggling without adequate accommodation in our city. However, St. Petrock's is **here for the long-haul**, and we are proud to have provided such an essential service to vulnerable members of our community over the years.

This consistent support has only been possible thanks to the sustained generosity of local people, who despite a cost-of-living crisis and wider challenges have made all our work possible through financial support, essential donations of clothing, survival equipment, volunteering time and more. **Thank you to all our diverse, dedicated supporters**, and to our hard-working staff and volunteers, for standing with us as we work towards a time when everyone in our city has a safe place to call home.

- **Mike Hutchinson**
Chair of Trustees

Charity Objectives

as defined by the memorandum and articles of association are:

- (i) to relieve persons resident in Exeter and neighbourhood who are in conditions of need, hardship and distress, who are homeless or threatened with homelessness.
- (ii) the provision of social housing or other rented accommodation for persons who are homeless or at risk of homelessness.

Our Vision

Is that everyone experiencing homelessness can feel safe in a place that they can call home.

Our Mission

Is to stand with and for people experiencing homelessness. We will not give up until everyone in the Exeter area can enjoy a place called home.



Our Values

We're Exeter's local independent, values-led homelessness charity.

Our work is informed by seven values which underpin not only what we do, but how we do it and how we relate to one another.

These are:



Respect: We believe that everyone is worthy of respect and dignity.



Compassion: We care about each individual and seek to meet them without prejudice.



Independence: By staying independent, we can always put those we help first.



Perseverance: We are here for the long haul, and will keep going for as long as the need exists.



Community: We long for those we support to feel fully part of the generous local community which supports our work.



Integrity: We commit to the highest standards of integrity and our values guide everything we do.



Accessibility: The people we help face multiple challenges, but accessing our services must not be one of them.

Why we are here

Despite its relative affluence, and a population of just 135,000, Exeter has areas of significant deprivation and has experienced high levels of homelessness since the 1990s. In 2024/25, St. Petrock's internal monitoring statistics suggest up to **45 individuals**¹ sleep rough on our small city's streets each night. Many more are experiencing hidden homelessness; sofa-surfing, sleeping in cars, empty buildings, living in unsafe accommodation or in temporary hostels, surviving without basic facilities.

¹ St. Petrock's internal monitoring statistics

Our Aims

The causes of homelessness in our local area are multiple, complex and often deep-rooted at both personal and societal levels. They rarely involve merely a lack of shelter, or vanish when someone has a roof over their head. St. Petrock's works to address homelessness alongside the wider disadvantage and social exclusion that both contribute to a person becoming homeless, and make recovery challenging. From initial **crisis support** to supported **reintegration** into community, our range of holistic homelessness & housing services work together to support individuals at every stage of their journey away from homelessness. This long-term strategy is made possible by our relative **financial independence**, which enables us to develop innovative, adaptable services that genuinely put our clients' needs first, and to be there for them for as long as they need our support.

We aim to:

- **Prevent** homelessness occurring in the first place
- **Support** people who are experiencing homelessness to address physical, social, emotional and financial needs
- **Increase** access to housing, including by provision of our own supported accommodation
- **Help** individuals maintain their accommodation and break the cycle of repeat homelessness
- **Improve** the health, wellbeing and life expectancy of our clients
- **Enable** access to training, volunteering and employment
- **Reduce** re-offending and provide positive contributions to communities

All I can say to you all is thank you so much for helping me in need. If it were not for your staff I would be in hospital.

- St. Petrock's Client



Public Benefit – ensuring our work delivers our aims

St. Petrock's Trustees review our activities and strategies each year to ensure that we are effective in reaching those most in need in the local area, and in meeting our longer term aims. This review looks at what we achieved and the outcomes of our work in the previous 12 months. The review also helps us ensure our **aims, objectives and activities** remained focused on our stated purposes. By carrying out this review, the Trustees consider that they have complied with the duty, as outlined in Section 17(5) of the Charities Act 2011, to have due regard to general guidance published by the Charity Commission on Public Benefit and in particular its supplementary public guidance on the Prevention or Relief of Poverty for the Public Benefit when reviewing our aim and objectives and in planning our future activities.

St. Petrock's homelessness and housing services provide essential frontline interventions to some of the most vulnerable people in our community in crisis. We are often referred to as Exeter's '**fourth emergency service**'; our consistent, accessible services are life-saving, providing the essential daily resources homeless individuals need to survive in very challenging circumstances and enabling them to rebuild their lives.

The services we provide also benefit the **wider community** in Exeter and the surrounding area. As Exeter's key, independent local homelessness charity, St. Petrock's acts as a vital connection point between hard-to-reach individuals, support organisations, local residents, businesses and decision-makers. Our early interventions, and consistent liaison, reduces pressures on statutory services, helps allay the concerns of city-centre neighbours and improves the social environment. Our educational and advocacy work increases understanding of homelessness and helps foster community cohesion across the city for the benefit of all.

On the following pages, we examine the **success of each of the key services and activities** we have carried out in 2024/25 to achieve our aims, and the benefits they have brought to those groups of people we are set up to help.

Me and my dogs would not make it through without the support staff and women's group [...] It's a safe place for me to come.

- St. Petrock's Client

Our services – 2024/25

For 30 years, St. Petrock's has been the **first point of contact** for vulnerable homeless adults in our city – and sometimes the last, when they have nowhere else to turn. **Perseverance** is one of our core values: our independence allows us to develop innovative, adaptable services that genuinely put our clients' needs first, and to be there for them for as long as they need our support. Many people we support have complex needs, have experienced family breakdown, life-long deprivation, serious mental health issues or trauma, and struggle to navigate the challenges created by severe shortages of support services and affordable housing locally. Through our daily **outreach** around Exeter's streets, specialist services in our **homelessness centre** and through our **recovery housing** in the community, we provide accessible, person-centred support to help people move forwards with their lives.

I think you guys do an amazing job across the board. You show an incredible amount of patience and compassion and understanding
- St. Petrock's Client





Via 3 shared houses & 5 flats



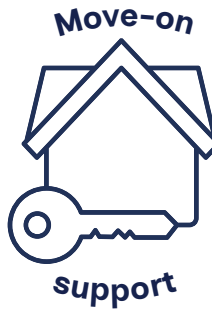
Client clothing donation point & income generation



Showers, laundry, clothing, sleeping bags and more



Nurse & mental health clinics, chiropody, haircuts



To help people into independent living



Meals & welfare checks across Exeter



To shape public understanding of homelessness



One-to-one support through the benefit system



Such as the weekly women's group



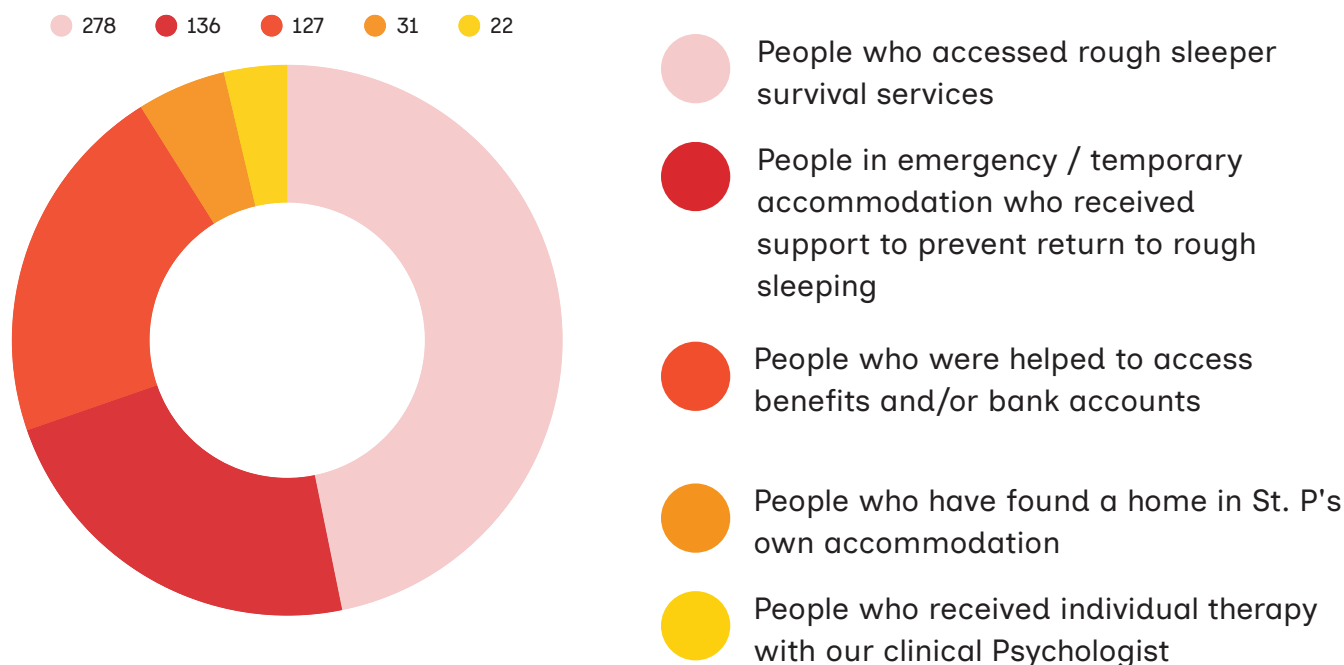
For former rough-sleepers to prevent repeat homelessness



Referrals, advocacy & support to access accommodation & services

Impact – our year in numbers

In 2024/25, **467** people received support from St. Petrock's and **243** new rough sleepers accessed our services.



Services provided

There were **7,725** visits to survival services in our centre (an average of **29** visits per day.)

We supported an average of **17** people per day on breakfast outreach and **20** on lunch outreach around the city.

In this time, we provided **635** sleeping bags, **1,057** showers and **1,404** one-to-one homelessness key-working appointments for people sleeping rough.

Real-Life Impact

Based on the results of our 2025 centre client questionnaire, which surveys the wellbeing of beneficiaries and the impact they consider St. Petrock's to be having on their lives even whilst they are still homeless:

- **68%** feel their overall wellbeing has stabilised or improved
- **74%** feel their ability to cope with life has stabilised or improved
- **55%** feel more optimistic about the future
- **74%** feel their level of safety has stabilised or improved
- **71%** report that their alcohol or drug consumption has stabilised or reduced
- **68%** feel their level of happiness has stabilised or improved
- **68%** feel their physical health has stabilised or improved
- **57%** feel their mental health has improved since their first 1:1 support conversation at St. Petrock's

St. Petrock's has been a very positive addition to my life. All the staff are very friendly and helpful; they never stop smiling. They are also quick to offer knowledgeable advice and someone to talk to.

Even though there are so many of us who benefit from the facility, it always feels as if they have all the time in the world for us.

If they don't know the answer to something, they will point you in the right direction or introduce you to someone who does...

- **St. Petrock's Client**

Key challenges & achievements in 2024/25

In 2022, St. Petrock's developed a Strategic Plan, focusing on strengthening internal systems and building resilience and capacity in response to multiple local challenges and global uncertainties as the charity emerged from the Covid pandemic. In 2024/25, we took final steps in achieving many of these goals, creating space to move beyond consolidation and look further **outward** (at the significant strategic role St. Petrock's can play in advocating for our homeless clients' needs in the city), and further **forward** (by developing our longer term housing plans and other projects, to address some of them directly). A **new Strategic Plan** for 2025 – 2030 was subsequently developed and approved by Trustees in July 2025, and is discussed on p.39 below.

At an operational level, the ongoing impact of acute social housing shortages, unaffordable private rental accommodation and the cost of living crisis once more brought **increasing numbers** of vulnerable people to our doors. We supported **467 individuals** across all our services last year, of whom around 250 were experiencing rough sleeping in Exeter for the first time. While demand for our services has continued to grow steadily, however, this increase is outpaced by the **expanding diversity, severity and complexity of needs** among those we support. The cumulative impact of repeated cuts to other mental health, social care and related services have taken a severe toll on many people in our city, contributing to increasing levels of homelessness and reduced appropriate housing options to help them move on. The resulting escalation of people with complex unmet mental health needs, trauma-related behavioural issues, and limited support options created significant challenges across our frontline services throughout the year. Amongst the most shocking combined impacts is the significant increase in **premature deaths** amongst the homeless and formerly homeless community, both locally and nationally.

In Exeter alone, **21 people** currently or previously supported by St. Petrock's died in 2024 – up from 13 in 2023³. A growing percentage of these deaths are classed as 'deaths of despair', due to suicide or drug-related death – to which a notable increase in issues with psychoactive and new synthetic substances has contributed. The need for compassionate, person-centred, frontline services in our city is greater than ever before.

³ [The Museum of Homelessness: The Dying Homeless Project 2024 Findings Our investigation finds that 1611 people experiencing homelessness died in 2024 - a 9% increase on the previous year. — Museum of Homelessness](#)



The evident, and tragic, real-life impact of these overlapping socio-economic factors, (which in themselves are far too great for any local charity to solve alone) strengthened our resolve to **support** the individuals before us as effectively as possible, **develop** our community partnerships and **advocate** more publicly and more vocally for wider systemic change. Against this extremely challenging backdrop, we therefore achieved the following against our goals for the year:

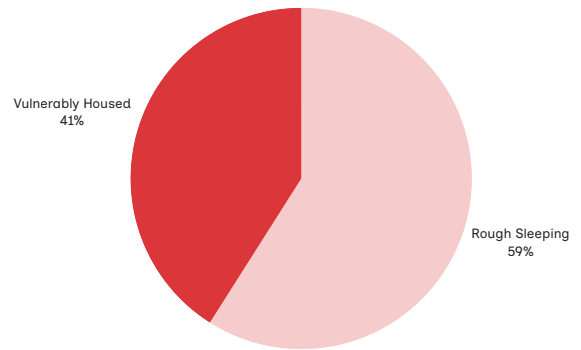
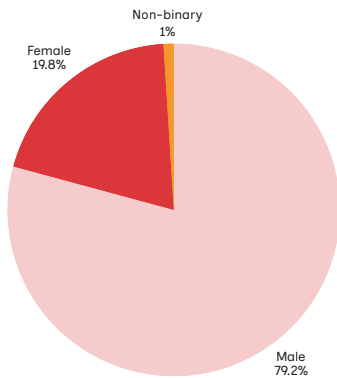
- **Developing and adapting our frontline homelessness services:** Critical survival services in the accessible, welcoming space of our drop-in centre, enabled an average of **29 rough sleepers per day** to feel clean, well-fed, supported and seen throughout the year. Meanwhile, our twice-daily outreach provided vital first contact for those new to Exeter's streets, and maintained contact with former rough sleepers who needed extra support to avoid repeat homelessness. Through increasing our staffing provision, and continually reviewing our services, we were able to provide both consistency (through reliable daily support) and flexibility (by varying our centre services and targeted outreach) to be there for people in crisis when they needed us most.
- **Increasing our direct housing provision:** Thanks to generous legacy funding from our designated Development reserve, we completed refurbishment of **our third supported house**, which opened to new residents in September 2024 and now provides a genuinely affordable home to 4 people who are moving away from homelessness into employment. This means that, in total, we are now able to provide safe, supported homes directly to **23** people who have experienced homelessness in Exeter. Meanwhile, we took significant steps towards our longer-term aim of becoming a **Registered Provider of Social Housing**, to ensure quality for our residents and further expand our housing provision over time. Our first stage application for Registered Provider status was submitted and accepted in 2024/25; significant work for stage two of the process is now underway.

- **Finishing modernisation of core systems:** In 2024/25, we took significant further steps to complete the process of strengthening our internal IT, data, financial, HR and other core systems, which have been a key focus of our resilience and capacity-building over the past few years. Our homelessness centre benefitted from new, fast internet connectivity, enabling us to provide secure online access to rough-sleeping clients via wi-fi and an in-house PC. The introduction of a comprehensive **cloud data storage system** for staff and further development of our Inform client database transformed internal efficiency and client support by facilitating secure data sharing, accurate reporting and enabling swift, informed interaction with other agencies where relevant. Further steps to implement a new CRM to support our growing donor base were taken later in 2025.
- **Embedding the voice of lived experience in our governance and services:** We are determined to ensure that the unique insights of people with lived experience of homelessness are heard properly and are given the opportunity to influence decision-making at multiple levels across the organisation. In 2024/25, alongside ongoing easy-access participation options, we introduced a new client wellbeing impact questionnaire and trialled a client focus group to gain more comprehensive feedback and input. We also recruited our first Trustee with lived experience of homelessness and, later in 2025, rolled out a new engagement strategy to residents in our supported housing. A fuller client engagement strategy for people accessing our centre is under development for 2026, ensuring our clients' voices can effectively shape both our service delivery and governance.
- **Representing the needs of our homeless clients:** Acutely aware of the scale, severity and diversity of challenges faced by our homeless clients, we have worked hard to advocate for their needs with strategic decision makers in the city this year, and have become a respected public voice on issues that affect them. Ahead of the General Election of July 2024, we published a **homelessness manifesto** and joint-hosted a hustings to raise awareness amongst political candidates. We published an open letter expressing our concerns about significant under-reporting of Exeter's rough sleeper numbers in the national annual 'hotspot' count, resulting in a change of methodology for subsequent years to improve accuracy. Meanwhile, St. Petrock's gained two new **patrons** in the Rt Rev Dr Mike Harrison (Bishop of Exeter) and Steve Race (MP), and four new **ambassadors**, who worked hard to increase understanding of homelessness in their spheres of influence within local business, media and at Exeter University.



Homelessness services

Outreach sessions enabled the team to build relationships both with people currently rough sleeping and people in temporary accommodation who needed extra support to avoid sleeping rough.



Our **homelessness services** are open to homeless or vulnerably housed adults in and around Exeter. All our homelessness services operate on a drop-in basis, and clients can self-refer.

Tim's* experience shows how the trust St. Petrock's builds with people over time - and the team's ability to act quickly and compassionately - can make the difference between stability and homelessness:

Tim, who had previously used support services at St. Petrock's whilst homeless, stayed in touch through our welfare advice service to receive ongoing benefits support. In spring 2025, he arrived at St. Petrock's door to hand in a benefits form and broke down in tears.

He was facing eviction from his private rented home in two days time and returned to the centre feeling terrified and overwhelmed, knowing it was a safe place to ask for help,

Tim had fallen behind on rent after illness and subsequent job loss; with limited literacy, he had not fully understood his landlord's eviction notice and had hoped to be well enough to return to work.

St. Petrock's staff immediately intervened - contacting the landlord, liaising with the council's homelessness team and supporting Tim through phone calls and forms that he struggled to manage alone.

Their swift action and advocacy led to a prevention payment that cleared half of his rent arrears and a plan with the landlord to clear the rest. Instead of losing his home and becoming homeless again, Tim remained housed, reconnected with health services and has since started part-time work as his health improves.

**Not his real name*

Whilst our morning centre services focus primarily on people who are rough sleeping, our homelessness team also maintain contact with **'Transitions'** clients - formerly homeless people who are struggling in temporary / emergency accommodation, or at risk following release from prison, hospital or mental health facilities. As an independent, trusted community presence, our team are often where people turn in crisis, enabling them to provide support, advocacy and liaison with accommodation providers to prevent repeat rough sleeping.

Homeless outreach service



We supported an average of **17** people at breakfast and **20** people at lunch on outreach - an increase of **11%** over last year



13,247 meals were prepared by centre volunteers - an average of 54 per day

Many people experiencing homelessness face barriers to accessing mainstream support, often due to trauma or poor mental health. St. Petrock's homelessness outreach service **bridges that gap** by bringing specialist help directly to people where they are, as a gateway to wider support.

Each weekday, our outreach team goes out across the city to connect with those sleeping rough or otherwise hard to reach. We offer hot drinks and freshly prepared breakfasts and lunches – cooked daily by volunteers in our centre kitchen – while building relationships based on trust and respect. This proactive approach helps us quickly identify new rough sleepers, provide **immediate practical help**, and encourage people to access further support at our centre. It also enables the team to stay in touch with other contacts, carry out welfare checks and spot health or safeguarding concerns early.

This consistent daily presence undoubtedly helped **save lives** in 2024/25, not least due to the worrying rise of 'contaminated' drugs, synthetic opioids and nitazenes on the streets. Often referred to as Exeter's fourth emergency service, our first-aid trained staff – who also carry the opioid antidote Naloxone – were repeatedly called on by the public, local authority and police to assist seriously unwell individuals, often with life saving effect.

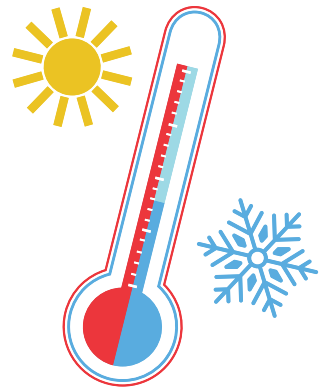
With frequent review, we were able to **adjust our services** according to changing need – varying our route and visiting locations of known rough-sleepers as required. Our outreach took place twice each weekday for most of 2024/25; however, with rising demand for indoor services towards the end of the year, our outreach services became more targeted, enabling us to refocus resources on our homelessness centre to cope with the increased numbers of clients.

Outreach – Warning of Potential Dangers

During outreach, the team often warn individuals of potential dangers. People experiencing homelessness are not always aware of weather warnings, or equipped to protect themselves. **Extreme weather** can be life-threatening if not properly addressed.

One such instance occurred in winter 2024 when the team were alerted to a riverside encampment located on a flood plain. With heavy rainfall and high winds expected, there were concerns about the welfare of the inhabitants living in tents near the river. Upon arrival, the team found several individuals sheltering at the encampment, unaware of the impending storm. The team immediately recognised the risks posed by flooding and falling trees, and helped the group to relocate to safer ground.

The team also provide guidance and supplies to mitigate extreme weather conditions. During the summer months, they distribute sun lotion and water bottles to prevent heat-related illnesses. In colder weather, they offer practical advice on sleeping safely and distribute sleeping bags and extra clothing to those in need.

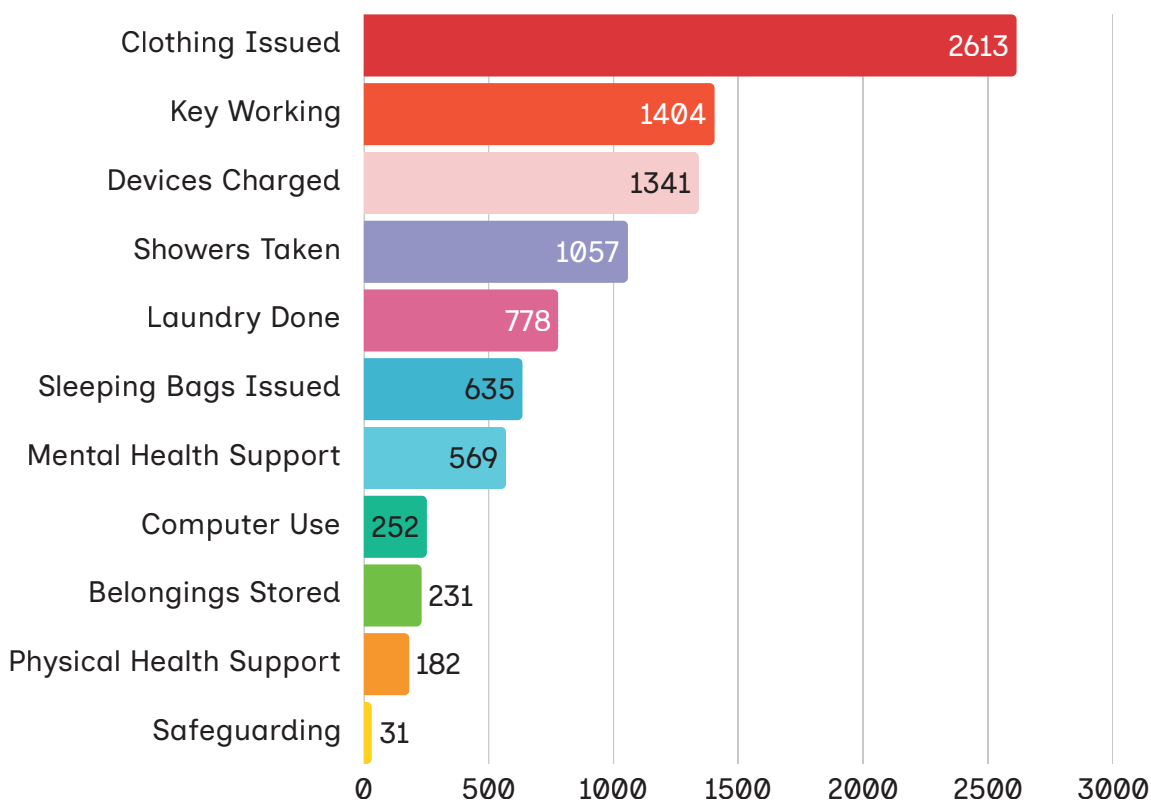




Survival, Support & Key-working Services in St. Petrock's Centre

St. Petrock's drop-in centre in the heart of the city is open **five days a week**, providing the space, warmth, non-judgmental crisis support and free facilities needed to make rough sleepers and street-attached people feel comfortable and connected.

The first priority of our skilled homelessness team is to meet people's immediate needs, improve people's health and establish trust, before looking for longer term solutions. Our **daily survival services** in St. Petrock's centre (including hot meals, showers, clothing, laundry facilities and sleeping bags) experienced intense demand in 2024-25 (alongside device charging, post, phone / computer access and more). Generous donations of clothing, survival equipment, harvest festival food and other resources from the community helped our team respond swiftly and effectively to these practical needs.



Our homelessness centre also offers something very simple, often overlooked, yet essential: a calm **space of respite** in which to just 'be', rest and sleep, free from fear. When sleeping rough, people are almost always without privacy, leaving people feeling extremely vulnerable abuse and violence. Conscious of escalating external incidents of distressing behaviour, threats and violence on the streets, our team have worked hard this year to create a welcoming, non-judgmental space in our centre, where clients can relax with a hot drink and find some peace, knowing they are safe. Seeking feedback and responding to simple requests from clients around room layout and access have transformed the atmosphere, enabling them to experience a sense of **dignity, ownership and belonging** they don't have elsewhere.



The team provided 1404 key working sessions - an increase of 43% over the past 2 years.

This calm space has been of particular value to our increasing number of more vulnerable clients with complex needs, who feel they can take time to step back, take stock of their situation and receive **one-to-one support** to make plans going forward. By meeting people's needs in a non-judgmental space, our team can support people to access the wider specialist help available locally and on-site. They use their diverse experience of social work, housing, counselling, addiction support and trauma-informed care to provide personalised support, referrals, access to and liaison with a range of external specialist services.

'Bridging the gap' with statutory services and **advocating on clients' behalf** with Local Authority and housing providers, healthcare and adult social services has become an increasingly important part of our work over the past year, as service cuts have increasingly left vulnerable individuals unsupported. We have worked hard to develop new and closer relationships with local community and statutory partners, including the city-centre police, Exeter City Council Community Safety teams, Probation and statutory mental health and safeguarding services in order to improve support co-ordination and share appropriate client concerns.

These partnerships have also enabled us to extend the range of **on-site services** from external providers provided within our centre. Weekly drop-in sessions with an Exeter City Council Housing Officer (to help individuals make homelessness applications and access accommodation), regular clinics and shared outreach sessions with medical staff from Exeter's Clocktower GP Surgery, the Hepatitis Trust and more have enabled clients to access specialist support in a safe familiar environment.

Although the number of visits to our centre remained fairly constant across the year, the complexity of **specialist support** provided by our team – and the incidents of distressed and distressing behaviour they have managed – has notably increased. Throughout 2024/25, we increased our homelessness team staffing capacity, and invested in additional specialist training and clinical supervision to equip our team to meet these frontline needs as best we can.

Stuart's* story illustrates the critical role that St. Petrock's services play in building trust with vulnerable individuals who are not receiving any support elsewhere and helping them to access appropriate services.

When Stuart started accessing the centre, he was quiet and found it difficult to communicate clearly. He struggled with social interactions and he began to be targeted by other street attached clients and he was physically attacked on a number of occasions.

As the team developed a rapport with Stuart, they began to piece together his history. He had lived independently for many years before experiencing a significant mental breakdown. This resulted in arrest, sectioning under the Mental Health Act and the subsequent loss of his accommodation. He was then discharged from hospital for behavioural rather than medical reasons.

This left Stuart rough-sleeping and unsupported with significant untreated mental health needs and at high risk. As the only place he was accessing for support was St. Petrock's, the team were able to coordinate with other services and provide a space for a mental health worker to meet him in our centre. As a result, we were able to attend a multi-agency risk meeting and ultimately support him through some complex legal issues and into supported accommodation.

Stuart continued to use the centre for about a week to help him adjust until he felt ready to move on to a new chapter.

*Not his real name

On-site Mental Health Support

In 2024/25:

- **128** one-to-one therapy appointments with a clinical psychologist were available at our centre, benefitting **22** individuals
- **569** wider mental health support provisions were made by our homelessness team



Many of our clients face major challenges accessing healthcare through traditional clinical routes or navigating complex systems. As a result, serious physical and mental health conditions often go untreated and unmanaged. Poor mental and emotional wellbeing also makes it harder for people to find and keep accommodation. To help break this cycle, we provide **on-site health and wellbeing services** within the familiar environment of our centre. Here, clients feel safe, respected, and more comfortable sharing the challenges they face, allowing them to receive the support they need to begin rebuilding their lives.

Since 2017, we have offered weekly on-site support from a clinical psychologist specialising in complex trauma, providing free **one-to-one integrative therapy sessions**. This highly valued service continued to experience very high demand throughout 2024/25. A majority of the service is focused on longer-term work with formerly-homeless clients (including residents in St. Petrock's own housing projects), who are settled enough to address these issues. Typically, this may include support in managing depression or anxiety, addressing substance and alcohol misuse, and equipping individuals with skills to rebuild their lives. However, over the past two years, mindful of diminishing support options and escalating need, we have worked hard to integrate this work within our homelessness services too. Whilst not a crisis service, our weekly clinics now include space for ad-hoc exploratory appointments for those in immediate need, plus increased access to one-off assessment appointments for referral to other specialist services or generation of supporting medical evidence to aid housing and welfare claims. Our clinical psychologist also accompanied our homelessness team on monthly **outreach** around the city in 2024/25, providing immediate advice to the team and a familiar face to clients to open up follow-up support.

Our homelessness team attend regular **reflective practice sessions** with a clinical psychologist to equip them to manage the increasingly complex situations they face and their own reactions to these. We increased the frequency of these sessions in 2024/25, enabling them to discuss case work, gain skills and personal support, and provide wider mental health support to the many people in need they encounter through their work.

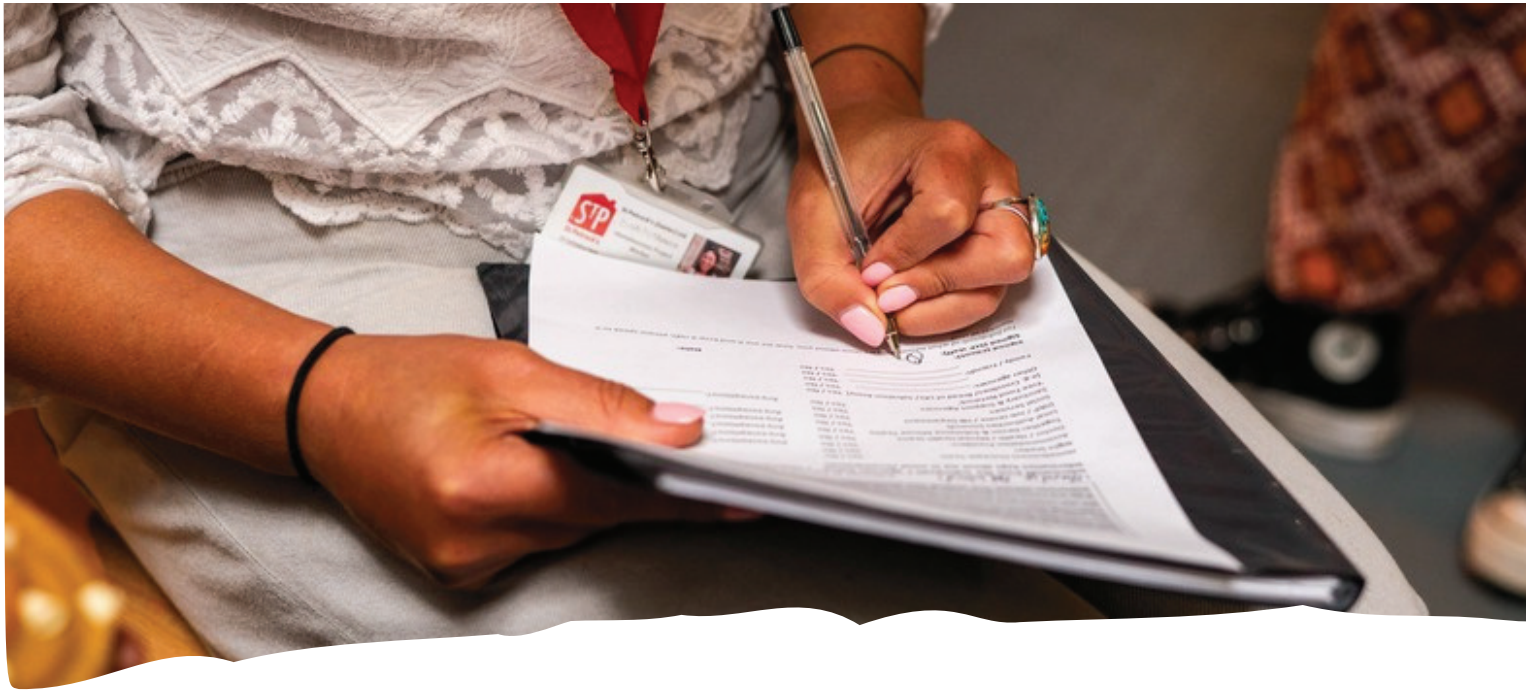
Annie* became homeless following a relationship breakdown. She was too ashamed to tell anyone, and when she was first referred for mental health support with a clinical psychologist at St. Petrock's, was living on the streets.

With help from St. Petrock's, she was able to successfully apply for welfare benefits and move into temporary accommodation. In therapy it became clear that Annie had been living with Post Traumatic Stress Disorder (PTSD) her whole life, causing very high levels of hypervigilance and intense flashbacks. Annie also struggled with her temper and would easily get into arguments or conflicts. As a child, Annie was subjected to extreme violence from which she has life-long physical injuries.

To begin with she was unable to speak of her experiences, but with time has been able to share a little. Through therapy she has gained a better understanding of herself and is able to make more sense of why she is the way she is, without self-blame.

Annie has now successfully been able to move into her own tenancy and developed good relationships with many of her neighbours. She has re-established good relationships with her children and has been able to move forward with her life.

*Not her real name



Specialist Welfare Advice Services

I have good news! You helped me to chase the DWP for missing disability premium payments. I received a call yesterday to inform me they will make a payment. This is fantastic and will keep me off the street. I've already celebrated: I bought a magazine and some new pants! Thank you so much. Your help and advice made all the difference.

Feedback received by St. Petrock's Specialist Welfare Advisor after he supported a client with his application for Personal Independence Payments (PIP)

In 2024/25:

Our Specialist Welfare Advisor helped vulnerable clients to obtain **£102,000+** in backdated monies owed to them.

For many of our homeless clients, who are often initially destitute with complex health problems, accessing benefits is an essential first step in obtaining accommodation. However, navigating the complex welfare system can often be overwhelming – especially for people facing homelessness, with mental health challenges, trauma, or barriers such as poor literacy and lack of ID or internet access.

In 2024/25, St. Petrock's dedicated **Welfare Advice Worker** provided one-to-one support to **127 clients** with a recent background of homelessness, enabling them to access and maintain the benefits they need to move forwards. Support included assessing eligibility, completing applications, gathering medical evidence, advocacy, and representing clients through appeals and tribunals. Amidst the DWP's ongoing review of **disability benefits**, supporting clients with multiple health needs through 'managed migration' away from the 'legacy benefit' Employment Support Allowance (ESA), and through Personal Independence Payment (PIP) reviews, was a critical focus of the year. Without this consistent, in-depth support to ensure fair outcomes, many would abandon what can often be a protracted, stressful process - leaving them without the essentials they're entitled to and at risk of homelessness once again. Throughout the ten years he supported our homeless clients, our Specialist Welfare Adviser achieved an outstanding **99% success rate** at tribunals - an outcome that is both satisfying and frustrating, given that such vulnerable people could have been prevented from significant stress and financial hardship if their claim was correctly assessed at the application stage.

From June 2025, our specialist welfare support is now being provided by our wider housing and homelessness teams as part of their ongoing key work with clients embedding these skills across our services.

I suffered homelessness when I left a relationship where I experienced domestic abuse. I got help for St. Petrock's centre and then moved into [a local hostel]. I'm now in stable supported accommodation and on the council housing list, so fingers crossed it won't be long before I have a forever home.

[St. Petrock's Welfare Advisor] has been very helpful and given myself lots of great advice and support throughout my appeal process for my Personal Independence Payments (PIP). I have struggled on a daily basis to look after myself due to an accident at work and have had multiple surgeries. I rely on others to help me look after my personal hygiene and also cook for me, as I am unable to bend to do things that most people can do for themselves.

I'm under pain management specialists to help me gain more confidence and independence. I recently underwent another surgery - during this time [St. Petrock's Welfare Advisor] helped me to sort my appeal paperwork. He has taken a lot of pressure off myself by doing this and being as helpful as he was. He always kept in regular contact and checked in on me and the process.

I would like to say that [St. Petrock's Welfare Advisor] is a kind, caring, helpful man who has helped me argue my appeal and win my entitled amount. If it wasn't for him, I would more than likely not have appealed due to the impact of the stress it would have caused. Having PIP enables me to be more independent rather than rely on others to help me all the time, struggling. It helps me to pay for transport to appointments. It helps me live my life a little bit more normally.

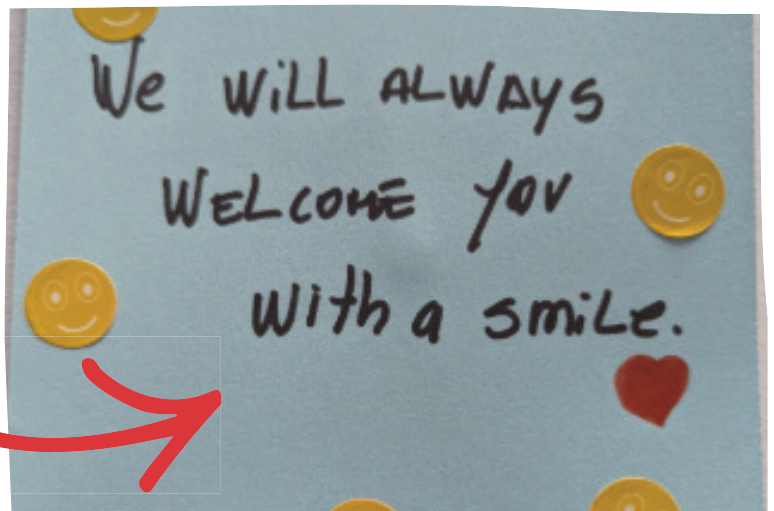
- St. Petrock's Client helped by our Welfare Advice Service, September 2024

St. Petrock's centre hosted a hairdressing trainee programme run by **Hair at the Academy (HATA)** throughout 2024/25 - providing free haircuts to our clients and valuable training opportunities for those looking to develop new skills.

We were delighted that two residents in our supported housing were among the first to graduate from the six-month programme.



Example of artwork created by a client during a **wellbeing group** session.



Specialist Women's Support

Championed by our dedicated Female Support Worker, our specialist support for women experiencing homelessness grew significantly in scope and impact throughout 2024/25.

Women often going to great lengths to avoid rough sleeping, including entering or staying in abusive relationships. Most women we support have experienced trauma or exploitation (often sexual) and struggle to access help in male dominated services. Without gender specific support, many would remain in unsafe conditions or at high-risk on the streets, facing deteriorating physical or mental health. Our dedicated Female Support Worker provides sensitive, trauma-informed **one-to-one key-working**, helping women in crisis access services in a safe and personalised way.

A **women-only clothing area** in our centre fosters trust and comfort, encouraging disclosure of issues such as domestic abuse, mental ill-health or financial hardship. As trust develops, the worker links women into accommodation, welfare and health services.

Once a week our centre becomes a women-only zone, where clients gather for refreshments, choose clothes and toiletries, have haircuts and take part in self-care activities. This highly popular **Women's Wellbeing Group** went from strength to strength throughout 2024/25, attracting growing numbers of both vulnerable women and visiting professionals. The group offers a supportive space to confide in staff and receive care, creating a safe community where women can share experiences and gain a unique sense of belonging.

In September 2024, St. Petrock's played a key role in Exeter's first **Women's Rough-Sleeping Census** – the first of its kind to take place outside of London. As homeless women are typically under reported in statistics, this groundbreaking initiative aims to improve the accuracy of women's representation and support the introduction of more gender-informed services.

Women typically account for **20 - 25%** of centre clients, but face significant additional risks when homeless.

An Independent Domestic Advisor (IDVA) from another area contacted St. Petrock's about a female client who had fled domestic abuse and was relocated to a hotel in Exeter for her safety. Upon arrival, she had no suitable clothing or footwear and lacked direct contact with any local support services.

I was able to reach out to the client, providing reassurance and gathering the necessary clothing and essentials so that her immediate needs were met that day. I also collaborated with local partner organisation CoLab Women to arrange a meeting at the woman's hotel room. This coordinated effort provided a seamless and supportive experience where we were able to bring multiagency support directly to her.

Through our flexible and compassionate response, the client received essential clothing and immediate access to support services as well as follow up appointments.

- St. Petrock's Specialist Women's Worker

**ST. PETS
WOMEN**

Supported Housing

In 2024/25:

- Our 5 flats and 3 houses (one new in September 2025), provided comfortable homes and personalised support for up to **23 people** who were at risk of homelessness at any one time.
- Our housing team supported a total of **31 residents** across the year.

In response to Exeter's severe shortage of social housing and the growing challenge of unaffordable rents, St. Petrock's has provided supported accommodation directly to people facing homelessness since 2017. Comprised of **five shared flats** (leased from Exeter City Council) and **three shared houses** (owned by St. Petrock's), our accommodation forms a safe therapeutic environment in which people can recover after sometimes lengthy periods of homelessness.

Personalised ongoing support from our housing team is an essential part of this recovery process. Some residents' homelessness histories, often rooted in trauma or mental health / learning difficulties, means they need considerable support to move forwards; for others, our accommodation may be their first experience of looking after a home. Whilst our housing addresses people's immediate shelter needs, **personalised support** from our team helps individuals gain essential tenancy, self-care, budgeting and life-skills, connecting them with education, volunteering / employment opportunities and community, and enabling them to rebuild their lives.

Residents in our housing projects, who are referred via the Local Authority, other local partners or directly from St. Petrock's homelessness services, come from very diverse homelessness backgrounds. Our **eleven new residents** in 2024-25 included people who moved in directly from rough sleeping—on the streets or in cars. Some were experiencing homelessness for the first time; others, after years of repeat homelessness, felt ready to settle once they had built trust with our team. For others, including young care leavers, asylum seekers, and individuals living with autism, learning difficulties, or complex health needs, our accessible accommodation helped them avoid rough sleeping altogether.

Our range of housing consequently caters for varying types and levels of need; our city-centre flats facilitate higher levels of input from staff, whilst one house is specifically abstinence-based, with a strong ethos of peer support. We help people find longer-term accommodation when they are ready, rather than enforcing well-meaning but arbitrary time limits unrelated to the individual's recovery journey. Our housing team will also support individuals for a suitable length of time after they move on to more permanent housing to support them through what can be a challenging time of transition. This **person-centred flexibility** generates smooth transitions, stability and trust.

Aware of the need for diverse housing provision, we opened our **third supported house** this year specifically for people with a background of homelessness who are **ready to move into employment**. Private rented accommodation in Exeter is unaffordable for people in low-wage work; our new house – which has rents set in accordance with the Regulator for Social Housing’s Social Rent formula – helps meet a key local need. The house, a spacious, modern family home on the outskirts of the city, was purchased in January 2024 with legacy income from our designated Development Reserve, which trustees had set aside to achieve our objective of purchasing / developing additional accommodation for people who are homeless or at risk of homelessness. The property underwent significant renovation in the early part of the year (aided by generous grants from the Beatrice Laing Trust, B&Q and Screwfix Foundations) before opening in September 2024. Its first residents included two people referred by Exeter City Council who were facing rough-sleeping despite being in employment (a concerning and growing trend seen in our homelessness centre). The house also provides a valuable move-on option for residents in St. Petrock’s other accommodation who, after a period of recovery, are ready to move forwards into work.

Our team worked hard this year to strengthen **housing management processes**, including introduction of a new referral system, a new client database and an enhanced resident **engagement strategy** to ensure residents’ voices are heard. Whilst we experienced higher than anticipated voids at the start of the year (exacerbated by essential building maintenance works), by January 2025 we achieved full occupancy and have maintained this consistently ever since.

Looking ahead, our team attended consultation events on the government’s proposed **Supported Housing Regulations** and progressively reviewed our housing provision in preparation for full compliance with anticipated new Local Authority Licensing requirements. These preparations also helped us move towards our goal of becoming a **Registered Provider of Social Housing** – a critical step in enabling us to achieve our long-term strategic goal of increasing the range and diversity of our direct housing provision for homeless clients. We were delighted that our first stage application for Registered Provider status, submitted in December 2024, was subsequently accepted; significant work for stage two is now underway.

I just want to say thank you for always being on my side and giving me the chance to turn my life around. I really do appreciate how understanding and patient you all have been with me. In the bad times it gives me great hope that there are still people like yourselves that offer such kindness to people.

- Resident in St. Petrock’s supported housing

Rising rents and insecure work are bringing people who never expected they would end up homeless to St. Petrock's door. Ben's* story illustrates how continuous support through St. Petrock's services into our own accommodation creates hope and stability in crisis:

When Ben first accessed St. Petrock's survival services, he was reluctant to talk about his situation. This is a common scenario, the homeless team often have to gauge when to give people space, as pressing too early with questions can cause people to disengage.

In time, Ben began to share his story. He had a strong identity based on his friends, travelling and a successful career. Until recently he had a skilled job and was living in private rented accommodation. Then his work contract ended unexpectedly, coinciding with a substantial increase in his rent. Ben's landlord was unsympathetic and insisted he met the increase or move out. For the first time in his life, Ben could not find another job and had no savings to fall back on. He described his reaction to the thought of being made homeless as 'sheer panic'.

St. Petrock's homelessness team helped Ben to claim benefits and explore housing options. Sadly, Ben had to rough sleep for a couple of months as (like many) he was not eligible for emergency housing through the Local Authority. Ben spoke powerfully about his rough sleeping experience - of having to adapt quickly to a new situation and the challenges of simply keeping warm, dry and safe.

Another shock was how quickly his friends disappeared and avoided his calls. This was very painful for Ben as he was not expecting any practical or financial help, he simply wanted their company. However, Ben remained absolutely determined to keep positive and look forwards.

Our team referred Ben for a place in St. Petrock's accommodation; as soon as space became available, he moved in. Ben volunteered to share his experiences in a collaborative project and spoke emotively about how his positive mindset and humour had helped him through. He also spoke about how the safe, consistent and welcoming support he received from St. Petrock's had been a 'lifeline' and a 'journey back to his former self'.

Petrock's Place: October 2021 - December 2024

Our **vintage charity shop** opened as a 'pop-up' experimental venture in 2021 to engage the community with local homelessness issues and raise funds for our frontline work. Over time, the shop developed into a vibrant community hub, acting as an accessible public donation point for rough sleeper clothing, creating valuable volunteering opportunities and making a modest but useful contribution to the charity's revenue. However, the end of the fixed term lease of our premises in 2024 and the proposed redevelopment of the site, created significant insecurity of tenure and made long-term continuation unviable. St. Petrock's made the difficult decision to **close the shop** in December 2024, in order to focus staff time and resources on our key charitable objectives and growing frontline services for people without a home.

We would like to extend our **heartfelt thanks** to all the dedicated staff, volunteers and supported who worked so hard to make this project as success.

Giving Our Clients a Voice



STP St Petrock's
Responding Positively to Homelessness

Homelessness Manifesto 2024

FACT: Homelessness, including rough sleeping, has soared across the UK in recent years.

FACT: In Exeter, numbers of rough sleepers doubled in 2022 and remain high. There are now between 25 and 35 people sleeping on the streets of Exeter on a typical night.

FACT: We have seen almost a third more visits to our centre between April 2023 and March 2024, compared with the previous year.

FACT: Rough sleeping is the miniscule tip of a gigantic UK homelessness iceberg. Official statistics place the number of rough sleepers in England at around 4,000, but over 110,000 homeless households are living in temporary housing, with an unknown number of people sleeping on friends' sofas, in cars, or in unoccupied buildings.

The general election gives all political parties the opportunity to commit unequivocally to real change.

As an independent charity, we are passionate about speaking up to ensure the real needs of our homeless clients are heard. St. Petrock's chairs a weekly Access to Accommodation panel in Exeter and contributes to strategic reviews of the partnership and process to help ensure fair allocations. Alongside **advocacy** for individual clients, we work **strategically** to increase understanding of homelessness issues with local decision makers, and the wider community. St. Petrock's has become a key contact point for local **media** on homelessness issues; we participated in numerous interviews and features across the year.

As a General Election year, 2024 created new opportunities to raise awareness of the significant systemic challenges impacting homelessness and campaign for change. The publication of our 2024 **Homelessness Manifesto** brought these issues to the attention of all local candidates without party-political bias. Exeter's subsequently elected MP, Steve Race, became a patron of the charity in October 2024, and has frequently raised related issues in parliament on our behalf.

Elsewhere, St. Petrock's continued to chair the **Exeter Homelessness Forum (EHF)** to highlight sector risks and champion causes of strategic relevance on behalf of local partners. In light of the shocking increase in homelessness death statistics, we increased involvement in Exeter-based and regional working groups around 'preventable deaths', and on accommodation for ex-offenders. Regular participation in Devon and Cornwall Rough Sleeping Partnership Meetings and the Homeless Link Day Centre Practitioners Forum enabled us to contribute on regional and national levels.



'Homelessness & Hardship' hustings in June 2024, organised by St. Petrock's and Exeter Citizen's Advice.

St. Petrock's continued to work hard throughout 2024/25 to build relationships with the **local business community** (in partnership with InExeter, police and community safety teams) to increase understanding and allay public anxieties around homelessness. We are a key contributor to Exeter's Anti-Social Behaviour (ASB) prevention strategy and have become a trusted community contact point when concerns around client welfare or behaviour arise.

Creating opportunities for clients to **speak directly** on issues that concern them is an important part of our approach. Rough-sleeping clients who wish to vote are given opportunities to enrol on the **electoral register** via our homelessness centre and are supported by staff to interact with the media on relevant issues where safe and appropriate. Short videos to camera, filmed by a rough-sleeping client on his phone and shared regularly by our social media, emphasised the daily reality of homelessness to supporters. In the summer of 2024, clients shared their experiences of homelessness with nursing students at the University of Exeter, and responded to questions, within training facilitated by St. Petrock's. Meanwhile, our 2024 Christmas video, produced with generous support from All Told, brought the poetry of a former client directly to a wide audience.

Creative workshops facilitated by Exeter Cathedral's **'Riddler in Residence'** helped homeless clients give a voice to their experiences. Creations were shared in the community.



Community Engagement & Fundraising

In 2024/25:

- **46%** of our income came from financial donations and legacy gifts from the local community and a further **10%** from community ‘gifts in kind’.
- **2** new patrons and **4** new ambassadors helped to increase St. Petrock’s community profile.
- New 5 year fundraising strategy launched to diversify and expand income streams.
- **30th** anniversary events helped to raise awareness and funds.

From the outset, St. Petrock's has been a strongly **community-based organisation**, bringing together people from all walks of life to address the needs of people without a home in our city. As we enter our **30th** year, we remain immensely grateful to receive extensive and enduring support from wide sections of the local community, whose generous gifts of finance, fundraising, skills, items and time are key to all we do.

Our team worked hard to strengthen existing supporter relationships and build more diverse networks – both building on previous successful events and introducing new ones across the year:



- Our second annual **'Big Night Out'** sleepout event was boosted by enthusiastic participation from Exeter University students, mobilised by our new University Ambassador.
- Our third annual **Christmas video campaign**, featuring a poem 'Starry Nights' written by a former rough-sleeping client, engaged a new, wider audience and raise critical funds for the year ahead.
- **30th anniversary** publicity prompted creative and energetic fundraising and sponsorship efforts from across the community, laying foundations for our first annual 'Petrock's Week' later in June 2025.
- We significantly enhanced our **social media** with skilled digital input, whilst new fundraising volunteers enabled us to extend our in-person presence at events such as the twice-yearly Chagford Wonderworks Craft Fayre
- The launch of our **'Free Wills' scheme** created new, accessible channels for supports to leave a lasting legacy in the lives of people without a home.

The many individuals and organisations who have provided assistance to St. Petrock's over the past year are far too numerous to name individually. However, the Trustees wish to extend their **heartfelt thanks** to all of the charity's benefactors, volunteers, friends and staff who make our work possible.

Donated Items

Donations of **clothing, sleeping bags & equipment** kindly collected by individuals, in workplaces & by other groups - were the mainstay of our provision of survival equipment for our clients and were particularly appreciated at a time of increasing demand. We were particularly grateful for an unusual number of 'as new' high-quality donations from corporates, which provided a sense of dignity, value and worth for many clients.

Donations of **non-perishable food** from schools & churches at harvest time equipped us to prepare rough-sleeper meals throughout the year. We're also very grateful to students at Exeter Cathedral School and West Exe School, the Hindu Cultural Centre, and keen bakers in the community who prepared regular meals, curries, cakes and other delicious treats for our clients to enjoy.



Business Partnerships

Our corporate partnerships developed steadily throughout 2024/25, enhanced by active participation in Chamber of Commerce, In-Exeter and the Sapphire Club events. We're immensely grateful for the wide range of businesses who have supported us through nominating St. Petrock's as their **Charity of the Year**, through regular monthly donations, bake sales & creative fundraising activities, putting us forward for small grants, donating specialist clothing & equipment, free meeting & storage space, professional expertise & volunteering days – thank you so much!



Our Volunteers

In 2024/25:

- **28+** individuals volunteered regularly in our kitchen and centre (a further **14** in our St. Petrock's Place charity shop).
- **5,100+** volunteer hours were given in our centre alone.

St. Petrock's could not function without the dedication of our volunteers, whose generosity with their time, skills and energy strengthens our team and makes everything we do possible. In 2024/25, the majority of our regular volunteers helped weekly in our **centre kitchen** (preparing meals under the supervision of our Catering Manager) or in our **Petrock's Place charity shop** (until its closure in December 2024). Mindful of the diverse skills volunteers can offer, we introduced several new volunteering roles in this year, including Stock & Logistics and Driving roles (to help receive and manage donations) and PR & Fundraising roles (for those wishing to help on a more flexible basis).

Wider volunteers generously contributed valuable **professional skills** and expertise, including regular provision of hairdressing and chiropody services, whilst corporate volunteering days helped us manage donations at critical times. We were particularly grateful this year Fran McElhone (Liminal Media) and Rob Harding for their stunning photography, One Voice and AB Brand & Marketing for digital marketing support, and All Told for producing our Christmas video, among many, many more.

Meanwhile, new **volunteer social events** in 2024/25 (including a Christmas party and summer pizza event) helped bring volunteers together from across the organisation and express our thanks for all they contribute to our work.



Financial Review

Financial position

The year ended with a **surplus** of £92,856. As in past years most of this arose on unrestricted funds.

The charity's income rose to **£969,083**, compared with **£916,724** for the comparative period last year. Donations from the community (businesses, churches, faith group, individuals and other small groups) amounted to **£263,095**, down **£73,989** from the previous year, which no doubt reflects the much tougher environment for fundraising which both existed in the year under review and continues to date.

During the year the charity was very fortunate to receive **legacy income** of **£175,372** which of course strongly contributed to the overall financial result for the year.

Expenditure rose **£55,309** in the year to **£876,227**, including a staff costs increase of **£24,265**. Our housing projects continue to provide a steady source of income for the charity covering the cost of maintaining and managing our properties. The cost of providing support to our clients is met primarily from our wider donor income.

Our shop "**Petrock's Place**" until its closure was making a small contribution to the charity's funds after all costs were deducted. Our shop lease had come to an end, and the future was very uncertain due to the imminent redevelopment of the site we occupied. That, combined with the significant amount of management time the shop it took up, deflecting our focus from core activities, led to the decision to close.

We have a very strong **cash position**. It is not the policy of the charity to hold funds other than to safeguard its immediate future and ensure continued support for its clients (see reserves policy below).

An amount of **£150,000** has been transferred to our **Development fund reserve** for the provision of additional housing, in line with our policy of committing legacy income as far as possible to the buying or developing of homes for people who are homeless or at risk of homelessness - one of our key strategic objectives.

During the year the charity spent **£60,070** to bring the new property bought in the previous financial year up to the standard required for us to use it for housing clients. It is now fully let.



Investments

Our policy is that any funds in excess of the amount immediately required be safely invested, readily available and earning interest. At present as in past years such funds are held in a Charities Official Investments Fund account.

Registered Provider Status

As mentioned in “plans for future periods”, we continue to make good progress with our application to become a Registered Provider of Social Housing. That status will enable us to apply for match funding for future property acquisitions.

Reserves policy

We updated our reserves policy in the year to ensure compliance with Charity Commission guidance CC19 (“Charities and Reserves”) and The Governance and Financial Viability Standard issued by the Regulator of Social Housing.

We have the following **designated funds**:

- **The Development reserve.** This stands at **£1,017,695**. This reserve has arisen from the very generous legacy income enjoyed by the charity over the last several years. It forms the basis of the charity’s strategic plan to acquire further property to meet our clients’ need for good quality accommodation. As above, it is anticipated that we would seek match funding for any further acquisitions after Registered Provider status has been achieved.
- **The Major Maintenance fund** stands at **£66,000**. This is designed to cover major repairs and planned major maintenance to properties we own and lease.

In past years we had a **Staff Redundancy reserve** which was created at the inception of the charity when trustees were anxious that there should be no chance of employees being disadvantaged should the charity fail. On review the Trustees felt there was little logic to this fund, given that statutory redundancy would be available in the unlikely event of financial failure. That reserve has been transferred into general funds in these figures.

The Trustees have assessed the financial risks facing the Charity and determined that the following **minimum reserves** should be held at all times:

- **Free Reserves** (i.e. unrestricted funds not held as fixed assets or designated funds) equivalent to between 4 months and 6 months of annual operating expenditure (excluding any housing development costs being met from the Development fund).
- In addition, trustees should be satisfied that sufficient Free Reserves are held as **cash** at all times to ensure liquidity. In particular, cashflow forecasting should be used to ensure that adequate levels of cash reserves will be maintained throughout the development process before signing off any significant housing acquisition or works.

The charity meets both these requirements for the period under review.

Year-end reserves

At the year ends the total reserves were **£2,182,611**, including restricted reserves of **£17,748**, the Development fund of **£1,017,695**, the Major Maintenance fund of **£66,000** and the balance being general free reserves.

Reserves at year end 2025			
		£	Purpose
	Fixed Assets	£700,139	
	Restricted Reserves	£17,748	
Designated Funds	Development Fund	£1,017,695	Acquisition/development of new residential property
	Major Maintenance Fund	£66,000	Future Major Maintenance of our properties
	General Free Reserves	£381,029	Equivalent to approx. 5 months' operating costs
	Total Assets	£2,181,611	

Plans for Future Periods

In July 2025, following widespread consultation and input, St. Petrock's approved a new five year **Strategic Plan** for 2025-2030. Having achieved many of our previous goals in terms of internal systems, resilience and capacity-building, our new Strategic Plan follows significant reflection on the distinct role our charity can play to support people without a home in Exeter. Taking into account the very real ongoing threats posed to our homeless clients by external service reductions / closures, the Plan maps out key priorities, sets realistic parameters, seeks to maximise our limited resources and ensure their effective use. Moreover, it reaffirms our identity as an **independent, values-driven charity**, rooted in our local community, and looks to respond pro-actively and flexibly to escalating need.

Key priorities include:

Increasing the Impact of our Frontline Services: In order to achieve our long-term commitment to helping everyone in the Exeter area enjoy a place called home, we want to work to increase both the scale of what we do, and the quality of what we deliver. This will involve:

Homelessness Services:

In anticipation of increasing numbers in our centre, we aim to **increase team capacity**, including through creation of new entry-level roles and use of skilled volunteers in provision of survival services where safe and appropriate. Through continual review, we will also provide a **flexible, targeted approach to outreach** as needs change. In freeing up and upskilling experienced team members, and reassessing use of physical centre space, these steps will provide more one-to-one key-working opportunities, including specialist support with benefits, health and housing and employment. This will also help us develop a more structured transitional response to prevent repeat homelessness.

Housing Services:

Mindful of long-term shortages of appropriate local accommodation, over the next 5 years we aim to increase our direct provision of supported housing to those facing homeless by acquiring further freehold properties. Following the success of our newest house, at least one of these new properties will provide more genuinely affordable housing for those entering employment, with a focus on helping people achieve economic independence. Further steps towards this goal in the year ahead will include significant ongoing steps to strengthen our governance and housing related policies, work towards Registered Provider status and review of our current residential leases in light of anticipated Supported Housing Regulations and financial sustainability.



Achieve Registered Provider status with the Regulator for Social Housing: Following acceptance of our stage one application, significant work on stage two will be a key focus in the year ahead. We aim to complete this challenging process by Summer 2026, requiring intensive input from our senior team and Trustees. Whilst continually improving the quality of our existing homes and support, attainment of this goal will enable us to maximise use of our designated Development fund without commercial borrowing, thereby increasing the number of freehold homes we can sustainably provide.

Further embed the voice of lived experience in our governance and services: Building on the significant progress made in 2024/25, we will continue to develop new, accessible and effective ways of engaging clients and others with lived-experience of homelessness at every level of our work. Next steps will include full roll-out and review of a resident engagement strategy for residents in our housing (ensuring we meet or exceed the Consumer Standards of the Regulator of Social Housing), repeating, reviewing and extending our successful homelessness client impact study and introducing creative, meaningful ways for rough-sleepers in our centre to contribute effectively to service design.

Maintain a strong voice advocating for people experiencing homelessness: Our core values of Respect, Compassion, Independence and Integrity are all expressed clearly in the way in which we speak out boldly and publicly on matters that affect our clients, including challenging prejudice and stigma, advocacy and influencing public and political narratives around homelessness. We will both maintain and strengthen this vital work in the year ahead, whilst supporting clients who wish to do so to make their own voices heard in the public realm. Key issues in the year ahead are likely to include highlighting the likely impact of funding and service cuts (and the need for appropriate alternatives), advocating for improved emergency severe weather shelter, and access to mental health and social care. Further development of our social and digital media, drawing on the expertise of a new Communications & Fundraising Officer, will help us improve and monitor engagement in all these areas.

Resource our growing service provision: To achieve our ambitions at a time of escalating need and rising costs, we must increase our financial and volunteer resources as well as ensure our premises are adequate to deliver these increased services from. Other than our housing, the majority of our income comes from public donations - one of the key factors that enables us to retain our ability to speak and act independently of political pressures. Our new 5 year fundraising strategy therefore includes significant steps to strengthen, diversify and grow our community fundraising, as well as our grant income. We aim to build sustainability through encouraging the volume of regular giving and building an exciting calendar of events and campaigns throughout the year, reducing seasonal variations. Our new 'Big Night In' dinner event in February 2026 will be a key focus. We will also take steps to increase our presence amongst the business and faith communities, who are generous supporters of our work. Meanwhile, introduction of a new CRM and website will improve efficiency, strengthen our relationship with our supporters, and help us effectively meet these aims.

Principal risks and uncertainties

Risk management objectives and policies

Whilst it is impossible to completely eliminate wider risks given the nature of our frontline services, systems and procedures have been established to identify and manage those risks.

Risk register: The Trustees give consideration to the major risks to which the charity is exposed via a risk register, which is reviewed and updated at Board meetings throughout the year. These include reviews of internal and external governance, operational, financial, compliance and reputational risks that, if occurring, would be likely to affect the ongoing work of the charity. The Trustees are satisfied that procedures and systems are in place to monitor and control these risks and to mitigate any impact that they may have on the charity and in its future operations.

Health & safety: St. Petrock's receives advice and support from a specialist Health and Safety consultancy firm, who carry out annual reviews and provide assistance to ensure ongoing compliance, internal audits, and record-keeping. Our health & safety policy and risk assessments are regularly reviewed and updated. All staff receive mandatory health & safety and fire warden training, which is updated regularly. Staff and volunteers also receive IOSH training, food hygiene and first aid training as appropriate to their role.

Safeguarding: As we work with vulnerable adults, all staff and volunteers must comply with the extensive measures set out in our safeguarding policy. All staff and volunteers undergo DBS checks at the highest permissible level, alongside other recruitment checks, and receive mandatory professional boundaries training. Staff undertake mandatory safeguarding training at a level appropriate to their role.

Data protection: St. Petrock's takes data protection seriously. We regularly review our policies and practices to ensure compliance with the UK General Data Protection Regulations (GDPR) and are registered with the Information Commissioners Office (ICO) with registration number Z7463947.

IT & cyber security: Ongoing managed support from a professional IT company, including full systems monitoring & maintenance, anti-virus & security software and data back-up, helps ensure appropriate data security and cyber security measures are in place. Significant measures to strengthen IT security and secure data storage, were introduced in 2024 following installation of new fibre-optic internet services and we will seek to obtain full Cyber Essentials Certification in 2025/26.

HR compliance: St. Petrock's maintains a comprehensive staff handbook and appropriate policies for staff and volunteers. This includes policies covering data protection, equal opportunities, health & safety, safeguarding, confidentiality, expected behaviour and complaints. Our policies and handbook are currently being thoroughly reviewed with input from a professional HR consultancy, who provide ongoing managed support and an appropriate review schedule implemented.

Financial controls: Our financial controls document ensures a range of appropriate controls and internal monitoring processes are in place to provide reasonable assurance against fraud and error. Quarterly management accounts aid endeavours to keep expenditure in line with budget, track trends and forecasts, and are balanced against expected income streams and maintenance of appropriate reserves.

St. Petrock's maintain appropriate insurance cover across all our operations, including public liability and Trustee indemnity insurance. We are registered with the Fundraising Regulator for external accountability for our fundraising practices.

Structure, Governance and Management

Governing document

The charity is constituted as a company limited by guarantee and not having a share capital. The memorandum and articles of association (incorporated 26 October 2001 and as amended on 25 May 2004, 2 January 2007 and 6 December 2023) are the governing documents of the charity.

Organisational structure

The charity is governed by the Council of Management (often referred to as 'the Board'), who are Trustees for charitable purposes as well as company Directors. (The terms 'Council of Management' / 'Board', and 'Trustee' / 'Director' / 'Board member' are used interchangeably hereafter.) The purpose of the Board is to direct St. Petrock's (StP) affairs in accordance with its Governing Document, relevant legislation and regulation, and its Mission statement and Values. All Board members share responsibility for its decisions, acting only in the interests of StP and ensuring compliance with the organisation's chosen Code of Governance and Code of Conduct (see below).

The Board is responsible for the strategic direction and ethical framework of the organisation including the monitoring and compliance with Charity and Company law, as well as the Economic and Governance Standards and Consumer Standards of the Regulator of Social Housing. The Board has overall responsibility to control the business of the organisation so that it achieves its strategic objectives and can satisfy itself that the organisation's affairs are conducted lawfully, and in accordance with its contractual obligations and generally accepted standards of performance and propriety.

The St. Petrock's Board has agreed to accept and comply with the Charity Governance Code for Smaller Charities, which was adopted in January 2023 as the most appropriate recognised Governance Code for a charity of our size and focus. In October 2025, the Board also adopted the National Housing Federation Code of Conduct 2022 which sets out principles of individual and corporate behaviour.

Full Trustee meetings take place on a quarterly basis. The Board delegates powers to a series of subcommittees for Finance, Personnel, Fundraising & PR, Client Services and Capital Development. Each subcommittee comprises at least 3 Trustees, who meet regularly and report back to the full Board at the quarterly meetings. In addition, individuals who are not Trustees but have specific relevant skills may be co-opted onto committees to provide expert advice, but do not have voting rights.

Responsibility for day-to-day management and leadership of the charity rests with an employed Chief Executive (who, as an employee of the charity, is not a Trustee or company Director). The Chief Executive reports to the Trustees and facilitates strategic insight into discussion from an operational perspective. He is responsible for operational leadership and management of the charity, supervision of the senior staff team and representation of the charity to partner agencies and government authorities. He is also responsible for overseeing maintenance of accounting records and for preparation of proposals to funding bodies, under the supervision of the Treasurer and Trustees. The Chief Executive is supported by a Senior Management Team of 3 departmental managers in implementing measures across the organisation.

The charity has 20 full / part-time employees, and benefits from the support of around 30 regular volunteers.

Council of management appointment procedure

St. Petrock's aims to maintain a gender and age balance within the Board, and to reflect the ethnic composition of the people the organisation serves. We are also committed to ensuring we have people with lived experience of homelessness on the Board and that these are supported, if needed, to be able to make a genuine contribution to the governance of the charity. The Board carries out a skills audit from time to time to identify any skills gaps within the current membership so that this can inform recruitment of additional Trustees when vacancies arise. In accordance with our governing document, the charity must have a minimum of 5 and maximum of 12 Board Members at any one time.

The recruitment process for Board Members is set out in the relevant section of our Volunteer Policy. Nominated individuals, who must be members of the company, are elected to the Council by the company sitting in general meeting. Alternatively, they may be appointed by members of the council provided two thirds of the members of the council concur in the appointment. One third of the council members retire by rotation at each annual general meeting but are eligible for re-election. In accordance with the Small Charities Governance Code, Trustees serve a maximum of 9 years, other than in exceptional circumstances, which must be documented.

An induction process and copies of relevant organisational policies and procedures, including the responsibilities of charity Trustees, is provided to all new Trustees. Trustee role descriptions, and a Board Members Handbook were updated in 2025.

All the members listed below, except for those who had retired before or been appointed after the year end, were members of the company at 31 March 2025. As such they undertake to contribute to the assets of the charity in the event of a winding up, such contribution being limited to £1 per member.

Related parties and collaboration with other organisations

No Trustee receives remuneration or other benefits from the charity. The company is an independently managed charity. However, we have developed excellent collaborative relationships with both statutory and voluntary organisations to promote the sharing of ideas and resources and avoid duplication of services.

Registered Company Number: 04312156

Registered Charity Number: 1090155

Registered Office Address: 10 Cathedral Yard, Exeter, Devon, EX1 1HJ



M J Hutchinson
Chair



P M Turner



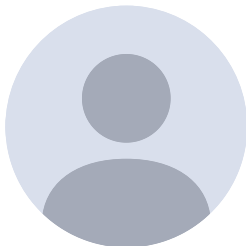
C R K Albery



D H Beaven



C M Fursdon



R G Jones



K A Holland



R Maynard



J F J Sidaway

D J Greensmith

Resigned 3 March 2025

R M Whitson

Resigned 31 October 2024

T G Cook

Appointed 24 April 2025

S Ashbury

Appointed 31 July 2025

C Candlish

Appointed 31 July 2025

Reference & administrative details

We are very grateful for all that our Trustees, past and present, have contributed to the management of St. Petrock's, and for helping it develop into all that it is today.

Independent Examiner

Westcotts, 47 Boutport Street, Barnstaple, Devon EX31 1SQ.

Westcotts will be proposed for re-appointment at the next Annual General Meeting.

Bankers

CAF Bank Ltd., 25 Kings Hill, West Malling, Kent ME19 4JQ.

The Royal Bank of Scotland plc, Sheffield Church Street (L) Branch, 1 Hardman Boulevard, Manchester, M3 3AQ.

Small companies provision statement

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

The annual report was approved by the trustees of the charity on 12th December 2025 and signed on the Board's behalf by:

Jeremy Sidaway

Name:

Trustee: Jeremy Sidaway

St Petrock's (Exeter) Limited

Independent Examiner's Report to the trustees of St Petrock's (Exeter) Limited ('the Company')

I report to the charity trustees on my examination of the accounts of the Company for the year ended 31 March 2025.

Responsibilities and basis of report

As the charity's trustees of the Company (and also its directors for the purposes of company law) you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ('the 2006 Act').

Having satisfied myself that the accounts of the Company are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of your charity's accounts as carried out under section 145 of the Charities Act 2011 ('the 2011 Act'). In carrying out my examination I have followed the Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent examiner's statement

Since the Company's gross income exceeded £250,000 your examiner must be a member of a body listed in section 145 of the 2011 Act. I confirm that I am qualified to undertake the examination because I am a member of the ICAEW, which is one of the listed bodies.

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

1. accounting records were not kept in respect of St Petrock's (Exeter) Limited 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.



Catherine Williams FCA DChA
Independent Examiner
Westcotts (SW) LLP
47 Boutport Street
Barnstaple
Devon
EX31 1SQ

Date: 12th December 2025

St Petrock's (Exeter) Limited

Statement of Financial Activities for the Year Ended 31 March 2025 (Including Income and Expenditure Account and Statement of Total Recognised Gains and Losses)

	Note	Unrestricted funds £	Restricted funds £	Total 2025 £	Total 2024 £
Income and Endowments from:					
Donations and legacies	3	515,830	82,914	598,744	559,824
Charitable activities	4	234,053	-	234,053	207,266
Other trading activities	5	78,914	-	78,914	83,057
Investment income	6	57,372	-	57,372	66,577
Total income		<u>886,169</u>	<u>82,914</u>	<u>969,083</u>	<u>916,724</u>
Expenditure on:					
Expenditure on raising funds:					
Fundraising, PR & Campaigning	7	(62,862)	-	(62,862)	(52,535)
Trading activities	7	(76,183)	-	(76,183)	(88,792)
Charitable activities	8	<u>(669,780)</u>	<u>(67,402)</u>	<u>(737,182)</u>	<u>(679,591)</u>
Total expenditure		<u>(808,825)</u>	<u>(67,402)</u>	<u>(876,227)</u>	<u>(820,918)</u>
Net income		77,344	15,512	92,856	95,806
Transfers between funds		8,001	(8,001)	-	-
Net movement in funds		85,345	7,511	92,856	95,806
Reconciliation of funds					
Total funds brought forward		<u>2,079,518</u>	<u>10,237</u>	<u>2,089,755</u>	<u>1,993,949</u>
Total funds carried forward	20	<u><u>2,164,863</u></u>	<u><u>17,748</u></u>	<u><u>2,182,611</u></u>	<u><u>2,089,755</u></u>

All of the charity's activities derive from continuing operations during the above two periods.

The funds breakdown for 2024 is shown in note 20.

The notes on pages 52 to 66 form an integral part of these financial statements.

St Petrock's (Exeter) Limited

(Registration number: 04312156)
Balance Sheet as at 31 March 2025

	Note	2025 £	2024 £
Fixed assets			
Tangible assets	15	700,139	651,045
Current assets			
Stocks	16	105	251
Debtors	17	60,263	42,016
Cash at bank and in hand	18	<u>1,452,297</u>	<u>1,420,846</u>
		1,512,665	1,463,113
Creditors: Amounts falling due within one year	19	<u>(30,193)</u>	<u>(24,403)</u>
Net current assets		<u>1,482,472</u>	<u>1,438,710</u>
Net assets		<u>2,182,611</u>	<u>2,089,755</u>
Funds of the charity:			
Restricted income funds			
Restricted funds		17,748	10,237
Unrestricted income funds			
Designated Funds		1,083,695	1,056,765
Unrestricted Funds		<u>1,081,168</u>	<u>1,022,753</u>
Total unrestricted funds		<u>2,164,863</u>	<u>2,079,518</u>
Total funds	20	<u>2,182,611</u>	<u>2,089,755</u>

For the financial year ending 31 March 2025 the charity was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Directors' responsibilities:

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

These financial statements have been prepared in accordance with the special provisions relating to companies subject to the small companies regime within Part 15 of the Companies Act 2006.

The notes on pages 52 to 66 form an integral part of these financial statements.

St Petrock's (Exeter) Limited

**(Registration number: 04312156)
Balance Sheet as at 31 March 2025**

The financial statements on pages 48 to 66 were approved by the trustees, and authorised for issue on 12/12/25 and signed on their behalf by:

Jeremy Sidaway

.....
J F J Sidaway
Trustee

St Petrock's (Exeter) Limited

Statement of Cash Flows for the Year Ended 31 March 2025

	Note	2025 £	2024 £
Cash flows from operating activities			
Net cash income		92,856	95,806
Adjustments to cash flows from non-cash items			
Depreciation	7	14,688	12,687
Investment income	6	<u>(57,372)</u>	<u>(66,577)</u>
		50,172	41,916
Working capital adjustments			
Decrease in stocks	16	146	262
(Increase)/decrease in debtors	17	(18,247)	317,829
Increase/(decrease) in creditors	19	<u>5,790</u>	<u>(20,474)</u>
Net cash flows from operating activities		<u>37,861</u>	<u>339,533</u>
Cash flows from investing activities			
Interest receivable and similar income	6	57,372	66,577
Purchase of tangible fixed assets	15	<u>(63,782)</u>	<u>(264,005)</u>
Net cash flows from investing activities		<u>(6,410)</u>	<u>(197,428)</u>
Net increase in cash and cash equivalents		31,451	142,105
Cash and cash equivalents at 1 April		<u>1,420,846</u>	<u>1,278,741</u>
Cash and cash equivalents at 31 March		<u><u>1,452,297</u></u>	<u><u>1,420,846</u></u>

All of the cash flows are derived from continuing operations during the above two periods.

The notes on pages 52 to 66 form an integral part of these financial statements.

St Petrock's (Exeter) Limited

Notes to the Financial Statements for the Year Ended 31 March 2025

1 Charity status

The charity is limited by guarantee, incorporated in England and Wales, and consequently does not have share capital. Each of the trustees is liable to contribute an amount not exceeding £1 towards the assets of the charity in the event of liquidation.

The address of its registered office is:

10 Cathedral Yard
Exeter
Devon
EX1 1HJ

2 Accounting policies

Summary of significant accounting policies and key accounting estimates

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

Statement of compliance

The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice (applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)) (issued in October 2019) - (Charities SORP (FRS 102)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006.

Basis of preparation

St Petrock's (Exeter) Limited meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy notes. The accounts are prepared in sterling which is the functional currency of the charity.

Going concern

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

Income and endowments

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

St Petrock's (Exeter) Limited

Notes to the Financial Statements for the Year Ended 31 March 2025

Donations and legacies

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

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

Grants receivable

Grants are recognised when the charity has an entitlement to the funds and any conditions linked to the grants have been met. Where performance conditions are attached to the grant and are yet to be met, the income is recognised as a liability and included on the balance sheet as deferred income to be released.

Gifts in kind

Gifts in kind are recognised in different ways dependent on how they are used by the charity:

- (i) Those donated for resale produce income when they are sold. They are valued at the amount actually realised.
- (ii) Those donated for onward transmission to beneficiaries are included in the Statement of Financial Activities as incoming resources and resources expended when they are distributed. They are valued at the amount the charity would have had to pay to acquire them.
- (iii) Those donated for use by the charity itself are included when receivable. They are valued at the amount the charity would have had to pay to acquire them.

Investment income

Dividends are recognised once the dividend has been declared and notification has been received of the dividend due.

Expenditure

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

Raising funds

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

St Petrock's (Exeter) Limited

Notes to the Financial Statements for the Year Ended 31 March 2025

Charitable activities

Charitable expenditure comprises those costs incurred by the charity in the delivery of its activities and services for its beneficiaries. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support them.

Support costs

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

Governance costs

These include the costs attributable to the charity's compliance with constitutional and statutory requirements, including audit, strategic management and trustees meetings and reimbursed expenses.

Taxation

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

Tangible fixed assets

Individual fixed assets are initially recorded at cost, less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

Depreciation and amortisation

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

Asset class	Depreciation method and rate
Freehold buildings	2% per annum calculated on a straight line basis
Short leasehold property	10% per annum calculated on a straight line basis
Fixtures, fittings and equipment	25% per annum calculated on a straight line basis

Stock

Stock is valued at the lower of cost and estimated selling price less costs to complete and sell, after due regard for obsolete and slow moving stocks. Cost is determined using the first-in, first-out (FIFO).

St Petrock's (Exeter) Limited

Notes to the Financial Statements for the Year Ended 31 March 2025

Cash and cash equivalents

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

Fund structure

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

Designated funds are unrestricted funds set aside for specific purposes at the discretion of the trustees.

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

Financial instruments

Classification

Financial assets and financial liabilities are recognised when the charity becomes a party to the contractual provisions of the instrument.

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the charity after deducting all of its liabilities.

Recognition and measurement

All financial assets and liabilities are initially measured at transaction price (including transaction costs), except for those financial assets classified as at fair value through profit or loss, which are initially measured at fair value (which is normally the transaction price excluding transaction costs), unless the arrangement constitutes a financing transaction. If an arrangement constitutes a financing transaction, the financial asset or financial liability is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Financial assets and liabilities are only offset in the statement of financial position when, and only when there exists a legally enforceable right to set off the recognised amounts and the charity intends either to settle on a net basis, or to realise the asset and settle the liability simultaneously.

Financial assets are derecognised when and only when a) the contractual rights to the cash flows from the financial asset expire or are settled, b) the charity transfers to another party substantially all of the risks and rewards of ownership of the financial asset, or c) the charity, despite having retained some, but not all, significant risks and rewards of ownership, has transferred control of the asset to another party.

Financial liabilities are derecognised only when the obligation specified in the contract is discharged, cancelled or expires.

St Petrock's (Exeter) Limited

Notes to the Financial Statements for the Year Ended 31 March 2025

3 Income from donations and legacies

	Unrestricted funds	Restricted funds	Total
	General	funds	2025
	£	£	£
Community Donor Income	253,491	9,604	263,095
Legacies	175,372	-	175,372
Gift aid reclaimed	10,500	-	10,500
Grants	9,351	73,310	82,661
Gifts in kind	67,116	-	67,116
	<u>515,830</u>	<u>82,914</u>	<u>598,744</u>
	<u>515,830</u>	<u>82,914</u>	<u>598,744</u>
	Unrestricted funds	Restricted funds	Total
	General	funds	2024
	£	£	£
Community Donor Income	337,084	-	337,084
Legacies	9,993	-	9,993
Parish of Central Exeter (Rent Gift in Kind)	16,950	-	16,950
Grants	81,954	74,960	156,914
Gifts in kind	38,883	-	38,883
	<u>484,864</u>	<u>74,960</u>	<u>559,824</u>
	<u>484,864</u>	<u>74,960</u>	<u>559,824</u>

Grants were gratefully received during the year from the following (in addition to other small grants not listed here):

B & Q Foundation
 Devon Community Foundation
 John Lewis PLC (Waitrose)
 Lottery Awards For All
 Mabel Cooper Charitable Trust
 Maristow Charity
 Miss Bridget Catherine Johnson Trust
 Nicholas Spicer Charity
 Sainsbury's Foundation
 Screwfix Foundation
 Sunrise Sidmouth Charity
 The Albert Hunt Trust
 The Beatrice Laing Trust
 The Jamieson-Bystock Trust
 The JD Foundation
 The Norman Family Trust

St Petrock's (Exeter) Limited

Notes to the Financial Statements for the Year Ended 31 March 2025

4 Income from charitable activities

	Unrestricted funds General £	Total 2025 £
Rent & service charges from resettlement accommodation	234,053	234,053
	Unrestricted funds General £	Total 2024 £
Rent & service charges from resettlement accommodation	207,266	207,266

5 Income from other trading activities

	Unrestricted funds General £	Total 2025 £
Petrock's Place shop income	75,761	75,761
Miscellaneous other income	3,153	3,153
	Unrestricted funds General £	Total 2024 £
Petrock's Place shop income	79,805	79,805
Miscellaneous other income	3,252	3,252
	83,057	83,057

6 Investment income

	Unrestricted funds General £	Total 2025 £
Bank interest receivable	57,372	57,372
	Unrestricted funds General £	Total 2024 £
Bank interest receivable	66,577	66,577

St Petrock's (Exeter) Limited

Notes to the Financial Statements for the Year Ended 31 March 2025

7 Expenditure on raising funds

a) Fundraising, PR & Campaigning

	Note	Unrestricted funds General £	Total 2025 £	Total 2024 £
Staff costs		46,803	46,803	35,764
Other direct costs		2,132	2,132	6,885
Allocated support costs	9	<u>13,927</u>	<u>13,927</u>	<u>9,886</u>
		<u>62,862</u>	<u>62,862</u>	<u>52,535</u>

b) Trading activities

	Note	Unrestricted funds General £	Total 2025 £	Total 2024 £
Shop overheads		12,781	12,781	10,234
Staff costs		46,803	46,803	58,117
Depreciation		2,672	2,672	4,377
Allocated support costs	9	<u>13,927</u>	<u>13,927</u>	<u>16,064</u>
		<u>76,183</u>	<u>76,183</u>	<u>88,792</u>

All expenditure on raising funds for 2025 was unrestricted

St Petrock's (Exeter) Limited

Notes to the Financial Statements for the Year Ended 31 March 2025

	Direct costs £	Allocated support costs £	Total 2025 £
Costs of generating donations and legacies	48,935	13,927	62,862
Costs of trading activities	62,256	13,927	76,183
	<u>111,191</u>	<u>27,854</u>	<u>139,045</u>

	Direct costs £	Allocated support costs £	Total 2024 £
Costs of generating donations and legacies	42,649	9,886	52,535
Costs of trading activities	72,728	16,064	88,792
	<u>115,377</u>	<u>25,950</u>	<u>141,327</u>

8 Expenditure on charitable activities

	Unrestricted funds General £	Restricted funds £	Total 2025 £
Homelessness Services	288,476	67,402	355,878
Supported Housing Services	381,304	-	381,304
	<u>669,780</u>	<u>67,402</u>	<u>737,182</u>

	Unrestricted funds General £	Restricted funds £	Total 2024 £
Homelessness Services	219,797	87,907	307,704
Supported Housing Services	371,887	-	371,887
	<u>591,684</u>	<u>87,907</u>	<u>679,591</u>

	Activity undertaken directly £	Activity support costs £	2025 £
Homelessness Services	293,206	62,672	355,878
Supported Housing Services	332,559	48,745	381,304
	<u>625,765</u>	<u>111,417</u>	<u>737,182</u>

St Petrock's (Exeter) Limited

Notes to the Financial Statements for the Year Ended 31 March 2025

	Activity undertaken directly £	Activity support costs £	2024 £
Homelessness Services	255,804	51,900	307,704
Supported Housing Services	326,166	45,721	371,887
	<u>581,970</u>	<u>97,621</u>	<u>679,591</u>

9 Analysis of governance and support costs

Support costs allocated to charitable activities

	Fundraising, PR & Campaigning £	Trading activities £	Homelessness Services £	Supported Housing Services £	Total 2025 £	Total 2024 £
Payroll & personnel support	1,256	1,256	5,651	4,395	12,558	5,900
Other support	112	112	505	393	1,122	2,446
Bank charges	149	149	671	522	1,491	1,572
Subscriptions & books	1,486	1,486	6,685	5,200	14,857	8,302
Staff costs	7,937	7,937	35,717	27,780	79,371	76,078
Premises costs	799	799	3,596	2,797	7,991	7,910
Liability insurance	893	893	4,020	3,127	8,933	8,527
Equipment repairs, renewals & maintenance	174	174	783	609	1,740	1,824
Telephone (including mobiles)	197	197	886	689	1,969	1,240
Printing, postage, stationary and office consumables	256	256	1,152	896	2,560	2,532
Accountancy	240	240	1,080	840	2,400	2,700
Independent Examiner's remuneration	230	230	1,035	805	2,300	2,554
Other costs	131	131	591	459	1,312	1,471
Depreciation of tangible fixed assets	67	67	300	233	667	515
	<u>13,927</u>	<u>13,927</u>	<u>62,672</u>	<u>48,745</u>	<u>139,271</u>	<u>123,571</u>

Support costs are allocated in ratio of income within each area of the charity.

St Petrock's (Exeter) Limited

Notes to the Financial Statements for the Year Ended 31 March 2025

10 Net incoming/outgoing resources

Net incoming resources for the year include:

	2025 £	2024 £
Depreciation of fixed assets	14,687	12,687
Examination of the financial statements	2,300	2,555

11 Trustees remuneration and expenses

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

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

12 Staff costs

The aggregate payroll costs were as follows:

	2025 £	2024 £
Staff costs during the year were:		
Wages and salaries	487,837	470,355
Social security costs	38,939	34,134
Pension costs	20,620	18,642
	<u>547,396</u>	<u>523,131</u>

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

	2025 No	2024 No
Homelessness Services	9	9
Supported Housing Services	3	3
Trading activities	1	1
Fundraising, PR & Campaigning	1	1
Core Support Services	5	5
	<u>19</u>	<u>19</u>

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

St Petrock's (Exeter) Limited

Notes to the Financial Statements for the Year Ended 31 March 2025

13 Independent examiner's remuneration

	2025 £	2024 £
Examination of the financial statements	<u>2,300</u>	<u>2,555</u>

14 Taxation

The charity is a registered charity and is therefore exempt from taxation.

15 Tangible fixed assets

	Freehold property £	Short leasehold £	Furniture and equipment £	Total £
Cost				
At 1 April 2024	656,062	9,975	103,268	769,305
Additions	<u>60,070</u>	<u>-</u>	<u>3,712</u>	<u>63,782</u>
At 31 March 2025	<u>716,132</u>	<u>9,975</u>	<u>106,980</u>	<u>833,087</u>
Depreciation				
At 1 April 2024	18,503	6,176	93,581	118,260
Charge for the year	<u>6,910</u>	<u>998</u>	<u>6,780</u>	<u>14,688</u>
At 31 March 2025	<u>25,413</u>	<u>7,174</u>	<u>100,361</u>	<u>132,948</u>
Net book value				
At 31 March 2025	<u>690,719</u>	<u>2,801</u>	<u>6,619</u>	<u>700,139</u>
At 31 March 2024	<u>637,559</u>	<u>3,799</u>	<u>9,687</u>	<u>651,045</u>

St Petrock's (Exeter) Limited

Notes to the Financial Statements for the Year Ended 31 March 2025

16 Stock

	2025	2024
	£	£
Stocks	<u>105</u>	<u>251</u>

17 Debtors

	2025	2024
	£	£
Trade debtors	24,725	3,531
Prepayments	13,474	13,667
Accrued income	21,997	24,380
VAT recoverable	67	438
	<u>60,263</u>	<u>42,016</u>

18 Cash and cash equivalents

	2025	2024
	£	£
Cash at bank	<u>1,452,297</u>	<u>1,420,846</u>

19 Creditors: amounts falling due within one year

	2025	2024
	£	£
Trade creditors	3,780	2,505
Other creditors	4,132	4,857
Accruals	<u>22,281</u>	<u>17,041</u>
	<u>30,193</u>	<u>24,403</u>

St Petrock's (Exeter) Limited

Notes to the Financial Statements for the Year Ended 31 March 2025

20 Funds

	Balance at 1 April 2024 £	Incoming resources £	Resources expended £	Transfers £	Balance at 31 March 2025 £
Unrestricted funds					
General					
General funds	1,022,753	886,169	(808,825)	(18,929)	1,081,168
Designated					
Staff redundancies	70,000	-	-	(70,000)	-
Major maintenance funds	59,000	-	-	7,000	66,000
Development fund	927,765	-	-	89,930	1,017,695
	<u>1,056,765</u>	<u>-</u>	<u>-</u>	<u>26,930</u>	<u>1,083,695</u>
Total unrestricted funds	<u>2,079,518</u>	<u>886,169</u>	<u>(808,825)</u>	<u>8,001</u>	<u>2,164,863</u>
Restricted funds					
Client specific	204	-	-	-	204
Other	10,033	82,914	(67,402)	(8,001)	17,544
	<u>10,237</u>	<u>82,914</u>	<u>(67,402)</u>	<u>(8,001)</u>	<u>17,748</u>
Total funds	<u>2,089,755</u>	<u>969,083</u>	<u>(876,227)</u>	<u>-</u>	<u>2,182,611</u>

St Petrock's (Exeter) Limited

Notes to the Financial Statements for the Year Ended 31 March 2025

	Balance at 1 April 2023 £	Incoming resources £	Resources expended £	Transfers £	Balance at 31 March 2024 £
Unrestricted funds					
General					
General funds	748,765	841,764	(733,011)	165,235	1,022,753
Designated					
Staff redundancies	70,000	-	-	-	70,000
Major maintenance funds	52,000	-	-	7,000	59,000
Development fund	1,100,000	-	-	(172,235)	927,765
	<u>1,222,000</u>	<u>-</u>	<u>-</u>	<u>(165,235)</u>	<u>1,056,765</u>
Total unrestricted funds	<u>1,970,765</u>	<u>841,764</u>	<u>(733,011)</u>	<u>-</u>	<u>2,079,518</u>
Restricted funds					
Client specific	204	-	-	-	204
Other	22,980	74,960	(87,907)	-	10,033
	<u>23,184</u>	<u>74,960</u>	<u>(87,907)</u>	<u>-</u>	<u>10,237</u>
Total funds	<u>1,993,949</u>	<u>916,724</u>	<u>(820,918)</u>	<u>-</u>	<u>2,089,755</u>

Designated funds

Staff Redundancies

This historic reserve was created in a different financial context to ensure the charity had sufficient funds to meet its statutory redundancy obligations. Trustees feel that our finances are now sufficiently strong that this is no longer needed as a separate fund.

Major Maintenance Fund

This maintenance fund sets aside sums to cover the cost of future major repairs to the charity's properties.

Development Fund

This designated development fund has been established to help meet the costs of future building developments, including the purchase and renovation of further residential properties for our clients.

St Petrock's (Exeter) Limited

Notes to the Financial Statements for the Year Ended 31 March 2025

Restricted funds

Client Specific Funding

This fund represents individually small amounts received for the benefit of specific clients and often only for specific purposes.

Other Restricted Funds

These funds represent other grants and donations given for specific purposes. Restricted funds included small grant funding towards refurbishments costs in our new supported house, food & survival equipment costs for rough sleepers, a mental health service in our homelessness centre, and other homelessness and housing service specific costs.

21 Analysis of net assets between funds

	Unrestricted funds General £	Restricted funds £	Total funds at 31 March 2025 £
Tangible fixed assets	700,139	-	700,139
Current assets	1,494,917	17,748	1,512,665
Current liabilities	<u>(30,193)</u>	<u>-</u>	<u>(30,193)</u>
Total net assets	<u>2,164,863</u>	<u>17,748</u>	<u>2,182,611</u>

	Unrestricted funds General £	Restricted funds £	Total funds at 31 March 2024 £
Tangible fixed assets	651,045	-	651,045
Current assets	1,452,876	10,237	1,463,113
Current liabilities	<u>(24,403)</u>	<u>-</u>	<u>(24,403)</u>
Total net assets	<u>2,079,518</u>	<u>10,237</u>	<u>2,089,755</u>

22 Related party transactions

Unrestricted donations including gift aid of £5,440 (2024: £1,900) were received from Trustees and their related parties. There were no other related party transactions

ST PETROCK'S (EXETER) LIMITED

England & Wales - Charity number 1090155

Accounts

STP **St Petrock's**
Responding Positively to Homelessness



Report of the Trustees &
Financial Statement for the
Year Ended 31st March 2024

St Petrock's (Exeter) Limited

(A company limited by guarantee)

Company registration no.: 04312156

Charity registration no.: 1090155

Registered in England & Wales

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TRUSTEES' REPORT

The Trustees present their annual report, together with the financial statements of the charity, for the year ended 31 March 2024. These documents are also prepared to meet the requirements for a Directors' Report and accounts for Companies Act purposes. The Trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities, preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and ROI (FRS 102) (effective 1 January 2015).

A Letter from St Petrock's Trustees

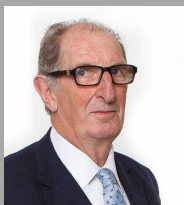


Photo: St Petrock's

From cost-of-living challenges, soaring rents and unprecedented pressures on public services, 2023/24 has brought significant hardship to many people in our community – placing many at risk of homelessness for the first time, and reducing housing and support options to help others move on. St Petrock's frontline services have been at the forefront of this growing crisis; over the past year, every area of our work has felt the weight of increasing need.

As a small organisation, we can at times feel powerless before such a scale of need, which has its roots in much wider, complex, long-term trends. Nevertheless, our status as a local charity also means that we have had the privilege of witnessing the significant, direct difference a community can make in the lives of some of its most vulnerable members. In contrast to national trends, we have seen an outpouring of generosity in gifts of finance, rough-sleeper clothing and survival items, volunteer time, energy and professional support from individuals, faith groups and business in Exeter and beyond. This exceptional level of community support has enabled us to rise to the challenge and continue to meet the daily needs of people without a home in our city over the past year, whilst developing and improving the range of services we can offer. Thanks to a thoughtful legacy gift, this local support has also enabled us to purchase a new house and help more people away from homelessness for good. It has also helped us to use our independence to speak out effectively on the issues that matter most to the people we help.

None of our achievements this year would have been possible without the ongoing generosity of the local community, for which the Trustees are profoundly grateful. Thank you to all our diverse, dedicated supporters, and to our hard-working staff and volunteers, for standing with us as we work together to help ensure that everyone in our city has a safe place to call home.



Mike Hutchinson
Chair of Trustees

Our Vision

is that everyone experiencing homelessness can feel safe in a place that they can call home.

Our Mission








is to stand with and for people experiencing homelessness.

We will not give up until everyone in the Exeter area can enjoy a place called home.

Our Values

We are Exeter's local, independent, values-led homelessness charity.

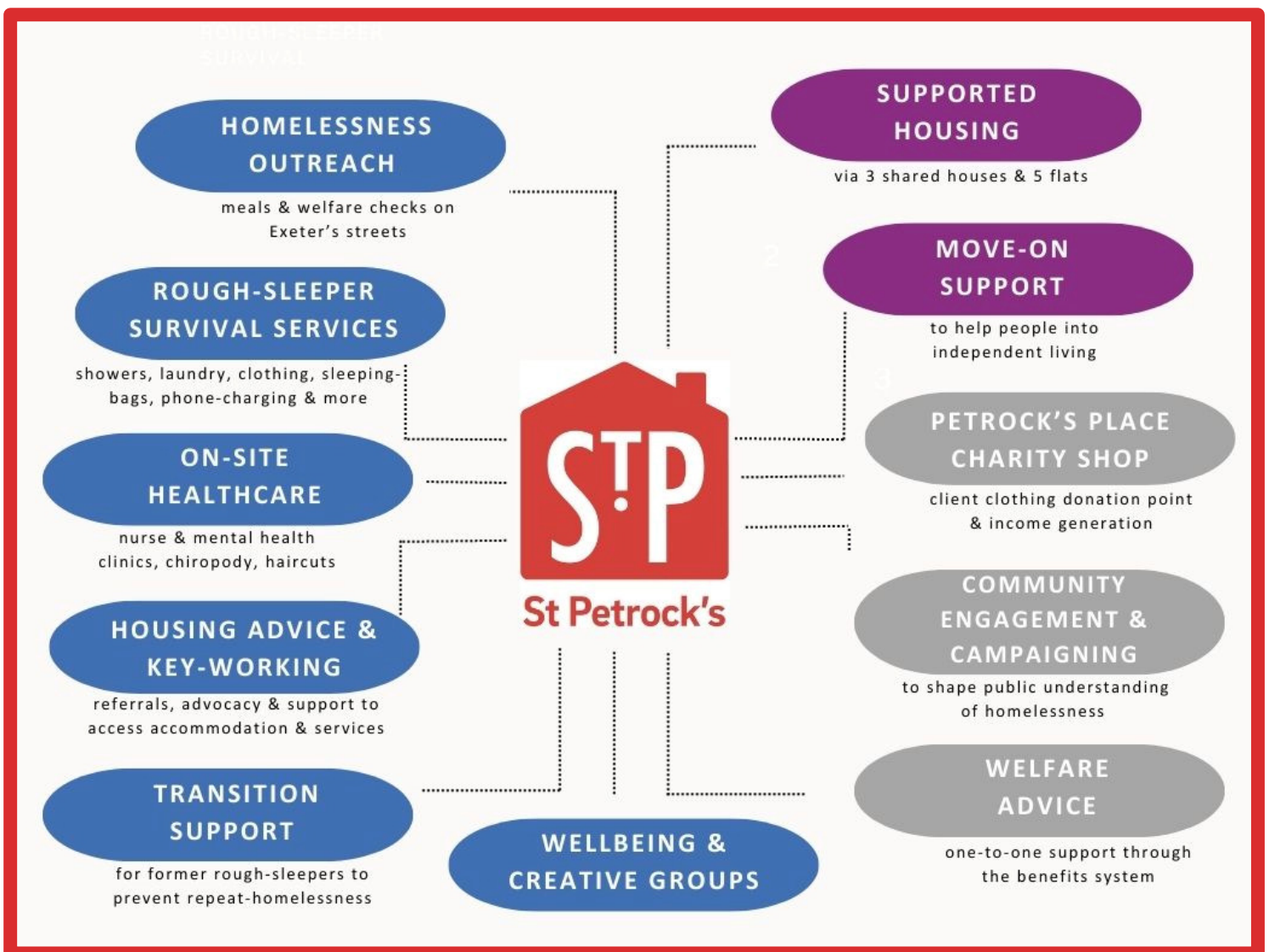
Our work is informed by 7 Values which underpin not only what we do, but how we do it, and how we relate to one another. These are:

-  **Respect:** We believe that everyone is worthy of respect and dignity.
-  **Compassion:** We care about each individual and seek to meet them without prejudice.
-  **Independence:** By staying independent, we can always put those we help first.
-  **Perseverance:** We are here for the long haul, and will keep going for as long as the need exists.
-  **Community:** We long for those we support to feel fully part of the generous local community which supports our work.
-  **Integrity:** We commit to the highest standards of integrity and our values guide everything we do.
-  **Accessibility:** The people we help face multiple challenges, but accessing our services must not be one of them.

Our Services

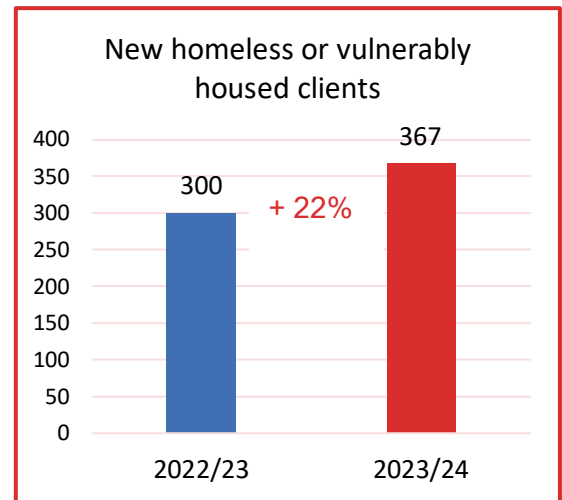
For over 28 years, St Petrock's has been the first point of contact for vulnerable homeless adults in our city – and sometimes the last, when they have nowhere else to turn. Perseverance is one of our core values: our independence allows us to develop innovative, adaptable services that genuinely put our clients' needs first, and to be there for them for as long as they need our support.

Many people we support have complex needs, have experienced family breakdown, life-long deprivation, serious mental health issues or trauma, and struggle to navigate the challenges created by severe shortages of affordable housing locally. Through our daily outreach around Exeter's streets, specialist services in our homelessness centre and through our recovery housing in the community, we provide accessible, person-centred support to help people move forwards with their lives.



Key Challenges & Achievements in 2023/24

St Petrock's has invested significant time over the past few years in strengthening our internal systems, **building resilience and capacity**, and creating a strong foundation on which to move forwards. In 2023/24, the benefits of these long-term efforts became increasingly clear as our internal financial, IT and other systems better served and enabled all our client-facing work. The cumulative impact of the cost-of-living crisis, acute social housing shortages, unaffordable private rental accommodation and pressures on struggling statutory services brought increasing numbers of people, and an increased diversity of need, to our doors.



On the one hand, our teams supported **increasing numbers of people with complex needs** who, impacted by the cumulative effects of cuts to supported accommodation, mental health and social care services, found themselves in crisis and struggling to access support. These individuals, many of whom had experienced significant trauma and poor mental health, often faced extremely limited options and protracted periods of rough-sleeping due to their high support needs. The resulting loss of hope contributed to incidents of distressed and challenging behaviour, and unusually high levels of conflict, abuse and sudden death among our client group. At the other end of the spectrum, we were contacted by a small but increasing number of people with lower support needs, who were facing homelessness for **largely economic reasons** due to soaring rents. These included individuals who were struggling to hold down jobs whilst sleeping rough.

Strengthened by groundwork laid in previous years, St Petrock's was well placed both to respond both practically (to meet immediate increasing needs) and strategically (to address or challenge underlying causes) as best we can. Our **frontline homelessness services** coped admirably with significant increases in demand, whilst expanding the range of specialist healthcare, mental health and housing drop-in sessions available on site. Significantly rising demand for survival equipment, alongside increased staffing provision, was resourced thanks to generous support from the Exeter community, and new small-grant funding, as the impact of ongoing efforts to expand our supporter base and build capacity proved effective.

Meanwhile, significant steps were taken to increase our own **direct provision of housing** for people affected by homelessness, in line with priorities outlined in our 2022-2027 Strategic Plan. In January 2024, we purchased our third house, which was then renovated and adapted for its new use, and will provide genuinely affordable accommodation for four people with homelessness backgrounds who are ready and wanting to enter paid employment, or indeed are working whilst rough sleeping. Behind the scenes, trustees resolved to amend our Charitable Objectives to include the provision of social housing, reflecting our resolve to become a Registered Provider of Social Housing.

The scale, severity and diversity of need faced by our homeless clients this year has left us acutely aware of our limitations as a small local charity; it is a scale of need that no individual third sector organisation can, nor should, meet. Against this backdrop, it has been rewarding to see the wider impact our independent voice has had on perceptions of homelessness, and public understanding of its causes, over the past year. St Petrock's has worked hard to advocate for our clients' needs with strategic decision makers in the city, and has become a respected public voice on issues that affect them. Notable achievements this year include working with partners in Exeter Homelessness Forum to launch a **successful public campaign** against the proposed abolition of Devon County Council's Homelessness Prevention Fund – diverting a severe, imminent threat to the welfare of some of our most at risk clients.

The growing complexity of our homeless clients' needs, and the related difficulties of resourcing our work in an economic climate in which supporters and funders are stretched, remain a real and present challenge. However, we are committed to supporting those who experience homelessness for the long-haul: we will continue to do our best both to meet clients' practical needs and to speak up with and for them for as long as we're needed.

Adapting frontline homelessness services to meet demand

- An average of **32** visits / day to centre services (**29%** increase)
- **367** new homeless contacts supported (**22%** increase)
- **1,342** specialist key-working & support sessions took place in our centre (**38%** increase)
- **2,240** clothing packs, **662** sleeping bags & **1,005** showers provided via our rough-sleeper survival services,
- Expanded range of drop-in **healthcare, housing, welfare, wellbeing & training** sessions held on site
- New Inform **client database**

Capacity & resilience building

- Strengthening **staff training** & welfare
- New **website**
- New **volunteer** strategy & coordinator
- Expanded supporter base & **Petrock's Partner** launch
- New community **fundraising event** 'Big Night Out'

Increasing direct housing provision

- **19** bed-spaces & personalised support provided in our 2 houses & 5 resettlement flats
- **New house** purchased for low-support accommodation

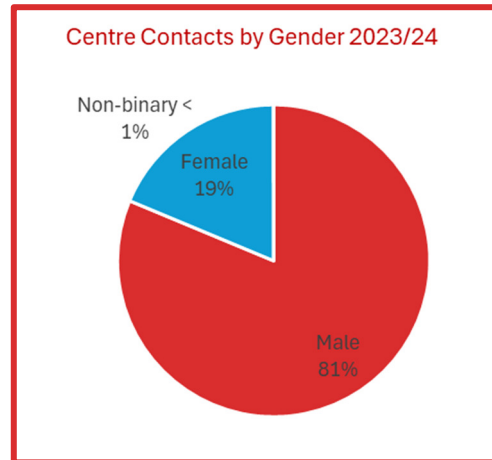
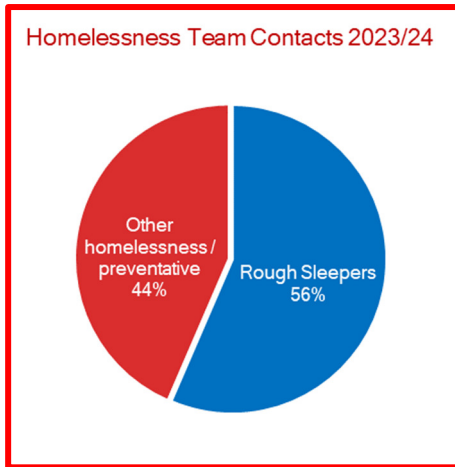
Key achievements 2023/24

Representing our clients' needs

- Successful partnership **campaign** against Devon County Council cuts
- New city-wide relationships formed for client **advocacy**
- Significant **public profile** developed for awareness

Homelessness Services:

Who we help



Our homelessness services are open to **homeless or vulnerably housed adults** in and around Exeter; our services operate on a drop-in basis, and clients can self-refer.

Our internal monitoring statistics suggest there were typically **25 – 35 individuals sleeping out** on the city's streets or tents on any given night in 2023-24, alongside many more 'hidden homeless' who are sofa-surfing on friends' floors, sleeping in cars, sheds or squats or in emergency accommodation.

Our homelessness team also maintain contact with former rough-sleepers who are struggling in temporary / emergency accommodation, or at risk following release from prison, hospital or mental health facilities. As an independent, trusted community presence, our team are often where formerly-homeless people turn in crisis, enabling them to provide support, advocacy and liaison with accommodation providers to prevent repeat rough-sleeping.

Homelessness Outreach Service



In 2023/24:



Our outreach team had **8,336 engagements** with homeless individuals (including repeat clients) on their breakfast and lunch outreach sessions each weekday around Exeter.



12,433 breakfasts and lunches were prepared by volunteers in our centre kitchen and served by the team - an average of **49** per day.

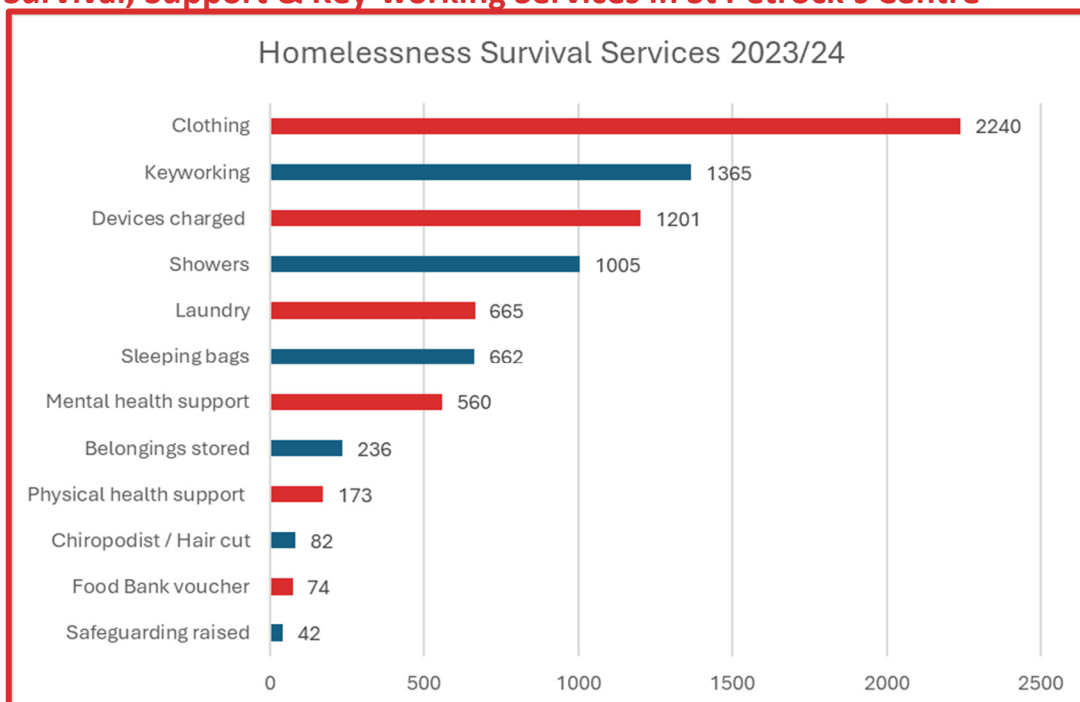
Many people affected by homelessness struggle with formal settings due to significant trauma or poor mental health and find it hard to get help through mainstream routes. Mutually trusted by agencies and vulnerable individuals, St Petrock's **homelessness outreach services** take specialist help directly to people at their point of need, and act as a gateway to further support.

Twice each weekday, our team go out into the city to engage with hard-to-reach homeless individuals, serving hot drinks, **homecooked breakfasts & lunches** (which are prepared daily by volunteers in our centre kitchen) and building relationships. This proactive approach enables them to quickly identify new rough-sleepers, establish trust with vulnerable individuals, and encourage them visit our centre for further support.

This consistent daily presence allows the team to carry out **vital welfare checks**, identify health, welfare and safeguarding concerns and advocate for clients' needs with local partners. June 2023 was dangerously hot for rough-sleepers; St Petrock's and the Clocktower GP Surgery were able to liaise with the Local Authority to secure emergency accommodation for clients with specific health issues, and provide sun protection, cold drinks and cool respite in our centre.

Sadly, the increased presence of 'contaminated' drugs on Exeter's streets in 2023-24 also had a significant impact on some of our most vulnerable clients, including the rise of very powerful **synthetic opioids**, which carry a very high risk of overdose or death. Our first-aid trained staff, who also carry the opioid antidote Naloxone, were frequently called on to assist seriously unwell individuals – at times with life-saving impact.

Survival, Support & Key-working Services in St Petrock's Centre



In 2023/24:

8,037 visits were made to weekday **survival services** in our centre - an average of **32** per day.

In this time, we provided **2,240 clothing packs**, **662 sleeping bags**, **1,005 showers**, washed & dried **665 sets of laundry** and charged **1,201 phones** for people sleeping rough.

As the only organisation in Exeter providing **daily showers, clothing & sleeping bags** for rough-sleepers (alongside device charging, post, phone / computer access and more), survival services in St Petrock's centre experienced intense demand in 2023-24. The team supported an unusually high number of people who were new to rough-sleeping and ill-equipped for the streets, alongside many with long histories of precarious housing who sought support due to complex, unmet mental health and/or social care needs. These factors both placed pressure on physical resources of clothing and equipment, and contributed to incidents of difficult and distressing client behaviour.

The escalating challenges our most vulnerable, unwell and at-risk clients face strengthened St Petrock's resolve to 'bridge the gap' to statutory services and advocate on their behalf. In 2023/24, we **increased our homelessness team staffing capacity**, strengthened our clinical supervision staff support processes and invested in additional specialist training to equip our homelessness team to meet frontline needs as best we can. We also developed new and closer relationships with **local community and statutory partners**, including the city-centre police, Exeter City Council Community Safety teams, Probation and statutory mental health and safeguarding services in order to improve support co-ordination, receive and share appropriate client concerns.



These measures enabled us to safely increase supported client visits to our centre by **29%** this year.



The team provided **1,342 key-working sessions** in this time, an increase of **38%** over last year.

By meeting people's needs in a non-judgmental space, our team can support people to access the wider specialist help available locally and on-site. They use their diverse experience of social work, housing, counselling, addiction support and trauma-informed care to provide personalised support, referrals, access to and liaison with a range of external specialist services. Critically, they work closely with the Local Authority and a range of housing providers to help individuals make homelessness applications and move forward into accommodation as quickly as possible. We also hosted weekly drop-in sessions in our centre from an Exeter City Council Housing Officer in 2023/24 to facilitate smoother progression through this process.

J, a man with complex mental health issues, left his supported housing in another city due to threats from a fellow resident. He felt so scared that he had called 999 but, having waited 2 ½ hours with no response, decided he had no choice but to leave. He arrived in Exeter one evening with no plan or anywhere to stay, and had his phone stolen from him. He ended up sleeping rough.

St Petrock's mobile team first met him near the centre at the beginning of their morning outreach. He was visibly cold, wet and looked highly anxious, vulnerable and lost. The team offered him a hot drink and warm food, and were able to chat to him to put him at ease. This initial brief interaction allowed the team to quickly form a picture of what had happened to J, develop rapport, and arrange for him to come to the centre for a shower, clothing and further assessment.

St Petrock's continued to support J with hot meals and daily survival services for some time, whilst advocating for him with his supported accommodation provider and local councils in both areas. As cold weather moved in, St Petrock's expressed serious concerns about J's welfare to the support team in the accommodation he had left. and were ultimately able to support him to return.



Photo: St Petrock's

St Petrock's was pleased to receive official endorsement from **The Dogs Trust** in 2024 for our services to rough-sleepers who have canine friends. The endorsement is given to homelessness services which go above and beyond the call of duty to help keep people experiencing homelessness and their dogs together.

Our clients are welcome to bring their dogs into communal area in our centre when they visit. Staff keep an eye on the dog while their owner has a bite to eat or a shower, and water bowls, blankets and toys are provided to ensure dogs are comfortable.

On-site Healthcare & Specialist Mental Health Support



Photo: Freeride Media

In 2023/24:



120+ one-to-one therapy appointments with a clinical psychologist were available in our centre.



173 first aid or physical health support provisions were made on-site (including via regular on-site clinics with the Clocktower Surgery).



22 foot health appointments with a chiropodist and **60** free haircuts were provided on-site.

Tragically, the average life expectancy of rough-sleepers is just 46 for men and 42 for women. Many of our clients struggle to access healthcare in clinical settings, or to navigate complex, protracted systems, resulting in serious physical and mental health issues that remain untreated and unmanaged. Poor mental and emotional health also seriously impacts people's ability to access and maintain accommodation; it is a major initial contributing factor to homelessness, and a significant barrier that prevents people from moving away from street-attached lifestyles. To address these issues, we worked hard in 2023/24 to expand the range of **on-site health and wellbeing services** available in the familiar environment of our centre itself, where clients feel safe and more willing to disclose the issues they face.

Over the course of the year, we worked closely with staff at the Clocktower GP Surgery, to provide regular **drop-in clinics** with healthcare professionals in our centre. Clocktower staff also accompanied our team on **outreach** around the city, introducing themselves to new rough-sleepers, offering support with health concerns and making follow-up appointments at the surgery where necessary. As well as providing immediate practical intervention, this consistent, presence in familiar environments helps present a human, friendly face to medical support, encouraging individuals to seek help before their conditions deteriorate to

the point of crisis. Across the year, we also hosted ad hoc drop-in sessions with organisations providing support with blood-borne viruses, sexual health and oral hygiene.

Since 2017, we have also provided on-site weekly support from a **clinical psychologist**, who specialises in complex trauma and provides weekly, free one-to-one integrative therapy sessions. This intensively-used service remained in very high demand in 2023/24. Sadly, increasing numbers of our homeless clients displayed symptoms of Post Traumatic Stress Disorder (PTSD) in 2023/24 following new exposure to traumatic situations, in part due to escalating cycles of threat, conflict, violence, abuse and sudden bereavement on the streets. Whilst, previously, our mental health clinics have predominantly focused on longer-term work to support clients with behavioural change (including support in managing depression / anxiety, addressing substance / alcohol misuse, and adjusting to tenancies), we reviewed our processes in 2023/24 to make ad-hoc / one off or exploratory appointments more accessible to those in immediate need.

'C', a young man in his early 20s, was helped by the St Petrock's team into supported accommodation when he was at risk of homelessness. He attended our mental health clinics for about 18 months.

C had a difficult upbringing, with significant emotional abuse and neglect. When he first started attending, C was struggling with low mood, suicidal thoughts and self-harm, and had recently taken an overdose resulting in hospital admission.

Over the course of sessions C started to understand how his feelings made sense given his life experience. He was able to slowly change how he approached daily challenges. Things settled down and C started to feel more in control of his life and feelings. By the end of therapy he had not self-harmed for 6+ months and had not taken an overdose for 12+ months. He had also made plans about moving forwards into employment and education.

Specialist Welfare Advice Services



Photo: Freeride Media

"Clients accessing the centre for support with DWP claims often present as being **ashamed**. Ashamed of asking for or needing help, ashamed because they have been made to feel like failures by a process they don't understand, cannot navigate or which has ignored their health issues. This shame is dangerous. It can lead to isolation, self-neglect, and in the most tragic cases self-harm and suicide.

Our Welfare Benefit service is about far more than filling in forms and securing payments. It helps people to regain a sense of **dignity** and **humanity**, helping them to feel **heard** and **understood**."

St Petrock's Welfare Advisor

Understanding the complexities of the welfare benefits system, completing lengthy forms, navigating telephone call centres, managing online accounts and disclosing very personal details to strangers can feel overwhelming for anyone at the best of times. For many of our clients who may have complex mental health issues, trauma backgrounds, poor literacy, no internet access, no ID and no bank account, it can be almost impossible without support.

St Petrock's employs a **dedicated Welfare Advice worker** to provide continuous, one-to-one support to homeless individuals through every stage of this process. Support includes initial assessment of eligibility, support with applications, gathering evidence from healthcare professionals, advocacy, appeals and tribunals. This highly-specialised support is in intense demand amongst formerly homeless clients in supported or private accommodation, as well as those accessing our homeless services. In 2023/24, an increase in external referrals led us to re-reassess eligibility for the service, and to strengthen our **referral processes** accordingly. This re-clarification of parameters allowed us to ensure vulnerable individuals with a recent history of homelessness were prioritised, whilst others were signposted to external support.

Alongside assisting with new benefits applications, the Welfare Advisor worked closely with the Clocktower Surgery in 2023/24 to support homelessness individuals with significant health needs, who faced eligibility reviews for **Personal Independence Payments (PIP)** across the year. This process often involved very protracted, focused liaison to appeal against incorrect decisions and secure fair outcomes. Without this intensive, patient support, many clients would simply have abandoned claims and been left without adequate income and at risk of losing their accommodation once again.

"One homeless woman in her 60s I supported recently had been sleeping rough and in temporary accommodation for years. Her mental and physical health had been significantly damaged by a several abusive relationships. It took three years of applications and appeals before she was awarded welfare payments, backdated over three years, and found a happier life taking care of her grandchild."

Wellbeing, Creative Groups & Training

Restoring people's sense of dignity, helping them build healthy friendships, rediscover skills and interests, and develop new ones, is an important part of moving away from homelessness.



In 2023/24, we were excited to host a new hairdressing trainee programme run by **Hair at the Academy (HATA)**. The project has a double benefit; it provides free weekly haircuts for homeless visitors to our centre and valuable training opportunities for more settled clients who are looking to develop new skills. The six-month training programme aims to enable trainees to go "*from education to employment*", alongside gaining a mental health awareness certificate. We were pleased that two residents in our supported housing were among the first to embark on this journey.

Our popular **Women's Wellbeing group** went from strength to strength in 2023/24, seeing record attendance from both homeless women and professional partners. Women, who typically make up just 20 -25% of people we support, can be especially vulnerable on the streets. They often go to great lengths to avoid the dangers of sleeping rough – including involvement in abusive relationships. These histories of trauma and abuse can make finding support in male-dominated homelessness services particularly challenging for homeless women. To combat this, once a week our centre becomes a women-only zone where female clients can get together for food, hot drinks, choose their own clothes and toiletries, have their hair cut and

take part in self-care activities. Importantly, the women's group offers a safe, supportive space in which women can confide in professionals across of range of fields and enjoy being cared for.

Jane* came to St Petrock's centre after being placed in an emergency hotel when fleeing from domestic violence in another area. Anxious and unfamiliar with Exeter, she buzzed on our door after a Google search. She had left her home with no belongings and had not changed her clothes in days.

Jane was able to rummage through our women's clothing store whilst chatting with our female support worker over a cup of tea and biscuits. She was clearly in a state of uncertainty and dealing with the emotional repercussions of her trauma. However, in the quiet centre environment and with the distraction of choosing clothes, she began to feel reassured that she was in a safe supportive space. The support worker gave her a large backpack, which she was able to fill with outfits and toiletries, that she liked.

In the course of conversation, Jane disclosed that she had some medical issues that needed prompt attention. After a call to the Clocktower Surgery, the support worker was able to arrange for an appointment for her that day. Jane was greatly relieved as this meant she did not have to return to her hometown and put herself at further risk.

**Not her real name*

Elsewhere, we were pleased to work with Exeter Cathedral's 'Riddler in Residence' project to run creative writing groups in our centre. Writing helped our clients to process and express their experiences, and poetry from the course was included in a city-wide anthology before a wider audience.

Supported Housing



Photo: St Petrock's

In 2023-24, our **two recovery houses** (owned by St Petrock's) and **five resettlement flats** (leased from Exeter City Council) provided warm, comfortable homes and a safe, therapeutic environment in which up to **19 people** at any one time could gain life-skills and stabilise after a sometimes lengthy period of homelessness, prior to moving on to a suitable longer-term housing solution.

Responding to the impact of Exeter's severe shortage of social housing and unaffordable rents, St Petrock's has provided supported accommodation directly to people facing homelessness since 2017. Residents in 2023-24 included several **former rough-sleepers**, who were referred directly by our homelessness service or by the Local Authority. This rapid intervention prevents the deterioration in mental/physical health caused by prolonged rough-sleeping and can help individuals avoid it entirely.

Residents' homelessness histories, often rooted in trauma or mental health/learning difficulties, means they need considerable support to move forwards. **Personalised support** may include help developing budgeting, house-care and tenancy skills, accessing healthcare and work/training. One house is abstinence-based and has a strong ethos of peer support; residents in our other properties include young care leavers and individuals living with autism or mental health issues, who need extra support to move towards independence. Whilst our housing addresses their immediate shelter needs, personalised support helps individuals rebuild their lives.

Unusually for our sector, neither our accommodation nor our support is strictly time-limited, removing the anxiety many individuals experience in short-term accommodation that prevents them from settling and hinders their recovery. **Length-of-stay** is determined by need; we help people find longer-term accommodation when they are ready, rather than enforcing well-meaning but arbitrary time limits unrelated to the individual's recovery journey. This person-centred flexibility generates smooth transitions, stability and trust.

Our housing team will also support individuals for a suitable length of time after they move on to more permanent housing to support them through what can be a challenging time of transition. And of course, any of our former residents who find themselves struggling at any time in the future can renew contact with the team and receive support to prevent their new housing from breaking down.

In 2023/24, we carried out extensive building work on our older recovery housing. Thanks to a generous grant from the Antonio Carluccio Foundation, work included replacing and **refurbishing the outdated kitchen** area to create a modern, communal space, encouraging residents to cook together, share meals, improve nutrition, self-care and build friendships.

Building and maintenance works, combined with the challenges of balancing clients' varying support needs in shared accommodation, contributed to higher than anticipated levels of voids in 2023-24. These challenges further highlighted the local need for **diverse housing options**, including self-contained units for those who need their own space, and affordable 'step-down' accommodation for those with lower support needs. Increasing St Petrock's own direct housing provision remains a key strategic focus for the charity in order to meet some of these clear needs.

New House



In January 2024, St Petrock's purchased a third house for refurbishment and development into a home for four people with backgrounds of homelessness who are moving into employment. The house is set to open to residents in September 2024.

Sharply rising rents and extremely high-demand from higher-earning professionals and students means that accommodation in Exeter is unaffordable for people **in low-wage work**. St Petrock's has increasingly supported people who are facing the prospect of rough-sleeping despite being willing to work, or who are struggling to keep jobs whilst sleeping in tents or on the streets. The lack of financially attainable move-on accommodation also creates a barrier for formerly-homeless individuals in our supported housing who, after a period of recovery, are ready to move forwards towards employment but cannot afford supported housing rents once they are working and so lose entitlement to Housing Benefit.

To help meet this clear emerging need, St Petrock's purchased a new house in January 2024 with legacy income from our designated Development Reserve, which trustees had set aside to achieve our strategic objective of purchasing / developing additional accommodation for people who are homeless or at risk of homelessness. The property, a spacious modern (1970s) semi-detached family home on the outskirts of the city, required significant work to address a maintenance backlog and to convert it into a House of Multiple Occupation. Extensive renovation and refurbishment work is now underway, with a view to opening to new residents in September 2024. Rents in this property will be set in accordance with the Regulator for Social Housing's Social Rent formula to provide genuinely affordable accommodation for individuals who are moving towards or in employment. Once ready, the house will provide a safe and welcoming home for four people who are recovering from homelessness and are preparing for or in employment, empowering them to become economically independent and move forwards with their lives.

"George [housing support worker] took me to see the new house, and wow! It looks amazing – the bedrooms are bigger than the one I have at the moment, the bathroom and kitchen are nicer, the neighbourhood is quiet, and best of all the rent is so much lower – it means I can finally get a job AND be able to pay my rent! I can't wait until it is ready for me to move in."

Letter from a StP client after viewing the new house. He has since moved in

Petrock's Place



Our **quirky charity shop** opened in 2021 to engage the community with local homelessness issues and raise funds for our frontline work. The shop also acts as an accessible **public donation point** for rough sleeper clothing and survival items, and provides volunteering opportunities for people seeking to gain employability skills, including former clients

Petrock's Place is now an established, buzzing community hub with a distinctive vintage style and loyal customer base, particularly amongst students. **Sales increased by around 30%** in 2023/24 over the previous year, making the shop a valuable contributor to the organisation's revenue, alongside its manifold additional community benefits. We also significantly strengthened volunteer and staffing capacity in preparation for extended opening hours from Summer 2024.

Our Volunteers






Photo: St Petrock's



Photo: St Petrock's

In 2023/24:

-  **36 +** individuals volunteered regularly in our centre kitchen & charity shop.
-  **2,000+** volunteer hours were given preparing meals alone.
-  New **volunteer co-ordinator** appointed to provide charity-wide volunteer support.

St Petrock's simply could not operate without the enthusiastic support of our volunteers, who give generously of their time, skills and energy to support our staff and make our work possible. Our annual Away Day in 2023 focused on boosting opportunities for volunteer involvement, and led to the appointment of an **organisation-wide volunteer coordinator**. With her aid, we carried out a thorough review of our volunteer processes, developed a new Volunteer Charter, and implemented effective new steps to ensure successful volunteer recruitment, training, support and retention across the charity. We also introduced a new programme of volunteer social events (kicking off with a Christmas buffet and Spring Cream Tea) to bring volunteers together from across the organisation and express our thanks for all they contribute to our work.

The majority of our regular volunteers help weekly in our **centre kitchen** (preparing rough-sleeper meals under the supervision of our Catering Manager) or in our Petrock's Place **charity shop** (which offers a range of opportunities, from customer-facing roles to roles sorting donations and organising stock behind the scenes.) We also benefitted greatly from ad hoc support from **corporate volunteers** and input from **skilled professionals**, who gave generously of their specialist expertise. We were particularly grateful this year for AB Brand & Marketing for digital marketing support for our campaigns, Freeride Media & Rob Harding for their stunning photography and All Told for producing our Christmas video, among many, many more.

Giving Our Clients a Voice: Campaign Work

As charity, we are passionate about using our independence to speak up to **increase local understanding of homelessness issues**, and ensure the real needs of our clients are heard. Alongside ongoing advocacy, in 2023/24 we contributed to Exeter City Council's Homelessness Strategy, and took part in regional and national working groups around 'preventable deaths', and accommodation for ex-offenders. We have also worked hard to



Photo: St Petrock's

raise the charity's public profile with the **media**, and across the wider community, and especially to create opportunities for our clients themselves to speak out directly on the matters that concern them. St Petrock's is now recognised as a key voice for those experiencing homelessness in the Exeter community, and was regularly approached for media interviews throughout 2023/24.

We were able to use this public platform to great effect in 2023/24 in response to Devon County Council's proposals to abolish their £1.5 million Homelessness Prevention Fund. Abolition of the fund was likely to lead to soaring rough-sleeper numbers and severely diminished accommodation options in the city. Collaborating closely with partners in Exeter Homelessness Forum, St Petrock's campaigned hard against the cuts by gathering evidence of their anticipated impact, raising the profile of the issue in local media, and attending Council meetings to ensure our clients' needs were heard. Cuts were subsequently postponed until at least March 2025, whilst alternative funding mechanisms were explored.

St Petrock's also worked hard to develop relationships within the **business community** and partnered closely with InExeter in 2023/24. These relationships help increase understanding of the needs of our clients, allows us to act as a trusted contact point if they have concerns around client welfare or behaviour, allays public anxieties and improves the social environment in the city centre for the benefit of all.

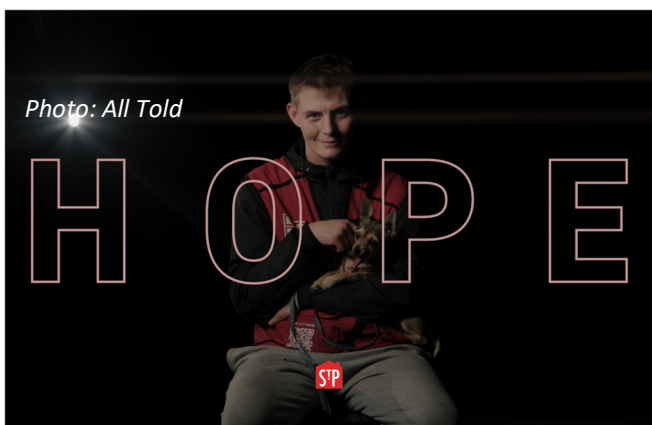


Photo: All Told

Our **2023 Christmas Video**, produced with generous support from All Told, created opportunities for former and current clients to tell their own stories directly to camera, and to a wider audience. Featuring individuals from a range of backgrounds & differing homelessness contexts (including rough-sleeping and insecure housing), the video aimed to breakdown stereotypes, and show the diversity of experience often involved.

The film was subsequently shortlisted for a **Big Syn International Film Festival Award**.

In 2023/24:



38% of our income came from financial donations from across the local community, and a further **6%** from community 'gifts in kind'.



New **Ambassador scheme** launched to help raise St Petrock's Community profile.



New **website** launched, alongside our quarterly e-newsletters & re-energised social media, to update supporters on our work

Community Engagement & Fundraising

As Exeter's local charity, St Petrock's is immensely grateful to receive extensive and enduring support from wide sections of the local community, whose generous gifts of **finance, fundraising, skills, donated items and time** are key to all we do.

Fundraising Events & Campaigns



In May, keen runners took part in the **Great West Run** for St Petrock's. We're also grateful for creative & energetic individuals who took on a range of other sponsored events throughout the year.

In July, cafes, restaurants and other local venues took part in our first **Big Cream Tea** campaign to raise funds and awareness of our work.



Our second annual **Christmas video campaign** was highly successful, raising £49,423 & engaging a new, wider audience to increase understanding of homelessness.

Fourteen intrepid individuals prepared to take part in our new annual fundraising event, **The Big Night Out** – sleeping outside, in a shed, on a beach & in a treehouse – in support of people without a home.



Food & Item donations



Coffee donations from Amazon Wishlist

Donations of **clothing, sleeping bags & equipment** – kindly collected by individuals, in workplaces & by other groups – were the mainstay of our rough sleeper survival services and were particularly appreciated in a year that saw a 30% increase in demand.

Donations of **non-perishable food** from schools & churches at harvest time equipped us to prepare rough-sleeper meals throughout the year. We're also very grateful to students at Exeter Cathedral School and West Exe School, the Hindu Cultural Centre, and keen bakers in the community who prepared regular meals, curries, cakes and other delicious treats for our clients to enjoy.

Business Partnerships



Bird & Blend Co. Tea

In 2023 we launched our **Petrock's Partners** scheme, creating new ways for local businesses to support our work. We're immensely grateful for the wide range of businesses who have supported us through nominating St Petrock's as their Charity of the Year, through regular monthly donations, bake sales & creative fundraising activities, putting us forward for small grants, donating specialist clothing & equipment, free meeting & storage space, professional expertise & volunteering days – thank you so much!

The many individuals and organisations who have provided assistance to St Petrock's are far too numerous to name individually. However, the Trustees wish to extend their heartfelt thanks to all of the charity's benefactors, volunteers, friends and staff who make our work possible.

Financial Review

Financial Position

The year ended with a surplus of £95,806. Most of this arose on the unrestricted funds, with the restricted funds showing a deficit of £12,947. The available surplus for the year has been transferred to the Development Reserve for the provision of additional housing.

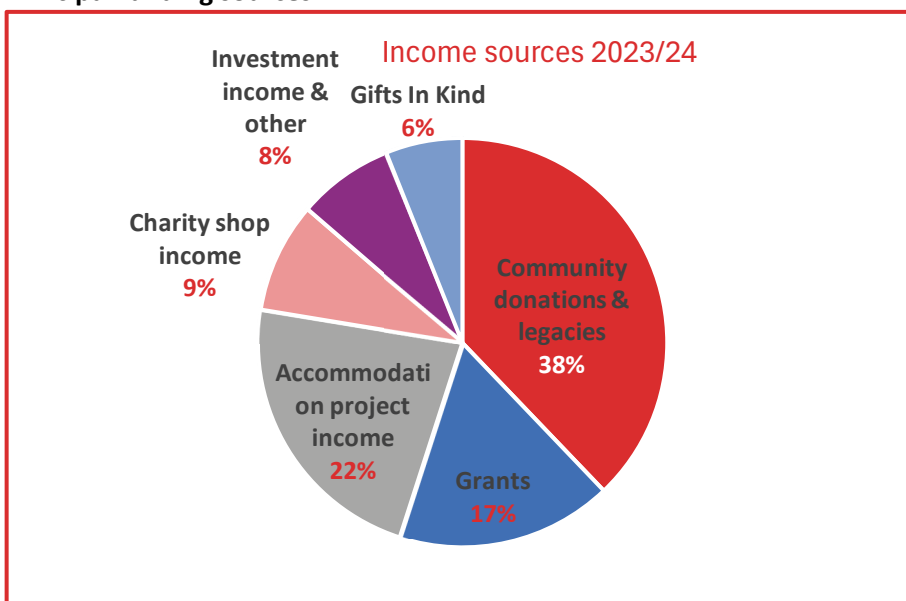
At the year-end our unrestricted **net current assets** stood at £1,428,473 compared to £1,571,038 in the previous year.

Overall, the charity's **total income** rose to £916,724 compared with £742,637 in the comparative period. The charity benefited from a generous National Lottery grant of £74,960 towards running costs. Donations from the community (businesses, churches, faith groups, individuals and other small groups) increased 30% to £337,084. During the year under review, the charity was very fortunate to receive legacy income of £327,962. Whilst all but £9,993 of that sum had already been taken into income in previous periods for accounting purposes, the sum contributed strongly to cash reserves.

Whilst we have a strong cash position it is not the policy of the charity to hold funds other than to safeguard its immediate future and ensure continued support for its clients. As introduced in last year's Annual Report and Accounts, we have committed much of recent years' unexpected legacy income to a Development Reserve for buying or developing new homes for people who are homeless or at risk of homelessness, a key strategic objective identified in our five-year strategic plan. In line with that objective, during the year the Charity bought another house, total costs incurred on that project by the year end amounting to £261,041, this expenditure being met from the Development Reserve.

Expenditure rose in 2023/24. Alongside charity-wide inflationary purchase costs, staff costs rose 11% to £523,131. Expenditure on charitable activities rose 13% to £679,591.

Principal funding sources



St Petrock's seeks to maintain a diverse range of funding sources to mitigate risk and avoid over-reliance on any one funder. This approach also enables us to maintain an independent voice in speaking up on behalf of our clients, and adapting services flexibly to their needs.

Despite national economic challenges, we have continued to benefit from great support from the local community as is clearly demonstrated by the impressive increase in community donations.

We lost our external bid-writer in the year and freeing up time for applying for **grant income** from trusts and foundations is a pressing priority for the year ahead to ensure we continue to receive the level of income we need for the vital services we provide, as well as to expand our provision to meet growing need.

Our **housing projects** continued to provide a steady source of income for the charity, covering the costs of maintaining and managing our properties, although the cost of providing support to our residents is met primarily from our wider general donor income. **Sales income** at our Petrock's Place charity shop rose in its third year of trading to £79,805, and it is now making a small contribution to the charity's funds after deduction of rent, salaries and other costs.

Investments

The policy regarding any monies in excess of immediate requirements is that they should be safely invested, readily available and earning interest. At present such monies are deposited in a Charities Official Investment Fund account. With interest rates at their current level, this is a sensible place to have our funds deposited and they provide a healthy income every month for the charity.

Reserves policy

St Petrock's reserves policy is to hold not less than 6 months' expenditure as unrestricted and undesignated free reserves (i.e. net of fixed assets) to meet general running costs and ensure ongoing operations are sustainable.

The total reserves stood at £2,089,755 of which £10,237 were held on restricted funds. £264,005 was invested in the charity's fixed assets so was not available for general expenditure purposes.

The charity has three designated funds as follows:

- The **Development Reserve** which holds £927,765. As highlighted above, as part of the strategic plan this will be used to acquire further property to meet our clients' need for good quality accommodation. The charity acquired a further property in the year under review financed by this fund.
- The **Major Maintenance Reserve**, which stands at £59,000 and to which £7,000 is to be added each year. This fund covers major repairs and planned major maintenance to properties we own and lease.
- The **Staff Redundancy Reserve**. This reserve stands at £70,000 and is held to cover the estimated statutory redundancy costs should the charity cease trading. The Trustees believe this reserve is an essential financial safety net to ensure we can meet our statutory obligations towards our staff.

At the balance sheet date, after adjusting for restricted and designated funds and fixed assets, our **free reserves (i.e. reserves excluding fixed assets and restricted reserves)** amounted to £1,428,473, which includes the £927,765 held in the designated Development Reserve. The charity always tries to keep free reserves to meet six months normal costs. Our free reserves are therefore sufficient to meet the minimum we have historically considered necessary.

Plans for the Future

As a General Election year, 2024/25 contains significant national economic and geopolitical uncertainties, many of which will have a clear material impact on the lives of vulnerable people in our city in time. However, given the long-term nature of factors contributing to current high levels of homelessness, including acute local housing shortages, we anticipate that demand for our services is unlikely to reduce in the year ahead. With Exeter's only Citizen's Advice Bureau facing significant service reduction or closure, and renewed threats to Devon County Council's funding of adult homelessness services in March 2025, current trends of reduced external local services look set to continue for the foreseeable future.



Against this backdrop, provision of accessible, timely specialist support in crisis to people facing homelessness will continue to be of critical importance. The past year has illustrated both our ability as an organisation to successfully scale up frontline support in response to local need, and to do what we can to alleviate it in the future through influencing local policy and decision makers. As a local charity that is uniquely dedicated to standing with and for people experiencing homelessness for the long haul, we are committed to developing both responsive and preventative elements in the year ahead, whilst cultivating the further resources needed to support our long-term mission and increase future provision.

Our five year Strategic Plan, which is reviewed regularly, maps out key priorities, sets realistic parameters, seeks to maximise our limited resources and ensure their effective use. Key priorities for 2024/25 include:

Developing our frontline homelessness services to maximise impact: The past year has evidenced the benefits of higher levels of frontline staffing in light of clients' complex needs, increasing opportunities for **productive one-to-one key-working** to help individuals move forward. We will look to develop this further, within available resources, through further developing our **drop-ins with partner agencies** and, in time, involving suitably experienced and **trained volunteers** in appropriate areas of service delivery.

We are also encouraged by increased, effective use of the centre to provide safe day-time respite from the streets this year, and will look to develop this further through expanding our programme of **positive meaningful activity**, including through local partnerships. Mindful of the increased demand for **basic telephone advice** sought by people facing homelessness for the first time, we will also roll out further training and signposting resources for our team.

Increasing our housing provision: Following the purchase of our third recovery house in January 2024, renovation of the property will be an immediate focus this year, alongside furnishing, decorating and equipping it with all that's needed to create a comfortable, welcoming home. We aim to open the new house to the first four residents in late Summer 2024, increasing our total accommodation capacity to **23**.

Purchase of the house was made possible thanks to unusual one-off legacy income in the past few years, which has been set aside in a **Development Fund** for this purpose. Trustees have resolved to maximise the efficacy of this fund through become a **Registered Provider of Social Housing** – a move that in time will enable us to further increase our housing provision by drawing on capital funding from the Government's agency for housing delivery, Homes England. We will continue with measures to strengthen our internal housing management, policies, procedure and governance to demonstrate our full compliance with the Regulator of Social Housing's framework, as well as the anticipated new regulations for supported housing, in preparation to submit an initial application for Registered Provider Status in late 2024. These measures will help us provide the best possible housing and support for our residents. Meanwhile, we will continue to review the effectiveness of our current housing, assess local need, and consult with our clients, with a view to purchasing or developing further housing in time.

Embed the voice of lived experience in our governance and services: People with lived experience of homelessness have unique insights into what really works. We are determined to ensure their voice is heard properly and shapes both our governance and our services delivery. Strengthening mechanisms for **client feedback** and encouraging active involvement in decision-making processes at multiple levels of the organisation is a key consideration at every point in our wider service development. We are exploring effective options for internal easy-access participation, hosting **client focus groups** internally and will recruit at least one individual with lived experience of homelessness to our **Trustee Board** in 2024.

Representing the needs of our homeless clients in local decision-making: We will build on our increased profile to continue to advocate for our clients in local strategic decision-making in 2024/25, including to pursue provision of emergency severe weather accommodation, improved access to mental health and social care, and further response to potential cuts to Devon County Council homelessness prevention funding as needed. We will use our media relationships to pro-actively create opportunities for our clients to make their stories, views and voices heard.

Resource our growing service provision community fundraising & bid-writing income:

Like all organisations, we are facing ongoing increases in running costs due to inflation, at a time of rising demand for our services. As we are committed to being a local, independent charity, community support is central to our operating model, yet this reliance also makes us susceptible to the impact of the cost-of-living crisis upon our supporters. Whilst we have done well to strengthen community giving this year, we are mindful that sustaining this cannot be guaranteed. We are taking decisive steps to boost our fundraising income through new channels, attract new grant funders and further diversify our income streams in the year ahead. Key steps to boost community giving in 2024/25 will include building on our programme of **regular fundraising events and campaigns** (including developing our successful 'Big Night Out' event), establishing new business partnerships and introducing a new **legacy giving scheme**. We also aim to build on solid partnerships with local churches, and provide resources to help them link their faith to issues related to homelessness. St Petrock's **30th Anniversary** in 2025 will provide memorable opportunity to reflect on past achievements, raise awareness of current homeless issues and garner future support.

Finish modernisation of core systems:

Following extensive work to strengthen all our core processes in recent years, we will complete the final stages of work to fully modernise our IT systems in 2024/25. Following delayed installation of appropriate internet facilities, we will carry out full file migration to the cloudbased management system Sharepoint to improve efficient, secure data sharing across the organisation. We successfully introduced a customised client database, Inform, in 2023, and will continue to develop its data-reporting capabilities in the year ahead to guide targeted service monitoring and development. We will also review our data protection processes and roll out updated training in light of the changes made.



The Charity's Objects

as defined by the memorandum and articles of association, are

- (i) to relieve persons resident in Exeter and neighbourhood who are in conditions of need, hardship and distress, who are homeless or threatened with homelessness.
- (ii) the provision of social housing or other rented accommodation for persons who are homeless or at risk of homelessness.

Public Benefit



Photo: Freeride Media

St Petrock's Trustees review our activities and strategies each year to ensure that we are effective in reaching those most in need in the local area, and in meeting our longer term aims. By carrying out this review, the Trustees consider that they have complied with the duty, as outlined in Section 17(5) of the Charities Act 2011, to have due regard to general guidance published by the Charity Commission on Public Benefit and in particular its supplementary public guidance on the Prevention or Relief of Poverty for the Public Benefit.

St Petrock's homelessness and housing services provide essential frontline interventions to some of the most vulnerable people in our area. They help individuals stay alive in very challenging circumstances, rebuild their lives, move towards independent living and achieve their potential. The services we provide also benefit the community. Our early interventions, and liaison reduce pressures on statutory services, and improve the social environment. Our work increases understanding of homelessness and helps foster community cohesion.

Principal risks and uncertainties

Risk management objectives and policies

Whilst it is impossible to completely eliminate wider risks given the nature of our frontline services, systems and procedures have been established to identify and manage those risks.

Risk register: The Trustees give consideration to the major risks to which the charity is exposed via a risk register, which is reviewed and updated at Board meetings throughout the year. These include reviews of internal and external governance, operational, financial, compliance and reputational risks that, if occurring, would be likely to affect the ongoing work of the charity. The Trustees are satisfied that procedures and systems are in place to monitor and control these risks and to mitigate any impact that they may have on the charity and in its future operations.

Health & safety: St Petrock's receives advice and support from a specialist Health and Safety consultancy firm, who carry out annual reviews and provide assistance to ensure ongoing compliance, internal audits, and record-keeping. Our health & safety policy was comprehensively rewritten in 2023, and updated risk assessments rolled out across the organisation. All staff receive mandatory health & safety and fire warden training, which is updated regularly. Staff and volunteers also receive IOSH training, food hygiene and first aid training as appropriate to their role.



Safeguarding: As we work with vulnerable adults, all staff and volunteers must comply with the extensive measures set out in our safeguarding policy. All staff and volunteers undergo DBS checks at the highest permissible level, alongside other recruitment checks, and receive mandatory professional boundaries training. Staff undertake safeguarding training at a level appropriate to their role.

Data protection: St Petrock's takes data protection seriously. We review our practices to ensure compliance with the UK General Data Protection Regulations (GDPR) and are registered with the Information Commissioners Office (ICO).

IT & cyber security: Ongoing managed support from a professional IT company, including systems monitoring & maintenance, anti-virus & security software and data back-up, helps ensure appropriate data security and cyber security measures are in place. Additional measures to strengthen IT security, update hardware, and software were introduced in 2024 following installation of new fibre-optic internet services, and will be followed by full roll-out of a Sharepoint system for secure data storage later in the year.

HR compliance: St Petrock's maintains a comprehensive staff handbook and appropriate policies for staff and volunteers. This includes policies covering data protection, equal opportunities, health & safety, safeguarding, confidentiality, expected behaviour and complaints. Our policies and handbook are currently being thoroughly reviewed with input from a professional HR consultancy, who provide ongoing managed support and an appropriate review schedule implemented.

Financial controls: Our financial controls document ensures a range of appropriate controls and internal monitoring processes are in place to provide reasonable assurance against fraud and error. Internal quarterly management accounts aid endeavours to keep expenditure in line with budget, track trends and forecasts, and are balanced against expected income streams and maintenance of appropriate reserves.

St Petrock's maintain appropriate insurance cover across all our operations, including public liability and Trustee indemnity insurance. We are registered with the Fundraising Regulator for external accountability for our fundraising practices.

Structure, Governance and Management

Governing document

The charity is constituted as a company limited by guarantee and not having a share capital. The memorandum and articles of association (incorporated 26th October 2001 and as amended on 25th May, 2nd January 2007 and 6th December 2023) are the governing documents of the charity.

Organisational structure

The charity is governed by the council of management, who are also Trustees for charitable purposes as well as company directors. Full Trustee meetings take place on a quarterly basis. The Board delegates powers to a series of subcommittees for Finance, Personnel, Fundraising & PR, Client Services and Capital Development. Each subcommittee comprises at least 3 Trustees, who meet regularly and report back to the full Board at the quarterly meetings. In addition, individuals who are not trustees but have specific relevant skills may be co-opted onto committees to provide expert advice, but do not have voting rights.

Responsibility for day-to-day management and leadership of the charity rests with an employed Chief Executive (who, as an employee of the charity, is not a trustee or company director). The Chief Executive reports to the Trustees and facilitates strategic insight into discussion from an operational perspective. He is responsible for operational leadership and management of the charity, supervision of the senior staff team and representation of the charity to partner agencies and government authorities. He is also responsible for overseeing maintenance of accounting records and for preparation of proposals to funding bodies, under the supervision of the Treasurer and Trustees. The Chief Executive is supported by an operational team of 5 departmental managers in implementing measures across the organisation.

The charity has 21 full / part-time employees, and benefits from the support of around 35 regular volunteers.

Council of management appointment procedure

Individuals, who must be members of the company, are elected to the Council by the company sitting in general meeting. Alternatively, they may be appointed by members of the council provided two thirds of the members of the council concur in the appointment. One third of the council members retire by rotation at each annual general meeting but are eligible for re-election.

In February 2023, the Trustees formally adopted the Small Charities Governance Code to strengthen governance of the charity in line with best practice. The Code includes a recommendation that Trustees serve a maximum term of 9 years, other than in exceptional circumstances, which must be documented.

An induction process and copies of organisational policies and procedures, including the responsibilities of charity Trustees, is provided to all new Trustees.

All the members listed below, except for those who had retired before or been appointed after the year end, were members of the company at 31/03/24. As such they undertake to contribute to the assets of the charity in the event of a winding up, such contribution being limited to £1 per member.

Related parties and collaboration with other organisations

No Trustee receives remuneration or other benefits from the charity. The company is an independently managed charity. However, we have developed excellent collaborative relationships with both statutory and voluntary organisations to promote the sharing of ideas and resources and avoid duplication of services.

Reference & administrative details

Registered Company number: 04312156

Registered Charity number: 1090155

Registered office: 10 Cathedral Yard, Exeter, Devon EX1 1HJ

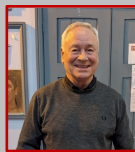
Trustees 2023/24



M J Hutchinson
Chair



C R K Albery
appointed 13.09.23



D H Beaven



C M Fursdon



D J Greensmith
appointed 13.09.23



R Maynard



P M Turner



J F J Sidaway



R M Whitson

R M Saltmarsh MBE *Vice Chair*

-resigned 10.05.23

M A B Lamb

-resigned 10.05.23

K Davidson

-resigned 14.07.23

We are very grateful for all our Trustees, past and present, have contributed to the management of St Petrock's, and in helping it develop into all it is today.

Independent Examiner

Westcotts (SW) LLP, 47 Boutport Street, Barnstaple, Devon EX31 1SQ.

Westcotts will be proposed for re-appointment at the next Annual General Meeting.

Bankers

CAF Bank Ltd., 25 Kings Hill, West Malling, Kent ME19 4JQ.

The Royal Bank of Scotland plc, Sheffield Church Street (L) Branch, 1 Hardman Boulevard, Manchester, M3 3AQ.

Statement of trustees' responsibilities

The trustees (who are also the directors of St Petrock's (Exeter) Limited for the purposes of company law) 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 FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland". The report and accounts have been prepared in accordance with the provisions in the Companies Act 2006 relating to small companies.

Company law requires the trustees to prepare financial statements for each financial year. Under company law the trustees must not approve the financial statements unless they are satisfied that they 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 its income and expenditure, of the charitable company for that period. In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards, comprising FRS 102 have been followed, subject to any material departures disclosed and explained in the financial statements; and
- 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 that can 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.

The trustees are responsible for the maintenance and integrity of the corporate and financial information included on the charitable company's website. Legislation governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

Small companies provision statement

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

The annual report was approved by the trustees of the charity on 31st October 2024 and signed on its behalf by:

Jeremy Sidaway

Jeremy Sidaway
Trustee

Independent Examiner's Report to the trustees of St Petrock's (Exeter) Limited ('the Company')

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

Responsibilities and basis of report

As the charity's trustees of the Company (and also its directors for the purposes of company law) you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ('the 2006 Act').

Having satisfied myself that the accounts of the Company are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of your charity's accounts as carried out under section 145 of the Charities Act 2011 ('the 2011 Act'). In carrying out my examination I have followed the Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent examiner's statement

Since the Company's gross income exceeded £250,000 your examiner must be a member of a body listed in section 145 of the 2011 Act. I confirm that I am qualified to undertake the examination because I am a member of , which is one of the listed bodies.

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

1. accounting records were not kept in respect of St Petrock's (Exeter) Limited 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.



Catherine Williams FCA DChA
Independent Examiner
Westcotts (SW) LLP
47 Boutport Street
Barnstaple
Devon
EX31 1SQ
Date: 12th November 2024

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

	Note	Unrestricted funds £	Restricted funds £	Total 2024 £	Total 2023 £
Income and Endowments from:					
Donations and legacies	3	484,864	74,960	559,824	454,665
Charitable activities	4	207,266	-	207,266	175,108
Other trading activities	5	83,057	-	83,057	90,764
Investment income	6	66,577	-	66,577	22,100
Total income		841,764	74,960	916,724	742,637
Expenditure on:					
Expenditure on raising funds:					
Fundraising, PR & Campaigning	7	(52,535)	-	(52,535)	(48,103)
Trading activities	7	(88,792)	-	(88,792)	(84,415)
Charitable activities	8	(591,684)	(87,907)	(679,591)	(601,662)
Total expenditure		(733,011)	(87,907)	(820,918)	(734,180)
Net income/(expenditure)		108,753	(12,947)	95,806	8,457
Net movement in funds		108,753	(12,947)	95,806	8,457
Reconciliation of funds					
Total funds brought forward		1,970,765	23,184	1,993,949	1,985,492
Total funds carried forward 22		2,079,518	10,237	2,089,755	1,993,949

All of the charity's activities derive from continuing operations during the above two periods.

The funds breakdown for 2023 is shown in note 22.

(Registration number: 04312156)
Balance Sheet as at 31 March 2024

	Note	2024 £	2023 £
Fixed assets			
Tangible assets	15	651,045	399,727
Current assets			
Stocks	16	251	513
Debtors	17	42,016	359,845
Cash at bank and in hand	18	1,420,846	1,278,741
		<u>1,463,113</u>	<u>1,639,099</u>
Creditors: Amounts falling due within one year	19	<u>(24,403)</u>	<u>(44,877)</u>
Net current assets		<u>1,438,710</u>	<u>1,594,222</u>
Net assets		<u>2,089,755</u>	<u>1,993,949</u>
Funds of the charity:			
Restricted income funds			
Restricted funds		10,237	23,184
Unrestricted income funds			
Designated Funds		1,056,765	1,222,000
Unrestricted Funds		<u>1,022,753</u>	<u>748,765</u>
Total unrestricted funds		<u>2,079,518</u>	<u>1,970,765</u>
Total funds	22	<u>2,089,755</u>	<u>1,993,949</u>

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

Directors' responsibilities:

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

These financial statements have been prepared in accordance with the special provisions relating to companies subject to the small companies regime within Part 15 of the Companies Act 2006.

The financial statements on pages 4 to 22 were approved by the trustees, and authorised for issue on 31st October 2024 and signed on their behalf by:

Jeremy Sidaway

Jeremy Sidaway
Trustee

Statement of Cash Flows for the Year Ended 31 March 2024

	Note	2024 £	2023 £
Cash flows from operating activities			
Net cash income		95,806	8,457
Adjustments to cash flows from non-cash items			
Depreciation	7	12,687	19,770
Investment income	6	(66,577)	(22,100)
		<u>41,916</u>	<u>6,127</u>
Working capital adjustments			
Decrease in stocks	16	262	215
Decrease in debtors	17	317,829	60,741
Decrease in creditors	19	(20,474)	(4,920)
Net cash flows from operating activities		<u>339,533</u>	<u>62,163</u>
Cash flows from investing activities			
Interest receivable and similar income	6	66,577	22,100
Purchase of tangible fixed assets	15	(264,005)	(9,416)
Net cash flows from investing activities		<u>(197,428)</u>	<u>12,684</u>
Net increase in cash and cash equivalents		142,105	74,847
Cash and cash equivalents at 1 April		<u>1,278,741</u>	<u>1,203,894</u>
Cash and cash equivalents at 31 March		<u>1,420,846</u>	<u>1,278,741</u>

All of the cash flows are derived from continuing operations during the above two periods.

Notes to the Financial Statements for the Year Ended 31 March 2024

1 Charity status

The charity is limited by guarantee, incorporated in England and Wales, and consequently does not have share capital. Each of the trustees is liable to contribute an amount not exceeding £1 towards the assets of the charity in the event of liquidation.

The address of its registered office is:

10 Cathedral Yard
Exeter
Devon
EX1 1HJ

2 Accounting policies

Summary of significant accounting policies and key accounting estimates

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

Statement of compliance

The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice (applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)) (issued in October 2019) - (Charities SORP (FRS 102)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006.

Basis of preparation

St Petrock's (Exeter) Limited meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy notes. The accounts are prepared in sterling which is the functional currency of the charity.

Going concern

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

Income and endowments

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

Donations and legacies

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

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

Grants receivable

Grants are recognised when the charity has an entitlement to the funds and any conditions linked to the grants have been met. Where performance conditions are attached to the grant and are yet to be met, the income is recognised as a liability and included on the balance sheet as deferred income to be released.

Notes to the Financial Statements for the Year Ended 31 March 2024

Gifts in kind

Gifts in kind are recognised in different ways dependent on how they are used by the charity:

- (i) Those donated for resale produce income when they are sold. They are valued at the amount actually realised.
- (ii) Those donated for onward transmission to beneficiaries are included in the Statement of Financial Activities as incoming resources and resources expended when they are distributed. They are valued at the amount the charity would have had to pay to acquire them.
- (iii) Those donated for use by the charity itself are included when receivable. They are valued at the amount the charity would have had to pay to acquire them.

Investment income

Dividends are recognised once the dividend has been declared and notification has been received of the dividend due.

Expenditure

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

Raising funds

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

Charitable activities

Charitable expenditure comprises those costs incurred by the charity in the delivery of its activities and services for its beneficiaries. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support them.

Support costs

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

Governance costs

These include the costs attributable to the charity's compliance with constitutional and statutory requirements, including audit, strategic management and trustees meetings and reimbursed expenses.

Taxation

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

Tangible fixed assets

Individual fixed assets are initially recorded at cost, less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

Notes to the Financial Statements for the Year Ended 31 March 2024

Depreciation and amortisation

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

Asset class	Depreciation method and rate
Freehold buildings	2% per annum calculated on a straight line basis
Short leasehold property	10% per annum calculated on a straight line basis
Fixtures, fittings and equipment	25% per annum calculated on a straight line basis

Stock

Stock is valued at the lower of cost and estimated selling price less costs to complete and sell, after due regard for obsolete and slow moving stocks. Cost is determined using the first-in, first-out (FIFO).

Cash and cash equivalents

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

Fund structure

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

Designated funds are unrestricted funds set aside for specific purposes at the discretion of the trustees.

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

Financial instruments

Classification

Financial assets and financial liabilities are recognised when the charity becomes a party to the contractual provisions of the instrument.

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the charity after deducting all of its liabilities.

Recognition and measurement

All financial assets and liabilities are initially measured at transaction price (including transaction costs), except for those financial assets classified as at fair value through profit or loss, which are initially measured at fair value (which is normally the transaction price excluding transaction costs), unless the arrangement constitutes a financing transaction. If an arrangement constitutes a financing transaction, the financial asset or financial liability is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Financial assets and liabilities are only offset in the statement of financial position when, and only when there exists a legally enforceable right to set off the recognised amounts and the charity intends either to settle on a net basis, or to realise the asset and settle the liability simultaneously.

Financial assets are derecognised when and only when a) the contractual rights to the cash flows from the financial asset expire or are settled, b) the charity transfers to another party substantially all of the risks and rewards of ownership of the financial asset, or c) the charity, despite having retained some, but not all, significant risks and rewards of ownership, has transferred control of the asset to another party.

Financial liabilities are derecognised only when the obligation specified in the contract is discharged, cancelled or expires.

Notes to the Financial Statements for the Year Ended 31 March 2024

3 Income from donations and legacies

	Unrestricted funds General £	Restricted funds £	Total 2024 £
Community Donor Income	337,084	-	337,084
Legacies	9,993	-	9,993
Parish of Central Exeter (Rent Gift in Kind)	16,950	-	16,950
Grants	81,954	74,960	156,914
Gifts in kind	38,883	-	38,883
	<u>484,864</u>	<u>74,960</u>	<u>559,824</u>

	Unrestricted funds General £	Restricted funds £	Total 2023 £
Community Donor Income	259,014	-	259,014
Legacies	51,390	-	51,390
Parish of Central Exeter (Rent Gift in Kind)	16,950	-	16,950
Grants	90,524	5,726	96,250
Gifts in kind	31,061	-	31,061
	<u>448,939</u>	<u>5,726</u>	<u>454,665</u>

4 Income from charitable activities

	Unrestricted funds General £	Total 2024 £
Rent & service charges from resettlement accommodation	<u>207,266</u>	<u>207,266</u>

	Unrestricted funds General £	Total 2023 £
Rent & service charges from resettlement accommodation	<u>175,108</u>	<u>175,108</u>

5 Income from other trading activities

	Unrestricted funds General £	Total 2024 £
Petrock's Place shop income	79,805	79,805
Miscellaneous other income	3,252	3,252
	<u>83,057</u>	<u>83,057</u>

Notes to the Financial Statements for the Year Ended 31 March 2024

	Unrestricted funds General £	Total 2023 £
Petrock's Place shop income	60,152	60,152
Fundraising events	29,114	29,114
Miscellaneous other income	1,498	1,498
	90,764	90,764

6 Investment income

	Unrestricted funds General £	Total 2024 £
Interest receivable and similar income; Other interest receivable	66,577	66,577
	66,577	66,577

	Unrestricted funds General £	Total 2023 £
Interest receivable and similar income; Other interest receivable	22,100	22,100
	22,100	22,100

7 Expenditure on raising funds

a) Fundraising, PR & Campaigning

	Unrestricted funds General £	Total 2024 £	Total 2023 £
Staff costs	35,764	35,764	28,841
Other direct costs	6,885	6,885	12,633
Allocated support costs	9,886	9,886	6,629
	52,535	52,535	48,103

Notes to the Financial Statements for the Year Ended 31 March 2024

b) Trading activities

		Unrestricted funds	Total 2024	Total 2023
	Note	General £	£	£
Shop overheads		10,234	10,234	16,120
Staff costs		58,117	58,117	53,563
Depreciation		4,377	4,377	2,422
Allocated support costs	9	16,064	16,064	12,310
		<u>88,792</u>	<u>88,792</u>	<u>84,415</u>

All expenditure on raising funds for 2023 was unrestricted

	Direct costs	Allocated support costs	Total 2024
	£	£	£
Costs of generating donations and legacies	42,649	9,886	52,535
Costs of trading activities	72,728	16,064	88,792
	<u>115,377</u>	<u>25,950</u>	<u>141,327</u>

	Direct costs	Allocated support costs	Total 2023
	£	£	£
Costs of generating donations and legacies	41,474	6,629	48,103
Costs of trading activities	72,105	12,310	84,415
	<u>113,579</u>	<u>18,939</u>	<u>132,518</u>

Notes to the Financial Statements for the Year Ended 31 March 2024

8 Expenditure on charitable activities

	Unrestricted funds General £	Restricted funds £	Total 2024 £
Homelessness Services	219,797	87,907	307,704
Supported Housing Services	371,887	-	371,887
	591,684	87,907	679,591

	Unrestricted funds General £	Restricted funds £	Total 2023 £
Homelessness Services	297,244	-	297,244
Supported Housing Services	302,541	1,877	304,418
	599,785	1,877	601,662

	Activity undertaken directly £	Activity support costs £	2024 £
Homelessness Services	255,804	51,900	307,704
Supported Housing Services	326,166	45,721	371,887
	581,970	97,621	679,591

	Activity undertaken directly £	Activity support costs £	2023 £
Homelessness Services	254,632	42,612	297,244
Supported Housing Services	271,275	33,143	304,418
	525,907	75,755	601,662

Notes to the Financial Statements for the Year Ended 31 March 2024

9 Analysis of governance and support costs

Support costs allocated to charitable activities

	Fundraising, PR & Campaigning £	Trading activities £	Homeless- ness Services £	Supported Housing Services £	Total 2024 £	Total 2023 £
Payroll & personnel support	472	767	2,478	2,183	5,900	7,194
Other support	196	318	1,027	905	2,446	1,983
Bank charges	126	204	660	582	1,572	1,100
Subscriptions & books	664	1,079	3,487	3,072	8,302	2,248
Staff costs	6,086	9,890	31,953	28,149	76,078	59,057
Premises costs	633	1,028	3,322	2,927	7,910	6,223
Liability insurance	682	1,109	3,581	3,155	8,527	4,765
Equipment repairs, renewals & maintenance	146	237	766	675	1,824	1,729
Telephone (including mobiles)	99	161	521	459	1,240	1,167
Printing, postage, stationary and office consumables	203	329	1,063	937	2,532	2,333
Accountancy	216	351	1,134	999	2,700	2,458
Independent Examiner's remuneration	204	332	1,073	945	2,554	1,752
Other costs	118	192	619	542	1,471	1,975
Depreciation of tangible fixed assets	41	67	216	191	515	712
	<u>9,886</u>	<u>16,064</u>	<u>51,900</u>	<u>45,721</u>	<u>123,571</u>	<u>94,696</u>

Support costs are allocated in ratio of income within each area of the charity.

10 Net incoming/outgoing resources

Net incoming resources for the year include:

	2024 £	2023 £
Depreciation of fixed assets	12,687	19,770
Examination of the financial statements	<u>2,555</u>	<u>1,750</u>

11 Trustees remuneration and expenses

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

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

Notes to the Financial Statements for the Year Ended 31 March 2024

12 Staff costs

The aggregate payroll costs were as follows:

	2024 £	2023 £
Staff costs during the year were:		
Wages and salaries	470,355	419,011
Social security costs	34,134	34,086
Pension costs	18,642	17,981
	<u>523,131</u>	<u>471,078</u>

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

	2024 No	2023 No
Homelessness Services	9	11
Supported Housing Services	3	3
Trading activities	1	1
Fundraising, PR & Campaigning	1	1
Core Support Services	5	4
	<u>19</u>	<u>20</u>

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

13 Independent examiner's remuneration

	2024 £	2023 £
Examination of the financial statements	<u>2,555</u>	<u>1,750</u>

14 Taxation

The charity is a registered charity and is therefore exempt from taxation.

Notes to the Financial Statements for the Year Ended 31 March 2024

15 Tangible fixed assets

	Freehold property £	Short leasehold £	Furniture and equipment £	Total £
Cost				
At 1 April 2023	395,021	9,975	100,304	505,300
Additions	261,041	-	2,964	264,005
At 31 March 2024	656,062	9,975	103,268	769,305
Depreciation				
At 1 April 2023	14,543	5,178	85,852	105,573
Charge for the year	3,960	998	7,729	12,687
At 31 March 2024	18,503	6,176	93,581	118,260
Net book value				
At 31 March 2024	637,559	3,799	9,687	651,045
At 31 March 2023	380,478	4,797	14,452	399,727

16 Stock

	2024 £	2023 £
Stocks	251	513

17 Debtors

	2024 £	2023 £
Trade debtors	3,531	11,385
Prepayments	13,667	14,724
Accrued income	24,380	332,942
VAT recoverable	438	794
	42,016	359,845

18 Cash and cash equivalents

	2024 £	2023 £
Cash at bank	1,420,846	1,278,741

19 Creditors: amounts falling due within one year

	2024 £	2023 £
Trade creditors	2,505	3,353
Other creditors	4,857	3,908
Accruals	17,041	37,616
	24,403	44,877

Notes to the Financial Statements for the Year Ended 31 March 2024

20 Pension and other schemes

Defined contribution pension scheme

The charity operates a defined contribution pension scheme. The pension cost charge for the year represents contributions payable by the charity to the scheme and amounted to £18,642 (2023 - £17,981).

21 Contingent assets

During the year the charity was notified of an additional legacy, this is expected to be received during the 2025 accounts. This has not been recognised within the 2024 accounts due to the uncertainty surrounding the value of the distribution.

22 Funds

	Balance at 1 April 2023 £	Incoming resources £	Resources expended £	Transfers £	Balance at 31 March 2024 £
Unrestricted funds					
<i>General</i>					
General funds	748,765	841,764	(733,011)	165,235	1,022,753
<i>Designated</i>					
Staff redundancies	70,000	-	-	-	70,000
Major maintenance funds	52,000	-	-	7,000	59,000
Development fund	1,100,000	-	-	(172,235)	927,765
	<u>1,222,000</u>	<u>-</u>	<u>-</u>	<u>(165,235)</u>	<u>1,056,765</u>
Total unrestricted funds	<u>1,970,765</u>	<u>841,764</u>	<u>(733,011)</u>	<u>-</u>	<u>2,079,518</u>
Restricted funds					
Client specific	204	-	-	-	204
Other	22,980	74,960	(87,907)	-	10,033
	<u>23,184</u>	<u>74,960</u>	<u>(87,907)</u>	<u>-</u>	<u>10,237</u>
Total funds	<u>1,993,949</u>	<u>916,724</u>	<u>(820,918)</u>	<u>-</u>	<u>2,089,755</u>

Notes to the Financial Statements for the Year Ended 31 March 2024

	Balance at 1 April 2022 £	Incoming resources £	Resources expended £	Transfers £	Balance at 31 March 2023 £
Unrestricted funds					
General					
General funds	769,066	736,911	(732,303)	(24,909)	748,765
Designated					
Staff redundancies	70,000	-	-	-	70,000
Major maintenance funds	45,000	-	-	7,000	52,000
Development fund	1,100,000	-	-	-	1,100,000
	1,215,000	-	-	7,000	1,222,000
Total unrestricted funds	1,984,066	736,911	(732,303)	(17,909)	1,970,765
Restricted funds					
Client specific	1,149	-	(945)	-	204
Other	277	5,726	(932)	17,909	22,980
	1,426	5,726	(1,877)	17,909	23,184
Total funds	1,985,492	742,637	(734,180)	-	1,993,949

Designated fundsStaff Redundancies

If at some future date the charity was unable to attract sufficient funding to continue its activities then some or all of its employees would be made redundant. It is considered important that employees should not be disadvantaged by working for a charitable organisation. Thus funds are to be set aside to meet the estimated statutory redundancy entitlements.

Major Maintenance Fund

This maintenance fund sets aside sums to cover the cost of future major repairs to the charity's freehold properties and potential reinstatement costs for its rented properties such as the centre and the South Street flats.

Development Fund

This fund has been established to help meet the costs of future developments, including the purchase of further properties.

Restricted fundsClient Specific Funding

This fund represents individually small amounts received for the benefit of specific clients and often only for specific purposes

Other Restricted Funds

These funds represent other grants and donations given for specific purposes. Restricted funds included small grant funding received for a mental health service (providing individual psychotherapy and counselling with a fully qualified psychologist), staff training & welfare services, food, mobile phones & survival equipment costs for rough-sleepers, and homelessness and housing service specific costs.

Notes to the Financial Statements for the Year Ended 31 March 2024

23 Analysis of net assets between funds

	Unrestricted funds	Restricted funds	Total funds at 31 March 2024
	General £	£	£
Tangible fixed assets	651,045	-	651,045
Current assets	1,452,876	10,237	1,463,113
Current liabilities	(24,403)	-	(24,403)
Total net assets	2,079,518	10,237	2,089,755
	Unrestricted funds	Restricted funds	Total funds at 31 March 2023
	General £	£	£
Tangible fixed assets	399,727	-	399,727
Current assets	1,615,915	23,184	1,639,099
Current liabilities	(44,877)	-	(44,877)
Total net assets	1,970,765	23,184	1,993,949

24 Related party transactions

Unrestricted donations and gifts in kind of £1,900 (2023: £1,300) were received from Trustees and their related parties. There were no other related party transactions

25 Contingent liabilities

The charity is entitled to a one fifth share of the rights and entitlements of a loan agreement. The date and the amount of the capital to be repaid are determined by the disposal of and value of a property in Exeter. Until such time as the property is disposed of the charity must meet one fifth of one half of the costs of any external repairs to the property. Although the charity is obligated to meet these repair costs no security has been given. The property is insured and in a good state of repair so whilst there can be no certainty it is considered unlikely that any material costs will be incurred in the foreseeable future. The charity has established a designated fund to meet any such costs.

ST PETROCK'S (EXETER) LIMITED

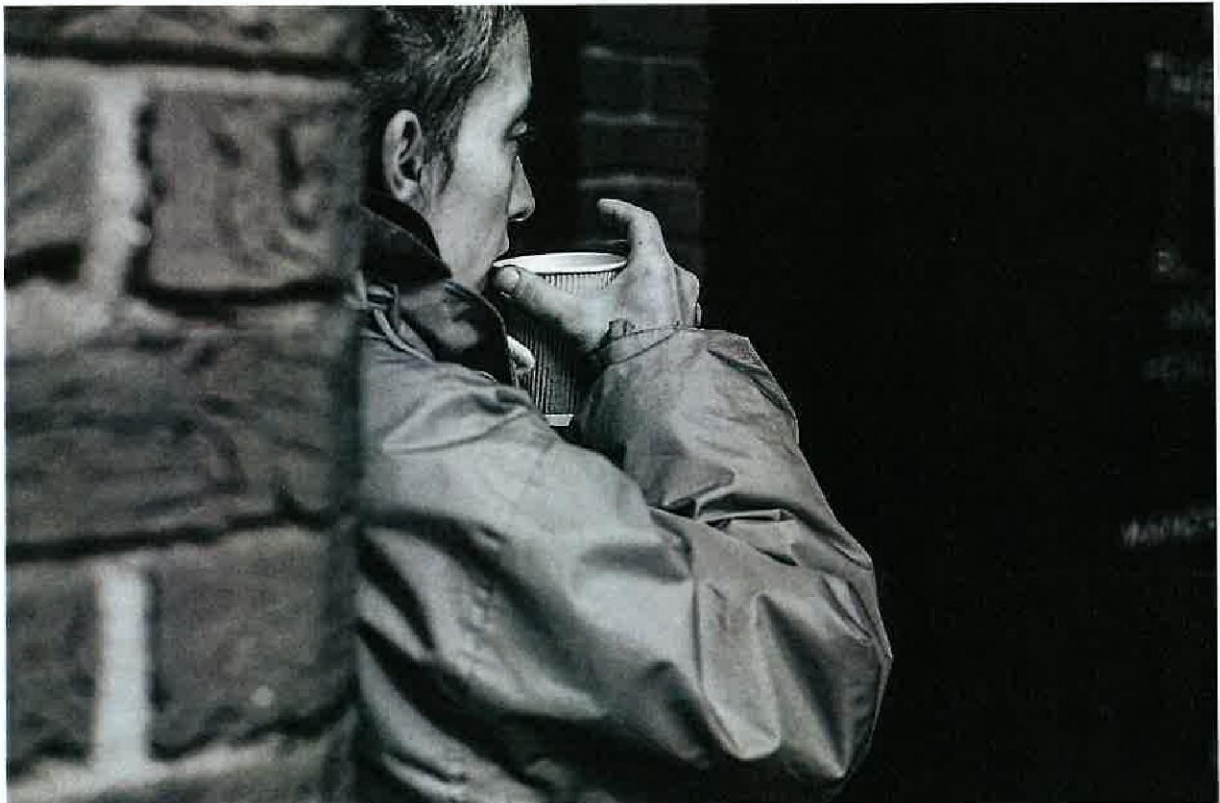
England & Wales - Charity number 1090155

Accounts



St Petrock's

Responding Positively to Homelessness



Report of the Trustees &
Financial Statement for the
Year Ended

31st March 2023

St Petrock's (Exeter) Limited

(A company limited by guarantee)

Company registration number: 04312156 Charity registration number: 1090155

St Petrock's (Exeter) Limited

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St Petrock's (Exeter) Limited

Trustees' Report

The Trustees present their annual report, together with the financial statements of the charity, for the year ended 31 March 2023. These documents are also prepared to meet the requirements for a Directors' Report and accounts for Companies Act purposes.

The Trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities, preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and ROI (FRS 102) (effective 1 January 2015).

1. Objectives, aims and activities

St Petrock's (Exeter) Ltd is Exeter's leading independent, local charity supporting people who are experiencing homelessness.

1.1 Charitable objects

The charity's objects, as defined by the memorandum and articles of association, are *to relieve persons resident in Exeter and neighbourhood who are in conditions of need, hardship and distress, who are homeless or threatened with homelessness.*

1.2 Our vision

St Petrock's vision is that everyone experiencing homelessness can feel safe in a place that they can call home.

1.3 Our mission

Our mission is to stand with and for people experiencing homelessness. We will not give up until everyone in the Exeter area can enjoy a place called home.

1.4 Our values

As a small charity, consistent delivery of our services depends on the generosity of the local community and the willingness of our staff and volunteer teams to work collaboratively and flexibly to meet the needs of our clients.

Our work is informed by 7 Values which underpin not only *what* we do, but *how* we do it, and how we *relate* to one another. These are:

- **Respect:** We believe that everyone is worthy of respect and dignity.
- **Compassion:** We care about each individual and seek to meet them without prejudice.
- **Independence:** By staying independent, we can always put those we help first.
- **Perseverance:** We are here for the long haul, and will keep going for as long as the need exists.
- **Community:** We long for those we support to feel fully part of the generous local community which supports our work.
- **Integrity:** We commit to the highest standards of integrity and our values guide everything we do.

St Petrock's (Exeter) Limited

Trustees' Report

- **Accessibility:** The people we help face multiple challenges, but accessing our services must not be one of them.

1.5 Our aims

The causes of homelessness in our local area are multiple, complex and often deep-rooted at both personal and societal levels. They rarely involve merely a lack of shelter, or vanish when someone has a roof over their head. St Petrock's works to address homelessness alongside the wider disadvantage and social exclusion that both contribute to a person becoming homeless, and make recovery challenging. We aim to:

- **Prevent** homelessness occurring in the first place.
- **Support** people who are experiencing homelessness to address physical, social, emotional and financial needs.
- **Increase** access to housing, including by provision of accommodation, and help individuals maintain their accommodation.
- **Improve** the health, wellbeing and life expectancy of clients.
- **Enable** access to training, volunteering, employment.
- **Reduce** re-offending and provide positive contributions to communities.

1.6 Our services

St Petrock's services provide accessible, tailored support to homeless individuals at their point of need, and at all stages of their journeys towards more settled lives. Via our centre in Exeter's Cathedral Yard, our outreach work around the city and through our housing in the community, we help people rebuild their lives, achieve their potential and move towards independent living.

We work hard to ensure that our services are adaptable, flexible and responsive to the evolving needs of our clients and the wider context in which they operate. Working closely with local partners, we aim to identify and fill gaps in existing provision.

In 2022/23, St Petrock's services included:

- **Rough sleeper outreach & meal provision**
- **Rough sleeper survival services** (showers, laundry, clothing, sleeping bags, phone access etc)
- **Housing / homelessness advice**, assessment & referral
- **Key-working, advocacy & support** to access healthcare, drug/alcohol services and other specialist support
- **On-site healthcare**, nurse & mental health clinics, chiropody & haircuts
- **Welfare benefits advice service**
- **Wellbeing, skills and creative groups**
- **Supported housing** via 2 recovery houses and 5 flats
- **Petrock's Place charity shop & hub**
- **Community engagement & education** around homelessness issues

St Petrock's (Exeter) Limited

Trustees' Report

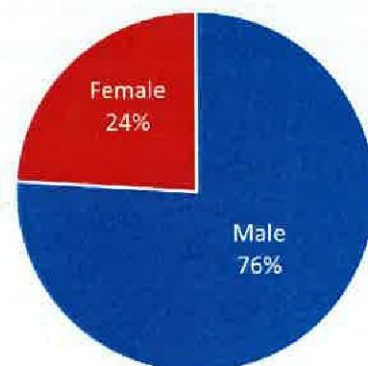
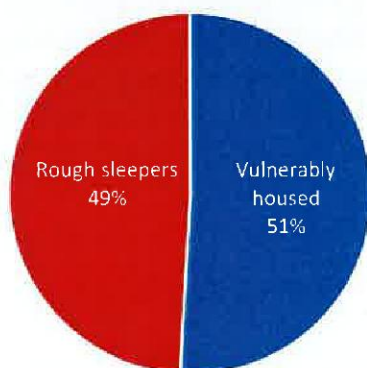
1.7 Our beneficiaries

Our primary beneficiaries are people who are:

- Currently **rough sleeping** (on the streets, in doorways, tents, sheds, caravans, cars etc.).
- **Insecure or inappropriate housing** (i.e. - overcrowded, lacking essential amenities, exploitative / abusive landlord).
- In **emergency or temporary accommodation** (e.g. – B&Bs, hostels or hotels).
- **'Sofa-surfing'** with friends or family.
- At **risk of homelessness** following release from prison, hospital, mental health or supported living facilities.
- At risk of **eviction**.
- Struggling to access accommodation, or need additional support to maintain tenancies.

The majority of people accessing our **homelessness services** are single adults with no statutory rights to accommodation. Most are isolated from support networks, family and friends, and have long-term experience of social and economic disadvantage. Most are coping with serious mental health or emotional issues, are living with learning difficulties and/or have poor physical health. Many will have experienced childhood trauma or family breakdown; a significant proportion have a background in care. For some, these factors contribute to the development of alcohol or substance misuse or offending behaviour. These issues can both contribute to their homelessness and make it difficult for them to move forward without support.

Profile of people accessing St Petrock's Homelessness Services in 2022/23



Our **housing services** support and accommodate people with a range of housing or support needs. They include vulnerable individuals of all ages who have experienced or been at risk of homelessness, some of whom have slept rough.

St Petrock's (Exeter) Limited

Trustees' Report

1.8 Public benefit

St Petrock's Trustees review our activities and strategies each year to ensure that we are effective in reaching those most in need in the local area, and in meeting our longer term aims. By carrying out this review, the Trustees consider that they have complied with the duty, as outlined in Section 17(5) of the Charities Act 2011, to have due regard to general guidance published by the Charity Commission on Public Benefit and in particular its supplementary public guidance on the Prevention or Relief of Poverty for the Public Benefit.

St Petrock's homelessness and housing services provide essential frontline interventions to some of the most vulnerable people in our area. In doing so, they help individuals stay alive in very challenging circumstances, rebuild their lives, move towards independent living and achieve their potential. The services we provide benefit not only the direct recipients, but also the local community. Our early interventions, preventative work and liaison reduce pressures on statutory services, and improve the social environment for the public. We also serve as an informed conduit through which people can channel goodwill to address homelessness in our city. Our work increases understanding of homelessness and helps foster community cohesion.

2 Strategic report: main achievements and performance in 2022/23

2.1 Overview: key challenges & achievements in 2022/23

The escalating impact of continued austerity measures coupled with cost-of-living pressures had a marked impact on every area of St Petrock's work in 2022/23, and brought increasing numbers of people to our doors. Local Housing Allowance rates have consistently failed to keep pace with sharply rising rents, making private rented accommodation financially unattainable for the vast majority of our homeless clients who depend on state benefits; with increasingly prohibitive waiting lists for social housing, finding alternative options is extremely challenging. Meanwhile, cuts to other services, particularly in mental health and social care, have further reduced the capacity of vulnerable adults to sustain accommodation. Sharp inflationary increases of basic essentials such as heating, lighting and food has increased the incidence of people losing their home due to not being able to keep on top of basic bills. Cumulatively, this has resulted in increasing numbers of people experiencing homelessness and rough sleeping for the first time in our city, the duration of their homelessness and the complexity of their social and economic needs.

St Petrock's (Exeter) Limited

Trustees' Report

St Petrock's has been well placed to rise to these challenges. Following three years of disruption and uncertainty through the Covid pandemic and subsequent death-in-post of St Petrock's long-term project manager, 2022/23 has been a time of stabilisation, new energy and focus for the charity. We have invested significant time and financial resource in strengthening and professionalising many of our core finance, HR, communications, fundraising and IT functions over the course of the year, drawing on the expertise brought by new additions to our Trustee Board and local partnerships. This internal development has brought greater underlying stability to the organisation, enabling us to support our frontline services effectively through the increasing daily pressures they face. The appointment of new Director, Peter Stephenson in November 2021, and subsequent recruitment of other skilled individuals to both the staff and Trustee team, has brought a new sense of strategic direction to the charity, and facilitated longer-term planning to address the mounting crisis of homelessness in our city. We have also worked hard to develop relationships within the community and the press to represent our clients' needs, establishing the charity as a key independent voice on homelessness issues in the local area.

Key achievements over the year included:

- Supporting over 300 'new contacts' through our daily homelessness survival services, including through protracted periods of severe weather.
- Being shortlisted for a national award for our mobile rough-sleeper service on Exeter's streets.
- Expanding our range of on-site health and wellbeing services, in partnership with the Clocktower Surgery, the Hair Academy and a local clinical psychologist
- Initiating and chairing the Exeter Homelessness Forum, to encourage a strategic, city-wide response to local homelessness issues.
- Giving a voice to people with lived experience of homelessness through social media, interviews, teaching opportunities and facilitated meetings with Exeter City Councillors.
- Increasing community support & understanding of homelessness through implementation of a new PR and community fundraising strategy.
- Significant review and strengthening of key governance, HR, Health & Safety and finance policies and procedures, with the support of specialist consultancies.

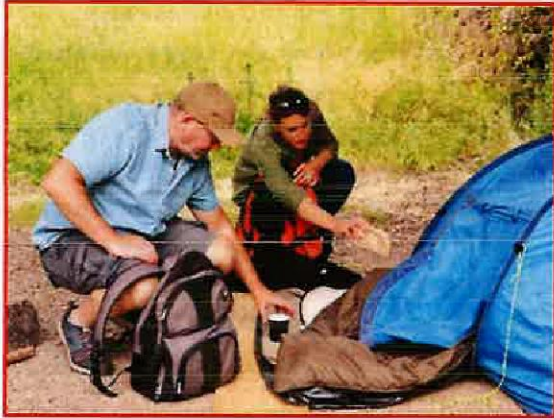
The Trustees would like to extend their thanks to the determination and dedication of St Petrock's staff, volunteers and exceptional levels of community support, which have enabled the charity to provide consistent, high-quality support to some of the most vulnerable people in our city throughout the challenges of the past year

St Petrock's (Exeter) Limited

Trustees' Report

Homelessness services

2.2 Mobile rough sleeper outreach



In 2022/23 our mobile outreach team:

- Made contact with over **300** new individuals who were homeless or at risk of homelessness.
- Engaged with an average of **20** people per day on Exeter's streets.

St Petrock's **mobile rough sleeper service** takes personalised support out on to Exeter's streets twice each weekday, engaging with people experiencing homelessness at their point of need. Our team often walk 6+ miles around the city, serving hot drinks, breakfasts and cooked lunches, building relationships and encouraging rough sleepers to access the range of specialist services available in St Petrock's centre for further support.

This pro-active approach enables the team to quickly identify people who are new to homelessness, and those with complex needs, who can be particularly vulnerable on the streets. The team liaise closely with local partners, and respond to welfare concerns from the public and missing person alerts from the police in order to locate and support those at risk.

This year, protracted periods of **extreme weather**, from heatwaves to extended periods of sub-zero temperatures, posed new and significant challenges for many people. Our team have distributed water, sun cream and self-care tips to reduce exposure, advised people about incoming storms, encouraged them to move to safer areas to avoid flood risks, and supported people to access the **limited emergency accommodation available**, at times with life-saving impact.

Case Study: Franc*

In December 2022, when the temperature plummeted to well below zero for several days, the team were given some intelligence that there was a rough sleeper near the cathedral. This allowed us to go straight to this individual and carry out a welfare check as well as providing hot drinks and food.

We cautiously approached the rough sleeper who was bedded down beneath a light sleeping bag. He was obviously very nervous as he jumped up to see who we were. We reassured him we were here to help and told him that we're from St Petrock's. It transpired that Franc was a Polish national who had fled modern slavery in another part of the country. He was obviously extremely cold, had limited English and had only light weight clothing so was therefore at risk of hypothermia.

We arranged for Franc to go directly to the centre where a colleague was able to offer a shower, warm clothing and a more suitable sleeping bag. More importantly we arranged contact with the local authority and the team coordinating emergency accommodation due to cold weather. Without this intervention Franc may well have simply 'fallen through the net' and been at real risk.

(*not his real name)

St Petrock's (Exeter) Limited

Trustees' Report



In 2022/23:

- 11,754 breakfasts & home-cooked lunches were prepared in St Petrock's kitchen
- This is an average of 47 per day.

Providing warm, home cooked food plays an essential role in supporting people's physical and emotional health while on the streets. Provision of hot food and drink on the street also enables the team to engage quickly with first-time rough sleepers, and builds the trust and relationship necessary for people to engage with the broader range of support provided by the charity.

A team of 10 kitchen volunteers, led by St Petrock's kitchen manager, prepared takeaway breakfast packs and homecooked lunches for around 30 people without a home every weekday throughout 2022/23. Non-perishable food was generously donated by local schools, churches and other groups at harvest time to supplement items purchased throughout the year. A number of supporters express their care by supplying St Petrock's with weekly home-baked cakes; other groups cooked special meals for distribution by our team. We also received weekly meals from students at Exeter Cathedral School as part of an educational partnership. Our outreach team faced increasing demand for hot meals from people struggling in emergency/temporary accommodation this year, as well as from rough sleepers, due to higher service charges, rising food costs, and in some cases, lack of facilities for preparing food

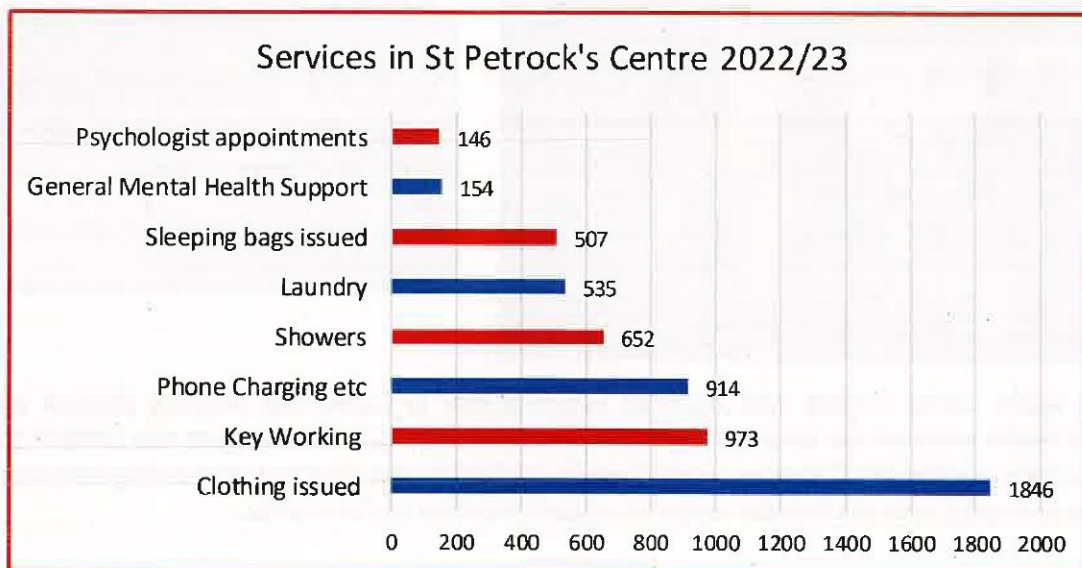
"If I was homeless and had a terrible night in the cold and wet, being offered a hot cup of tea and bacon sandwich, or a home cooked curry and pudding, would make me feel cared about. Food is very important for connecting with people and building trust."

Linda Sillifant, St Petrock's Kitchen Manager

St Petrock's (Exeter) Limited

Trustees' Report

2.3 Homelessness survival services, key-working & advocacy



In 2022/23:

6,252 visits were made to our centre for specialist homelessness support (including repeat clients).

This is an average of 25 people per day.

The number of people sleeping rough on any given night in Exeter roughly doubled between 2021 and 2022; **weekday survival services** in St Petrock's centre were in intense demand. Our centre remains the only place in Exeter where people without a home can readily access free showers, washing and laundry facilities. It also uniquely acts as a 'care of' address so people without a fixed address can register for bank accounts or benefits, and receive letters, as well as accessing phones and the internet on-site. As clients who are experiencing homelessness for the first time are often ill-equipped for rough sleeping, we saw an increase in demand for survival equipment and weather-appropriate clothing this year. Aided by local grant funding, we regularly purchase items to supplement second-hand donations to meet this growing need.

St Petrock's (Exeter) Limited

Trustees report

Many people newly experiencing homelessness are reluctant to seek help due to stigma; others have multiple complex needs and struggle to access formal services. Mutually trusted by professional agencies and vulnerable individuals, our approachable centre services are uniquely placed to 'bridge the gap' as a gateway to specialist support. The centre provides a calm, friendly and welcoming environment for **one-to-one work**, in which clients often feel safe to share details of their circumstances in a way they would not in a formal assessment setting. Our team provide daily bespoke key-working, supporting people to approach the Local Authority for housing, make referrals to hostels / supported accommodation, and liaise with partners to help them access benefits, healthcare, drug / alcohol treatment and further specialist service as needed. Unusually, this year we supported several individuals who were maintaining jobs while homeless because they could no longer afford to pay rent. We also supported increasing numbers of people with complex unmet mental health and social care needs, and liaised with statutory services to open up support and raise safeguarding concerns.

"I'm so glad you're here. I don't know what I'd have done without you over the past couple of years. It's great to be able to come here and ask for help."

Words from a client who walked to our centre in bare feet on a freezing day in January.

2.4 On-site healthcare & specialist mental health support



On-site Mental Health Services: 2022-23

- **146 one-to-one** therapy sessions with a clinical psychologist were available in our centre.
- There was a **78% attendance-rate** at appointments. This is significantly higher than attendance rates in NHS services.
- **6 individuals** engaged regularly in long-term therapy sessions.

In 2022/23, protracted spells of extreme weather, shortages of emergency accommodation and the loss of hope that results from reduced housing options had a profound impact on the mental and physical health of many of our clients. Our staff have worked with an unusual number of people with acute pre-existing mental health needs which, in turn, have been exacerbated by the strains of homelessness, and contributed to high levels of distressing behaviour, trauma-related issues and street-violence. Rapid access to physical and psychological support is vital in breaking these cycles and preventing further deterioration.

St Petrock's (Exeter) Limited

Trustees report

As many of our clients typically struggle to access healthcare in clinical settings, we have worked hard this year to bring support to them. We have significantly developed our partnership with the Clocktower Surgery, Exeter's dedicated GP surgery for people without a home, to provide on-site clinics with a **nurse and healthcare assistant** 2-3 times a week. Their familiar presence helps establish trust and rapport with vulnerable clients, enabling them to register clients with the surgery, provide healthcare advice and make follow-up doctors' appointments for clients at the surgery. Flu and Covid vaccinations have also been available in our centre across the year.

Since 2017, we have also provided on-site weekly support from a **clinical psychologist**, who specialises in complex trauma and provides weekly, free one-to-one integrative therapy sessions. This year, we also hosted a clinical psychology post graduate student to increase capacity. Mindful of the current pressures on the streets, we secured funding for additional, rapid-access emergency clinics for people impacted by trauma and bereavement.

Case Study: John

As well as holding on-site clinics, a nurse or healthcare assistant from the Clocktower Surgery now accompanies our rough sleeper team on outreach twice each week. During one encounter, we met John*, who was new to Exeter and had arrived late the previous night. In conversation, it became clear that he had multiple health issues, including diabetes and an infected foot wound. John had been homeless for months without medical attention and it was unlikely he would seek help himself.

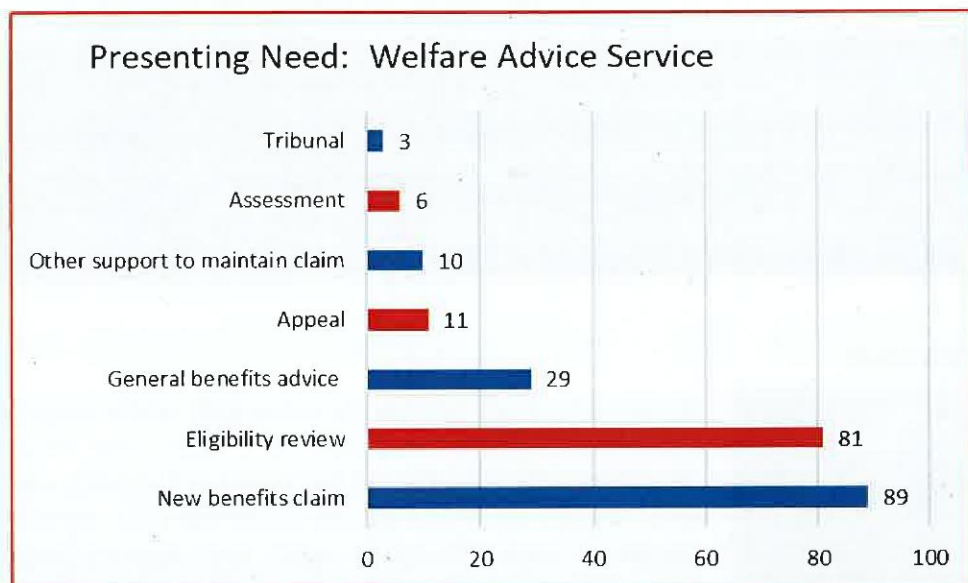
This is where our outreach approach made all the difference. Instead of waiting for John to come to us, we brought the nurse directly to him. She provided immediate wound care and supported John to seek follow-up treatment at the surgery by calling a taxi. He subsequently registered with the Clocktower Surgery for ongoing support – the first time he had been registered with a GP in years. Working with healthcare professionals not only met John's immediate health needs, but also demonstrated how actively finding rough sleepers on the streets makes a huge difference to their longer-term ability to engage with care.

(not his real name)

St Petrock's (Exeter) Limited

Trustees' Report

2.5 Welfare benefits advice & bank account scheme



In 2022/23, St Petrock's Welfare Advice Service:

- Provided professional assistance with **229** benefits issues.
- Achieved successful outcomes in **92%** of completed welfare cases.
- Attained **£205,889+** in DWP back-payments for clients.

Accessing appropriate benefits is a crucial first step in obtaining accommodation. However, due to poor literacy, mental health or IT access, many of our clients struggle to navigate the welfare system on their own. St Petrock's employs a dedicated welfare advisor to provide **financial inclusion and benefits maximisation** for our clients via tailored one-to-one support. Support includes initial assessment of eligibility, support with applications, gathering evidence, advocacy, appeals and tribunals. As many of our clients also lack ID documents or credit references, we also support clients to open **basic bank accounts** via a partnership scheme with HSBC.

Demand for this service increased in 2022/23 as cost-of-living pressures set in, and income maximisation became an urgent priority for many. Alongside direct referrals from St Petrock's housing & homelessness team, the advisor worked closely with the Clocktower Surgery to ensure vulnerable individuals facing eligibility reviews for Personal Independence Payment (PIP) could access this vital income. Clients also faced significant delays following appeals, requiring pro-active and protracted interventions from the advisor to secure results. In order to respond fairly to escalating demand from partner agencies, this year we introduced a new referral system to ensure the most vulnerable clients with current or very recent experience of homelessness were prioritised for support.

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"I have not been able to make a new claim for Universal Credit and this has really been holding me back. Once I get benefits, I can find somewhere to live."

"I was really, really nervous about going into the bank and did not feel I could do this on my own. At last something has gone right..!"

Feedback from clients supported to open basic bank accounts

2.6 Women's wellbeing group



Women are often particularly vulnerable when sleeping out; sadly, a majority have histories of trauma and abuse. Comprising only 20 – 25% of the people St Petrock's work with, women experiencing homelessness also typically operate in male-dominated spaces and face particular challenges in engaging with support. To combat this, our centre offers **women's wellbeing groups**, providing low-key self-care activities, snacks, clothing and the chance to chat in a safe, female-only space. By building confidence and trust in this safe environment, those women attending

become more able to move forward in their lives.

This year, following generous local response to a donation appeal, we were able to issue pay-as-you-go **mobile phones** to help vulnerable women stay and feel safer on the streets. We also designed and built a women's **clothing area** to give our female clients the opportunity to select items of clothing and make-up for themselves. As well as restoring dignity and choice, the area is designed as a space where our female staff can gently engage and build trust, thereby opening the way for support in sensitive areas such as moving out of an abusive relationship.

2.7 Local partnerships

St Petrock's status as an independent, yet well-established charity means we can speak up freely on behalf of the people we support. We use our frontline experience both to improve individuals' options through close daily collaboration with the Local Authority, health services and accommodation providers, and to shape city-wide service developments.

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This year, we chaired a weekly 'Access to Accommodation' panel, participated in weekly meetings with police to address issues of shared concern and carried out a partnership project with Hospiscare to widen access to palliative care for those with experience of homelessness. We are also contributing to Exeter City Council's five-year Homelessness Strategy, take part in a Devon-wide working group implementing learning from 'preventable deaths', and participate in a national working group to improve accommodation for ex-offenders. In early 2023, St Petrock's formed and now chairs a new coalition of local organisations and statutory partners, **Exeter Homelessness Forum**, to share learning in the sector and co-ordinate a strategic city-wide response to homelessness in the city.

Giving our clients a voice

The fact we work directly with such a marginalised, complex group means we have a rich knowledge base to share. Recently we provided a workshop on homelessness to a group of third year degree students at Exeter University's Nursing School, exploring some of the challenges faced by our clients in accessing medical care. Giving talks to students is a real opportunity to provide invaluable insights to future professionals. We are always keen to involve clients in our talks, as they are the real experts.

In this case, we were lucky to have a client who had already expressed an interest in sharing his experiences. A former rough sleeper, he had really engaged with services, had recently moved into temporary accommodation, had opened a bank account and was hoping to find work.

The format of the talk fell into three parts: an overview of our service and homelessness, a focus on female experiences on homelessness and the client's story. Overall, the talk was a real success. However, the most powerful contribution was from the client, who spoke with a real eloquence and honesty about his experiences and left the students clearly moved.

The feedback we received really demonstrated the value of these sessions for the students as well as the team and, more importantly, the client, who had an opportunity to share his experiences in a positive and therapeutic way.

Housing services

In 2022/23, St Petrock's Housing Projects:

- Provided 9 new lettings
- Supported a total of 40 individuals via St Petrock's housing & private rented accommodation

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2.8 Resettlement & recovery accommodation

St Petrock's provides supported accommodation directly for up to 19 people experiencing or at risk of homelessness. Our **two recovery houses** (owned by St Petrock's) and **five resettlement flats** (leased from Exeter City Council) provide warm, comfortable homes and a safe, therapeutic environment in which individuals can gain life-skills, stabilise after a sometimes lengthy period of homelessness, prior to moving on to a suitable longer-term housing solution. Regular **planned support** is offered to residents via regular house visits and holistic one-to-one contact, which is tailored to individual needs and agreed on in a mutually-owned support plan. We accommodate people with a wide range of support needs, including care-leavers, people with mental health difficulties, addiction issues, learning difficulties and autism. One of our two recovery houses provides a specifically abstinence-based environment, and has a strong ethos of peer-support.

We carried out a thorough review of rents and service charges across our accommodation in early 2022. Conscious of cost-of-living pressures, we invested significant time in one-to-one work to help residents **maximise their income**, manage personal budgets, and prioritise expenditure. Conscious of the sharp rise in gas and electricity prices, we also invested in energy-saving equipment, including slow cookers, air fryers and air dryers for each property, and worked with residents to help them responsibly manage their energy use, thereby enabling us to avoid excessive and unaffordable rises in the personal charge, which residents pay themselves. These steps both helped prepare residents for future independent living, and encouraged them to develop cooking and budgeting skills in the present. Building work is also scheduled for late 2023 to redesign and extend the kitchen in one house to provide an open communal space, in which residents can cook and share meals together.

2022/23 was a challenging year for many of our residents, as the long-term impact of pandemic-related isolation, unresolved trauma and cost-of-living pressures led to deteriorating mental health. Particular care was needed in allocating rooms to new residents, to ensure supportive interpersonal dynamics in shared accommodation was maintained. Balancing the need to allocate rooms appropriately against the overall demand for accommodation has not been easy, and at times led to higher levels of 'voids' (empty rooms) than in previous years. The need for diverse housing options, including self-contained accommodation for those who need their own space, has given further impetus to our plans to purchase further housing in the future.

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Housing Services: Ben

Ben, who spent a decade addicted to drug and alcohol after unresolved trauma from his childhood caught up with him, explains how St Petrock's recovery house helped him turn his life around.

"They gave me accommodation in supported living soon after I was released from hospital in 2020 and that was my first experience of some kind of security for years. I really would not be where I am today if it was not for the passionate, empathetic and super hard-working staff at St Petrock's.

Not only did they give me a home but they helped me with the benefits system, options around therapy, discussed my trauma in a kind manner, made sure I was safe, understood where I was in my journey, and helped me with a grant and furniture when I moved to my own flat. St Petrock's influence is still in my life today and helps me process my past and my present.

I honestly do not think that I would be here today if it was not for all that St Petrock's did for me, and all I have now including peace of mind, beautiful relationships with my children, hope for the future and more. Words cannot express my gratitude, thank you so much to all at St Petrock's."

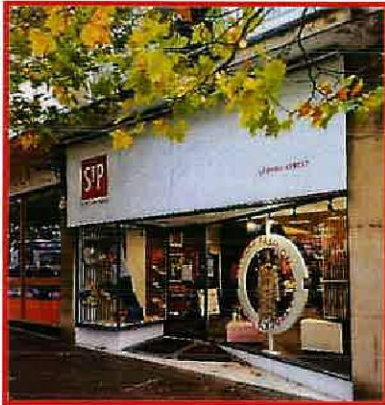
For many years, St Petrock's ran a **Private Rent & Support (PRS)** scheme to help vulnerable adults access and maintain tenancies within the private rented sector. Sadly, sharply-rising rents, stagnant Local Housing Allowance rates and extremely high-demand for private rents from higher-earning professionals means that finding new, affordable tenancies for St Petrock's clients has now become virtually impossible within Exeter.

Although unable to create new private rented tenancies this year, St Petrock's housing team continued to provide **ad hoc support to around 19 pre-existing tenants**, as well as transitional support for people moving on from our own accommodation. As a trusted first point of contact, they have identified health and mental health concerns, supported tenants to access specialist support and acted as a liaison between services, landlords and family members to help maintain their tenancies. They have also supported several individuals through changes to their benefits, without which they would have struggled to maintain their rent payments and been at risk of homelessness once again.

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2.10 Petrock's Place charity shop



Our Petrock's Place charity shop in Exeter's Paris Street opened in October 2021 to boost sustainability and engage the community with local homelessness issues. The shop acts as an accessible public donation point for rough sleeper clothing and survival items, receives and sells donated goods to raise funds directly for frontline homelessness services, and provides volunteering opportunities for a range of people seeking to gain new employability skills.

The project has now evolved into a thriving hub with its own distinctive vintage style. Our 'Petrock's Patchers' regular craft group meet in-store to breathe new life into donated clothing and creating unique items for sale. Income, although highly seasonal, has increased notably over the previous year, and the additional benefits of having a separate venue for public engagement have become increasingly clear. The shop has boosted the profile of St Petrock's work, particularly amongst Exeter's student community; we have attended University fayres and hosted pop-up sales off-site across the year. Our #poseforpetrocks social media campaign also encouraged supporters to share photos of their purchased outfits and raised further awareness of our work.

2.10 Community fundraising & volunteer support



Rough-sleeper meals prepared by students at West Exe School (left)
Valentine's bake sale at Exeter's First2Protect Insurance Services (right)

St Petrock's is grateful to receive extensive and enduring support from wide sections of the local community, whose generous gifts of finance, fundraising, skills and time are key to all we do.

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Donations of **second-hand clothing, sleeping bags, rucksacks, survival equipment and food** – generously given by individuals, or via organised collections in workplaces, student campuses, and other groups - are the mainstay of our rough sleeper survival services throughout the year. This year we were particularly grateful for public purchases of new items from our Amazon wishlist to help us meet rising demand. Our Petrock's Place shop has enabled us to diversify and expand the range of donations we can receive and manage. We are also grateful for ongoing support

from West Exe Storage, who provide rent-free storage off-site to help us manage our limited space and a local delivery driver who transports good between locations free of charge.

Our charity could not operate without the dedication of our **regular volunteers**, who currently number around 30 in total. Under the supervision of our kitchen manager, a small team of volunteers prepared rough sleeper meals daily in our centre kitchen throughout 2022/23. Our Petrock's Place charity shop has also opened up new opportunities for volunteers from a range of backgrounds, differing skills and interests, from customer-facing roles to roles sorting donations and organising stock behind the scenes. We have also welcomed new skilled volunteers in specific roles, including a chiropodist and trainee hairdressers from the Hair Academy, to enrich the services we can offer clients.

We have worked hard to engage with **local businesses**, participating in Chamber of Commerce and In-Exeter events to encourage community cohesion. We are very grateful for all those who contributed time both on corporate volunteering days, packed rough sleeper breakfast packs, organised sponsored walks, put on cake sales and other creative fundraising events throughout the year. Support from local branches of Fine & Country estate agents and WSP engineering enabled us to access small-scale grant funding from national corporate foundations to support our frontline services.

We also benefitted greatly from professional expertise, generously donated by local businesses across the year. Special thanks goes to All Told, whose outstanding free production of our first-ever **Christmas film** enabled us to raise awareness of the realities of rough-sleeping in Exeter and to Coldplay, who kindly permitted us to use their song 'Christmas Lights' as its soundtrack. We are also very grateful to generous support from Freeride Media and AB Brand & Marketing, whose expert photography and social media assistance helped us bring it to a wide audience. Operating alongside our annual Christmas Canonteign Hall Party, which was made possible through local business sponsorship and hard work from St Petrock's Trustees, this new initiative enabled us to run our most successful Christmas fundraising appeal ever, and generate further long-standing community support.

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Over the year, we took time to rebrand, redesign and replace out-dated publicity materials, strengthening our identity as a distinct local charity, and prepared to launch a new website. We spoke out on behalf of our clients via regular press releases, radio and local television interviews, establishing the charity as a key independent point of contact and expertise for homelessness issues in the local media. Implementation of a new **PR and community fundraising strategy** helped us to develop our online presence and social media interactions. We also launched a quarterly e-newsletter, enabling us to stay in touch with new and existing contacts, and illustrate the impact of their support.

The many individuals and organisations who have provided assistance to St Petrock's are far too numerous to name individually. However, the Trustees wish to extend their heartfelt thanks to all of the charity's benefactors, volunteers, friends and staff who make our work possible.

2.11 Monitoring performance

We aim to use a range of monitoring, performance and management procedures to guarantee that outcome requirements are met and a quality service to budget is provided.

Our development of a **five-year strategic plan in early 2022**, in consultation with all stakeholders, has helped bring focus, clarity of purpose and identifiable objectives throughout the organisation. The strategic plan is reviewed at regular intervals by the Board throughout the year, progress against objectives monitored and target dates for future attainment set.

Meeting the real needs of people with **lived experience of homelessness**, and giving them a direct voice in the process, is important in ensuring that we are motivated to learn from what works. People who have used our services are encouraged to suggest ideas and provide feedback on their experience via a range of formal and informal means. Feedback has been sought on a range of day-to-day and larger operational issues this year via focused conversations, feedback forms and simple surveys.

We have strengthened internal measures to collect data on service performance this year, and provide quarterly reports to the Board for internal monitoring. **Data collation** around both the scale of need, service delivery and outcomes enables us provide consistent support to individuals, focus resources and monitor client population trends over time, to inform future development of services. We have also worked hard this year to build a customised a cloud-based client case management system, Inform, which is now being rolled out to enhance support and reporting.

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3 Financial review

3.1 Financial position

The year ended with a **modest surplus** of £8,457. This was split between restricted and unrestricted funds with unrestricted funds showing a surplus of £4,608 before transfers and restricted funds £3,849 before transfers.

During the year under review, the charity was very fortunate to receive the £287,329 balance of a **legacy** which had already been taken to income in the previous year. It also benefited from a legacy of £30,000 (received after date, only £12,250 of which had previously been accrued, the balance taken to income in these financial statements), a further legacy of £30,640 not previously accrued (received after date but recognised in these financial statements) and it received a further amount of £64,505 from a further legacy taken to income in a previous year.

At the year-end our unrestricted **net current assets** stood at £1,594,222 compared to £1,575,411 in the previous year.

We have a strong cash position.

It has never been the policy of the charity to hold funds other than to safeguard its immediate future and ensure continued support for its clients. This increase in unrestricted net current assets over the past couple of years therefore gives us the opportunity to acquire/develop additional residential accommodation to help meet the pressing need for more affordable housing for people with a history of homelessness, a key strategic objective identified in our five-year strategic plan. As at the date of this report, the charity has had an offer accepted on the acquisition of a **new property** in which to house clients, at a cost of £260,000 plus legal and other fees. This will be funded from the Development Reserve (see below).

Expenditure rose in 2022/23. Alongside charity-wide inflationary purchase costs, all staff received a 7% increase in salaries in 2022 to reflect high inflation and the cost of living pressures they themselves face. Staff subsequently received a salary increase of between 4% and 10% from April 23. As salaries currently comprise around 70% of our expenditure, this represents a significant increase in our ongoing running costs.

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3.2 Principal funding sources

St Petrock's seeks to maintain a diverse range of funding sources to mitigate risk and avoid over-reliance on any one funder. This approach also enables us to maintain an independent voice in speaking up on behalf of our clients, and adapting services flexibly to their needs.

In 2022/2023, 48% of our income arose from donations and legacies, 13% from grants and 8% from shop sales income. The remaining 31% was mainly from our accommodation projects.

Despite national economic challenges, we have continued to benefit from extensive financial support from the local community. Our income from **community donations** increased in 2022/23 over the previous year - a significant achievement at a time of economic downturn.

Strengthened by short-term input from an external bid-writer, our **grant income** from trusts and foundations also increased, primarily in the form of small service-specific grants. However, sourcing longer term grant-funding has remained challenging due to staffing capacity, and the difficult funding environment for charities; addressing this will be a priority in the year ahead.

Following comprehensive rent review, we increased rents in our properties in 2022 and applied a further inflationary increase in April 2023. Our **housing projects** continued to provide a steady source of income for the charity, although housing support costs come primarily from our wider general donor income. Meanwhile, **sales income** at our Petrock's Place charity shop rose in its second year of trading, and is now making a small contribution to the charity's funds.

3.3 Investments

The policy regarding any monies in excess of immediate requirements is that they should be safely invested, readily available and earning interest. At present such monies are deposited in a Charities Official Investment Fund account which, with current interest rates, is providing a healthy income every month for the charity.

3.4 Reserves policy

St Petrock's reserves policy is to hold not less than 6 months' expenditure as unrestricted and undesignated free reserves (i.e. net of fixed assets) to meet general running costs and to ensure ongoing operations are sustainable.

The total reserves stood at £1,993,949 of which £23,184 were held on restricted funds.

£399,727 was invested in the charity's fixed assets so was not available for general expenditure purposes.

The charity has three designated funds as follows:

- The **development reserve** which holds £1,100,000. As highlighted above, as part of the strategic plan this will be used to acquire further property to meet our clients' need for good quality accommodation. The charity is currently in the process of acquiring a further property financed by this fund.

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- The **major maintenance reserve**, which stands at £52,000 and to which £7,000 is to be added each year. This designated fund covers major repairs and planned major maintenance to the properties we own and lease.
- The **staff redundancy reserve**. This reserve stands at £70,000 and is held to cover the estimated statutory redundancy costs should the charity cease trading. The Trustees believe this reserve is an essential financial safety net to ensure we can meet our statutory obligations towards our staff.

At the balance sheet date, after adjusting for restricted and designated funds and fixed assets, our **free reserves** amounted to £369,339. The charity always tries to keep free reserves to meet six months normal costs. Our free reserves are therefore sufficient to meet the minimum we have historically considered necessary.

4. Principal risks and uncertainties

4.1 Risk management objectives and policies

Whilst it is impossible to completely eliminate wider risks given the nature of our frontline services, systems and procedures have been established to identify and manage those risks.

Risk register: The Trustees give consideration to the major risks to which the charity is exposed via a risk register, which is reviewed and updated at Board meetings throughout the year. These include reviews of internal and external governance, operational, financial, compliance and reputational risks that, if occurring, would be likely to affect the ongoing work of the charity. The Trustees are satisfied that procedures and systems are in place to monitor and control these risks and to mitigate any impact that they may have on the charity and in its future operations.

Health & Safety: St Petrock's receives managed support from a specialist Health and Safety consultancy firm, who carried out a full audit in 2022 and provide assistance to ensure ongoing compliance, regular internal audits, annual review and record-keeping. Our health & safety policy was comprehensively rewritten in 2023, and updated risk assessments rolled out across the organisation. IOSH training, updated health & safety training, fire warden training, food hygiene and first aid training were rolled out to relevant staff and volunteers throughout the year.

Safeguarding: As we work with vulnerable adults, all staff and volunteers must comply with the extensive measures set out in our safeguarding policy. All staff and volunteers undergo DBS checks at the highest permissible level, alongside other recruitment checks, and receive mandatory professional boundaries training. Staff undertake safeguarding training at a level appropriate to their role.

Data protection: St Petrock's takes data protection seriously. We review our practices to ensure compliance with the UK General Data Protection Regulations (GDPR) and are registered with the Information Commissioners Office (ICO).

IT & cyber security: Ongoing managed support from a professional IT company helps ensure appropriate data security and cyber security measures are in place. Comprehensive measures to strengthen IT security, update hardware, software and internet provision were introduced in 2022

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HR compliance: St Petrock's maintains a comprehensive staff handbook and appropriate policies for staff and volunteers. This includes policies covering data protection, equal opportunities, health & safety, safeguarding, confidentiality, expected behaviour and complaints. Our policies and handbook are currently being thoroughly reviewed with input from a professional HR consultancy, who provide ongoing managed support and an appropriate review schedule implemented. Deployment of a cloud-based HR management system has transformed the efficiency of our HR systems this year.

Financial controls: Our financial controls document ensures a range of appropriate controls are in place to provide reasonable assurance against fraud and error. Following appointment of a new Treasurer in 2022, significant work has taken place this year to strengthen our internal financial monitoring processes, tracking trends, forecasting income and reporting against budget. Generation of internal quarterly management accounts aid endeavours to keep expenditure in line with budget, and are balanced against expected income streams and maintenance of appropriate reserves.

St Petrock's maintain appropriate insurance cover across all our operations, including public liability and Trustee indemnity insurance. We are registered with the Fundraising Regulator for external accountability for our fundraising practices.

5 Plans for future periods



The current wider economic and geopolitical climate, combined with acute shortages of local affordable housing, are creating severe hardship for many vulnerable people in our city. Our team have engaged with significantly increased numbers of new contacts this year, including those experiencing or at risk of homelessness and rough sleeping for the first time. Sadly, we expect this trend to continue in the year ahead. Many causal factors underlying this increase are beyond the control of any local charity; they can only be prevented or adequately addressed through wider legislative change or increased provision. However, we will endeavour to respond to growing need and support people through local challenges as best we can. We will also continue to lobby locally and nationally on behalf of those experiencing or at risk of homelessness in any

area where we can help make their voice and cause heard by policy and decision-makers.

The national economic climate has also exacerbated the uncertainty of our financial environment. Like all organisations, we are facing ongoing increases in running costs due to inflation, at a time of rising demand for our services. As a charity that is heavily reliant on community donations, we are particularly susceptible to the impact of the cost-of-living crisis upon our supporters, and are mindful of the potential fall in charitable giving that may result. In order to mitigate these risks, we are taking decisive steps to monitor our expenditure, boost our fundraising income through new channels, attract new grant funders and further diversify our income streams in the year ahead.

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In light of these challenges and the overwhelming scale of local need, our five year strategic plan (2022 – 2027) maps out key priorities, sets realistic parameters, seeks to maximise our limited resources and ensure their effective use. Key priorities for 2023/24 include:

- **Adapting our frontline homelessness services to increasing demand:** Rising rough-sleeper numbers and the increased complexity of their needs are placing new pressures on both our resources and frontline staff. We are currently exploring ways of maximising effective use of space within our centre during core hours, with the aim of providing safe, productive day-time respite from the streets for as many people as possible. We'll also be building on on-site partnerships, reviewing staffing levels and providing additional opportunities for facilitated reflective practice to ensure the sustainability of the service and the wellbeing of our team.
- **Increasing our housing provision:** As the lack of affordable local accommodation is a key contributor to current pressures on our homelessness services, the need for provision in this area is more urgent than ever. We plan to address the problem by purchasing property and providing further affordable supported housing directly to those in need. There is a particular local shortage of accommodation for clients in low-paid work, and necessarily high rents in supported housing are a significant barrier preventing existing clients from moving towards employment. We have had an offer accepted on a suitable property for development into a further four-bed recovery house; we expect to complete the purchase and have it ready for occupation by early 2024.

We are also actively looking for further properties. In late 2023, Trustees resolved that the charity should become a Registered Provider of Social Housing – a move that in time will enable us to further increase our housing provision by drawing on capital funding from the Government's agency for housing delivery, Homes England. The introduction of significant new regulations for supported housing are also anticipated, following the passing of the Supported Housing (Regulatory Oversight) Act 2023 to address abuse of Exempt Accommodation regulations by some unscrupulous landlords. Ongoing preparatory work will be a key focus to ensure the full compliance of both existing and future properties, and to ensure we provide the best possible housing and support for our residents.

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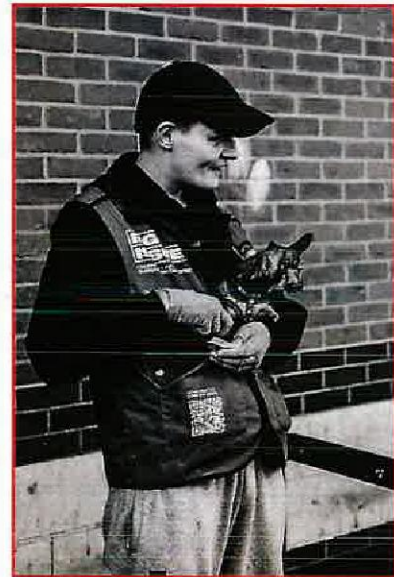
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- **Representing the needs of our homeless clients in local decision-making:** At the time of writing, Devon County Council's proposals to abolish their £1.5 million Homelessness Prevention fund poses a significant and imminent threat to the welfare of vulnerable people in Exeter. Whilst St Petrock's does not benefit from the fund itself, its abolition is likely to lead to soaring rough-sleeper numbers due to severely diminished accommodation options. Collaborating closely with partners in Exeter Homelessness Forum, St Petrock's has been campaigning hard to prevent or reduce the cuts by gathering evidence of their anticipated impact, raising the profile of the issue in local media, and attending Council meetings to ensure our clients' needs are heard. Whilst these cuts have been temporarily suspended pending further consideration by the County and District councils in Devon following representation by ourselves and our partners, we will continue to campaign on this issue until a satisfactory settlement has been achieved.



At a time of reducing services, we also aim to build on our increased profile to advocate for our clients in local strategic decision-making, including provision of emergency severe weather accommodation, and improved access to mental health and social care.

- **Increasing opportunities for people with lived experience of homelessness to shape our work:** Strengthening mechanisms for client feedback and encouraging active involvement in decision-making processes at multiple levels of the organisation is a key ongoing consideration at every point in our wider service development. We are also exploring options for including direct input from people with lived experience of homelessness at Board level.



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- **Enhancing core services and increasing capacity:** Implementation of the second phase of our IT infrastructure development plan, which was introduced in 2022 on recommendation of our managed IT support service, will be a key priority in the year ahead. We are currently awaiting installation of a much-needed new internet line to enhance online access and facilitate file migration to the cloud-based file management system, Sharepoint. The planned roll-out of a customised client database in the next few months will also improve client record-keeping and internal communication, whilst generating data to inform targeted service monitoring and development as well as for fundraising. We will also review our GDPR processes and roll out updated training in light of the changes made.

The extensive work carried out across our internal processes in the last 18 months has highlighted the need to increase Core Services staffing capacity. This will be a focus in the months ahead, in turn freeing up senior staff capacity in pursuit of our other strategic goals.

- **Developing our volunteer strategy:** The range of volunteer opportunities we offer has expanded notably since opening Petrock's Place, and we receive regular expressions of interest from potential volunteers with specific professional skills to contribute. However, to make good and effective use of these offers requires increased investment in effective volunteer management to oversee recruitment, training, support and retention. We plan to develop this growing area by creating capacity for organisation-wide volunteer coordination within our expanded Core Services team. This will help facilitate a thorough review and development of our current volunteer processes and may lead to appointment of a dedicated volunteer manager in time.
- **Boosting fundraising & bid-writing income:** Resourcing our services in the face of rising costs will require meeting ambitious fundraising targets. Encouraging regular monthly giving is key in enabling us to plan ahead, alongside the more sporadic major fundraising campaigns. Building on our enhanced online presence and new website, we will continue to diversify our supporter base, whilst using our developed social media presence to strengthen regular supporters' engagement with our work. Developing new relationships with local businesses will be a specific priority in 2023/24 with the launch of our new corporate partnership scheme. Mindful of our longer-term housing provision plans, we will also explore ways of facilitating increased legacy giving. Meanwhile, restructuring our Core Services team will increase staffing capacity to focus on grant applications to trusts and foundations in an increasingly competitive funding environment.

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5 Structure, Governance and Management

5.1 Governing document

The charity is constituted as a company limited by guarantee and not having a share capital. The memorandum and articles of association (incorporated 26th October 2001 and as amended on 25th May and 2 January 2007) are the governing documents of the charity.

5.2 Organisational structure

The charity is governed by the **council of management**, who are also Trustees for charitable purposes as well as company directors. Full Trustee meetings take place on a quarterly basis. The Board delegates powers to a series of subcommittees for Finance, Personnel, Fundraising & PR, Client Services and Capital Development. Each comprises at least 3 Trustees plus other skilled individuals, who meet regularly and report back to the full Board at the quarterly meetings.

Responsibility for day-to-day management and leadership of the charity rests with an employed **Director** (who, as an employee of the charity, is not a trustee or company director). The Director reports to the Trustees and facilitates strategic insight into discussion from an operational perspective. He is responsible for operational leadership and management of the charity, supervision of the senior staff team and representation of the charity to partner agencies and government authorities. He is also responsible for overseeing maintenance of accounting records and for preparation of proposals to funding bodies, under the supervision of the Treasurer and Trustees. The Director is supported by an operational team of 5 departmental managers in implementing measures across the organisation.

The charity has a total of 21 full and part-time **employees**, and benefits from the support of around 30 regular **volunteers**.

5.3 Council of management appointment procedure

Individuals, who must be members of the company, are elected to the Council by the company sitting in general meeting. Alternatively, they may be appointed by members of the council provided two thirds of the members of the council concur in the appointment. One third of the council members retire by rotation at each annual general meeting but are eligible for re-election.

In February 2023, the Trustees formally adopted the Small Charities Governance Code to strengthen governance of the charity in line with best practice. The Code includes a recommendation that Trustees serve a maximum term of 9 years, other than in genuinely exceptional circumstances which must be documented.

An induction process and copies of organisational policies and procedures, including the responsibilities of charity Trustees, is provided to all new Trustees.

All the members listed below, except for those who had retired before or been appointed after the year end, were members of the company at 31/03/23. As such they undertake to contribute to the assets of the charity in the event of a winding up, such contribution being limited to £1 per member.

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5.4 Related parties and collaboration with other organisations

No Trustee receives remuneration or other benefits from the charity.

The company is an independently managed charity. However, we have developed excellent collaborative relationships with both statutory and voluntary organisations in the city, to promote the sharing of ideas and resources and avoid duplication of services.

6. Reference & administrative details

6.1 Registered Company number

04312156

6.2 Registered Charity number

1090155

6.3 Registered office

10 Cathedral Yard, Exeter, Devon EX1 1HJ

6.4 Trustees

M J Hutchinson	<i>Chair</i>	
R M Saltmarsh MBE	<i>Vice Chair</i>	-resigned 10.05.23
M A B Lamb		-resigned 10.05.23
K Davidson		-resigned 14.07.23
D H Beaven		
P M Turner		
C M Fursdon		
R Maynard		
J Sidaway	<i>Treasurer</i>	-appointed 20.04.22
R Whitson		-appointed 19.10.22
Camilla Albery		-appointed 13.09.23
David Greensmith		-appointed 13.09.23

The Trustees would like to express their heartfelt thanks to Ruth Saltmarsh, Kate Davidson and Martin Lamb, who stepped down this year after many years of dedicated service. As a founding Trustee of St Petrock's, Ruth's deeply conscientious, wise and caring input has been instrumental in the shaping of the charity since its inception. Alongside their ongoing commitments, Kate and Martin's organisation of our annual Canonteign House fundraising event has been key in raising donor income and increasing the profile of the charity. Martin's professional expertise was also the driving force behind the purchase of our two recovery houses, and played a formative role in the charity's subsequent focus on housing provision.

The Trustees would also like to thank accountant Jane Miners, who stepped down this year, for her outstanding long-standing support and dedication to the charity.

St Petrock's (Exeter) Limited

6.5 Independent Examiner

Westcotts (SW) LLP, 47 Boutport Street, Barnstaple, Devon EX31 1SQ.

Westcotts will be proposed for re-appointment at the next Annual General Meeting.

7. Approval of Trustees' report

Small company provisions

This report has been prepared in accordance with the provisions applicable to companies entitled to the small companies exemption.

The trustees' annual report was approved on 19/12/2023 and signed on behalf of the board of trustees by:

Jeremy Sidaway

J F J Sidaway

Trustee

St Petrock's (Exeter) Limited

Independent Examiner's Report to the trustees of St Petrock's (Exeter) Limited ('the Company')

I report to the charity trustees on my examination of the accounts of the Company for the year ended 31 March 2023.

Responsibilities and basis of report

As the charity's trustees of the Company (and also its directors for the purposes of company law) you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ('the 2006 Act').

Having satisfied myself that the accounts of the Company are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of your charity's accounts as carried out under section 145 of the Charities Act 2011 ('the 2011 Act'). In carrying out my examination I have followed the Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.


Independent examiner's statement

Since 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 , which is one of the listed bodies.

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

1. accounting records were not kept in respect of St Petrock's (Exeter) Limited 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.


Catherine Williams FCA DChA
Westcotts (SW) LLP
47 Boutport Street
Barnstaple
Devon
EX31 1SQ

Date: 20th December 2023

St Petrock's (Exeter) Limited

Statement of Financial Activities for the Year Ended 31 March 2023 (Including Income and Expenditure Account and Statement of Total Recognised Gains and Losses)

	Note	Unrestricted funds £	Restricted funds £	Total 2023 £	Total 2022 £
Income and Endowments from:					
Donations and legacies	3	448,939	5,726	454,665	1,175,353
Charitable activities	4	175,108	-	175,108	142,138
Other trading activities	5	90,764	-	90,764	27,629
Investment income	6	22,100	-	22,100	796
Total income		736,911	5,726	742,637	1,345,916
Expenditure on:					
Raising funds	7	(132,518)	-	(132,518)	(45,103)
Charitable activities	8	(599,785)	(1,877)	(601,662)	(544,214)
Total expenditure		(732,303)	(1,877)	(734,180)	(589,317)
Net income		4,608	3,849	8,457	756,599
Transfers between funds		(17,909)	17,909	-	-
Net movement in funds		(13,301)	21,758	8,457	756,599
Reconciliation of funds					
Total funds brought forward		1,984,066	1,426	1,985,492	1,228,893
Total funds carried forward 22		1,970,765	23,184	1,993,949	1,985,492

All of the charity's activities derive from continuing operations during the above two periods.

The funds breakdown for 2022 is shown in note 22.

St Petrock's (Exeter) Limited

(Registration number: 04312156)
Balance Sheet as at 31 March 2023

	Note	2023 £	2022 £
Fixed assets			
Tangible assets	16	399,727	410,081
Current assets			
Stocks	17	513	728
Debtors	18	359,845	420,586
Cash at bank and in hand	19	1,278,741	1,203,894
		<u>1,639,099</u>	<u>1,625,208</u>
Creditors: Amounts falling due within one year	20	<u>(44,877)</u>	<u>(49,797)</u>
Net current assets		<u>1,594,222</u>	<u>1,575,411</u>
Net assets		<u>1,993,949</u>	<u>1,985,492</u>
Funds of the charity:			
Restricted income funds			
Restricted funds		23,184	1,426
Unrestricted income funds			
Unrestricted funds		<u>1,970,765</u>	<u>1,984,066</u>
Total funds	22	<u>1,993,949</u>	<u>1,985,492</u>

For the financial year ending 31 March 2023 the charity was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Directors' responsibilities:

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

These financial statements have been prepared in accordance with the special provisions relating to companies subject to the small companies regime within Part 15 of the Companies Act 2006.

The financial statements on pages 30 to 48 were approved by the trustees, and authorised for issue on 19/12/2023 and signed on their behalf by:

Jeremy Sidaway

.....
J F J Sidaway
Trustee

The notes on pages 33 to 48 form an integral part of these financial statements.

St Petrock's (Exeter) Limited

Statement of Cash Flows for the Year Ended 31 March 2023

	Note	2023 £	2022 £
Cash flows from operating activities			
Net cash income		8,457	756,599
Adjustments to cash flows from non-cash items			
Depreciation	7	19,770	16,871
Investment income	6	(22,100)	(796)
Loss on disposal of tangible fixed assets		-	867
		<u>6,127</u>	<u>773,541</u>
Working capital adjustments			
Decrease/(increase) in stocks	17	215	(388)
Decrease/(increase) in debtors	18	60,741	(190,629)
(Decrease)/increase in creditors	20	(4,920)	1,895
Net cash flows from operating activities		<u>62,163</u>	<u>584,419</u>
Cash flows from investing activities			
Interest receivable and similar income	6	22,100	796
Purchase of tangible fixed assets	16	(9,416)	(11,027)
Net cash flows from investing activities		<u>12,684</u>	<u>(10,231)</u>
Net increase in cash and cash equivalents		74,847	574,188
Cash and cash equivalents at 1 April		<u>1,203,894</u>	<u>629,706</u>
Cash and cash equivalents at 31 March		<u>1,278,741</u>	<u>1,203,894</u>

All of the cash flows are derived from continuing operations during the above two periods.

St Petrock's (Exeter) Limited

Notes to the Financial Statements for the Year Ended 31 March 2023

1 Charity status

The charity is limited by guarantee, incorporated in England and Wales, and consequently does not have share capital. Each of the trustees is liable to contribute an amount not exceeding £1 towards the assets of the charity in the event of liquidation.

The address of its registered office is:

10 Cathedral Yard

Exeter

Devon

EX1 1HJ

2 Accounting policies

Summary of significant accounting policies and key accounting estimates

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

Statement of compliance

The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice (applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)) (issued in October 2019) - (Charities SORP (FRS 102)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006.

Basis of preparation

St Petrock's (Exeter) Limited meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy notes.

Going concern

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

Income and endowments

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

St Petrock's (Exeter) Limited

Notes to the Financial Statements for the Year Ended 31 March 2023

Donations and legacies

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

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

Grants receivable

Grants are recognised when the charity has an entitlement to the funds and any conditions linked to the grants have been met. Where performance conditions are attached to the grant and are yet to be met, the income is recognised as a liability and included on the balance sheet as deferred income to be released.

Gifts in kind

Gifts in kind are recognised in different ways dependent on how they are used by the charity:

- (i) Those donated for resale produce income when they are sold. They are valued at the amount actually realised.
- (ii) Those donated for onward transmission to beneficiaries are included in the Statement of Financial Activities as incoming resources and resources expended when they are distributed. They are valued at the amount the charity would have had to pay to acquire them.
- (iii) Those donated for use by the charity itself are included when receivable. They are valued at the amount the charity would have had to pay to acquire them.

Investment income

Dividends are recognised once the dividend has been declared and notification has been received of the dividend due.

Expenditure

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

Raising funds

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

St Petrock's (Exeter) Limited

Notes to the Financial Statements for the Year Ended 31 March 2023

Charitable activities

Charitable expenditure comprises those costs incurred by the charity in the delivery of its activities and services for its beneficiaries. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support them.

Support costs

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

Governance costs

These include the costs attributable to the charity's compliance with constitutional and statutory requirements, including audit, strategic management and trustees meetings and reimbursed expenses.

Taxation

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

Tangible fixed assets

Individual fixed assets costing £500 or more are initially recorded at cost, less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

Depreciation and amortisation

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

Freehold buildings – 2% per annum calculated on a straight line basis

Short leasehold property - 10% per annum calculated on a straight line basis

Fixtures, fittings and equipment - 25% per annum calculated on a straight line basis

Stock

Stock is valued at the lower of cost and estimated selling price less costs to complete and sell, after due regard for obsolete and slow moving stocks. Cost is determined using the first-in, first-out (FIFO).

Cash and cash equivalents

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

St Petrock's (Exeter) Limited

Notes to the Financial Statements for the Year Ended 31 March 2023

Borrowings

Interest-bearing borrowings are initially recorded at fair value, net of transaction costs. Interest-bearing borrowings are subsequently carried at amortised cost, with the difference between the proceeds, net of transaction costs, and the amount due on redemption being recognised as a charge to the Statement of Financial Activities over the period of the relevant borrowing.

Interest expense is recognised on the basis of the effective interest method and is included in interest payable and similar charges.

Borrowings are classified as current liabilities unless the charity has an unconditional right to defer settlement of the liability for at least twelve months after the reporting date.

Fund structure

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

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

Financial instruments

Classification

Financial assets and financial liabilities are recognised when the charity becomes a party to the contractual provisions of the instrument.

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the charity after deducting all of its liabilities.

Recognition and measurement

All financial assets and liabilities are initially measured at transaction price (including transaction costs), except for those financial assets classified as at fair value through profit or loss, which are initially measured at fair value (which is normally the transaction price excluding transaction costs), unless the arrangement constitutes a financing transaction. If an arrangement constitutes a financing transaction, the financial asset or financial liability is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Financial assets and liabilities are only offset in the statement of financial position when, and only when there exists a legally enforceable right to set off the recognised amounts and the charity intends either to settle on a net basis, or to realise the asset and settle the liability simultaneously.

Financial assets are derecognised when and only when a) the contractual rights to the cash flows from the financial asset expire or are settled, b) the charity transfers to another party substantially all of the risks and rewards of ownership of the financial asset, or c) the charity, despite having retained some, but not all, significant risks and rewards of ownership, has transferred control of the asset to another party.

Financial liabilities are derecognised only when the obligation specified in the contract is discharged, cancelled or expires.

St Petrock's (Exeter) Limited

Notes to the Financial Statements for the Year Ended 31 March 2023

Investments

Investments in non-convertible preference shares and non-puttable ordinary or preference shares (where shares are publicly traded or their fair value is reliably measurable) are measured at fair value through profit or loss. Where fair value cannot be measured reliably, investments are measured at cost less impairment.

Investments in subsidiaries and associates are measured at cost less impairment. For investments in subsidiaries acquired for consideration including the issue of shares qualifying for merger relief, cost is measured by reference to the nominal value of the shares issued plus fair value of other consideration. Any premium is ignored.

3 Income from donations and legacies

	Unrestricted funds	Restricted funds	Total 2023
	General		
	£	£	£
Donations from individuals	259,014	-	259,014
Legacies	51,390	-	51,390
Parish of Central Exeter (notional grant)	16,950	-	16,950
Grants	90,524	5,726	96,250
Gifts in kind	31,061	-	31,061
	<u>448,939</u>	<u>5,726</u>	<u>454,665</u>

	Unrestricted funds	Restricted funds	Total 2022
	General		
	£	£	£
Donations from individuals	203,267	8,153	211,420
Legacies	857,329	-	857,329
Parish of Central Exeter (notional grant)	16,950	-	16,950
Grants	31,165	18,095	49,260
Gifts in kind	40,144	250	40,394
	<u>1,148,855</u>	<u>26,498</u>	<u>1,175,353</u>

Grants were received during the year from the following (in addition to other small grants not listed here):

The Antonio Carluccio Foundation
The Fine & Country Foundation
Christopher Reeves Memorial Trust
Devon County Council Covid Support
National Lottery Community Fund
Norman Family Trust
Mabel Cooper Charitable Trust
The Albert Hunt Trust
The Parish Lands Charity

Coop Local Community Fund
The PLR Trust
Miss Bridget Catherine Johnson Trust
NHS Cost of Living Fund
Devon Community Foundation
Buckfast Abbey Trust
Exeter Chiefs Foundation
Sunrise Sidmouth Trust

St Petrock's (Exeter) Limited

Notes to the Financial Statements for the Year Ended 31 March 2023

4 Income from charitable activities

	Unrestricted funds General £	Total 2023 £
Rent & service charges from resettlement accommodation	175,108	175,108

	Unrestricted funds General £	Total 2022 £
Rent & service charges from resettlement accommodation	142,138	142,138

5 Income from other trading activities

	Unrestricted funds General £	Total 2023 £
Petrock's Place shop income	60,152	60,152
Fundraising events	29,114	29,114
Miscellaneous other income	1,498	1,498
	<u>90,764</u>	<u>90,764</u>

	Unrestricted funds General £	Total 2022 £
Petrock's Place shop income	18,471	18,471
Miscellaneous other income	9,158	9,158
	<u>27,629</u>	<u>27,629</u>

6 Investment income

	Unrestricted funds General £	Total 2023 £
Interest receivable and similar income;		
Other interest receivable	22,100	22,100
	<u>22,100</u>	<u>22,100</u>

St Petrock's (Exeter) Limited

Notes to the Financial Statements for the Year Ended 31 March 2023

	Unrestricted funds General £	Total 2022 £
Interest receivable and similar income;		
Other interest receivable	796	796
	<u>796</u>	<u>796</u>

7 Expenditure on raising funds

Costs of generating donations and legacies

	Note	Unrestricted funds General £	Total 2023 £	Total 2022 £
Other direct costs		12,633	12,633	2,331
Staff costs		28,841	28,841	9,615
Allocated support costs	9	6,629	6,629	3,915
		<u>48,103</u>	<u>48,103</u>	<u>15,861</u>

Costs of trading activities

	Note	Unrestricted funds General £	Total 2023 £	Total 2022 £
Shop overheads		16,120	16,120	9,538
Staff costs		53,563	53,563	12,620
Depreciation		2,422	2,422	1,046
Allocated support costs	9	12,310	12,310	6,038
		<u>84,415</u>	<u>84,415</u>	<u>29,242</u>
		Direct costs £	Allocated support costs £	Total costs £
Costs of generating donations and legacies		41,474	6,629	48,103
Costs of trading activities		72,105	12,310	84,415
Total for 2023		<u>113,579</u>	<u>18,939</u>	<u>132,518</u>
Total for 2022		<u>35,150</u>	<u>9,953</u>	<u>45,103</u>

St Petrock's (Exeter) Limited

Notes to the Financial Statements for the Year Ended 31 March 2023

8 Expenditure on charitable activities

	Unrestricted funds	Restricted funds	Total funds
	General £	£	£
Client services, support & training	297,244	-	297,244
Resettlement activities	302,541	1,877	304,418
Total for 2023	599,785	1,877	601,662
Total for 2022	521,396	22,818	544,214

	Activity undertaken directly £	Activity support costs £	Total expenditure £
Client services, support & training	254,632	42,612	297,244
Resettlement activities	271,275	33,143	304,418
Total for 2023	525,907	75,755	601,662
Total for 2022	428,980	115,234	544,214

St Petrock's (Exeter) Limited

Notes to the Financial Statements for the Year Ended 31 March 2023

9 Analysis of support costs

	Raising donations and legacies £	Other trading activities £	Client services, support & training £	Resettlem ent activities £	Total 2023 £	Total 2022 £
Payroll & personnel support	504	935	3,237	2,518	7,194	1,889
Other support	139	258	892	694	1,983	2,500
Bank charges	77	143	495	385	1,100	509
Subscriptions & books	157	292	1,012	787	2,248	1,345
Staff costs	4,134	7,677	26,576	20,670	59,057	91,006
Premises costs	436	809	2,800	2,178	6,223	12,359
Liability insurance	334	619	2,144	1,668	4,765	1,174
Equipment repairs, renewals & maintenance	121	225	778	605	1,729	1,500
Telephone (including mobiles)	82	152	525	408	1,167	1,860
Printing, postage, stationary and office consumables	163	303	1,050	817	2,333	900
Accountancy	172	320	1,106	860	2,458	1,900
Auditor's & Independent Examiner's remuneration	123	228	788	613	1,752	5,700
Legal fees	-	-	-	-	-	900
Other costs	137	256	889	691	1,973	421
Depreciation of tangible fixed assets	50	93	320	249	712	357
Loss on sale of tangible fixed asset	-	-	-	-	-	867
	6,629	12,310	42,612	33,143	94,694	125,187

Support costs are allocated in ratio of staff costs.

St Petrock's (Exeter) Limited

Notes to the Financial Statements for the Year Ended 31 March 2023

10 Net incoming/outgoing resources

Net incoming resources for the year include:

	2023 £	2022 £
Audit fees	-	5,700
Independent Examination fees	1,750	-
Loss on disposal of fixed assets held for the charity's own use	-	867
Depreciation of fixed assets	19,770	16,871

11 Trustees remuneration and expenses

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

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

12 Staff costs

The aggregate payroll costs were as follows:

	2023 £	2022 £
Staff costs during the year were:		
Wages and salaries	419,011	354,961
Social security costs	34,086	24,109
Pension costs	17,981	14,335
	<u>471,078</u>	<u>393,406</u>

St Petrock's (Exeter) Limited

Notes to the Financial Statements for the Year Ended 31 March 2023

The monthly average number of persons (including senior management / leadership team) employed by the charity during the year expressed as full time equivalents was as follows:

	2023 No	2022 No
Raising funds	1	1
Client services, support & training	11	10
Preventative work	-	2
Resettlement activities	3	1
Support	4	6
Trading activities	1	-
	<u>20</u>	<u>20</u>

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

13 Independent examiner's remuneration

	2023 £
Examination of the financial statements	<u>1,750</u>

14 Auditors' remuneration

	2022 £
Audit of the financial statements	<u>5,700</u>

St Petrock's (Exeter) Limited

Notes to the Financial Statements for the Year Ended 31 March 2023

15 Taxation

The charity is a registered charity and is therefore exempt from taxation.

16 Tangible fixed assets

	Freehold property £	Short leasehold £	Furniture and equipment £	Total £
Cost				
At 1 April 2022	395,021	9,975	90,887	495,883
Additions	-	-	9,416	9,416
At 31 March 2023	395,021	9,975	100,303	505,299
Depreciation				
At 1 April 2022	10,933	4,180	70,689	85,802
Charge for the year	3,610	998	15,162	19,770
At 31 March 2023	14,543	5,178	85,851	105,572
Net book value				
At 31 March 2023	380,478	4,797	14,452	399,727
At 31 March 2022	384,088	5,795	20,198	410,081

17 Stock

	2023 £	2022 £
Stocks	513	728

18 Debtors

	2023 £	2022 £
Trade debtors	11,385	29,733
Prepayments	14,724	16,286
Accrued income	332,942	374,020
VAT recoverable	794	547
	359,845	420,586

St Petrock's (Exeter) Limited

Notes to the Financial Statements for the Year Ended 31 March 2023

Debtors includes £Nil (2022: £12,250) receivable after more than one year.

	2023 £	2022 £
Accrued income	-	12,250

19 Cash and cash equivalents

	2023 £	2022 £
Cash on hand	831	3,319
Cash at bank	1,277,910	1,200,575
	<u>1,278,741</u>	<u>1,203,894</u>

20 Creditors: amounts falling due within one year

	2023 £	2022 £
Trade creditors	3,353	998
Other creditors	3,908	4,200
Accruals	37,616	44,599
	<u>44,877</u>	<u>49,797</u>

21 Pension and other schemes

Defined contribution pension scheme

The charity operates a defined contribution pension scheme. The pension cost charge for the year represents contributions payable by the charity to the scheme and amounted to £17,891 (2022 - £14,335).

22 Funds

	Balance at 1 April 2022 £	Incoming resources £	Resources expended £	Transfers £	Balance at 31 March 2023 £
Unrestricted funds					
General					
General funds	769,066	736,911	(732,303)	(24,909)	748,765
Designated fund - staff redundancies	70,000	-	-	-	70,000
Major maintenance funds	45,000	-	-	7,000	52,000
Development fund	1,100,000	-	-	-	1,100,000
	<u>1,984,066</u>	<u>736,911</u>	<u>(732,303)</u>	<u>(17,909)</u>	<u>1,970,765</u>

St Petrock's (Exeter) Limited

Notes to the Financial Statements for the Year Ended 31 March 2023

	Balance at 1 April 2022 £	Incoming resources £	Resources expended £	Transfers £	Balance at 31 March 2023 £
Restricted funds					
Client specific	1,149	-	(945)	-	204
Other restricted funds	277	5,726	(932)	17,909	22,980
	1,426	5,726	(1,877)	17,909	23,184
Total funds	1,985,492	742,637	(635,368)	-	2,092,761
	Balance at 1 April 2021 £	Incoming resources £	Resources expended £	Transfers £	Balance at 31 March 2022 £
Unrestricted funds					
General					
General funds	1,139,641	1,319,418	(565,068)	(1,124,925)	769,066
Designated fund - staff redundancies	69,000	-	-	1,000	70,000
Major maintenance funds	-	-	-	45,000	45,000
Development fund	-	-	-	1,100,000	1,100,000
Church restatement fund	7,000	-	-	(7,000)	-
Property repair fund	2,600	-	-	(2,600)	-
South Street contingency fund	4,875	-	-	(4,875)	-
	1,223,116	1,319,418	(565,068)	6,600	1,984,066
Restricted funds					
Client specific	492	2,109	(1,452)	-	1,149
Other restricted funds	5,285	12,358	(17,366)	-	277
Mental Health Services	-	4,000	(4,000)	-	-
Petrock's Place	-	8,031	(1,431)	(6,600)	-
	5,777	26,498	(24,249)	(6,600)	1,426
Total funds	1,228,893	1,345,916	(589,317)	-	1,985,492

St Petrock's (Exeter) Limited

Notes to the Financial Statements for the Year Ended 31 March 2023

23 Analysis of net assets between funds

	Unrestricted funds General £	Restricted funds £	Total funds at 31 March 2022 £
Tangible fixed assets	399,727	-	399,727
Current assets	1,615,915	23,184	1,639,099
Current liabilities	(44,877)	-	(44,877)
Total net assets	1,970,865	23,184	1,993,949

	Unrestricted funds General £	Restricted funds £	Total funds at 31 March 2022 £
Tangible fixed assets	410,081	-	410,081
Current assets	1,623,782	1,426	1,625,208
Current liabilities	(49,797)	-	(49,797)
Total net assets	1,984,066	1,426	1,985,492

Designated funds

Staff Redundancies

If at some future date the charity was unable to attract sufficient funding to continue its activities then some or all of its employees would be made redundant. It is considered important that employees should not be disadvantaged by working for a charitable organisation. Thus funds are to be set aside to meet the estimated statutory redundancy entitlements.

Major Maintenance Fund

The balances brought forward on the Church Reinstatement, the Property Repair and South Street Contingency funds have been transferred to a single Major Maintenance fund. Transfers that were previously made to separate funds will now be made to the single designated fund. In addition funds will be set aside towards the costs of future major repairs to the charity's freehold properties

Development Fund

This fund has been established to help meet the costs of future developments, including the purchase of further properties.

St Petrock's (Exeter) Limited

Notes to the Financial Statements for the Year Ended 31 March 2023

Restricted funds

Mental Health Services

This service provides individual psychotherapy and counselling with fully qualified psychotherapists and addiction specialists.

Client Specific Funding

This fund represents individually small amounts received for the benefit of specific clients and often only for specific purposes.

Other Restricted Funds

These funds represent other grants and donations given for specific purposes. Petrock's Place In September 2021 a shop was opened to raise funds for the charity. Funding was received towards the set-up costs and also towards initial running costs. The £17,700 transferred during the year has been used for a kitchen refurbishment building project in one of St Petrock's recovery houses.

24 Related party transactions

Unrestricted donations and gifts in kind of £1,300 were received from Trustees and their related parties. There were no other related party transactions

25. Contingent liabilities

The charity is entitled to a one fifth share of the rights and entitlements of a loan agreement. The date and the amount of the capital to be repaid are determined by the disposal of and value of a property in Exeter. Until such time as the property is disposed of the charity must meet one fifth of one half of the costs of any external repairs to the property. Although the charity is obligated to meet these repair costs no security has been given. The property is insured and in a good state of repair so whilst there can be no certainty it is considered unlikely that any material costs will be incurred in the foreseeable future. The charity has established a designated fund to meet any such costs.

26 Other financial commitments

The charity has entered into consultancy agreements covering a three year period. The total commitment under the agreements is £5,189 per annum for the next year.

ST PETROCK'S (EXETER) LIMITED

England & Wales - Charity number 1090155

Accounts

REGISTERED COMPANY NUMBER: 04312156 (England and Wales)
REGISTERED CHARITY NUMBER: 1090155

REPORT OF THE TRUSTEES AND
AUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2022
FOR
ST PETROCK'S (EXETER) LIMITED

ST PETROCK'S (EXETER) LIMITED

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FOR THE YEAR ENDED 31 MARCH 2022

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ST PETROCK'S (EXETER) LIMITED
REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2022

The Trustees who are also directors of the charity for the purposes of the Companies Act 2006, present their report with the financial statements of the charity for the year ended 31 March 2022. The Trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

OBJECTIVES AND ACTIVITIES

Objectives and aims

St Petrock's (Exeter) Ltd is Exeter's leading independent, local charity supporting people who are experiencing homelessness.

Charitable objects

The charity's objects, as defined by the memorandum and articles of association, are to relieve persons resident in Exeter and neighbourhood who are in conditions of need, hardship and distress, who are homeless or threatened with homelessness.

Our vision

St Petrock's vision is that everyone experiencing homelessness can feel safe in a place that they can call home.

Our mission

Our mission is to stand with and for people experiencing homelessness. We will not give up until everyone in the Exeter area can enjoy a place called home.

Our values

As a small charity, consistent delivery of our services depends on the generosity of the local community and the willingness of our staff and volunteer teams to work collaboratively and flexibly to meet the needs of our clients.

Our work is informed by 7 Values which underpin not only what we do, but how we do it, and how we relate to one another. These are:

Respect: We believe that everyone is worthy of respect and dignity.

Compassion: We care about each individual and seek to meet them without prejudice.

Independence: By staying independent, we can always put those we help first.

Perseverance: We are here for the long haul, and will keep going for as long as the need exists.

Community: We long for those we support to feel fully part of the generous local community which supports our work.

Integrity: We commit to the highest standards of integrity and our values guide everything we do.

Accessibility: The people we help face multiple challenges, but accessing our services must not be one of them.

Our aims

The causes of homelessness in our local area are multiple, complex and often deep-rooted at both personal and societal levels. They rarely involve merely a lack of shelter, or vanish when someone has a roof over their head. St Petrock's works to address homelessness alongside the wider disadvantage and social exclusion that often accompanies it.

We aim to:

Prevent homelessness occurring in the first place.

Increase access to housing and help individuals maintain tenancies.

Improve the health, wellbeing and life expectancy of clients.

Enable access to training, volunteering, employment.

Reduce re-offending and provide positive contributions to communities.

ST PETROCK'S (EXETER) LIMITED
REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2022

OBJECTIVES AND ACTIVITIES

Significant activities

Our services

St Petrock's services provide accessible, tailored support to homeless individuals at their point of need, and at all stages of their journeys towards more settled lives. Via our homelessness resource centre in Exeter's Cathedral Yard, our outreach work around the city and through our housing in the community, we help people rebuild their lives, achieve their potential and move towards independent living.

We work hard to ensure that our services are adaptable, flexible and responsive to the evolving needs of our clients and the wider context in which they operate. Working closely with local partners, we aim to identify and fill gaps in existing provision.

In 2021/22, St Petrock's services included:

Rough sleeper outreach & meal provision

Rough sleeper survival services (showers, laundry, clothing, sleeping bags, phone access etc)

Housing/homelessness advice, assessment & referral

Key-working, advocacy & support to access healthcare, drug/alcohol services and other specialist support

On-site healthcare, mental health clinics & vaccinations

Welfare benefits advice service

Wellbeing, skills and creative groups

Supported housing via 2 recovery houses and 5 flats

Petrock's Place charity shop & hub

Community engagement & education around homelessness issues

Our beneficiaries

Our primary beneficiaries are people who are:

Currently **rough sleeping** (on the streets, in doorways, tents, sheds, caravans or cars)

Vulnerably housed (i.e. - their accommodation does not meet basic standards)

In **emergency or temporary accommodation** (e.g. - B&Bs, hostels or hotels)

'**Sofa-surfing**' with friends or family

At **risk of homelessness** following release from prison, discharge from hospital, mental health or supported living facilities

At risk of **eviction**

Struggling to access mainstream rented accommodation, or need additional support to maintain their tenancies

The majority of people accessing our homelessness services are single adults with no statutory rights to accommodation. Around 80% are male. Most are isolated from support networks, family and friends, and have long-term experience of social and economic disadvantage. Most are coping with serious mental health or emotional issues, are living with learning difficulties and/or have poor physical health. Many will have experienced childhood trauma or family breakdown; a significant proportion have a background in care. For some, these factors contribute to the development of alcohol or substance misuse or offending behaviour. These issues can both contribute to their homelessness and make it difficult for them to move forward without support.

Our housing services support people with a range of housing or support needs. They include both vulnerable individuals with long histories of homelessness, and families at risk of homelessness for the first time.

ST PETROCK'S (EXETER) LIMITED

REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2022

OBJECTIVES AND ACTIVITIES

Public benefit

St Petrock's Trustees review our activities and strategies each year to ensure that we are effective in reaching those most in need in the local area, and in meeting our longer term aims. By carrying out this review, the Trustees consider that they have complied with the duty, as outlined in Section 17(5) of the Charities Act 2011, to have due regard to general guidance published by the Charity Commission on Public Benefit and in particular its supplementary public guidance on the Prevention or Relief of Poverty for the Public Benefit.

St Petrock's range of homelessness, housing and support services provide essential frontline interventions to some of the most vulnerable people in our local area. In doing so, they help individuals rebuild their lives, move towards independent living and achieve their potential.

The services we provide benefit not only the direct recipients, but also the local community. Our early interventions, preventative work and liaison reduce pressures on statutory services, and improve the social environment for the public. We also serve as an informed conduit through which people can channel goodwill to address homelessness in our city. Our work increases understanding of homelessness and helps foster community cohesion.

ST PETROCK'S (EXETER) LIMITED

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 MARCH 2022

STRATEGIC REPORT

Achievement and performance

Charitable activities

Overview: Key Challenges & Achievements in 2021/22

December 2021 marked 25 years since St Petrock's first opened its doors (then operating as a project of another charity). Sadly, homelessness remains a significant issue in our city. Periods of further Covid restrictions brought new challenges in 2021, exacerbating the social exclusion, isolation and mental health issues already experienced by many of the individuals St Petrock's supports. The legacy of the pandemic, emerging economic downturn and political instability have contributed to rising rental costs, exacerbating the city's acute shortage of affordable accommodation. As pandemic-related financial & relationship pressures set in, we have also had increased contact from people facing eviction or homelessness for the first time.

The impact of external uncertainties was keenly felt at a time of change and sadness within St Petrock's itself, following the serious illness and sad death in post of long-term Project Manager Mel Hartley in July 2021. The period also brought significant changes to the Trustee board due to both planned retirement and tragic death. St Petrock's staff, volunteers, Trustees and supporters worked very hard in this uncertain operating environment to maintain continuous frontline support to our clients, and adapt services to meet new challenges as they arose.

As the immediate threats of the pandemic receded later in the year, the charity entered a new period of consolidation and growth. This process was aided by the appointment of new Director, Peter Stephenson, in November 2021 and recruitment of other skilled individuals to both the staff team and Trustee board. The new vision and energy enabled the team to review the significant operational and contextual changes the charity has experienced, respond to feedback from clients and implement new strategies to support people in the emerging new landscape of homelessness. Key achievements in this period included:

Maintaining a **twice-daily rough sleeper outreach** service and developing our post-Covid model of homelessness support

Re-introducing and increasing our range of on-site **health, mental health & wellbeing services**

Strengthening and developing **core support functions** internally, including HR & volunteer processes, training, health & safety and commencing much-needed IT modernisation

Winning the **Exeter Living Charity of the Year Award 2021** for our support to people without a home throughout the pandemic

Launching **Petrock's Place Hub & Charity Shop** to engage with the Exeter community

Developing local partnerships to **advocate with and for our homeless clients** in challenging conversations around anti-social behaviour in the city

Developing a **five-year strategic plan** to both strengthen internal systems and governance, and develop our housing provision & homelessness prevention services.

The Trustees would like to extend their thanks to the determination and dedication of St Petrock's staff, volunteers and exceptional levels of community support, which have enabled the charity to repeatedly adapt and deliver consistent, quality support to people without a home through a challenging period.

Homelessness Services

For 25 years, St Petrock's has often been the first point of contact for people who are rough-sleeping or vulnerably housed in Exeter - and sometimes the last, when they have nowhere else left to turn.

Mobile rough-sleeper outreach & meal provision

In 2021/22, our rough-sleeper outreach team:

Made a total of **5,380** 'contacts' on Exeter's streets (including repeat clients)

Engaged with an average of **22 people per day**

Served a total of **9,384** meals

ST PETROCK'S (EXETER) LIMITED
REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2022

St Petrock's outreach service, which we initiated in 2020 when it was no longer possible to host open-access drop-in sessions inside our centre, has enabled us to take personalised support out to meet people where they are. Our outreach workers go out twice each weekday, often walking 10+ miles around Exeter's streets, carrying out welfare checks, serving hot drinks, breakfasts and cooked lunches, which are prepared daily in our centre kitchen. As well as providing nutrition, regular food provision is vital in expressing care and building trust. This consistent contact encourages people to access further one-to-one support in our centre.

This new model of working has proved highly effective and popular with our clients. Our outreach team are able to quickly identify people who are new to rough sleeping and intervene rapidly to prevent them from becoming 'entrenched'. Our team have become adept at identifying discrete rough sleeping sites, and are able to direct people to our centre to receive tailored support, focussing particularly on those in most acute need, including those with complex needs who may be overlooked in a group.

Between December 2021 and March 2022, St Petrock's kitchen team also provided a total of 2,200 breakfasts and lunches to 18 clients in emergency winter hotel accommodation who did not have facilities for preparing food. Meals were delivered each weekday via e-cargo bike.

Rough sleeper survival services, advice, advocacy & key-working

In 2021/22, St Petrock's centre:

Hosted **5,054** client visits

Provided **1,198** assessment / key-working sessions

Supplied **1,485** clothing packs, **530** sleeping bags & **618** showers

Daily survival services in St Petrock's centre were in high demand throughout 2021/22 and, as Covid restrictions eased, we were able to safely re-introduce indoor access for individuals and small groups. Our centre continues to be the only easily-accessible source of shower, washing and laundry facilities for people rough sleeping in the city and was intensively used. Additional funding from Devon County Council's Community Outbreak Management Fund (COMF) enabled us to carry out vital repairs to our hygiene facilities, purchase additional survival equipment and adapt services for winter use. Clothing was generously donated by the local community throughout the year.

This new model of working created a calm, quiet environment for one-to-one work, helping our team to provide bespoke support, carry out assessments, make referrals, and liaise with partners to enable individuals to access housing, benefits, healthcare, drug/alcohol treatment and further specialist support. Staff worked closely with the Assertive Homelessness Outreach Team (AHOT) and Exeter City Council (ECC) to help people access emergency accommodation throughout the year, and played a key role when ECC's Severe Weather Emergency Protocol (SWEP) was activated due to sub-zero temperatures. Client lateral flow tests and close liaison with NHS & Public Health partners also helped identify Covid cases, enable access to Covid isolation accommodation, and manage a partnership response.

We were able to contribute our frontline experience to local partnerships further through weekly chairing of a new local 'Access to Accommodation' panel (co-ordinating referrals into and move-on from temporary / supported accommodation in the city). Staff also participated in Devon-wide and Exeter locality working groups looking to improve prevention of deaths and implement learning from deaths across the sector.

Welfare benefits advice & bank account scheme

In 2021/22:

Professional assistance provided with **239** benefits issues

86% successful outcomes achieved for completed welfare cases

26 people supported to open basic bank accounts

£146,000+ in DWP back-payments owed attained for clients

Many people we support initially have no source of income. Accessing appropriate benefits is a crucial first step in obtaining accommodation; however, due to poor literacy, mental health or IT access, most struggle to navigate the welfare system without support.

ST PETROCK'S (EXETER) LIMITED
REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2022

St Petrock's employs a dedicated welfare advisor to provide end-to-end support in establishing benefit claims and helping clients maintain them. In-depth, individual support includes initial assessment of eligibility, support with applications, gathering evidence, advocacy, appeals and tribunals. Clients are supported to access phones, charge mobile devices, access online accounts and can use our centre as a 'care of address' to receive correspondence via post.

Demand for this service increased in 2021/22 due to rapid benefit changes throughout the pandemic, including renewed work capability requirements and phasing out of 'legacy' benefits. Accelerated digitalisation has reduced face-to-face access elsewhere, and increased demands for personalised support, particularly with new claims for Personal Independence Payments (PIP). We have also experienced unprecedented demand from partners for support for external clients.

Many of our clients also struggle to open bank accounts - a prerequisite for receiving benefits payments - due to a lack of appropriate ID. In June 2021 we launched a new, highly successful partnership scheme with HSBC to allow clients to open basic accounts with our support and appropriate safeguards in place. Prior to this, clients without their own bank account could only have benefits paid into the account of a third party, placing them at high risk of financial exploitation.

"At last I can now get my benefits paid into my own account and take back control of my life."

"I have been looking for work for ages but have needed a bank account to start. Thanks to this, I now have a job and live-in accommodation as a chef."

Feedback from clients supported to open basic bank accounts in 2021/22

On-site healthcare, Covid-response & mental health support

In 2021/22:

- 136 one-to-one therapy appointments** took place with a clinical psychologist
- 5 drop-in Covid / flu vaccination clinics** took place in St Petrock's centre
- 38 on-site vaccinations** were given

The easing of Covid restrictions brought new opportunities to extend the on-site healthcare we could provide for clients who struggle to access support via statutory routes. St Petrock's centre was approved as an official vaccination site in 2021, and we worked in partnership with Public Health and a local GP surgery to provide regular Covid and flu vaccination clinics on-site. The on-site presence of surgery staff encouraged new and nervous clients to raise issues and register with the surgery for further support. We have subsequently been able to develop this partnership to offer weekly on-site drop-in clinics with a nurse, enabling people to access initial care in a familiar, safe environment.

In the winter of 2021/22, St Petrock's worked with Living Options Devon on a project to engage with the homeless community around vaccine hesitancy, share information to enable people to make informed choices, encourage peer advocacy and provide feedback to the NHS to help address health inequalities. This work increased vaccine uptake amongst our clients, many of whom were particularly vulnerable due to underlying health conditions.

The anxieties and isolation of lockdown have had a heavy toll on many people's mental health, including those that St Petrock's supports. In 2021/22, we were able to safely reintroduce our weekly on-site clinics with a clinical psychologist, who specialises in providing integrative psychological therapy for complex trauma within the homeless population. Three hour-long individual clinic appointments were typically held per week, with an attendance rate of 78% - significantly higher than the average attendance at NHS external mental health appointments. Clinics were fully-booked with a waiting list in place; further support from a psychology student later in the year helped boost capacity. The clinical psychologist also accompanied the homelessness team on their outreach roughly bi-monthly to meet clients who are rough sleeping out on the streets, and engage some of them in conversation about their mental wellbeing.

ST PETROCK'S (EXETER) LIMITED
REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2022

Wellbeing, skills and creative groups

"It was only when I got a place of my own that I realised I needed to learn to cook. Linda's Cook-Along sessions, have been great - first of all because they made me welcome, and they didn't treat me like I was daft! We've learned how to make chocolate brownies - which I love, but I always thought they were just something you bought in a cake shop. Now I can make them for myself!"
Attendee at St Petrock's pilot cooking course

When sleeping out, daily survival can be an all-consuming challenge; once in accommodation, as immediate threats recede, loneliness and isolation can set in. Empowering people to develop new skills, find hobbies and interests, and build relationships, is an important step in enabling them to move away from street-attached lifestyles and rebuild their lives. We were pleased to be able to develop new skills groups in 2021/22 in our centre and support people to attend workshops and event programmes offered by partners.

Around 15-20% of the people St Petrock's works with are female. Women are often particularly vulnerable when sleeping out; sadly, many have histories of trauma and abuse. In 2021, our new weekly Women's Wellbeing Group offered low-key self-care activities, snacks, clothing and the chance to chat (with low-key input from a female trauma support worker) in a safe, familiar space. Activities included Body Shop pampering sessions, hairdressing, manicures and a guided tour of Exeter Cathedral.

In the autumn of 2021, we ran Cook-Along Sessions in St Petrock's centre for people who had recently moved into accommodation. Sessions took place over ten weeks as part of Exeter Homeless Partnership's meaningful activity programme, creating opportunities for people to gain food preparation skills, make simple meals together and move towards independence.

A number of our clients are talented writers and artists. In Spring 2022, we were able to showcase some of their work through public displays as part of Exeter's Dream Festival, and encouraged participation in an Exeter City of Literature event.

Housing Services

"This house really feels like a home. It is light, airy and has space outside for us to relax or do some gardening. It has given me a breathing space."
Tenant in St Petrock's recovery house

Resettlement & recovery accommodation

Since 2017, St Petrock's has provided supported accommodation directly to help prevent homelessness and minimise the amount of time people have to spend on the streets. Our housing projects are comprised of two recovery houses (owned by St Petrock's) and five resettlement flats (leased from Exeter City Council), providing a total of 19 bed spaces & tailored support for people with a range of support needs.

Our recovery and resettlement housing serves as a form of pre-tenancy training, providing a safe, therapeutic environment in which individuals can gain life-skills, stabilise and identify further needs until longer-term solutions can be found. Regular support is offered via regular house visits and holistic one-to-one contact, which is tailored to individual needs. Support may include advice in managing a tenancy, developing budgeting, cleaning and life skills, help in accessing welfare benefits, training, employment or health services, support to access specialist mental health or drugs and alcohol support, and mediation with family members.

2022 marked the fifth anniversary of the opening of our first recovery house, which provides a supportive living environment with individually-furnished bedrooms, a shared kitchen, bathroom and garden, for up to 4 people in a quiet area of the city. A total of 24 residents have passed through its doors in that time. Work is currently being planned for 2023 to replace and re-develop the kitchen area as an open communal space, in which residents can cook, share meals together and offer mutual support. The value of this community-dynamic is evident in our second four-bedded recovery house, which opened in July 2020 and has housed 8 residents in this short time. This house provides an abstinence-based environment for people with mental health difficulties and a history of substance misuse, and has a strong ethos of peer-support.

ST PETROCK'S (EXETER) LIMITED

REPORT OF THE TRUSTEES **FOR THE YEAR ENDED 31 MARCH 2022**

Resettlement accommodation is intended to serve as 'stepping stone', particularly for residents working towards tenancies in the private rented sector. However, the severe shortage of affordable rented accommodation in the local area has often made securing move-on accommodation challenging in 2021/22. The longer-term impact of the pandemic on the mental health of some residents has become evident, and our housing team have invested significant time in providing additional support. They have also undertaken specific work with all residents to help them maximise their income, set and manage personal budgets, prioritise their expenditure and take responsibility for utilities use as the cost of living increases, to prepare them for future independent living.

Private rent & support (PRS) scheme

Finding private rented accommodation is often the only route out of homelessness for many single adults who are not eligible for statutory accommodation. However, many people St Petrock's works with face significant barriers in accessing private sector tenancies; they usually lack upfront funds for deposits, credit histories or guarantors, and may have little or no previous experience of managing their own home. St Petrock's housing team has a well-established history of helping people overcome these barriers by acting as a broker with local landlords, aiding with all aspects of the move-in process and providing ongoing support to both parties to ensure tenancies are successfully maintained.

Sourcing local affordable rented accommodation has become exceptionally challenging since the pandemic, despite best efforts by the team. Demand has consistently outstripped supply for many years, and housing shortages have now become acute. Many landlords have raised rents in response to rising costs in recent months, and have become increasingly risk-averse, preferring to rent to people with no history of homelessness or reliance on welfare benefits. These factors place St Petrock's clients at severe disadvantage in securing tenancies. The St Petrock's team have struggled to place new tenants this year, focusing instead on providing tailored support to around 20 people in existing private tenancies and building relationships with landlords in the hope of securing future properties.

Petrock's Place Hub & charity shop

In October 2021, St Petrock's opened a new hub and charity shop in Exeter's Paris Street, to boost sustainability and engage the community with local homelessness issues. Petrock's Place was launched in partnership with the owners of Princesshay shopping centre, Crown Estates, initially on a six-month rent-free trial basis. The set-up process was aided by grant-funding and extensive practical input from supportive local retailers.

Petrock's Place acts as an accessible public donation point for rough sleeper clothing and survival items, receives and sells donated clothes to raise funds directly for frontline homelessness services, and runs workshops to enable people to breathe new life into clothing and textiles that may otherwise have been thrown away. The space also provides volunteering opportunities for a range of people seeking to gain new employability skills, including people who have experienced homelessness and who have received support from St Petrock's.

Footfall, trade and income was initially hampered by lingering Covid restrictions / anxieties; however, the additional benefits of having a separate venue for engagement with the public soon became clear. As the six-month trial period came to an end, the project showed sufficient promise to warrant continuing via a further lease agreement. The project has subsequently evolved into a thriving hub; financial income increased month-by-month following year end 2022, and is now bringing in a regular monthly profit to support St Petrock's services.

"It was so nice to come to this lovely shop, everyone was so helpful and kind."

"Such a cool shop, love the vibe."

Extracts from Petrock's Place Comments Book

Community engagement & volunteering support

St Petrock's is grateful to receive extensive and enduring support from wide sections of the local community, whose generous gifts of finance, fundraising, skills and time are key to all we do. The gradual easing of Covid restrictions in 2021/22 created new opportunities to engage with the public around homelessness issues in our city.

ST PETROCK'S (EXETER) LIMITED

REPORT OF THE TRUSTEES **FOR THE YEAR ENDED 31 MARCH 2022**

In 2021, St Petrock's ran a 25th Anniversary campaign to provide supporters with a range of simple steps that they could take to increase their own understanding of homelessness and support those affected. We issued a series of 'challenge prompts' via social media across the year with a '25' theme, encouraging both personal reflection, practical support and fundraising activities. To mark the anniversary, we also partnered with theatre company the Common Players to host an outdoor performance in the city centre to raise awareness of our work.

A small team of dedicated volunteers worked daily in our centre kitchen, under the supervision of our kitchen manager, to prepare takeaway breakfasts and cooked lunches for distribution by our rough sleeper team throughout the year. A significant proportion of the ingredients involved were donated by the community, including long-life items from church and school harvest collections and surplus perishables from local businesses. Pupils at Exeter Cathedral School prepared weekly cooked meals for our clients as part of a new educational partnership; regular donations of homemade cakes and specially-prepared curries from a local Hindu association were also gratefully received.

The opening of Petrock's Place created new one-off and regular volunteering opportunities for people from a range of backgrounds, including those with experience of homelessness. St Petrock's staff and volunteers, neighbouring businesses, local tradespeople, University students, and volunteers from partner charity Co-Create teamed together to paint, prepare and fit the shop premises prior to opening. The shop is now supported by around 15 volunteers on an ongoing basis, who help sort donations, organise stock and interact with customers.

Petrock's Place has provided a valuable, easily-accessible reception point for the significant quantity of items donated by the local community throughout the year. Clients' needs are given top priority when receiving items; donations of rough-sleeper clothing, sleeping bags and essential survival items are sorted and transported to our homelessness centre by further volunteers. Meanwhile, donations that cannot be used directly by our clients are sold in the shop to raise funds. Thanks to generous local donations, we have been able to sustain good stock levels at Petrock's Place to date, including a number of vintage, handcrafted and specialist items. We are also grateful for ongoing support from West Exe Storage, who provide rent-free storage off-site to help us manage our limited space and a local delivery driver who transports good between Petrock's Place, St Petrock's centre and West Exe storage free of charge.

As the year progressed, we were able to resume small-scale educational talks about our work to local schools, churches, businesses and other community groups. We were pleased to further develop partnerships with student societies at Exeter University, who organised clothes sales and took on fundraising activities on our behalf. We were also honoured to give talks to medical students and Hospiscare staff to help increase understanding of homelessness across the sector. We look forward to resuming student placements in 2023.

The many individuals and organisations who have provided assistance to St Petrock's are far too numerous to name individually. However, the Trustees wish to extend their heartfelt thanks to all of the charity's benefactors, volunteers, friends and staff who make our work possible

Core Services

As pandemic-related pressures on frontline services stabilised, considerable work and finances were invested in strengthening core administrative functions in the latter part of 2021/22.

St Petrock's employed an HR consultancy firm to help update systems, contracts and policies and provide ongoing HR advice and support, alongside deployment of a cloud-based HR management system. The charity also offers all staff access to an independent Employee Assistance Programme, with a counselling component available as needed to help staff adjust to the considerable changes and challenges of the past few years.

Similarly, we have employed a Health and Safety consultancy to help us strengthen all relevant systems and processes to ensure we are able to provide a safe and healthy environment for our staff, volunteers, clients and visitors.

ST PETROCK'S (EXETER) LIMITED

REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2022

The accelerated digitalisation brought about by the pandemic highlighted the need for significant investment in strengthening IT infrastructure and processes within the charity. Professional advice was sought from an IT company, who carried out a full audit, introduced measures to strengthen IT security and replace outdated hardware as part of a fully-managed service. A major project is now underway to comprehensively upgrade web connectivity and migrate all staff users to cloud based systems in 2023.

Collectively, these measures have already increased efficiency, consistency, data security and performance across the organisation, whilst evidencing regulatory compliance.

Fundraising activities

St Petrock's seeks to maintain a diverse range of funding sources to mitigate risk and avoid over-reliance on any one funder. This approach also enables us to maintain an independent voice in speaking up on behalf of our clients, and adapting services flexibly to their needs.

2021/22 saw a reduction in income from grants and trusts, primarily due to the illness of St Petrock's manager, who also acted as key financial officer and bid-writer. A number of successful applications were made to secure short-term funds for adaptations to service delivery in relation the ongoing Covid pandemic. However, sourcing longer term grant-funding has remained challenging due to staffing capacity, and a difficult funding environment for charities amidst economic uncertainties in the post-pandemic world. Addressing this issue is a key priority for the year ahead. Meanwhile, the rental income generated by St Petrock's housing projects has proved a sustainable source of funding in uncertain times.

Despite national economic challenges, we have continued to benefit from extensive financial support from the local community. We were particularly grateful to receive significant income from legacies in 2021/22, which provided much-needed income at a time of reduced fundraising capacity. We worked hard on developing our online presence and developing our social media interactions to diversify our supporters, whilst resuming in-person talks at schools, churches and community events as restrictions eased. Our 25th anniversary campaign prompted a creative range of sponsored fundraising activities amongst supporters - memorably including an eight-year old boy who took part in a sponsored overnight kayak expedition and a girl taking on a sponsored unicycle ride. We were also encouraged to see a marked increase in support from a wide range of local businesses across the year, and re-launched our 'Friends of St Petrock's' scheme to encourage regular donations from individuals. Overall, donations from individuals, churches and faith groups, schools, businesses and other community groups (including notional rent & gifts in kind) comprised approximately 20% of our total annual income in 2021/22, with legacy income comprising an additional 67%.

ST PETROCK'S (EXETER) LIMITED
REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2022

STRATEGIC REPORT

Achievement and performance

Monitoring performance

We aim to use a range of monitoring, performance and management procedures to guarantee that outcome requirements are met and a quality service to budget is provided. Development of a five-year strategic plan in 2021/22, in consultation with all stakeholders, has helped bring focus, clarity of purpose and identifiable objectives throughout the organisation.

Meeting the real needs of people with lived experience of homelessness, and giving them a direct voice in the process, is important in ensuring that we are motivated to learn from what works. People who have used our services are encouraged to suggest ideas and provide feedback on their experience via a range of formal and informal means. Involving clients in decision-making has been particularly critical throughout the multiple service changes in 2021/22. Feedback has been sought on a range of day-to-day and larger operational issues via focused conversations, feedback forms and simple surveys. This feedback was a major factor in our decision to persist with an outreach and individualised support model for centre homelessness services in 2022, rather than return to the former day centre model. Weekly participation in Exeter Homelessness Partnership Groundswell meetings and support for peer-advocacy scheme also helped ensure client choices shaped wider collaborative measures between homelessness services across the city, including meaningful activity groups facilitated by St Petrock's.

St Petrock's has strengthened measures to collect data on service performance in 2021/22, following a disruptive period amidst multiple service changes during the pandemic. Data collation around both the scale of need, service delivery and outcomes enables us provide consistent support to individuals, focus resources and monitor client population trends over time, to inform future development of services. We are planning to roll-out a cloud-based case management system in 2023 to enhance support and reporting. New processes for collating data on the rising number of homelessness prevention / advice calls received is also enabling us to identify wider issues and causes, speak up on behalf of those who do not have a public voice, and advocate for change on underlying causes.

Financial review

Financial position

The overall surplus for the year was £756,599. Most of this arose on the unrestricted funds, with the restricted fund showing a surplus of £2,249.

During the year under review, the charity was very fortunate to receive the first instalment of £500,000 from a substantial legacy, with the balance of £287,329 to be received after date.

Due to that legacy, at the year-end our unrestricted net current assets stood at £1,573,985 compared to £806,324 in the previous year.

It has never been the policy of the charity to hold funds other than to safeguard its immediate future and ensure continued support for its clients. This increase in unrestricted net current assets therefore gives us the opportunity to acquire/develop additional residential accommodation to help meet the pressing need for more affordable housing for people with a history of homelessness, a key strategic objective identified in our five-year strategic plan. Therefore most of the surplus funds held have been designated to the new Development Reserve, which will be used to acquire/develop further residential property.

During the year the charity opened a shop, St Petrock's Place in Paris Street, which generated £18,471 income in the year and since the year end has started to make a successful contribution towards the charity's funds.

Principal funding sources

In 2021-2022, 87% of our income arose from donations and legacies, 2% from the new shop and the remaining 11% was mainly from our accommodation projects.

Investments

The policy regarding any monies, in excess of immediate requirements, is that they should be safely invested, readily available and earning interest. At present such monies are deposited in a Charities Official Investment Fund account.

ST PETROCK'S (EXETER) LIMITED

REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2022

STRATEGIC REPORT

Financial review

Reserves policy

St Petrock's Reserves Policy is to hold not less than 6 months' expenditure as unrestricted and undesignated free reserves (i.e. net of fixed assets) to meet general running costs and to ensure ongoing operations are sustainable.

The total reserves stood at £1,985,492, of which £1,426 were held on restricted funds.

£410,081 was invested in the charity's fixed assets so was not available for general expenditure purposes. After a careful review, the charity now has three designated funds as follows:

The Development Reserve, which holds £1,100,000. As above, as part of the strategic plan this will be used to acquire further property to meet our clients' need for good quality accommodation.

The Major Maintenance Reserve, which stands at £45,000 and to which £7,000 is to be added each year. This designated fund covers major repairs and planned major maintenance to the properties we own and lease.

The Staff Redundancy Reserve. This reserve stands at £70,000 and is held to cover the estimated statutory redundancy costs should the charity cease trading. The Trustees believe this reserve is an essential financial safety net to ensure we can meet our statutory obligations towards our staff.

At the balance sheet date after adjusting for restricted and designated funds and fixed assets, our free reserves amounted to £358,985. The charity always tries to keep free reserves to meet six months' normal costs. Our free reserves are therefore sufficient to meet the minimum we have historically considered necessary.

Financial and risk management objectives and policies

Whilst it is impossible to completely eliminate wider risks given the nature of our frontline services, systems and procedures have been established to identify and manage those risks.

The ongoing impact of the pandemic, and related operational changes to our services, created the need for new risk assessments across all elements of the charity. A Health and Safety consultancy firm was employed in 2022 to carry out a full audit of all our properties and systems, update our policies and risk assessments, and review our programme of regular checks and record keeping. This multi-phased piece of work is now in its latter stages, with updated training being rolled out to relevant staff as required.

St Petrock's maintains appropriate insurance cover across all our operations, including public liability and Trustee indemnity insurance. We are registered with the Fundraising Regulator and Information Commission's Office for external accountability for our fundraising and data protection practices. DBS checks are carried out on all staff, Trustees and relevant volunteers.

The national economic climate has exacerbated the uncertainty of our financial environment. Like all organisations, we are anticipating a significant rise in running costs due to inflation. At the same time, probable further reductions in governmental spending and cuts to local statutory services are likely to increase demand for our services in the year ahead. As a charity that is heavily reliant on community donations, we are particularly susceptible to the impact of the cost of living crisis upon our supporters, and a potential fall in charitable giving. Increased need will also augment competition for funding from Trusts and Foundations across the sector.

In view of these risks, we have comprehensively reviewed all our financial processes in 2022. We are utilising a cloud-based system for management accounts, and are implementing strengthened procedures for monitoring financial trends, forecasting income and reporting against budget. We endeavour to keep expenditure costs in line with expected income streams, maintain appropriate reserves, and ensure appropriate controls are in place to provide reasonable assurance against fraud and error. In order to help meet rising costs, we reviewed rental charges across our housing projects this year and increased charges for the first time since 2017. We are also taking decisive steps to boost our fundraising income, attract new grant funders and further diversify our income streams in the year ahead, as detailed below.

ST PETROCK'S (EXETER) LIMITED
REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2022

STRATEGIC REPORT

Plans for future periods

The new period of national geopolitical and economic uncertainty in which we now find ourselves is already creating major new challenges for the poorest and most vulnerable in our society. Rough-sleeping in the city has roughly doubled in the last year, and we are already receiving increased contact from people who find themselves at risk of homelessness for the first time. St Petrock's new five-year strategic plan maps out a path for us to support people without a home through these new challenges in our local area as best we can. Key plans for the year ahead include:

Increasing our housing stock:

Our recent experience has illustrated the efficacy of owning our own housing stock to provide accommodation for those most in need, with support provided by our own experienced staff. As a charity dedicated to combatting homelessness, we believe we have an obligation to do our part to address the fundamental issue in homelessness: that of a shortage of appropriate housing and support. We have therefore decided to set aside as much recent legacy income as possible in a designated Development Reserve set aside for this purpose. We have already begun to analyse local provision and to identify the types of local housing provision that are most needed, and will be actively pursuing housing acquisition and/or housing development in the next few years.

Developing our homelessness services:

As our new model of outreach and personalised support is now successfully established, we have new opportunities to develop on-site homelessness services to meet people at their point of need. We will actively seek to develop our partnership with the Clocktower Surgery and partners to increase on-site access to healthcare, and look to introduce further drop-ins and groups in consultation with our clients. Strengthening mechanisms for client involvement in decision-making processes will play an important role in this process.

Laying foundations for a homelessness prevention service:

We are receiving a clear increase in the number of direct calls we are receiving from members of the public who are facing eviction and seeking homelessness prevention advice. Many callers are experiencing difficulties as a result of the cost of living crisis or job loss, have little previous experience of seeking support and are unsure of how to navigate welfare and housing systems successfully. This is a new and concerning trend, and as Exeter's key frontline homelessness charity, we are keen to provide well-resourced advice and compassionate support to help prevent homelessness at source. We are monitoring trends carefully, with a view to building a case for funding and launching a more comprehensive homelessness prevention service as resources permit.

Increasing fundraising & grant income:

To resource our client-facing work, we are developing a new PR and community fundraising strategy to build our supporter base, with the specific goal of increasing individual and corporate donations, legacies and regular monthly donations in the year ahead.

We are currently working on refreshing and relaunching our outdated website to improve accessibility and boosting our social media presence to engage with a new digital audience. Building on our recently re-launched 'Friends of St Petrock's' scheme, we plan to introduce a 'Business Partnership' scheme to engage further with the local business community. We are reintroducing regular newsletters to keep supporters informed about our work.

Following a period of significant change and consolidation, we are now in a position to dedicate increased staffing resources specifically towards grant applications. Building on established relationships with Trusts and Foundations, identifying new potential funders and writing targeted funding applications for our projects will be a key priority for the year ahead.

Continuing to develop Petrock's Place charity shop:

We will continue to build on the strong foundations laid at Petrock's Place and boost its visibility as an accessible engagement point in the local community. This will include investing in publicity and staffing resource to increase footfall and sales, with a view to generating a profitable income source alongside the shop's multiple non-financial benefits. We also plan to roll out a charity shop certificate scheme for volunteers, including client-volunteers, with Learn Devon, as a route towards employability.

ST PETROCK'S (EXETER) LIMITED

REPORT OF THE TRUSTEES **FOR THE YEAR ENDED 31 MARCH 2022**

STRATEGIC REPORT

Continuing to strengthen core services:

Further developing our IT infrastructure, and equipping staff to use it effectively, is a key priority for 2022/23. With the support of our managed IT service, we are awaiting installation of a much-needed new internet line to significantly enhance online access and facilitate file migration to the cloud-based file management system, Sharepoint. This will also support the introduction of new client record software across the organisation to strengthen co-ordinated support, enhance outcome monitoring and reporting. We will also continue to review and update our HR policies, and roll-out updated Health & Safety and GDPR training, with the support of the professional consultancies engaged this year.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The charity is constituted as a company limited by guarantee and not having a share capital. The memorandum and articles of association (as amended on 2 January 2007) are the governing documents of the charity.

Council of management appointment procedure

Individuals, who must be members of the company, are elected to the council by the company sitting in general meeting. Alternatively, they may be appointed by members of the council provided two thirds of the members of the council concur in the appointment. One third of the council members retire by rotation at each annual general meeting but are eligible for re-election.

An induction process and copies of organisational policies and procedures, including the responsibilities of charity Trustees, is provided to all new Trustees

All of the members listed below, except for those who had retired before or been appointed after the year end, were members of the company at 31 March 2022. As such they undertake to contribute to the assets of the charity in the event of a winding up, such contribution being limited to £1 per member.

Organisational structure

The charity is governed by the council of management, who are also Trustees for charitable purposes. Full Trustee meetings take place on a quarterly basis. The Board delegates powers to a series of subcommittees, each comprised of at least 2 Trustees plus other skilled individuals, who meet regularly and report back to the full Board at quarterly meetings. A new subcommittee structure and terms of reference were developed in 2022, leading to formation of committees for Finance, Personnel, Fundraising and PR, Client Services and Development.

Responsibility for day-to-day management and leadership of the project rests with an employed Director (who, as an employee of the charity, is not a Trustee or company director). Peter Stephenson was appointed to this newly-formed role in November 2021. The Director reports to the Trustees and facilitates strategic insight into discussion from an operational perspective. He is responsible for operational management of the project, supervision of the senior staff team and representation of the project to partner charities and government authorities. He is also responsible for overseeing the maintenance of the accounting records and for the preparation of proposals to funding bodies, subject to the supervision of the treasurer and Trustees. The Director is supported by an operational team of 5 departmental managers in implementing measures across the organisation.

Related parties and collaboration with other organisations

No Trustee receives remuneration or other benefits from the charity.

The company is an independently managed charity. However, we have developed excellent collaborative relationships with both statutory and voluntary organisations in the city, to promote the sharing of ideas and resources and avoid duplication of services.

ST PETROCK'S (EXETER) LIMITED

REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2022

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Company number

04312156 (England and Wales)

Registered Charity number

1090155

Registered office

10 Cathedral Yard

Exeter

Devon

EX1 1HJ

Trustees

A Dixon OBE Chairman (resigned 4.8.21)

R M Saltmarsh MBE Vice chairman

J W E White Treasurer (resigned 27.10.21)

M A B Lamb

P J Cloke University professor (resigned 25.2.22)

K Davidson

V I Asher (resigned 27.10.21)

D H Beaven

P M Turner H R Director

M J Hutchinson Company director (appointed 10.2.22)

C F Fursdon (appointed 7.1.22)

R Maynard (appointed 7.1.22)

J F J Sidaway (appointed 20.4.22)

R M Whitson (appointed 19.10.22)

The Trustees would like to express their heartfelt thanks to Andrew Dixon OBE, who stepped down as Chair of Trustees this year after 13 years of dedicated service, and to Jeremy White for his outstanding long service as treasurer for 19 years. Their conscientious, careful leadership, over many years have been vital in establishing St Petrock's in the local community and making its continued work possible. They would like to thank Vivien Asher for her work in developing relationships with the Parish and local churches. The Trustees would also like to express very grateful thanks for Paul Cloke, who died suddenly and unexpectedly in May 2022. Paul's extensive sector knowledge and homelessness expertise was invaluable to the Board; he is very much missed.

The Trustees would also like to thank Kate Davidson for stepping in so capably as interim chair prior to the appointment of Mike Hutchinson, and to accountant Jane Miners for her outstanding supporting role to the Board. We are very grateful for all they have contributed to the management and development of St Petrock's through a time of change.

Auditors

Wescotts

47 Boutport Street

Bamstaple

Devon

EX31 1SQ

Bankers

CAF Bank Ltd., 25 Kings Hill, West Malling, Kent ME19 4JQ

The Royal Bank of Scotland plc, Broadwalk House, Southernhay West, Exeter EX1 1TZ

EVENTS SINCE THE END OF THE YEAR

Information relating to events since the end of the year is given in the notes to the financial statements.

AUDITORS

The auditors, Wescotts (SW) LLP, will be proposed for re-appointment at the forthcoming AGM.

ST PETROCK'S (EXETER) LIMITED
REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2022

Report of the trustees, incorporating a strategic report, approved by order of the board of trustees, as the company directors, on 20 January 2023 and signed on the board's behalf by:

K M Davidson

K Davidson - Trustee

ST PETROCK'S (EXETER) LIMITED

STATEMENT OF TRUSTEES' RESPONSIBILITIES
FOR THE YEAR ENDED 31 MARCH 2022

The Trustees (who are also the directors of St Petrock's (Exeter) Limited for the purposes of company law) are responsible for preparing the Report of the Trustees and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

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 SORP (FRS 102) "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2015)";
- 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 to 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.

The Trustees are responsible for the maintenance and integrity of the corporate and financial information included on the charitable company's website. Legislation in the United Kingdom governing the preparation and dissemination of financial information may differ in other jurisdictions.

**REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF
ST PETROCK'S (EXETER) LIMITED**

Opinion

We have audited the financial statements of St Petrock's (Exeter) Limited (the 'charitable company') for the year ended 31 March 2022 which comprise the Statement of Financial Activities, the Balance Sheet, the Cash Flow Statement and 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 (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 March 2022 and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- 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 charitable company 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

In auditing the financial statements, we have concluded that the trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charitable company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

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 Report of the Independent Auditors 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 this gives rise to a material misstatement in the financial statements themselves. 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 Report of the Trustees for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Report of the Trustees has been prepared in accordance with applicable legal requirements.

REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF
ST PETROCK'S (EXETER) LIMITED

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the Report of the Trustees.

We have nothing to report in respect of the following matters where 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.

Responsibilities of trustees

As explained more fully in the Statement of Trustees' Responsibilities, the trustees (who are also the directors of the charitable company for the purposes of company law) 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 charitable company'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 charitable company or to cease operations, or have no realistic alternative but to do so.

**REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF
ST PETROCK'S (EXETER) LIMITED**

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.

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. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

We identified areas of laws and regulations that could reasonably be expected to have a material effect on the financial statements from our general commercial and sector experience and through discussion with the trustees and other management. We communicated identified laws and regulations throughout our team, and remained alert to any indications of non-compliance throughout the audit.

The charity is subject to laws and regulations that govern the preparation of the financial statements, including financial reporting legislation, and other companies legislation. The company is also subject to other laws and regulations where the consequences of non-compliance could have a material impact on the amounts or disclosures within the financial statements, including employment, anti-bribery, anti-money laundering and certain aspects of companies legislation.

Owing to the inherent limitations of an audit, there is an unavoidable risk that we may not have detected some material misstatements in the financial statements, even though we have properly planned and performed our audit in accordance with auditing standards. In any audit, there remains a higher risk of non-detection of irregularities, as these may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal controls. We are not responsible for preventing non-compliance and cannot be expected to detect non-compliance with all laws and regulations.

As part of an audit in accordance with ISAs (UK), we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the internal control.

Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the trustees.

Conclude on the appropriateness of the trustees' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the charity's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the charity to cease to continue as a going concern.

Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF
ST PETROCK'S (EXETER) LIMITED

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

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. This description forms part of our Report of the Independent Auditors.

Use of our report

This report is made solely to the charitable company'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 charitable company's members those matters we are required to state to them in an auditors' 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 charitable company and the charitable company's members as a body, for our audit work, for this report, or for the opinions we have formed.



Catherine Williams FCA DChA (Senior Statutory Auditor)
for and on behalf of Wescotts (SW) LLP
47 Boutport Street
Barnstaple
Devon
EX31 1SQ

Date: 27 January 2023

ST PETROCK'S (EXETER) LIMITED

**STATEMENT OF FINANCIAL ACTIVITIES
(INCORPORATING AN INCOME AND EXPENDITURE ACCOUNT)
FOR THE YEAR ENDED 31 MARCH 2022**

	Notes	Unrestricted funds £	Restricted funds £	31.3.22 Total funds £	31.3.21 Total funds £
INCOME AND ENDOWMENTS FROM					
Donations and legacies	2	1,148,855	26,498	1,175,353	718,779
Charitable activities					
Client services, support & training		-	-	-	20,000
Preventative work		-	-	-	60,531
Resettlement activities		142,138	-	142,138	114,210
Other trading activities	3	27,629	-	27,629	32,774
Investment income	4	796	-	796	335
Total		<u>1,319,418</u>	<u>26,498</u>	<u>1,345,916</u>	<u>946,629</u>
EXPENDITURE ON					
Raising funds	6	43,672	1,431	45,103	18,803
Charitable activities	7				
Client services, support & training		326,666	22,818	349,484	430,928
Preventative work		70,180	-	70,180	125,200
Resettlement activities		124,550	-	124,550	111,533
Total		<u>565,068</u>	<u>24,249</u>	<u>589,317</u>	<u>686,464</u>
NET INCOME		754,350	2,249	756,599	260,165
Transfers between funds	17	6,600	(6,600)	-	-
Net movement in funds		760,950	(4,351)	756,599	260,165
RECONCILIATION OF FUNDS					
Total funds brought forward		1,223,116	5,777	1,228,893	968,728
TOTAL FUNDS CARRIED FORWARD		<u>1,984,066</u>	<u>1,426</u>	<u>1,985,492</u>	<u>1,228,893</u>

The notes form part of these financial statements

ST PETROCK'S (EXETER) LIMITED (REGISTERED NUMBER: 04312156)

**BALANCE SHEET
31 MARCH 2022**

	Notes	Unrestricted funds £	Restricted funds £	31.3.22 Total funds £	31.3.21 Total funds £
FIXED ASSETS					
Tangible assets	13	410,081	-	410,081	416,792
CURRENT ASSETS					
Stocks	14	728	-	728	340
Debtors: amounts falling due within one year	15	408,336	-	408,336	217,707
Debtors: amounts falling due after more than one year	15	12,250	-	12,250	12,250
Cash at bank and in hand		<u>1,202,468</u>	<u>1,426</u>	<u>1,203,894</u>	<u>629,705</u>
		1,623,782	1,426	1,625,208	860,002
CREDITORS					
Amounts falling due within one year	16	(49,797)	-	(49,797)	(47,901)
NET CURRENT ASSETS					
		<u>1,573,985</u>	<u>1,426</u>	<u>1,575,411</u>	<u>812,101</u>
TOTAL ASSETS LESS CURRENT LIABILITIES					
		<u>1,984,066</u>	<u>1,426</u>	<u>1,985,492</u>	<u>1,228,893</u>
NET ASSETS					
		<u>1,984,066</u>	<u>1,426</u>	<u>1,985,492</u>	<u>1,228,893</u>
FUNDS					
	17			<u>1,984,066</u>	1,223,116
Unrestricted funds				<u>1,426</u>	<u>5,777</u>
Restricted funds					
TOTAL FUNDS					
				<u>1,985,492</u>	<u>1,228,893</u>

The financial statements were approved by the Board of Trustees and authorised for issue on 20 January 2023 and were signed on its behalf by:

Jeremy Sidaway

J F J Sidaway - Trustee

The notes form part of these financial statements

ST PETROCK'S (EXETER) LIMITED

CASH FLOW STATEMENT
FOR THE YEAR ENDED 31 MARCH 2022

	Notes	31.3.22 £	31.3.21 £
Cash flows from operating activities			
Cash generated from operations	1	<u>584,420</u>	<u>156,780</u>
Net cash provided by operating activities		<u>584,420</u>	<u>156,780</u>
Cash flows from investing activities			
Purchase of tangible fixed assets		<u>(11,027)</u>	<u>(5,327)</u>
Interest received		<u>796</u>	<u>335</u>
Net cash used in investing activities		<u>(10,231)</u>	<u>(4,992)</u>
Change in cash and cash equivalents in the reporting period		<u>574,189</u>	<u>151,788</u>
Cash and cash equivalents at the beginning of the reporting period		<u>629,705</u>	<u>477,917</u>
Cash and cash equivalents at the end of the reporting period		<u><u>1,203,894</u></u>	<u><u>629,705</u></u>

The notes form part of these financial statements

ST PETROCK'S (EXETER) LIMITED

NOTES TO THE CASH FLOW STATEMENT
FOR THE YEAR ENDED 31 MARCH 2022

1. RECONCILIATION OF NET INCOME TO NET CASH FLOW FROM OPERATING ACTIVITIES	31.3.22	31.3.21
	£	£
Net income for the reporting period (as per the Statement of Financial Activities)	756,599	260,165
Adjustments for:		
Depreciation charges	16,871	19,282
Loss on disposal of fixed assets	867	-
Interest received	(796)	(335)
(Increase)/decrease in stocks	(388)	210
Increase in debtors	(190,629)	(146,025)
Increase in creditors	1,896	23,483
Net cash provided by operations	<u>584,420</u>	<u>156,780</u>

2. ANALYSIS OF CHANGES IN NET FUNDS

	At 1.4.21	Cash flow	At 31.3.22
	£	£	£
Net cash			
Cash at bank and in hand	<u>629,705</u>	<u>574,189</u>	<u>1,203,894</u>
	<u>629,705</u>	<u>574,189</u>	<u>1,203,894</u>
Total	<u>629,705</u>	<u>574,189</u>	<u>1,203,894</u>

The notes form part of these financial statements

ST PETROCK'S (EXETER) LIMITED

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2022

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charitable company, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 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.

Income

All income, apart from donated goods, is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably. Income from donated goods is recognised when distributed to beneficiaries, utilised by the charity or sold. This departure from the SORP does not result in any material misstatement of figures in the financial statements.

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Allocation and apportionment of costs

Most expenditure can be directly attributed to specific activities. However, some expenditure relates to more than one activity. Such expenditure is apportioned between the activities on a basis consistent with the use of resources as follows:

Premises costs on the basis of estimated floor area.

Staff costs on an employee by employee basis using estimated time spent working on different activities.

Other expenses are mostly directly attributable to activities. General costs, incurred by all activities, such as telephone, office consumables, postage, etc. are allocated using best estimates of usage.

Depreciation on the basis of estimated usage of the assets.

Support costs are then allocated to other activities in the ratio of staff costs.

Tangible fixed assets

Tangible fixed assets costing £500 or more are capitalised at purchase cost, or in the case of gifts in kind at estimated market value at the date of receipt, together with any incidental costs of acquisition. Depreciation is calculated so as to write off the costs of fixed assets, less their estimated residual values, over their expected useful lives at the following rates:

Freehold buildings - 2% per annum calculated on a straight line basis;

Short leasehold property - 10% per annum calculated on a straight line basis; and

Fixtures, fittings & equipment - 25% per annum calculated on a straight line basis.

Stocks

Stocks of purchased consumables are included at cost.

ST PETROCK'S (EXETER) LIMITED

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2022

1. ACCOUNTING POLICIES - continued

Taxation

Corporation tax

As a registered charity the company is not liable to taxation on its investment income or on any surplus arising from its charitable activities. The income from non-primary purpose trading is less than the de-minimis amount at which any profits become taxable. Thus no taxation provision is required in the financial statements.

Value added tax (VAT)

The charity was registered for VAT with effect from 1 November 2019. Hence from that date onwards the taxable income and expenditure, which includes those items related to Petrock's Place shop, excludes VAT. However, the majority of the charity's income and expenditure remains outside the scope of VAT and hence includes the relevant VAT.

Fund accounting

The charity's restricted funds are those where the donor has imposed restrictions on the use of the funds.

The charity's unrestricted funds are those which it may use for its purposes at its discretion. The charity has designated part of its unrestricted funds for specific purposes. There is no legal obligation to make these designations. However, it is considered that setting aside funds in this way will help the charity to make the best use of its resources.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

Pension costs

The charity operates a defined contribution auto-enrolment pension scheme. Contributions to the scheme are recognised in the statement of financial activities for the year in which they accrue. The assets of the scheme are held separately from those of the charity in funds independently administered by the National Employment Savings Trust (NEST).

Donated goods and facilities

It is not practicable to value donated goods upon receipt.

Items distributed to beneficiaries or utilised by the charity are recognised as both income and expenditure, at estimated market value, in the period in which they are distributed or utilised.

Items sold are recognised as income, at the amount receivable net of any VAT, at the date of sale.

Donated facilities are recognised at estimated market value in the period during which they are utilised.

2. DONATIONS AND LEGACIES

	31.3.22	31.3.21
	£	£
Parish of Central Exeter (notional rent)	16,951	21,197
Donations	211,419	373,645
Gifts in Kind	40,394	72,468
Legacies	857,329	165,000
Grants	49,260	86,469
	<u>1,175,353</u>	<u>718,779</u>

Gifts of goods distributed to beneficiaries, valued at £31,478 are included above.

ST PETROCK'S (EXETER) LIMITED

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2022

2. DONATIONS AND LEGACIES - continued

Grants received, included in the above, are as follows:

	31.3.22	31.3.21
	£	£
Government Covid Support	3,256	41,015
Christopher Reeves Memorial Trust	10,000	-
The Antonio Carluccio Foundation	-	10,000
David & Ruth Lewis Family Charitable Trust	-	7,000
The Parish Lands Charity	-	5,000
Devon County Council	4,195	-
Sunrise Sidmouth Trust	4,000	-
Jamieson-Bystock Trust	3,000	-
The Norman Family Charitable Trust	-	3,000
Exeter City Council	1,000	-
Other grants	<u>23,809</u>	<u>20,454</u>
	<u>49,260</u>	<u>86,469</u>

3. OTHER TRADING ACTIVITIES

	31.3.22	31.3.21
	£	£
Fundraising events	-	30,152
Petrock's Place shop income	18,471	-
Miscellaneous other income	<u>9,158</u>	<u>2,622</u>
	<u>27,629</u>	<u>32,774</u>

4. INVESTMENT INCOME

	31.3.22	31.3.21
	£	£
Charities Official Investment Fund interest	<u>796</u>	<u>335</u>

5. INCOME FROM CHARITABLE ACTIVITIES

		31.3.22	31.3.21
	Activity	£	£
Grants	Client services, support & training	-	20,000
Grants	Preventative work	-	60,531
Rent & service charges from resettlement accommodation	Resettlement activities	<u>142,138</u>	<u>114,210</u>
		<u>142,138</u>	<u>194,741</u>

Grants received, included in the above, are as follows:

	31.3.22	31.3.21
	£	£
Exeter City Council	-	20,000
Ministry of Housing, Community and Local Government (via Exeter City Council)	<u>-</u>	<u>60,531</u>
	<u>-</u>	<u>80,531</u>

ST PETROCK'S (EXETER) LIMITED

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2022

6. RAISING FUNDS

Raising donations and legacies

	31.3.22	31.3.21
	£	£
Information & publicity	641	508
Telephone	300	-
Sundries	1,137	-
Staff costs	9,615	11,366
Liability insurance	153	130
Printing, postage, stationery & office consumables	100	1,400
Support costs	<u>3,915</u>	<u>3,451</u>
	<u>15,861</u>	<u>16,855</u>

Other trading activities

	31.3.22	31.3.21
	£	£
Petrock's Place shop overheads	9,538	-
Costs of generating miscellaneous income	-	1,948
Shop staff costs	12,620	-
Depreciation	1,046	-
Support costs	<u>6,038</u>	<u>-</u>
	<u>29,242</u>	<u>1,948</u>

Aggregate amounts	<u>45,103</u>	<u>18,803</u>
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7. CHARITABLE ACTIVITIES COSTS

	Direct Costs £	Support costs (see note 8) £	Totals £
Client services, support & training	270,511	78,973	349,484
Preventative work	51,638	18,542	70,180
Resettlement activities	<u>106,831</u>	<u>17,719</u>	<u>124,550</u>
	<u>428,980</u>	<u>115,234</u>	<u>544,214</u>

ST PETROCK'S (EXETER) LIMITED

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2022**

8. SUPPORT COSTS - continued

Management - continued

	Preventative work £	Resettlement activities £	31.3.22 Total activities £	31.3.21 Total activities £
Payroll & personnel support	280	267	1,889	1,200
Other support	370	354	2,500	1,104
Bank charges	75	72	509	402
Subscriptions & books	199	190	1,345	1,813
Staff costs	13,481	12,882	91,006	91,169
Premises costs	1,831	1,749	12,359	2,500
Liability insurance	174	166	1,174	1,050
Equipment repairs, renewals & maintenance	222	212	1,500	200
Telephone (including mobiles)	276	263	1,860	550
Printing, postage, stationery & office consumables	133	127	900	400
Accountancy	281	269	1,900	1,800
Auditor's & Independent Examiner's remuneration	844	807	5,700	1,800
Legal fees	133	127	900	-
Other costs	62	60	421	-
Depreciation of tangible fixed assets	53	51	357	-
Loss on sale of tangible fixed assets	128	123	867	-
	<u>18,542</u>	<u>17,719</u>	<u>125,187</u>	<u>103,988</u>

9. NET INCOME/(EXPENDITURE)

Net income/(expenditure) is stated after charging/(crediting):

	31.3.22 £	31.3.21 £
Depreciation of owned fixed assets	16,871	19,281
Deficit on disposal of fixed assets	867	-
Operating lease rentals	43,035	37,989
Independent examiner's remuneration	-	1,800
Auditor's remuneration	<u>5,700</u>	<u>-</u>

ST PETROCK'S (EXETER) LIMITED

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2022

10. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 March 2022 nor for the year ended 31 March 2021.

Trustees' expenses

There were no Trustees' expenses paid during the year (2021 - £nil). However, the cost of providing Trustee indemnity insurance was approximately £500 (2021 - £500) .

11. STAFF COSTS

	31.3.22	31.3.21
	£	£
Wages and salaries	354,962	389,577
Social security costs	24,109	28,556
Other pension costs	14,335	15,166
	<u>393,406</u>	<u>433,299</u>

The allocation of staff numbers to the different categories of activity is based on the time employed on those activities.

The average monthly number of employees during the year was as follows:

	31.3.22	31.3.21
Raising funds	1	-
Client services, support & training	10	9
Preventative work	2	3
Resettlement activities	1	2
Support	6	5
	<u>20</u>	<u>19</u>

No employees received emoluments in excess of £60,000.

The employee benefits of key management personnel total £28,374 (2021 - £50,798)

ST PETROCK'S (EXETER) LIMITED

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2022

12. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted funds £	Restricted funds £	Total funds £
INCOME AND ENDOWMENTS FROM			
Donations and legacies	696,704	22,075	718,779
Charitable activities			
Client services, support & training	20,000	-	20,000
Preventative work	60,531	-	60,531
Resettlement activities	114,210	-	114,210
Other trading activities	32,774	-	32,774
Investment income	335	-	335
Total	<u>924,554</u>	<u>22,075</u>	<u>946,629</u>
EXPENDITURE ON			
Raising funds	18,803	-	18,803
Charitable activities			
Client services, support & training	409,562	21,366	430,928
Preventative work	125,200	-	125,200
Resettlement activities	111,533	-	111,533
Total	<u>665,098</u>	<u>21,366</u>	<u>686,464</u>
NET INCOME	259,456	709	260,165
Transfers between funds	<u>45,278</u>	<u>(45,278)</u>	<u>-</u>
Net movement in funds	304,734	(44,569)	260,165
RECONCILIATION OF FUNDS			
Total funds brought forward	918,381	50,347	968,728
TOTAL FUNDS CARRIED FORWARD	<u>1,223,115</u>	<u>5,778</u>	<u>1,228,893</u>

ST PETROCK'S (EXETER) LIMITED

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2022

13. TANGIBLE FIXED ASSETS

	Freehold property £	Short leasehold £	Fixtures and fittings £	Totals £
COST				
At 1 April 2021	395,021	9,975	83,331	488,327
Additions	11,027	-	-	11,027
Disposals	-	-	<u>(3,471)</u>	<u>(3,471)</u>
At 31 March 2022	<u>406,048</u>	<u>9,975</u>	<u>79,860</u>	<u>495,883</u>
DEPRECIATION				
At 1 April 2021	7,323	3,180	61,032	71,535
Charge for year	3,610	1,000	12,261	16,871
Eliminated on disposal	-	-	<u>(2,604)</u>	<u>(2,604)</u>
At 31 March 2022	<u>10,933</u>	<u>4,180</u>	<u>70,689</u>	<u>85,802</u>
NET BOOK VALUE				
At 31 March 2022	<u>395,115</u>	<u>5,795</u>	<u>9,171</u>	<u>410,081</u>
At 31 March 2021	<u>387,698</u>	<u>6,795</u>	<u>22,299</u>	<u>416,792</u>

14. STOCKS

	31.3.22	31.3.21
	£	£
Consumables at cost	<u>728</u>	<u>340</u>

15. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.3.22	31.3.21
	£	£
Debtors	29,733	42,675
VAT	547	416
Prepayments	16,286	9,612
Accrued income	<u>361,770</u>	<u>165,004</u>
	<u>408,336</u>	<u>217,707</u>

DEBTORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

The £12,250 of accrued income falling due after more than one year represents a legacy received during the year ended 31 March 2009. The legacy comprises a one fifth share of the rights and entitlements of a loan agreement. The loan is repayable when a property in Exeter is disposed of. At that time the value of the loan will be calculated as two thirds of the gross sale proceeds. After the balance sheet date the owner of the property died but probate of their estate was not obtained until 13 October 2022. The charitable beneficiaries of the loan entitlements are in the course of contacting the executor. A restriction upon the disposition of the property is entered against its title in the Proprietorship Register at H M Land Registry.

ST PETROCK'S (EXETER) LIMITED

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2022**

16. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.3.22	31.3.21
	£	£
Trade creditors	998	1,680
Other creditors	3,184	3,088
Outstanding pension scheme contributions	1,016	1,016
Accruals	<u>44,599</u>	<u>42,117</u>
	<u>49,797</u>	<u>47,901</u>

17. MOVEMENT IN FUNDS

	At 1.4.21	Net movement in funds	Transfers between funds	At 31.3.22
	£	£	£	£
Unrestricted funds				
General fund	1,139,641	754,350	(1,124,925)	769,066
Designated fund - staff redundancies	69,000	-	1,000	70,000
Major maintenance fund	-	-	45,000	45,000
Development fund	-	-	1,100,000	1,100,000
Church reinstatement fund	7,000	-	(7,000)	-
Property repair fund	2,600	-	(2,600)	-
South Street contingency fund	<u>4,875</u>	<u>-</u>	<u>(4,875)</u>	<u>-</u>
	1,223,116	754,350	6,600	1,984,066
Restricted funds				
Client specific funding	492	657	-	1,149
Other restricted funds	5,285	(5,008)	-	277
Petrock's Place	<u>-</u>	<u>6,600</u>	<u>(6,600)</u>	<u>-</u>
	<u>5,777</u>	<u>2,249</u>	<u>(6,600)</u>	<u>1,426</u>
TOTAL FUNDS	<u>1,228,893</u>	<u>756,599</u>	<u>-</u>	<u>1,985,492</u>

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	1,319,418	(565,068)	754,350
Restricted funds			
Mental Health Services	4,000	(4,000)	-
Client specific funding	2,109	(1,452)	657
Other restricted funds	12,358	(17,366)	(5,008)
Petrock's Place	<u>8,031</u>	<u>(1,431)</u>	<u>6,600</u>
	<u>26,498</u>	<u>(24,249)</u>	<u>2,249</u>
TOTAL FUNDS	<u>1,345,916</u>	<u>(589,317)</u>	<u>756,599</u>

ST PETROCK'S (EXETER) LIMITED

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2022

17. MOVEMENT IN FUNDS - continued

Comparatives for movement in funds

	At 1.4.20 £	Net movement in funds £	Transfers between funds £	At 31.3.21 £
Unrestricted funds				
General fund	846,106	259,457	34,078	1,139,641
Designated fund - staff redundancies	59,500	-	9,500	69,000
Church reinstatement fund	7,000	-	-	7,000
Property repair fund	2,400	-	200	2,600
South Street contingency fund	<u>3,375</u>	<u>-</u>	<u>1,500</u>	<u>4,875</u>
	918,381	259,457	45,278	1,223,116
Restricted funds				
Recovery & Resettlement Accommodation Project	44,000	-	(44,000)	-
Client specific funding	1,218	(726)	-	492
Other restricted funds	<u>5,129</u>	<u>1,434</u>	<u>(1,278)</u>	<u>5,285</u>
	<u>50,347</u>	<u>708</u>	<u>(45,278)</u>	<u>5,777</u>
TOTAL FUNDS	<u>968,728</u>	<u>260,165</u>	<u>-</u>	<u>1,228,893</u>

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	924,554	(665,097)	259,457
Restricted funds			
Mental Health Services	3,000	(3,000)	-
Client specific funding	3,872	(4,598)	(726)
Other restricted funds	<u>15,203</u>	<u>(13,769)</u>	<u>1,434</u>
	<u>22,075</u>	<u>(21,367)</u>	<u>708</u>
TOTAL FUNDS	<u>946,629</u>	<u>(686,464)</u>	<u>260,165</u>

Designated funds

Staff Redundancies

If at some future date the charity was unable to attract sufficient funding to continue its activities then some or all of its employees would be made redundant. It is considered important that employees should not be disadvantaged by working for a charitable organisation. Thus funds are to be set aside to meet the estimated statutory redundancy entitlements.

Major Maintenance Fund

The balances brought forward on the Church Reinstatement, the Property Repair and South Street Contingency funds have been transferred to a single Major Maintenance fund. Transfers that were previously made to separate funds will now be made to the single designated fund. In addition funds will be set aside towards the costs of future major repairs to the charity's freehold properties

ST PETROCK'S (EXETER) LIMITED

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2022

17. MOVEMENT IN FUNDS - continued

Development Fund

This fund has been established to help meet the costs of future developments, including the purchase of further properties.

Restricted funds

Mental Health Services

This service provides individual psychotherapy and counselling with fully qualified psychotherapists and addiction specialists.

Client Specific Funding

This fund represents individually small amounts received for the benefit of specific clients and often only for specific purposes.

Other Restricted Funds

These funds represent other grants and donations given for specific purposes.

Petrock's Place

In September 2021 a shop was opened to raise funds for the charity. Funding was received towards the set-up costs and also towards initial running costs. The £6,600 transfer to unrestricted funds arose when the relevant funds were fully expended on the purchase of fixed assets.

18. EMPLOYEE BENEFIT OBLIGATIONS

At the balance sheet date the company was committed to paying the following contributions, to the defined contribution pension scheme, in the next twelve months:

	31.3.22	31.3.21
	£	£
Provided in the financial statements:		
Outstanding contributions	<u>1,016</u>	<u>1,016</u>
Not provided in the financial statements:		
Annual contributions for the next year	<u>18,000</u>	<u>15,000</u>

19. CONTINGENT LIABILITIES

The charity is entitled to a one fifth share of the rights and entitlements of a loan agreement. The date and the amount of the capital to be repaid are determined by the disposal of and value of a property in Exeter. Until such time as the property is disposed of the charity must meet one fifth of one half of the costs of any external repairs to the property. Although the charity is obligated to meet these repair costs no security has been given. The property is insured and in a good state of repair so whilst there can be no certainty it is considered unlikely that any material costs will be incurred in the foreseeable future. The charity has established a designated fund to meet any such costs.

ST PETROCK'S (EXETER) LIMITED

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2022

20. CAPITAL COMMITMENTS

There was no capital expenditure contracted for at 31 March 2022 nor at 31 March 2021.

21. OTHER FINANCIAL COMMITMENTS

The charity has entered into consultancy agreements covering a three year period. The total commitment under the agreements is £5,189 per annum for the next two years.

22. RELATED PARTY DISCLOSURES

Unrestricted donations and gifts in kind of £50 were received from Trustees and their related parties. There were no other related party transactions.

23. POST BALANCE SHEET EVENTS

Following the year end probate was obtained on an estate where the charity receives a 10% share of the residuary estate. No distributions have yet been received but it is estimated that the charity will receive approximately £30,000.

Petrock's Place shop was occupied under rent-free licences from 20 September 2021 to 19 April 2022. On 28 June 2022 the charity entered into a lease for the period 20 April 2022 to 1 October 2024 under which rent of £12,000 per annum is payable. The lease includes break clauses requiring three months notice.

24. ULTIMATE CONTROLLING PARTY

At general meetings all members have one vote and hence the charity is not controlled by any individual. The management of the charity is controlled by the council of management

25. LEGAL STATUS OF THE CHARITY & MEMBERS' FUNDS

The charity is incorporated in England as a company limited by guarantee and as such does not have an authorised share capital. Its registered office is 10 Cathedral Yard, Exeter, EX1 1HJ

The charity's memorandum of association prohibits the distribution of any assets to members and requires any assets remaining upon a winding up or dissolution to be transferred to some other charitable organisation. Thus there are no funds attributable to members.

ST PETROCK'S (EXETER) LIMITED

England & Wales - Charity number 1090155

Accounts

REGISTERED COMPANY NUMBER: 04312156
REGISTERED CHARITY NUMBER: 1090155

REPORT OF THE TRUSTEES AND
FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2021
FOR
ST PETROCK'S (EXETER) LIMITED

ST PETROCK'S (EXETER) LIMITED

CONTENTS OF THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2021

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The Trustees present their annual report together with the financial statements of the charity for the year ended 31 March 2021. These documents are also prepared to meet the requirements for a Directors' Report and accounts for Companies Act purposes.

The Trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2015).

1. Objectives, Aims and Activities

1.1 Charitable objects

The charity's objects, as defined by the memorandum and articles of association, are *to relieve persons resident in Exeter and neighbourhood who are in conditions of need, hardship and distress, who are homeless or threatened with homelessness.*

1.2 Why we are here

St Petrock's exists to stand with and for people experiencing homelessness in the Exeter area, and works to help them feel safe in a place that they can call home.

The causes of homelessness in our local area are multiple, complex and often deep-rooted at both personal and societal levels. They rarely involve merely a lack of shelter, or vanish when someone has a roof over their head. Since our formation in 1996, St Petrock's has worked to address homelessness alongside the wider disadvantage and social exclusion that often accompanies it. Our services work to provide accessible, tailored support to individuals at their point of need, and at all stages of their journeys towards more settled lives,

Our vision is for a city without homelessness, with good health, housing and inclusion – a place where everyone enjoys the benefits of security, opportunity and growth.

1.3 Our aims

Our strategic aims work to:

- **Prevent** homelessness occurring in the first place.
- **Increase** access to housing and help individuals to successfully maintain a tenancy.
- **Improve** the health, well-being and life expectancy of our clients.
- **Enable** access to training, volunteering and employment opportunities.
- **Reduce** re-offending and provide positive contributions to communities.

1.4 Who we work with

Our primary beneficiaries are people who are:

- Currently **rough sleeping** (on the streets, in doorways, tents, sheds or cars).
- **Vulnerably housed** (i.e. – their accommodation does not meet basic health and safety standards).
- **'Sofa-surfing'**, living in temporary accommodation or on friends' sofas or floors.
- Struggling to maintain their tenancies or are at risk of **eviction**.
- At risk of homelessness following release from **prison**, discharge from **hospital**, mental health or supported living facilities.

Many of the people we support face **significant additional challenges** that both contribute to their homelessness and make it difficult for them to move forward. Most are isolated from support networks, family and friends, and have long-term experience of social and economic disadvantage. Some are coping with serious mental health or emotional issues, are living with learning difficulties or poor physical health. Others have experienced childhood trauma or family breakdown; a significant proportion have a background in care. For some, these factors contribute to development of alcohol or substance misuse or offending behaviour; in turn, this can make it challenging for people to move away from street-attached lives.

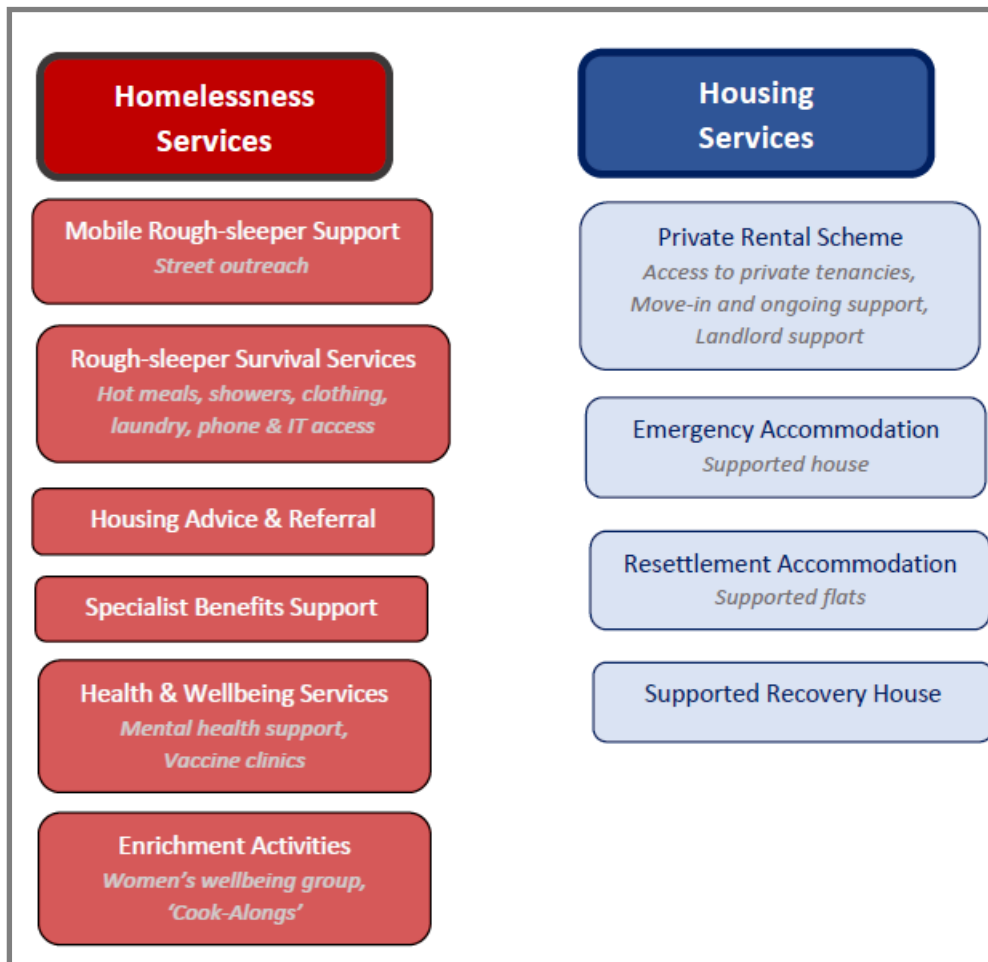
1.5 What we do

St Petrock's is committed to being a local, highly effective charity working to support people who are homeless or vulnerably housed and help them to achieve their potential. Via our homelessness resource centre in Exeter's Cathedral Yard, and through our housing services in the community, we help people rebuild their lives and move towards independent living.

We do this:

- By providing **a range of adaptable homelessness, housing and support services**, which are accessible at the point of need.
- By working closely with **local partners**, identifying and filling gaps in existing provision.
- By building **relationships and establishing trust** with individuals with complex needs.
- By **advocating** to ensure individuals get fair access to accommodation and services.
- By **empowering our clients** and enabling them **to contribute to, shape and be involved** in the community life.
- By developing a highly skilled **staff and volunteer team**, characterised by integrity, professionalism, perseverance and commitment.
- By providing **robust financial management**, effective governance and value for money.
- By engaging with a wide range of individuals, schools, businesses, faith-based and other local groups across the area to **increase understanding of homelessness issues** and encourage **community integration**.

In 2020/21, our services included:



1.6 Local partnership working

Effective partnership working with a range of other local and national organisations is key to our approach. We have well established **cross sector partnerships** with a number of statutory, voluntary and private sector providers including: Local Authorities, NHS England, Police, Probation, Housing Associations, Emergency Hostels, Landlords, Drug and Alcohol Services, HMPS, Social Services and other local charitable and voluntary organisations.

These partnerships ensure **access to a wide range of housing, health and support services**, which can be tailored to individual needs. They help ensure co-ordinated assessment, appropriate referrals and wrap-around specialist support to enable clients to move forward effectively at each stage of their journeys. These relationships became additionally important in enabling a prompt, efficient, co-ordinated response to Public Health crises in 2020/21.

St Petrock's sits on the steering group for **Exeter Homelessness Partnership**, creating new opportunities to involve clients in service development via confidence-building training and feedback mechanisms. Attendance at a new 'Groundswell' group in 2020/21 was vital in giving clients opportunities to highlight concerns and receive updated information about the impact of the pandemic on local services.

1.7 Community support

St Petrock's would be unable to operate without extensive support from the local community, whose generous gifts of **finance, fundraising, skills and time** are key to all we do. We were moved by the unprecedented levels of generosity and concern expressed towards people without a home as the pandemic set in. The outpouring of creative support we experienced across the year was hugely encouraging to all on challenging days.

Whilst Covid restrictions reduced the number of **volunteers** we could safely have on-site during 2020/21, a small, highly-dedicated team of volunteers proved vital in supporting our kitchen manager with meal preparation in our centre kitchen throughout. As hospitality venues closed, St Petrock's benefitted from a wide range of generous **food donations**, enabling us to diversify our menu. Despite lockdown challenges, churches, workplaces and other groups organised collections of **warm clothing, toiletries, sleeping bags and crucial survival items**, enabling us to meet rough-sleepers needs. Individuals assembled thoughtful 'distraction packs' of craft & journaling activities to help people adjust to lockdowns indoors. Elsewhere, volunteer support enables us to effectively **receive, sort and transport physical donations**, including daily hot meal delivery to rough-sleepers emergency accommodation in 2020/21.

The many individuals and organisations who have provided assistance to St Petrock's are far too numerous to name individually. However, the Trustees wish to extend their heartfelt thanks to all of the charity's benefactors, volunteers, friends and staff who make our work possible.



One junior supporter, aged 6, baked weekly treats for rough-sleepers for the entire year. Another supporter, aged 96, faithfully knitted warm clothing for rough-sleepers we support.



1.8 Public Benefit

St Petrock's trustees review our activities and strategies each year to ensure that we are effective in reaching those most in need in the local area, and in meeting our longer term aims. By carrying out this review, the trustees consider that they have complied with the duty, imposed by Section 17(5) of the Charities Act 2011, to have due regard to general guidance published by the Charity Commission on Public Benefit and in particular its supplementary public guidance on the **Prevention or Relief of Poverty for the Public Benefit**.

St Petrock's range of homelessness, housing and support services provide **essential frontline interventions to some of the most vulnerable people in our local area**. In doing so, they help individuals rebuild their lives, move towards independent living and achieve their potential.

The services we provide benefit not only the direct recipients, but also the **local community**. Our early interventions, preventative work and liaison reduce pressures on statutory services, and improve the social environment for the public. We also serve as an informed conduit through which people can channel goodwill to address homelessness in our city. Our work increases understanding of homelessness and helps foster community cohesion.

2. Strategic Report: Main Achievements and Performance in 2020/21

Charitable activities

2.1 New challenges in 2020/21

2021 marked 25 years since St Petrock's first opened its doors. Sadly, homelessness remains a significant issue in our city.

St Petrock's has always sought to provide services that are flexible, rapidly-adaptable and responsive to changing environments. These characteristics served us well through the multiple uncertainties of 2020/21, in a year that brought unprecedented challenges and significant change to our clients, our organisation and the world around us.

Covid-19 measures have exacerbated the social exclusion and isolation already experienced by many of the individuals St Petrock's assists. When the lockdowns of 2020 set in, many other local organisations had to close their doors or switch to remote support. As everyone else had to stay indoors, those without a home faced major additional barriers in accessing services. St Petrock's teams worked very hard to safely adapt and maintain continuous frontline services throughout. At one stage, we were one of an extremely limited number of small organisations who managed to continue providing vital in-person support to those experiencing homelessness in the city.

As the year progressed, the **longer term impacts of the pandemic** began to make themselves felt. Isolation and anxiety led to a deterioration in some clients' mental health, and Exeter's acute shortage of affordable rented housing shows no sign of easing. The need for our specialist services has become more evident than ever before. Thanks to the determination and dedication of our trustee, staff and volunteer team, and exceptional community support, we have managed to rise to the challenge, repeatedly adapting services to changing needs.



St Petrock's was delighted to be selected as the winner of the charity category in the Exeter Living Awards, in recognition of our continuous support of local people through the pandemic.

Homelessness Services

For 25 years, St Petrock's homelessness resource centre has often been **the first point of contact** for people who are rough-sleeping or vulnerably housed in Exeter – and sometimes the last, when they have nowhere else left to turn.

2.2 Support during 'Everyone In' Covid-response scheme

Many people we support are reluctant to engage with statutory services and may struggle with formal environments or assessment processes. Our experienced homelessness team, who include social workers and counsellors, provide consistent, low-pressure daily contact to help build relationships and establish trust.

In March 2020, these established relationships enabled our homelessness response team to respond rapidly to the emerging Covid-19 crisis. Working with Exeter City Council within an inter-agency team, they helped identify, contact and support local rough-sleepers into hotel emergency accommodation as part of the government-funded 'Everyone In' scheme. This swift response helped ensure that over **90% of people sleeping rough in the city were safely off the streets as lockdown set in.**

Being 'indoors', particularly in lockdown conditions, can be challenging for those who are accustomed to sleeping out long-term. The St Petrock's team worked with partners to provide **ongoing support to clients in hotel accommodation** to help them adjust. Support included provision of clothing, toiletries, 'distraction packs' and emotional support, alongside daily delivery of cooked breakfasts and lunches, prepared in the St Petrock's centre kitchen.

In 2020/21

14,000+ home-cooked meals were delivered to rough-sleepers in an emergency hotel due to the pandemic



2.3 Rough-sleeper survival services

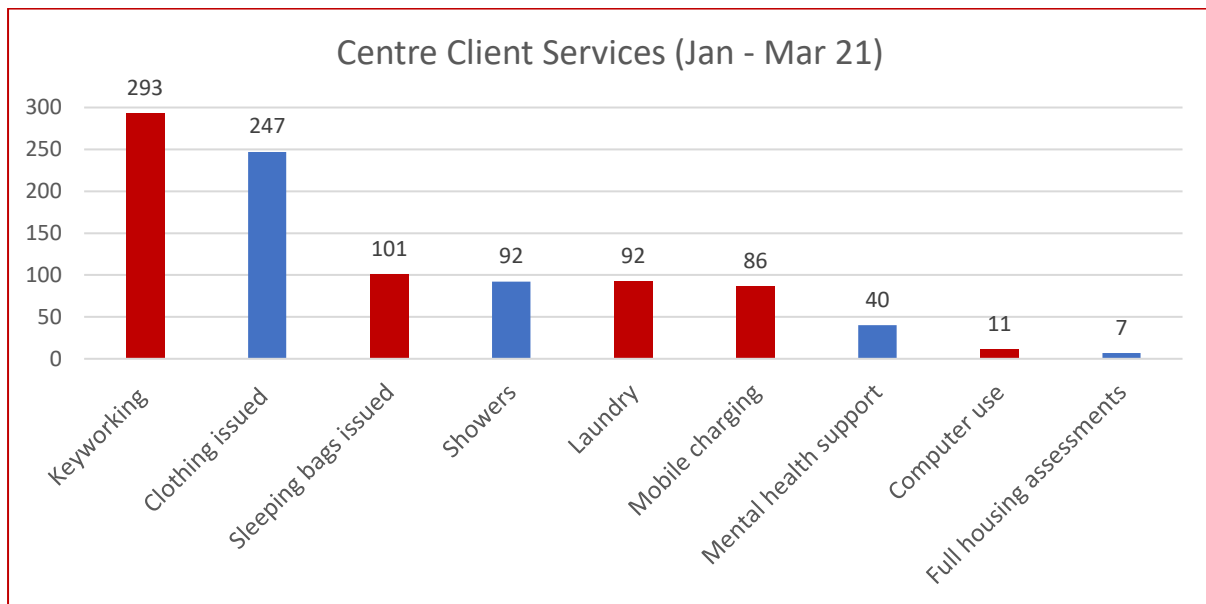
'St Petrock's has done much for me, but one morning stands out in particular. I had spent the night awake during a storm. I had got wet and spent the night shivering in my sleeping bag. I arrived at St Petrock's cold, wet and in a rotten mood. I was able to get a hot shower, dry clean clothes and a warmer sleeping bag. If they hadn't been there I would have stayed cold and damp all day.' *Individual experiencing rough-sleeping in 2020*

Despite initial provision of hotel accommodation, Exeter experienced a **steady flow of new rough-sleepers on to the streets.** These included a significant number of people released from prison without accommodation, and those experiencing mental health crises, relationship breakdown or job loss linked to the pandemic.

Lockdown conditions exacerbated the daily challenges that rough-sleepers face in simply keeping clean, getting enough food and rest, staying warm and dry. As most public venues,

shopping areas, libraries and public conveniences closed, people lost access to indoor spaces and shelter. The St Petrock's team worked hard to supply rough-sleepers with **sleeping bags, survival equipment, clothing and toiletries, and our rough-sleeper laundry service** was maintained throughout. As restrictions allowed, the team re-opened St Petrock's centre to a carefully-controlled number of clients to allow safe access to **showers** and one-to-one support.

Rough-sleeping clients are also able to access **phones, computer and internet access** via St Petrock's centre and use it as 'care of' address for receiving post. The team were able to source **mobile phones** for issuing to rough-sleepers, and enable them to charge them daily. As many support organisations reduced face-to-face contact, these services became critical in allowing clients to access specialist healthcare, & welfare benefits advice and attend virtual appointments, as well as enabling them to stay in touch with loved ones elsewhere.



Total number of visits to StP's centre (Jan - Mar 2021)= 998

2.4 New mobile rough-sleeper outreach service

In 2020, St Petrock's launched a new mobile outreach service to engage with people sleeping rough around the city. Our team now go out twice each weekday, serving hot drinks, takeaway breakfasts and lunches, carrying out welfare checks, reminding clients of appointments and arranging for follow-up specialist support in St Petrock's centre. This new service has enabled us to connect more meaningfully with individuals on a one-to-one basis, and help them move forwards without becoming 'lost in the crowd'.



Between Jan – Mar 21:

1,132* 'contacts' made with people sleeping rough or vulnerably housed

800+ meals served to rough-sleepers

By StP's mobile outreach team around Exeter

**includes repeat clients*

2.5 Key-working, housing advice & homelessness prevention

Over time, every individual is offered a thorough needs assessment, and staff use specialist knowledge to provide flexible follow-up support. The team liaise with Exeter City Council's Housing Team and partners to help people access any statutory temporary accommodation they may be eligible for, or use diverse local networks to refer into alternative accommodation. Support may also involve liaison with health, addiction, benefits and other services.

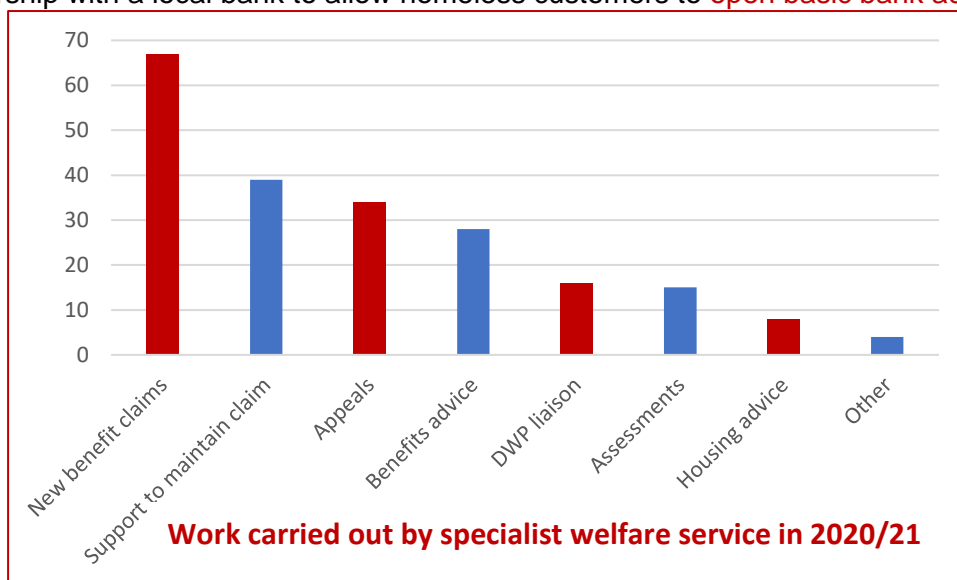
Early intervention around tenancy problems, debt and finance issues, alongside advocacy, often helps people avoid homelessness in the first place. Over the year, we saw an increase in contact from individuals who feared losing accommodation due to relationship breakdown or job loss. This trend became more pronounced following the end of a national 'eviction ban' in 2021, as financial challenges and rent arrears stemming from the pandemic set in.

Between Jan – Mar 21:
293 key-working sessions were held in St Petrock's centre

2.6 Specialist welfare advice service

Poor mental health, low levels of literacy or IT literacy, complex needs and lack of access to technology means that many people St Petrock's works with struggle to navigate the complex welfare system at the best of times. Pandemic-related adjustments to the system and increased reliance on internet-based services created additional challenges in 20/21.

St Petrock's sustained its specialist welfare advice service throughout the Covid-crisis to help people **set up and maintain appropriate benefit claims**. Support provided by the one-to-one service includes assessment of benefit eligibility; support with completing applications and gathering supporting evidence; advocacy and appeals on behalf of clients in cases where applications have been declined. In 2020/21, the advisor supported clients through three-way phone assessments, tribunals and other DWP appointments, and ran a telephone advice line when it was not possible to host in-person drop-in clinics. We also established a new partnership with a local bank to allow homeless customers to **open basic bank accounts**.



In 2020/21, our specialist welfare advice service:

- Carried out **211** completed pieces of work with individuals.
- Achieved a successful outcome in **77%** of total cases (with a further 20% of outcomes unknown at year end)
- Ensured **92%** of negative decisions were overturned on appeal
- Secured **£22,000+** in back-payments for clients in monies owed to them

Access to health & wellbeing support

2.7 Specialist mental health services

'When Covid happened I knew it was going to be a battle so I've just been employing every tool in the book. (St Petrock's clinical psychologist) has been incredibly encouraging. Once a week, without fail, (he's) there – we have a conversation and I tell him how I am. There are lots of people suffering in silence and it's really good to be able to talk.'

Individual accessing StP's mental health clinics, 2021

Poor mental health is a major contributing factor to homelessness, alcohol / substance misuse and prevents people from settling into accommodation and moving forwards with their lives. Many of the people St Petrock's supports have experienced serious family breakdown, trauma or abuse; a significant proportion have a background in care. Others have pre-existing mental health conditions, which are exacerbated by the severe stresses of homelessness itself. Transient lifestyles, traumatic previous experiences of clinical environment and prohibitive waiting lists means that many struggle to access support via statutory routes.

Addressing these underlying issues, developing coping mechanisms and adjusting to being 'indoors' often takes time and specialist support. Since 2016, St Petrock's has run its own successful mental health services to enable our clients to receive support in the safe, familiar environment of our centre. Support is delivered primarily via **one-to-one therapy sessions** with a clinical psychologist specialising in complex trauma.

Weekly sessions were sustained throughout 2020/21, initially via phone or video-call. Face-to-face appointments were reintroduced as soon as it was safe to do so. All appointments have remained fully booked, despite the challenges of hybrid working, with a waiting list in place. The psychologist has also started accompanying our mobile rough-sleeper team on their **morning outreach** to build relationships, with rough-sleepers. For many clients, this is the first and only time they have been able to access specialist support.

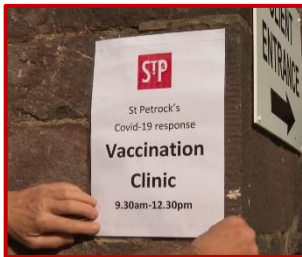
The psychologist's input has helped people avoid relapse, process traumatic memories evoked by the pandemic and adjust to the uncertainties of the changing world. His support has enabled some to access or sustain tenancies, which might otherwise have been placed at risk. He has also enabled many to access further external specialist support, healthcare, supported accommodation or benefits income by providing referrals and clinical reports.

In 2021:

- **157** one-to-one therapy appointments took place with a clinical psychologist
- **70%+** attendance rate maintained at appointments



2.8 Public Health liaison & Covid-response



Many of St Petrock's clients are particularly vulnerable to the health threats posed by the Covid-19 virus due to underlying health conditions, and often limited ability to socially-distance or maintain good hygiene. St Petrock's worked hard to ensure people could access **sanitary facilities**, including campaigning for the re-opening of public toilets and providing the city's only showering facilities for people sleeping rough. Our teams distributed face coverings and sanitiser, provided accessible guidance to clients on Public Health regulations and advice.

Daily contact with clients enabled regular monitoring; clients were supported to access **Covid-testing** externally and on-site. Liaison with Public Health and local partners ensured signs of infection were quickly identified and addressed as part of a co-ordinated city-wide response. Later in the year, we supported a partnership **peer-advocacy project** to help increase understanding of Covid issues in the homelessness community. This paved the way for highly-successful on-site vaccination clinics in St Petrock's centre later in 2021.

2.9 Women's wellbeing group

Approximately 15 – 20% of the people St Petrock's supports are female. Women are often particularly vulnerable on the streets. Unfortunately the steps many take to avoid sleeping rough can themselves leave them subject to damaging relationships and abuse. In 2020/21, St Petrock's took part in a local partnership project with a specialist worker, who supported homeless women to explore trauma and resilience. Later in 2021, we developed a weekly Women's Wellbeing group on-site, providing a safe, female-only space for women to relax, enjoy informal pampering and wellbeing activities and receive one-to-one support.



Housing Services

In 2020/21, St Petrock's housing team:

- Placed a total of **32 individuals** into accommodation (across all our housing projects)
- Supported **a further 50+ people** in maintaining their existing tenancies.

2.10 Private rental and support (PRS) scheme

Finding private rented accommodation is often the only available route out of homelessness for many single adults who are not eligible for statutory accommodation. However, pent up demand during lockdown has exacerbated the acute shortage of affordable rented accommodation locally. The uncertain economic environment has also made landlords increasingly risk-averse, placing people in receipt of benefits at further disadvantage in accessing it. These factors have compounded existing challenges already experienced by many of the people St Petrock's supports, many of whom have no funds for upfront costs or previous experience of setting up a home.

St Petrock's PRS scheme has a well-established track record in helping clients overcome these barriers. The project supports people with a range of housing needs following referral from Exeter City Council, St Petrock's and other local services, and matching them with trusted local landlords. It advocates on behalf of clients, acting as a broker between landlord and tenant, and provides the ongoing support and reassurance that both parties need.

Between 2019 – 2021, St Petrock's received funding from the Ministry of Housing, Community and Local Government's (MHCLG) Rapid Rehousing Pathway and Private Rented Access Funds to further develop the scheme via the launch of a **social lettings agency, Fair Lets**. Fair Lets worked with people in acute housing need across the Exeter, East and Mid-Devon areas who struggle to access mainstream lettings services. Fair Lets sought to create affordable tenancies by providing a fully-managed lettings service to landlords with a social conscience, who were prepared to let properties at or close to the Local Housing Allowance rate. Although funding has come to an end, Fair Lets' work continues through our PRS scheme.

The PRS project aims to help people create an environment in which they feel safe, settled, and able to move on with their lives. Help is provided with every element of setting up a tenancy, moving in, setting up utilities and ensuring appropriate benefits are in place. The team make grant applications to local organisations on behalf of individuals, enabling them to furnish properties and **transform them into homes**. Ongoing support, including help to access local services, life skills, healthcare, training, employment and social activities was also made available as needed to help ensure tenancies were successfully maintained.

In 2020/21, the housing team also worked hard to help existing tenants **adjust to the rigours of lockdown**. Additional support included regular welfare checks, text and phone support, arranging delivery of food and medication, liaising with specialist external services and ensuring individuals had access to phone, internet and other means of maintaining contact with the outside world.

New tenants this year have ranged from young care-leavers moving on towards independent living to a young family in need of a helping hand as they settle into a new life.

In 2020/21, StP's housing team:

- Created **new private rented tenancies** for **14 people**.
- **Helped 1 person into a** supported tenancy with Sovereign Housing.
- Of these, **13 people were successfully maintaining their tenancy at year end**. 1 person was supported to move on out of area, and 1 person sadly died.



2.11 Resettlement & recovery accommodation

'This house really feels like a home. It is light, airy and has space outside for us to relax or do some gardening. It has given me a breathing space.'

Tenant in StP's recovery house, 2020

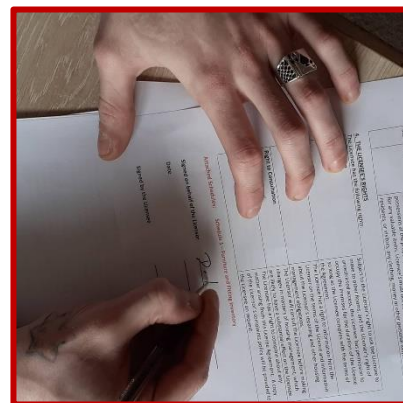
Since 2017, St Petrock's has provided supported accommodation directly to help prevent homelessness and minimise the amount of time people have to spend on the streets. Our **recovery and resettlement housing** serves as a form of pre-tenancy training, providing a safe, therapeutic environment in which individuals can gain life-skills, stabilise and identify further needs until longer-term solutions can be found.

Low-level support is offered via regular house visits and holistic one-to-one contact, which is tailored to individual needs. Support may include advice in developing budgeting, cleaning and life skills, help in accessing welfare benefits, training, employment or health services and mediation with family members. This ongoing, personalised process helps clients and staff identify longer-term housing and support goals together, and lays the foundations for successful supported move-on. Resettlement accommodation operates closely alongside our PRS scheme, often acting as a 'stepping stone' for people working towards the greater independence that full private rented tenancies offer.

In autumn 2020, StP's opened a **new recovery house**, providing a supportive living environment with individually-furnished bedrooms, a shared kitchen, bathroom and garden, for up to 4 people in a quiet area of the city. Initial tenants have developed a strong ethos of mutual support, with some following a 12-step recovery programme, and moving into volunteering to help others recover too. Meanwhile, StP's **pre-existing resettlement house** celebrated its 4th anniversary in 2021, and has been undergoing some refurbishment to create a homely environment for tenants. The two houses sit alongside StP's five 2 & 3 bedded **resettlement flats**, which are leased from Exeter City Council. Our resettlement and recovery housing projects now provide a total of 18 bed spaces & tailored support for people with a range of low to medium support needs.

In 2020/21:

- **17 people** were placed in St Petrock's own shared houses & flats.
- Of these, **2** were subsequently supported to **return to family**.



2.12 Fundraising activities

St Petrock's seeks to maintain a **diverse range of funding sources** to mitigate risk and avoid over-reliance on any one funder. To date, this approach has served us well through the significant financial uncertainties created by the pandemic across the country and beyond.

For several years, high levels of competition for **grants from trusts and foundations** have created a difficult funding environment for local charities. The pressures of the pandemic have had a mixed impact in 2020/21, as many grant-making bodies reallocated their spending priorities in response to the emerging crisis. St Petrock's has attracted new, small-scale grant-funding from several of these new short-term avenues, enabling us to adapt services to the Covid context. However, sourcing longer term grant funding has remained challenging, exacerbated by the uncertainties in the post-pandemic world.

Despite national challenges, we have continued to benefit from extensive financial support from the local community. Donations from local individuals and other friends of St Petrock's, churches and faith groups, schools, businesses and other community groups comprised approximately 53% of our total annual income in 2020/21, compared to approximately 40% in 2019/20. We are humbled to have benefited from such an increased level of local support for our work particularly amidst the uncertainties of the current financial climate. We were also honoured to have received notification of a substantial legacy prior to the year end. Our delight at being chosen to benefit in this way is as always tinged with sadness that we cannot express directly to our benefactor how very grateful we are for their generosity.

Throughout the year, we have worked hard to **increase local understanding of homelessness issues**, whilst keeping our admin and publicity costs low. Although there have been limited opportunities to attend in-person community & fundraising benefits, we have continued to deliver talks to schools, faith-groups and workplaces via video-conferencing technology. This has enabled us to develop new relationships with local businesses, who have carried out various one-off and repeated fundraising activities on our behalf as part of their nominated 'Charity of the Year' schemes. We have significantly developed our **online / social media presence** to engage with a wider audience during lockdowns, and run a series of 25th anniversary fundraising challenges to raise awareness of our work. This approach has been particularly successful in enabling us to establish new links with students and young people, and led to our selection as Exeter University's Student Guild supported charity for 2021.

Meanwhile, the **rental income** generated by St Petrock's housing projects has proved a sustainable, stable source of funding in uncertain times. Housing income has been significantly boosted across the year by our Fair Lets contract with MHCLG.

St Petrock's is extremely grateful to all of our funders, both private and public, for their support, without which the project could not continue.



2.13 Monitoring performance

St Petrock's has clear, robust systems to **collect data** on service performance, both in terms of numbers of clients supported and outcomes. Due to the need to repeatedly adapt our operations to the evolving Covid context, there has been some disruption to planned statistic collation during 2020/21; it has not always been possible to provide comparison with previous years. We are taking the opportunity to thoroughly review our processes to provide effective monitoring within the post-pandemic landscape.

We **consult regularly with all stakeholders** through external evaluation, meetings, surveys, audits and discussions. Clients are encouraged to suggest ideas and improvements to our services and provide feedback on their experience with us via a range of formal and informal means. We provide feedback forms, suggestion cards and surveys and commission independent evaluations with focus groups/interviews at regular intervals. We wish to see the best possible outcomes for clients and are motivated to ensure we learn from what works.

This wide range of monitoring, performance and management procedures guarantees that outcome requirements are met and that a quality service to budget is provided.

3. Financial review

3.1 Financial position

The **overall surplus** for the year was £260,165. Virtually all of this amount arose on the unrestricted fund, with restricted funds showing a net surplus of £709. As well as the unrestricted income arising in the year, the Nationwide Community Fund contacted us and advised that they had unrestricted the balance of a grant which had been paid to us in the previous year. We are very grateful for their amazingly flexible approach, which enabled us to transfer £44,000 out of restricted funds.

In the latter part of the year we were notified of a substantial **legacy** from which we have received £165,000 since the year end. We believe that receipt of such gifts reflects the hard work our team has put in over the years to maintain and enhance St Petrock's reputation.

At the year end our **unrestricted net current assets** were approximately £806,000, of which £83,000 was held for designated funds. However, the balance of £723,000 was substantially more than the equivalent 2020 figure of £415,000. It has always been St Petrock's policy to hold adequate funds to safeguard its immediate future and ensure consistent support for our clients in an uncertain financial climate, but never to hold funds simply for the sake of doing so. In light of the accelerated changes experienced in the homelessness sector due to the pandemic, the trustees are currently in the process of preparing a **new strategic plan for the charity**, giving careful, considered evaluation of evolving local need. The resulting plan will set out how we propose to make best use of our funds to maximise benefits for the vulnerable people we support in the post-pandemic world.

3.2 Principal funding sources

Our principal funding sources are set out in the notes to the financial statements.

In summary in 2020/21, **53%** of our income was received from the local community and other Friends of St Petrock's, **17%** from a substantial legacy, **12%** from our accommodation projects and **5%** from trusts and foundations. We received **9%** from statutory bodies (from MHCLG and Exeter City Council funding) and a further **4%** from statutory government Covid support.

3.3 Investments

The policy regarding any monies, in excess of immediate requirements, is that they should be safely invested, readily available and earning interest. At present such monies are deposited in a Charities Official Investment Fund account.

3.4 Reserves policy

Total reserves amounted to £1,228,893 of which £5,777 was not available for the general purposes of the charity because it was held on restricted funds.

£416,792 was invested in the charity's fixed assets so this amount was also not available for general expenditure purposes.

A further £83,475 was also not available for general purposes because it had been designated for specific purposes.

The largest **designated fund** of £69,000 is held to cover the estimated statutory redundancy costs should the charity cease operating. The fund is also used to meet the costs of individual redundancies that sometimes prove necessary when circumstances change. It is not possible to forecast when, or if, the fund will be expended but the trustees believe it is essential that this financial safety net be maintained to give security to our staff.

Thus at the balance sheet date, after adjusting for restricted funds, designated funds and fixed assets, **free reserves** amounted to £722,849.

The Trustees consider that free reserves should be at least sufficient to meet six months normal costs, currently budgeted at £350,000, so at £722,849 our free reserves are considerably more than the minimum we have historically considered necessary.

However, as indicated above, we are currently preparing a new strategic plan which will set out how we intend to make best use of our reserves. Our plan will detail how we intend to respond to changes in the level of demand for our services and also the changing nature of those demands. In these uncertain financial times when many other organisations are reducing their level of activity we consider ourselves very fortunate to have such a sound financial base from which to move forwards.

Principle risks and uncertainties

3.5 Financial and risk management objectives and policies

The Covid-19 pandemic has created many operational and financial uncertainties for St Petrock's. Throughout, the health and safety of our clients, staff and volunteers has remained paramount. We have carefully reviewed and implemented government guidance, and carried out comprehensive risk assessments to create a **Covid-secure work environment**. This has resulted in significant operational changes to limit on-site working and reduce contacts, alongside the adoption of stringent hygiene, social distancing and monitoring practices.

It is impossible to completely eliminate wider risks given the nature of our frontline services. However, systems and procedures have been established to identify and manage those risks. Our policies are kept under regular review with the aim of maintaining **safe-working practices**.

The pandemic has exacerbated the **uncertainty of our financial environment**, rendering future spending patterns from government and statutory sources unpredictable. The crisis, and anticipated economic fallout, is likely to augment competition for public and private funding further due to increased need. We also envisage a potential long-term drop in supporter

donations in the light of likely economic recession. In order to mitigate these risks, we are continuing to diversify our range of funding sources, while monitoring and responding to emerging wider financial trends and opportunities. To help maintain the financial viability of the charity, we regularly prepare, update and review our own budgets, forecasts and management accounts. We endeavour to keep expenditure costs in line with expected income streams, maintain appropriate reserves, and ensure appropriate controls are in place to provide reasonable assurance against fraud and error.

We maintain appropriate **insurance cover** across all our operations, including Trustee indemnity insurance.

4. Plans for future periods

The pandemic has created significant ongoing changes both to the types of challenges experienced by our clients and to the range of support available within the wider context of homelessness services. Reviewing and adapting our operational practices to support our vulnerable clients through this 'new normal' is a key priority across all our housing and homelessness services in 2021.

Covid-19 and its impact on wider **healthcare systems** continues to pose particular health risks for our vulnerable clients. Ensuring access to reliable health information, emerging vaccination programmes, testing, and isolation accommodation will be very important in the year ahead. Building on emerging local partnerships, we seek to host regular on-site vaccination clinics in St Petrock's centre, advocate for access to free dentistry and expanding our own mental health services to help meet increasing demand.

Our new mobile outreach service, and follow up one-to-one work, has created valuable opportunities to increase individual interventions for rough-sleepers. Nevertheless, lack of open access to indoor areas has proved difficult for many, particularly in adverse weather, and created new challenges in shared outdoor spaces around the city. As restrictions ease, we are seeking to balance the safe reintroduction of some wider services in St Petrock's centre, with focussed one-to-one support. Targeted sessions to provide **enrichment activities** for certain groups will help provide this balance. Diversifying activities and trips for our Wellbeing groups will help individuals re-integrate into community life. Cookery lessons are also planned to help people newly placed in accommodation gain independent living skills.

Increasing the quantity and range of **sustainable, accessible accommodation** our clients can access remains a key objective for 2021/22. As emergency Covid accommodation for rough-sleepers ends, we will advocate for our clients and help support them into appropriate move-on accommodation to prevent a return to the streets. We will work hard to make additional private rented properties accessible wherever possible, seeking to develop relationships with new landlords and strengthen our preventative work. As income permits, we will also continue to explore options for developing our own housing properties, particularly with a view to increasing supply of affordable single units.

An opportunity has arisen in 2021 to trial a rent-free **pop-up charity shop** and sustainability hub in Exeter's city centre. This will create new opportunities for clients and volunteers to gain employability skills, streamline and maximise effective use of item donations, and engage with the community around homelessness issues in our city.

We will also seek to **strengthen and adapt our core structures** to support our evolving work. Following the sad loss of our long-term project manager, the appointment of a new director in 2021 will play a key role in the future development of the charity. Establishing new, diverse funding streams will also be crucial following a period in which frontline service adaptations

have, from necessity, taken priority. The level of priority given to homelessness by national legislation and local authority strategy in the post-pandemic landscape will also inevitably shape our future plans. Throughout, we will continue to maintain St Petrock's distinct identity as an independent charity, seeking to design and implement innovative local services that are responsive to emerging need.

5. Structure, Governance and Management

5.1 **Governing document**

The charity is constituted as a company limited by guarantee and not having a share capital. The memorandum and articles of association (as amended on 2 January 2007) are the governing documents of the charity.

5.2 **Council of management appointment procedure**

Individuals, who must be members of the company, are elected to the council by the company sitting in general meeting. Alternatively, they may be appointed by members of the council provided two thirds of the members of the council concur in the appointment. One third of the council members retire by rotation at each annual general meeting but are eligible for re-election. All of the members listed below, except for those who had retired before or been appointed after the year end, were members of the company at 31 March 2021. As such they undertake to contribute to the assets of the charity in the event of a winding up, such contribution being limited to £1 per member.

5.3 **Organisation**

The charity is governed by the council of management (who are also trustees for charitable purposes) and who meet regularly to receive reports from the project manager. There is also a Personnel committee and Way Forward Group, which considers the future scope and funding of the charity, and meet on an ad hoc basis. Full trustee meetings typically take place on a quarterly basis. Due to Covid restrictions during 2020/21, reports were primarily reviewed remotely, with remote meetings via video-conferencing subsequently introduced.

A scheme of delegation is in place and day-to-day responsibility for the provision of our services rested with the project manager in 2020/21. The project manager was responsible for ensuring that the charity delivers the services specified by our funders and our objectives. They had responsibility for the operational management of the project, supervision of the senior staff team and representation of the project to colleague charities and government authorities. They were also responsible for the maintenance of the accounting records and for the preparation of proposals to funding bodies, subject to the supervision of the treasurer and trustees. In 2021, the responsibilities of the former project manager position were consolidated and adapted into a director's role, as staff job titles and role descriptions were reviewed. The director, who is an employee of the charity, reports to the trustees and facilitates strategic insight into discussion from an operational perspective.

5.4 **New council members**

An induction process and copies of organisational policies and procedures, including the responsibilities of charity trustees, is provided to all new trustees.

5.5 **Related parties and collaboration with other organisations**

No trustee receives remuneration or other benefits from the charity.

The company is an independently managed charity. However, we have developed excellent collaborative relationships with both statutory and voluntary organisations in the city, to promote the sharing of ideas and resources and avoid duplication of services.

6. Reference & Administrative Details

6.1 Registered Company number

04312156

6.2 Registered Charity number

1090155

6.3 Registered office

10 Cathedral Yard, Exeter, Devon EX1 1HJ

6.4 Trustees

A Dixon OBE <i>Chair</i>	- resigned 04.08.21
R M Saltmarsh MBE <i>Vice Chair</i>	
J W E White <i>Treasurer</i>	- resigned 27.10.21
H M Foster <i>Chair of Personnel</i>	- resigned 14.01.21
M A B Lamb <i>Chair of Way Forward Group</i>	
N H Gay	- resigned 14.01.21
P J Cloke	
K Davidson	
V I Asher	- resigned 27.10.21
D H Beaven	
P M Turner <i>Chair of Personnel</i>	- appointed 11.03.21
M J Hutchinson <i>Chair</i>	- appointed 23.11.21
C M Fursdon	- appointed 07.01.22
R Maynard	- appointed 07.01.22

The trustees would like to express their heartfelt thanks to **Andrew Dixon OBE**, who stepped down as Chair of trustees this year after 13 years of dedicated service. His conscientious leadership, and committed fundraising efforts, have played an important role in establishing the high regard with which St Petrock's is held locally, and his calm, collected response to the Covid crisis has helped steer the charity through turbulent times.

They would also like to thank **Jeremy White** for his outstanding long service as treasurer for 19 years. Jeremy's careful, considered stewardship has been vital in setting the charity on a sound financial footing and making its continued work possible.

Thanks also go to **Hannah Foster** for her leadership of the Personnel committee, **Nicholas Gay** for his financial expertise and **Vivienne Asher**, who has furthered relationships with the Parish of Central Exeter and local churches. We are very grateful for all they have contributed to the management and development of St Petrock's.

6.5 Independent examiner

Wortham Jaques Limited, Chartered Accountants, 130A High Street, Crediton, Devon EX17 3LQ.

Wortham Jaques will be proposed for re-appointment at the next Annual General Meeting.

6.6 Bankers

CAF Bank Ltd., 25 Kings Hill, West Malling, Kent ME19 4JQ.

The Royal Bank of Scotland plc, Broadwalk House, Southernhay West, Exeter EX1 1TZ.

6.7 Senior management team



A Tribute to Mel Hartley St Petrock's Project Manager

Mel, St Petrock's long-standing and much-loved project manager, sadly passed away in June 2021:

It is very hard to put into words the immeasurable impact Mel had on St Petrock's over the past 19 years. Without her deeply-committed leadership, it is simply inconceivable that our small charity would have grown and flourished into all it is today. The significant income from legacies and consistent community donations received in 2020/21 are a clear indication of the excellent reputation Mel helped establish for St Petrock's in the local community through many years of dedicated work.

Mel was a passionate, forthright advocate for the most socially-excluded people in Exeter, unafraid to speak up in the face of opposition. Her skill in identifying gaps in local services, and determined innovation in resourcing and filling them, has opened up access to essential housing, welfare and health services to many, many hundreds of vulnerable local people, saving and improving numerous lives.

When the pandemic hit, Mel's clear-sightedness enabled St Petrock's to revamp our operations overnight and continue operating vital services through the depths of lockdown. Through the ongoing crises, she never lost sight of what was important – the needs and potential of individuals in our city who had nowhere else to turn. We will seek to carry her far-reaching vision forwards into the years ahead.

Peter Stephenson was appointed to serve in the new role of director in November 2021.

Finally, the trustees wish to express their heartfelt gratitude to the wider staff team for their exceptionally hard work and commitment to St Petrock's services throughout the past year. Against the ever-changing backdrop of the Covid-19 situation, they responded magnificently. Their ability to respond quickly, consistently and effectively enabled St Petrock's to help those in greatest need despite multiple challenges, and is deeply appreciated.

7. Approval of Trustees' Report

Report of the trustees, incorporating a strategic report, approved by order of the board of trustees, as the company directors, on 23rd March 2022 and signed on the board's behalf by:

.....

R M Saltmarsh MBE
Vice Chair of Trustees

ST PETROCK'S (EXETER) LIMITED

STATEMENT OF TRUSTEES' RESPONSIBILITIES
FOR THE YEAR ENDED 31 MARCH 2021

The trustees (who are also the directors of St Petrock's (Exeter) Limited for the purposes of company law) are responsible for preparing the Report of the Trustees and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

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 SORP (FRS 102) "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2015)";
- 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 to 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.

The trustees are responsible for the maintenance and integrity of the corporate and financial information included on the charitable company's website. Legislation in the United Kingdom governing the preparation and dissemination of financial information may differ in other jurisdictions.

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF
ST PETROCK'S (EXETER) LIMITED**

I report to the charity trustees on my examination of the accounts of the Company for the year ended 31 March 2021 which are set out on pages 23 to 39.

Responsibilities and basis of report

As the charity's trustees of St Petrock's (Exeter) Limited (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 St Petrock's (Exeter) Limited are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of your charity's accounts as carried out under section 145 of the Charities Act 2011 ('the 2011 Act'). In carrying out my examination I have followed the Directions given by the Charity Commission under section 145(5) (b) of the 2011 Act.

Independent examiner's statement

Since St Petrock's (Exeter) Limited's gross income exceeded £250,000 your examiner must be a member of a listed body in section 145 of the 2011 Act. I confirm that I am qualified to undertake the examination because I am a member of the Institute of Chartered Accountants in England and Wales which is one of the listed bodies

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

1. accounting records were not kept in respect of St Petrock's (Exeter) Limited 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

Charlotte L Gibbs ACA
Wortham Jaques Limited
Chartered Accountants
130A High Street
Crediton
Devon
EX17 3LQ

Date: 30 March 2022

ST PETROCK'S (EXETER) LIMITED

STATEMENT OF FINANCIAL ACTIVITIES
(INCORPORATING AN INCOME AND EXPENDITURE ACCOUNT)
FOR THE YEAR ENDED 31 MARCH 2021

	Notes	Unrestricted funds £	Restricted funds £	31.3.21 Total funds £	31.3.20 Total funds £
INCOME AND ENDOWMENTS FROM					
Donations and legacies	2	696,704	22,075	718,779	564,052
Charitable activities					
Client services, support & training	5	20,000	-	20,000	2,255
Preventative work		60,531	-	60,531	157,337
Resettlement activities		114,210	-	114,210	107,652
Other trading activities	3	32,774	-	32,774	19,827
Investment income	4	<u>335</u>	-	<u>335</u>	<u>2,252</u>
Total		924,554	22,075	946,629	853,375
EXPENDITURE ON					
Raising funds	6	18,803	-	18,803	30,940
Charitable activities					
Client services, support & training	7	409,562	21,366	430,928	366,533
Preventative work		125,200	-	125,200	106,243
Resettlement activities		111,533	-	111,533	99,800
Total		<u>665,098</u>	<u>21,366</u>	<u>686,464</u>	603,516
NET INCOME					
		259,456	709	260,165	249,859
Transfers between funds	17	<u>45,278</u>	<u>(45,278)</u>	-	-
Net movement in funds		304,734	(44,569)	260,165	249,859
RECONCILIATION OF FUNDS					
Total funds brought forward		918,381	50,347	968,728	718,869
TOTAL FUNDS CARRIED FORWARD		<u>1,223,115</u>	<u>5,778</u>	<u>1,228,893</u>	<u>968,728</u>

The notes form part of these financial statements

ST PETROCK'S (EXETER) LIMITED (REGISTERED NUMBER: 04312156)

BALANCE SHEET
31 MARCH 2021

	Notes	Unrestricted funds £	Restricted funds £	31.3.21 Total funds £	31.3.20 Total funds £
FIXED ASSETS					
Tangible assets	13	416,792	-	416,792	430,746
CURRENT ASSETS					
Stocks	14	340	-	340	550
Debtors	15	229,957	-	229,957	83,933
Cash at bank and in hand		623,928	5,777	629,705	477,917
		854,225	5,777	860,002	562,400
CREDITORS					
Amounts falling due within one year	16	(47,901)	-	(47,901)	(24,418)
NET CURRENT ASSETS		806,324	5,777	812,101	537,982
TOTAL ASSETS LESS CURRENT LIABILITIES		1,223,116	5,777	1,228,893	968,728
NET ASSETS		1,223,116	5,777	1,228,893	968,728
FUNDS	17				
Unrestricted funds				1,223,116	918,381
Restricted funds				5,777	50,347
TOTAL FUNDS				1,228,893	968,728

The charitable company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 March 2021.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 March 2021 in accordance with Section 476 of the Companies Act 2006.

The trustees acknowledge their responsibilities for

- ensuring that the charitable company keeps accounting records that comply with Sections 386 and 387 of the Companies Act 2006 and
- preparing financial statements which give a true and fair view of the state of affairs of the charitable company as at the end of each financial year and of its surplus or deficit for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the charitable company.

The financial statements were approved by the Board of Trustees and authorised for issue on 23 March 2022 and were signed on its behalf by:

R M Saltmarsh MBE - Trustee & Vice chairman

The notes form part of these financial statements

ST PETROCK'S (EXETER) LIMITED

CASH FLOW STATEMENT
FOR THE YEAR ENDED 31 MARCH 2021

Notes	31.3.21 £	31.3.20 £
Cash flows from operating activities		
Cash generated from operations 1	<u>156,780</u>	<u>248,529</u>
Net cash provided by operating activities	<u>156,780</u>	<u>248,529</u>
Cash flows from investing activities		
Purchase of tangible fixed assets	(5,327)	(240,849)
Interest received	<u>335</u>	<u>2,252</u>
Net cash used in investing activities	<u>(4,992)</u>	<u>(238,597)</u>
Change in cash and cash equivalents in the reporting period	<u>151,788</u>	9,932
Cash and cash equivalents at the beginning of the reporting period	<u>477,917</u>	<u>467,985</u>
Cash and cash equivalents at the end of the reporting period	<u>629,705</u>	<u>477,917</u>

The notes form part of these financial statements

ST PETROCK'S (EXETER) LIMITED

NOTES TO THE CASH FLOW STATEMENT
FOR THE YEAR ENDED 31 MARCH 2021

1. RECONCILIATION OF NET INCOME TO NET CASH FLOW FROM OPERATING ACTIVITIES	31.3.21	31.3.20
	£	£
Net income for the reporting period (as per the Statement of Financial Activities)	260,165	249,859
Adjustments for:		
Depreciation charges	19,282	17,409
Interest received	(335)	(2,252)
Decrease/(increase) in stocks	210	(180)
Increase in debtors	(146,025)	(23,760)
Increase in creditors	23,483	7,453
Net cash provided by operations	<u>156,780</u>	<u>248,529</u>

2. ANALYSIS OF CHANGES IN NET FUNDS

	At 1.4.20	Cash flow	At 31.3.21
	£	£	£
Net cash			
Cash at bank and in hand	<u>477,917</u>	<u>151,788</u>	<u>629,705</u>
	<u>477,917</u>	<u>151,788</u>	<u>629,705</u>
Total	<u>477,917</u>	<u>151,788</u>	<u>629,705</u>

The notes form part of these financial statements

ST PETROCK'S (EXETER) LIMITED

NOTES TO THE FINANCIAL STATEMENTS **FOR THE YEAR ENDED 31 MARCH 2021**

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charitable company, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 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.

Income

All income, apart from donated goods for distribution to beneficiaries, is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably. Income from donated goods is recognised when distributed to beneficiaries or utilised by the charity. This departure from the SORP does not result in any material misstatement of figures in the financial statements.

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Allocation and apportionment of costs

Most expenditure can be directly attributed to specific activities. However, some expenditure relates to more than one activity. Such expenditure is apportioned between the activities on a basis consistent with the use of resources as follows:

Premises costs on the basis of estimated floor area.

Staff costs on an employee by employee basis using estimated time spent working on different activities.

Other expenses are mostly directly attributable to activities. General costs, incurred by all activities, such as telephone, office consumables, postage, etc. are allocated using best estimates of usage.

Depreciation on the basis of estimated usage of the assets.

Support costs are then allocated to other activities in the ratio of staff costs.

Tangible fixed assets

Tangible fixed assets costing £500 or more are capitalised at purchase cost, or in the case of gifts in kind at estimated market value at the date of receipt, together with any incidental costs of acquisition. Depreciation is calculated so as to write off the costs of fixed assets, less their estimated residual values, over their expected useful lives at the following rates:

Freehold buildings - 2% per annum calculated on a straight line basis;

Short leasehold property - 10% per annum calculated on a straight line basis; and

Fixtures, fittings & equipment - 25% per annum calculated on a straight line basis.

Stocks

Stocks of purchased consumables are included at cost.

ST PETROCK'S (EXETER) LIMITED

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2021

1. ACCOUNTING POLICIES - continued

Taxation

Corporation tax

As a registered charity the company is not liable to taxation on its investment income or on any surplus arising from its charitable activities and so no taxation provision is required in the financial statements.

Value added tax (VAT)

The charity was required to register for VAT with effect from 1 November 2019 because of two new contracts for service provision. Hence from that date onwards the taxable income and expenditure excludes VAT. However, the majority of the charity's income and expenditure remains outside the scope of VAT and hence includes the relevant VAT.

Fund accounting

The charity's restricted funds are those where the donor has imposed restrictions on the use of the funds.

The charity's unrestricted funds are those which it may use for its purposes at its discretion. The charity has designated part of its unrestricted funds for specific purposes. There is no legal obligation to make these designations. However, it is considered that setting aside funds in this way will help the charity to make the best use of its resources.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

Pension costs

The charity operates a defined contribution auto-enrolment pension scheme. Contributions to the scheme are recognised in the statement of financial activities for the year in which they accrue. The assets of the scheme are held separately from those of the charity in funds independently administered by the National Employment Savings Trust (NEST).

Donated goods and facilities

It is not practicable to value donated goods for distribution upon receipt hence they are recognised as both income and expenditure, at estimated market value, in the period in which they are distributed.

Donated facilities are recognised at estimated market value in the period during which they are utilised.

2. DONATIONS AND LEGACIES

	31.3.21	31.3.20
	£	£
Parish of Central Exeter (notional rent)	21,197	16,952
Donations	373,645	232,609
Gifts in Kind	72,468	68,465
Legacies	165,000	1,300
Grants	<u>86,469</u>	<u>244,726</u>
	<u>718,779</u>	<u>564,052</u>

Gifts of goods distributed to beneficiaries, valued at £72,468, are included above.

ST PETROCK'S (EXETER) LIMITED

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2021

2. DONATIONS AND LEGACIES - continued

Grants received, included in the above, are as follows:

	31.3.21	31.3.20
	£	£
Government Covid Support	41,015	-
The Antonio Carluccio Foundation	10,000	17,069
Kirby Laing Foundation	-	50,000
David & Ruth Lewis Family Charitable Trust	7,000	-
The Parish Lands Charity	5,000	-
Nationwide Building Society Community Grant	-	48,000
Beatrice Laing Trust	-	25,000
Bernard Sunley Foundation	-	25,000
The Clare Milne Trust	-	15,000
Provident Financial plc	-	10,000
Oxygen House Foundation	-	12,450
The 29th May 1961 Charitable Trust	-	10,000
Bridget Catherine Johnson Charitable Trust	-	8,000
The Norman Family Charitable Trust	3,000	6,000
Pret Foundation Trust	-	6,000
Other grants	20,454	12,207
	<u>86,469</u>	<u>244,726</u>

3. OTHER TRADING ACTIVITIES

	31.3.21	31.3.20
	£	£
Fundraising events	30,152	16,572
Miscellaneous other income	2,622	3,255
	<u>32,774</u>	<u>19,827</u>

4. INVESTMENT INCOME

	31.3.21	31.3.20
	£	£
Charities Official Investment Fund interest	335	<u>2,252</u>

ST PETROCK'S (EXETER) LIMITED

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2021

5. INCOME FROM CHARITABLE ACTIVITIES

		31.3.21	31.3.20
	Activity	£	£
Grants	Client services, support & training	20,000	-
Charges to clients	Client services, support & training	-	2,255
Grants	Preventative work	60,531	157,337
Rent & service charges from resettlement accommodation	Resettlement activities	114,210	107,652
		<u>194,741</u>	<u>267,244</u>

Grants received, included in the above, are as follows:

		31.3.21	31.3.20
		£	£
Exeter City Council		20,000	4,629
Ministry of Housing, Community and Local Government (via Exeter City Council)		60,531	152,708
		<u>80,531</u>	<u>157,337</u>

6. RAISING FUNDS

Raising donations and legacies

		31.3.21	31.3.20
		£	£
Information & publicity		508	5,869
Staff costs		11,366	16,863
Liability insurance		130	325
Printing, postage, stationery & office consumables		1,400	680
Support costs		3,451	5,800
		<u>16,855</u>	<u>29,537</u>

Other trading activities

		31.3.21	31.3.20
		£	£
Costs of generating miscellaneous income		1,948	1,403
		<u>18,803</u>	<u>30,940</u>

ST PETROCK'S (EXETER) LIMITED

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2021

8. SUPPORT COSTS - continued

Management - continued

	Resettlement activities £	31.3.21 Total activities £	31.3.20 Total activities £
Payroll & personnel support	125	1,200	1,550
Other support	115	1,104	1,283
Bank charges	42	402	573
Subscriptions & books	188	1,813	2,836
Staff costs	9,461	91,169	80,609
Premises costs	259	2,500	2,500
Liability insurance	109	1,050	1,435
Equipment repairs, renewals & maintenance	21	200	250
Telephone (including mobiles)	57	550	400
Printing, postage, stationery & office consumables	42	400	1,250
Accountancy	187	1,800	1,598
Independent Examiner's remuneration	187	1,800	1,480
	<u>10,793</u>	<u>103,988</u>	<u>95,764</u>

9. NET INCOME/(EXPENDITURE)

Net income/(expenditure) is stated after charging/(crediting):

	31.3.21 £	31.3.20 £
Depreciation - owned assets	19,281	17,409
Other operating leases	37,989	40,864
Independent Examiner's remuneration	<u>1,800</u>	<u>1,480</u>

10. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 March 2021 nor for the year ended 31 March 2020.

Trustees' expenses

There were no trustees' expenses paid during the year (2020 - £nil). However, the cost of providing trustee indemnity insurance was approximately £500 (2020 - £500) .

ST PETROCK'S (EXETER) LIMITED

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2021

11. STAFF COSTS

	31.3.21	31.3.20
	£	£
Wages and salaries	389,577	323,153
Social security costs	28,556	23,008
Other pension costs	15,166	12,884
	<u>433,299</u>	<u>359,045</u>

The allocation of staff numbers to the different categories of activity is based on the time employed on those activities.

The average monthly number of employees during the year was as follows:

	31.3.21	31.3.20
Client services, support & training	9	8
Preventative work	3	2
Resettlement activities	2	2
Support	5	5
	<u>19</u>	<u>17</u>

No employees received emoluments in excess of £60,000.

The employee benefits of key management personnel total £50,798 (2020 - £47,654)

12. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted funds £	Restricted funds £	Total funds £
INCOME AND ENDOWMENTS FROM			
Donations and legacies	345,476	218,576	564,052
Charitable activities			
Client services, support & training	2,255	-	2,255
Preventative work	157,337	-	157,337
Resettlement activities	107,652	-	107,652
Other trading activities	19,827	-	19,827
Investment income	<u>2,252</u>	-	<u>2,252</u>
Total	634,799	218,576	853,375
EXPENDITURE ON			
Raising funds	30,940	-	30,940
Charitable activities			
Client services, support & training	317,240	49,293	366,533

ST PETROCK'S (EXETER) LIMITED

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2021

12. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES – continued

	Unrestricted funds £	Restricted funds £	Total funds £
Preventative work	106,243	-	106,243
Resettlement activities	99,800	-	99,800
	<hr/>	<hr/>	<hr/>
Total	554,223	49,293	603,516
	<hr/>	<hr/>	<hr/>
NET INCOME	80,576	169,283	249,859
Transfers between funds	<u>120,692</u>	<u>(120,692)</u>	-
Net movement in funds	201,268	48,591	249,859
RECONCILIATION OF FUNDS			
Total funds brought forward	717,113	1,756	718,869
	<hr/>	<hr/>	<hr/>
TOTAL FUNDS CARRIED FORWARD	<u>918,381</u>	<u>50,347</u>	<u>968,728</u>

13. TANGIBLE FIXED ASSETS

	Freehold property £	Short leasehold £	Fixtures and fittings £	Totals £
COST				
At 1 April 2020	395,021	9,975	78,004	483,000
Additions	-	-	5,327	5,327
	<hr/>	<hr/>	<hr/>	<hr/>
At 31 March 2021	<u>395,021</u>	<u>9,975</u>	<u>83,331</u>	<u>488,327</u>
DEPRECIATION				
At 1 April 2020	3,713	2,180	46,361	52,254
Charge for year	3,610	1,000	14,671	19,281
	<hr/>	<hr/>	<hr/>	<hr/>
At 31 March 2021	<u>7,323</u>	<u>3,180</u>	<u>61,032</u>	<u>71,535</u>
NET BOOK VALUE				
At 31 March 2021	<u>387,698</u>	<u>6,795</u>	<u>22,299</u>	<u>416,792</u>
At 31 March 2020	<u>391,308</u>	<u>7,795</u>	<u>31,643</u>	<u>430,746</u>

14. STOCKS

	31.3.21	31.3.20
	£	£
Consumables at cost	<u>340</u>	<u>550</u>

ST PETROCK'S (EXETER) LIMITED

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2021

15. DEBTORS

	31.3.21	31.3.20
	£	£
Amounts falling due within one year:		
Debtors	43,091	61,945
Prepayments	9,612	9,597
Accrued income	<u>165,004</u>	<u>141</u>
	<u>217,707</u>	<u>71,683</u>
Amounts falling due after more than one year:		
Accrued income	<u>12,250</u>	<u>12,250</u>
Aggregate amounts	<u>229,957</u>	<u>83,933</u>

The accrued income falling due after more than one year represents a legacy received during the year ended 31 March 2009. The legacy comprises a one fifth share of the rights and entitlements of a loan agreement. The loan is repayable when a property in Exeter is disposed of. At that time the value of the loan will be calculated as two thirds of the gross sale proceeds. At present the owner of the property has no foreseeable intention of selling the property. A restriction upon the disposition of the property is entered against its title in the Proprietorship Register at H M Land Registry.

16. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.3.21	31.3.20
	£	£
Trade creditors	1,680	1,885
VAT	-	6,009
Other creditors	3,088	7,173
Outstanding pension scheme contributions	1,016	2,686
Accruals	<u>42,117</u>	<u>6,665</u>
	<u>47,901</u>	<u>24,418</u>

17. MOVEMENT IN FUNDS

	At 1.4.20	Net	Transfers	At
	£	movement	between	31.3.21
	£	in funds	funds	£
	£	£	£	£
Unrestricted funds				
General fund	846,106	259,457	34,078	1,139,641
Designated fund - staff redundancies	59,500	-	9,500	69,000
Church reinstatement fund	7,000	-	-	7,000
Property repair fund	2,400	-	200	2,600
South Street contingency fund	<u>3,375</u>	-	<u>1,500</u>	<u>4,875</u>
	918,381	259,457	45,278	1,223,116
Restricted funds				
Recovery & Resettlement				
Accommodation Project	44,000	-	(44,000)	-
Client specific funding	1,218	(726)	-	492
Other restricted funds	<u>5,129</u>	<u>1,434</u>	<u>(1,278)</u>	<u>5,285</u>
	<u>50,347</u>	<u>708</u>	<u>(45,278)</u>	<u>5,777</u>
TOTAL FUNDS	<u>968,728</u>	<u>260,165</u>	<u>-</u>	<u>1,228,893</u>

ST PETROCK'S (EXETER) LIMITED

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2021

17. MOVEMENT IN FUNDS - continued

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	924,554	(665,097)	259,457
Restricted funds			
Mental Health Services	3,000	(3,000)	-
Client specific funding	3,872	(4,598)	(726)
Other restricted funds	15,203	(13,769)	1,434
	<u>22,075</u>	<u>(21,367)</u>	<u>708</u>
TOTAL FUNDS	<u>946,629</u>	<u>(686,464)</u>	<u>260,165</u>

Comparatives for movement in funds

	At 1.4.19 £	Net movement in funds £	Transfers between funds £	At 31.3.20 £
Unrestricted funds				
General fund	651,038	80,576	114,492	846,106
Designated fund - staff redundancies	55,000	-	4,500	59,500
Church reinstatement fund	7,000	-	-	7,000
Property repair fund	2,200	-	200	2,400
South Street contingency fund	<u>1,875</u>	<u>-</u>	<u>1,500</u>	<u>3,375</u>
	717,113	80,576	120,692	918,381
Restricted funds				
House purchase fund	-	100,000	(100,000)	-
Recovery & Resettlement	-	48,000	(4,000)	44,000
Accommodation Project	1,094	124	-	1,218
Client specific funding	662	21,159	(16,692)	5,129
Other restricted funds	<u>662</u>	<u>21,159</u>	<u>(16,692)</u>	<u>5,129</u>
	<u>1,756</u>	<u>169,283</u>	<u>(120,692)</u>	<u>50,347</u>
TOTAL FUNDS	<u>718,869</u>	<u>249,859</u>	<u>-</u>	<u>968,728</u>

ST PETROCK'S (EXETER) LIMITED

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2021

17. MOVEMENT IN FUNDS - continued

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	634,799	(554,223)	80,576
Restricted funds			
House purchase fund	100,000	-	100,000
Private Rented Sector Access Scheme	10,000	(10,000)	-
Welfare Advice Service	15,000	(15,000)	-
Mental Health Services Recovery & Resettlement Accommodation Project	15,000	(15,000)	-
Client specific funding	48,000	-	48,000
Other restricted funds	3,283	(3,159)	124
	<u>27,293</u>	<u>(6,134)</u>	<u>21,159</u>
	<u>218,576</u>	<u>(49,293)</u>	<u>169,283</u>
TOTAL FUNDS	<u>853,375</u>	<u>(603,516)</u>	<u>249,859</u>

Designated funds

Staff Redundancies

If at some future date the charity was unable to attract sufficient funding to continue its activities then some or all of its employees would be made redundant. It is considered important that employees should not be disadvantaged by working for a charitable organisation. Thus funds are to be set aside to meet the estimated statutory redundancy entitlements.

Church reinstatement fund

Upon termination of the licence under which the charity occupies the church of St. Petrock the charity may be required to reinstate the church to its original condition. It is considered unlikely that this condition will be enforced, but the council wish to leave the interior of the church in a good state of repair and decoration. Hence a fund has been established to meet the cost of the work that would be required upon closure of the centre.

Property repair fund

The charity is entitled to a one fifth share of the rights and entitlements of a loan agreement which does not fall due for repayment until a property in Exeter is disposed of. Until that date the charity must meet one fifth of one half of the costs of any external repairs to the property. £200 per year will be transferred to this designated fund which will be used to meet any such costs .

South Street contingency fund

At the end of the lease of the South Street flats reinstatement works may be necessary. £1,500 per year will be transferred to this designated fund which will be used to meet any such costs .

Restricted funds

Mental Health Services

This service provides individual psychotherapy and counselling with fully qualified psychotherapists and addiction specialists.

ST PETROCK'S (EXETER) LIMITED

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2021

17. MOVEMENT IN FUNDS - continued

Recovery & Resettlement Accommodation Project

This project was set up to enable clients to develop life skills that will equip them for a future more settled way of life. The start of the project was delayed because of Covid-19 with only some capital expenditure being incurred before the previous year end. The grant provider, Nationwide Building Society, realised that 2020 was a very challenging time and unrestricted the unspent balance of their grant which is shown as a transfer to general funds. The funds have been expended on the original project but vired to different expenditure headings.

Client Specific Funding

This fund represents individually small amounts received for the benefit of specific clients and often only for specific purposes.

Other Restricted Funds

These funds represent other grants and donations given for specific purposes. The £1,278 transfer to unrestricted funds arose when the relevant restricted fund was fully expended on the purchase of fixed assets.

18. EMPLOYEE BENEFIT OBLIGATIONS

At the balance sheet date the company was committed to paying the following contributions, to the defined contribution pension scheme, in the next twelve months:

	31.3.21	31.3.20
	£	£
Provided in the financial statements:		
Outstanding contributions	<u>1,016</u>	<u>2,686</u>
Not provided in the financial statements:		
Annual contributions for the next year	<u>15,000</u>	<u>13,900</u>

19. CONTINGENT LIABILITIES

The charity is entitled to a one fifth share of the rights and entitlements of a loan agreement. The date and the amount of the capital to be repaid are determined by the disposal of and value of a property in Exeter. Until such time as the property is disposed of the charity must meet one fifth of one half of the costs of any external repairs to the property. Although the charity is obligated to meet these repair costs no security has been given. The property is insured and in a good state of repair so whilst there can be no certainty it is considered unlikely that any material costs will be incurred in the foreseeable future. The charity has established a designated fund to meet any such costs and initially an amount of £200 per year will be transferred to this fund.

20. CAPITAL COMMITMENTS

	31.3.21	31.3.20
	£	£
Contracted but not provided for in the financial statements	<u>-</u>	<u>-</u>

There was no capital expenditure contracted for at 31 March 2021 nor at 31 March 2020.

ST PETROCK'S (EXETER) LIMITED

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2021

21. RELATED PARTY DISCLOSURES

Unrestricted donations and gifts in kind of £1,550 were received from trustees and their related parties. There were no other related party transactions.

22. POST BALANCE SHEET EVENTS

Following the year end probate was obtained on an estate where the charity is the sole beneficiary. Interim distributions totalling £500,000 have been received. Further distributions are expected and estimated at least £150,000.

23. ULTIMATE CONTROLLING PARTY

At general meetings all members have one vote and hence the charity is not controlled by any individual. The management of the charity is controlled by the council of management

24. LEGAL STATUS OF THE CHARITY & MEMBERS' FUNDS

The charity is incorporated in England as a company limited by guarantee and as such does not have an authorised share capital. Its registered office is 10 Cathedral Yard, Exeter, EX1 1HJ

The charity's memorandum of association prohibits the distribution of any assets to members and requires any assets remaining upon a winding up or dissolution to be transferred to some other charitable organisation. Thus there are no funds attributable to members.