

COMPANY REGISTRATION NUMBER: 04407742
CHARITY REGISTRATION NUMBER: 1093901



CHESS Homeless
Company Limited by Guarantee
Financial statements
31 March 2024

CHESS Homeless

Company Limited by Guarantee

Financial statements

Year ended 31 March 2024

	Page
Trustees' annual report (incorporating the directors' report)	1
Independent auditor's report to the members	17
Statement of financial activities (including income and expenditure account)	21
Balance sheet	22
Statement of cash flows	23
Notes to the financial statements	24

CHESS Homeless

Company Limited by Guarantee

Trustees' annual report (incorporating the directors' report)

Year ended 31 March 2024

The trustees, who are also the directors for the purposes of company law, present their report and the financial statements of the charity for the year ended 31 March 2024.

The financial statements have been prepared in accordance with the accounting policies set out in notes to the accounts and comply with the charity's governing document, the Charities Act 2011 and Companies Act 2006 and Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland published in October 2019.

Reference and administrative details

Registered charity name	CHESS Homeless
Charity registration number	1093901
Company registration number	04407742
Principal office and registered office	200 New London Road Chelmsford Essex CM2 9AB

The trustees

The trustees who served during the year and at the date of approval were as follows:

Richard Madden (Chair) (appointed April 2024)
Julie Ingham (appointed April 2024)
Andrew Murphy
Graeme Hall
Joy Michelle Brown (resigned July 2024)
Hannah Harbottle (resigned July 2024)
Ben Shepherd (resigned June 2024)

Company secretary	Ita Cunningham
Chief Executive Officer	Rob Saggs
Operations manager	Lis Gutteridge
Auditor	Lovewell Blake LLP Chartered accountants & statutory auditor Bankside 300 Peachman Way Broadland Business Park Norwich NR7 0LB
Bankers	The Co-operative Bank plc 1 Balloon Street Manchester M60 4EP

CHES Homeless

Company Limited by Guarantee

Trustees' annual report (incorporating the directors' report) *(continued)*

Year ended 31 March 2024

Objectives and activities

The Charity's objects are restricted specifically, only for the public benefit, to relieve poverty, hardship and distress, in particular but not exclusively, amongst the homeless, those at risk of homelessness, and those living in adverse conditions.

This is encapsulated within our Mission statement, Aims and Values of the charity:

Our Mission

CHES works to ensure that people who find themselves homeless are supported in ways that enable them to move forward purposefully and in good health.

Our Aims

To provide a good standard of accommodation for the homeless. Supporting improvement in the health and well-being of service users without discrimination or judgement. Giving practical support in achieving independence. Raising awareness of homelessness and to become a catalyst for change and partnership recognising the resources of others.

Our Values

We care for the homeless and those at risk of homelessness, respecting their need for safety and dignity. We promote a sense of security, self-worth and acceptance of the diversity of the individuals we serve. We encourage the growth and development of our staff and service users through partnerships and training opportunities with others. We are committed to equality of opportunity for all.

Public benefit

The trustees have taken due regard to the guidance published by the Charity Commission on public benefit. It is considered that the charity provides a public benefit through our stated; Mission, Aims and Values.

CHES Homeless activities: CHES Homeless service delivery consists of the following mechanisms:

Outreach service: We deliver outreach to the following areas Chelmsford, Braintree, Maldon, Epping, Rochford, Brentwood, Uttlesford and Castlepoint. This is where our Rough Sleeper Initiative (RSI) team funded by the Department of Levelling Up Communities and Housing (DLUHC) go out to investigate reports of rough sleepers initiated by members of the public via the Street-link portal, and direct referrals from the local authorities we work with.

We offer lifesaving supplies such as tents, water, suncream, sleeping bags and food to begin a journey that will hopefully see the individual that is rough sleeping engage and become housed. This can be either directly with us or with another agency or in a private rental scheme.

Rough Sleeper Emergency bed spaces that mostly serve the outreach team and the 8 local authorities that we operated in during this financial year. This facility has 9 self-contained units a large communal space and office. The facility houses the Outreach team, Living Skills team and Facilities team and offers 24/7 support to those living on site. It is used as a feeder housing to help those either move back to the areas that they come from, into CHES or other specialist provision and other move on accommodation.

Hodgkinson House - Shelter: The Shelter has 7 bedrooms in total and one of these is an independent self-contained disability suite. Each service user has a license during their stay here at CHES Homeless. The shelter also has a professional kitchen where cooking classes take place, a therapeutic green space, 3 private consultation rooms and a small training space. It also houses our support and administration team and is our registered office address. On site is the provision of a kitchenette and lounge upstairs in the shelter so that service users could self-isolate as a household, if necessary. The facility operates on a 24/7 basis and is referred to as 'HH' rather than 'The night shelter', as was previously known as.

CHESS Homeless

Company Limited by Guarantee

Trustees' annual report (incorporating the directors' report) *(continued)*

Year ended 31 March 2024

Objectives and activities *(continued)*

Halfway House: CHESS Homeless continued to deliver the model of the halfway house between shelter accommodation and move-on accommodation. This has 5 hours a day of support staff on site, but it is otherwise accessible and useable in the same way as core CHESS Homeless HMO properties.

Move on: The CHESS Homeless move on accommodation consists of 9 other properties that house 48 individuals in total. Service users move from Hodgkinson House or Stock into move on once they have engaged with the 'change programme' that is on offer that helps lead them back into independent living.

Back into independent accommodation: Once a service user has stayed in CHESS accommodation for a period of assessment and support, we can verify that they can hold down accommodation in a House of Multiple Occupancy (HMO) environment. This offers assurances to supported housing providers and private landlords.

CHESS Homeless

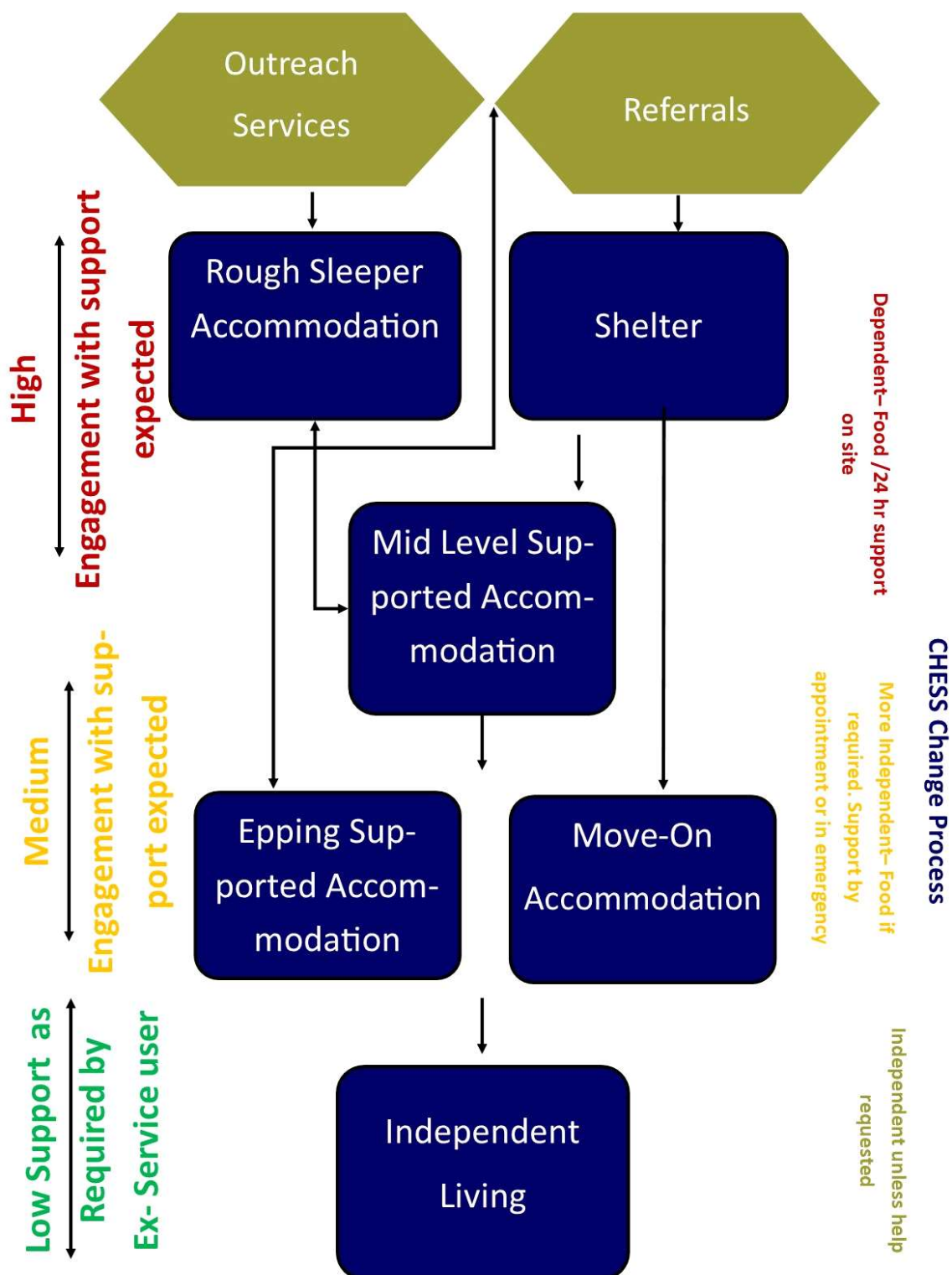
Company Limited by Guarantee

Trustees' annual report (incorporating the directors' report) *(continued)*

Year ended 31 March 2024

Objectives and activities *(continued)*

Levels of personalised support and dependency through CHESS services



CHESS Homeless

Company Limited by Guarantee

Trustees' annual report (incorporating the directors' report) *(continued)*

Year ended 31 March 2024

Objectives and activities *(continued)*

CHESS Homeless uses its accommodation to help address the needs of those that are rough sleeping, homeless or at risk of becoming homeless. There is a tiered system that enables a person to access the correct service in CHESS Homeless, this can be from accessing the rough sleeper beds or Hodgkinson House accommodation to being assessed, and then from there into the most appropriate accommodation for their support needs. This may follow a process where the service user accesses all levels and types of supported accommodation in CHESS Homeless, before finally moving out to live independently. Those individuals who engage well and who have lower levels of support may equally jump a level of supported accommodation before moving on.

CHESS Homeless continued to deliver the model of the halfway house between shelter accommodation and move-on accommodation. This has 5 hours a day of support staff on site, but it is otherwise accessible and usable in the same way as core CHESS Homeless HMO properties.

CHESS Homeless continues to deliver support and housing to those homeless in Epping - this is through direct partnership with the Epping Local authority and the partnership with Essex County Council.

The overall provision of beds in the year was increased from 60 beds to 64 beds. This was due to one of our HMO properties, leased to us by Chelmsford City Council, being taken back for extension purposes and handed back to us in August 2023 with the increased bed spaces. The trustees continue to seek ways to increase bed capacity further to meet the increasing demand in the county.

Throughout all CHESS Homeless accommodation, support staff are assigned to each service user to help them address issues that may have seen them become homeless in the first place. These issues can range from the need for affordable accommodation to substance misuse and access to mental health services.

The biggest challenge we face in reducing our homeless population is the availability of suitable affordable accommodation for them to move in to. There remains a challenge to influence and engage landlords to offer accommodation to residents who are on the 'homeless journey'. There have been some successes but not enough to meet the need. Early intervention with enduring solutions is critical in addressing homelessness. Statistics generated in 2018 show the mean age at death of long term homeless was 47 years for males and 43 years for females; compared to the general population of England and Wales, where the mean age at death was 76 years for men and 81 years for women. This provides the challenge of being able to successfully provide specialist 'wrap-around' support to enable a successful move away from the streets and into accommodation.

Complex drug and alcohol services in Essex can be difficult to access with availability inconsistent across the county especially at short notice. Services that are in place are often many miles away from the user, which builds additional reluctance to engage with services. Interventions can often be short, and clients are often discharged too quickly. For our clients to make the large step back into society they need consistent localised longer-term interventions by specialist workers to successfully aid recovery.

CHESS Homeless

Company Limited by Guarantee

Trustees' annual report (incorporating the directors' report) *(continued)*

Year ended 31 March 2024

Objectives and activities *(continued)*

*National data from Homeless link reports the following:

- People experiencing homelessness suffer from worse physical and mental health than the general population.
- Between 2018 - 2021 63% of respondents reported they had a long-term illness, disability, or infirmity.
- The number of people with a mental health diagnosis has increased substantially from 45% in 2014 to 82% in the 2018 - 2021 cohort.
- 45% of respondents reported they are self-medicating with drugs or alcohol to help them cope with their mental health.
- Barriers in accessing needed support for physical and mental health means people experiencing homelessness are over reliant on emergency health care services, with 48% of respondents having used A&E services in the last year, three times more than the general population.
- Between 2018 - 2021 a total of 38% of respondents had been admitted to hospital in the 12 months before participating in a Homeless Health Needs Audit. The most common reason for hospital admission related to a physical health condition (37%), and 28% related to a mental health condition. or self-harm or attempted suicide.
- For those who had been admitted to hospital nearly a quarter (24%) had been discharged to the streets.
- Nutrition presents as a big challenge with a third of respondents reporting that on average, they eat only one more meal a day.
- Homelessness has a devastating impact on people's health and wellbeing. Across all forms of health care needs, both physical and mental, as well as access to necessary support, people experiencing homelessness report poorer diagnoses and greater barriers to the healthcare needed than the general population. We must understand why this is and address the systemic change needed. Experiencing homelessness should not mean that someone is unable to access the healthcare they need. Nor should it mean we accept poorer health outcomes and growing health inequalities. Homelessness is a health issue, and we must respond accordingly. In 2021 1,286 died whilst being homeless - this is an increase of 32% from 2020 to 2021. With a death now occurring on average every 7 hours.

*www.homeless.org.uk/knowledge-hub/unhealthy-state-of-homelessness-2022-findings-from-the-homeless-health-needs-audit/.

CHESS Homeless

Company Limited by Guarantee

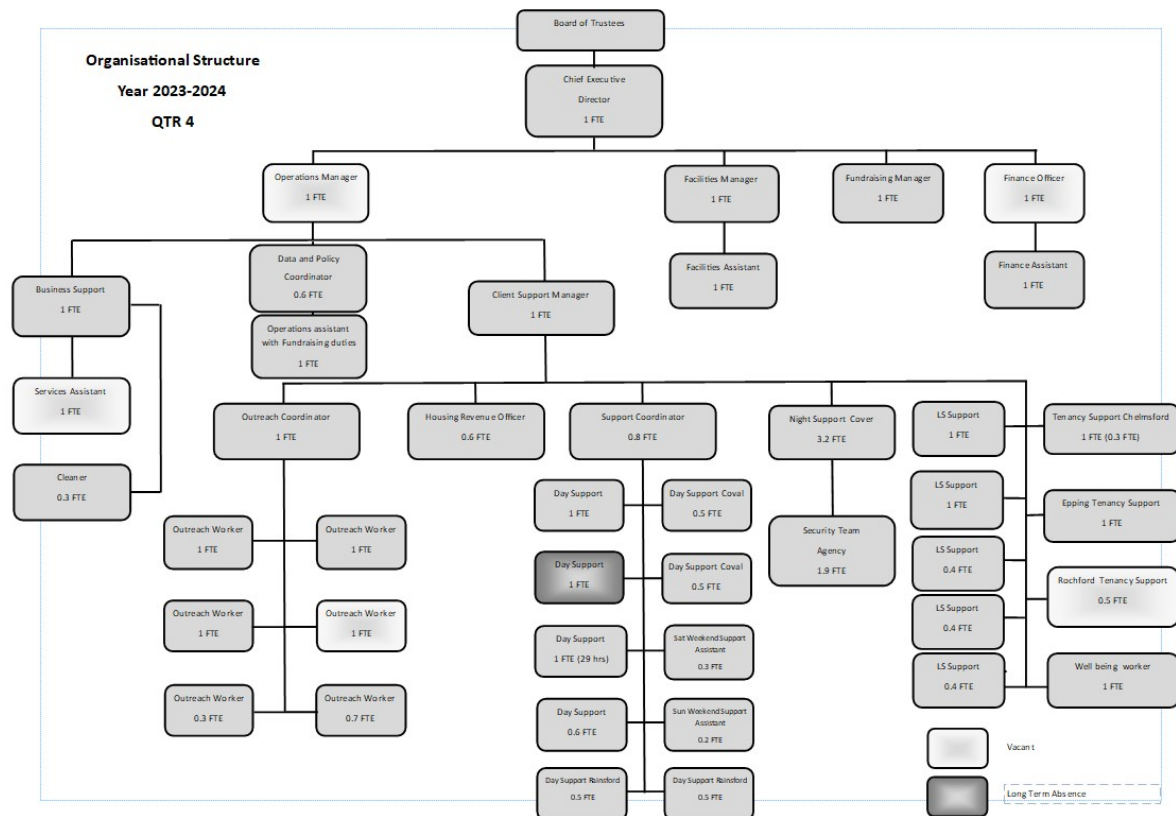
Trustees' annual report (incorporating the directors' report) (continued)

Year ended 31 March 2024

Objectives and activities (continued)

CHESS Homeless Organisation Hierarchy

The FTE total for the reporting year was 30.41 with external security of 1.9 and bank work (covering sickness and annual leave) of 0.88.



CHESS Homeless

Company Limited by Guarantee

Trustees' annual report (incorporating the directors' report) *(continued)*

Year ended 31 March 2024

Achievements and performance *(continued)*

Achievements and performance

CHESS Homeless has been funded by Department of Levelling Up Housing and Communities (DLUHC) to provide the Rough Sleeper Initiative (RSI) outreach service in Chelmsford, Epping, Braintree, Maldon, Brentwood, Castle Point, Uttlesford and Rochford. The RSI project provides funding for 5 FTE outreach staff and an Outreach Team Coordinator. The team pick up referrals from members of the public who can report Rough Sleepers via the Street-link app. The team can also be tasked direct from the Council.

The team visits the area where the rough sleeper has been reported within 24 hours and seeks to engage with them. If CHESS Homeless has capacity within the RSI rooms, we will offer a bed space to the person and provide help and support to address the issues that saw the individual become homeless in the first instance. Then the former rough sleeper will be assigned a support worker to help them on their journey into independent living and develop a tailored support programme. This may include signposting them to other agencies for bespoke services.

During this reporting year CHESS Homeless managed to offer 156 individuals a bedspace and access to our integrated outreach and housing support services. This was an increase of 1% on the prior year. 50% of these individuals moved on positively, which is a 14% decrease from the previous year. This decrease is due to 40% of clients not informing CHESS where they have moved onto. We are able to confirm that there is a very high probability that they moved into other accommodation due to the number of individuals not representing as a rough sleeper.

Our RSI staff placed 50 individuals into dedicated RSI beds at Stock and 36 in other CHESS accommodation. We secured alternative accommodation for an additional 70 individuals. In total 156 individuals were either prevented from rough sleeping or removed from the immediate risk of rough sleeping in this period. CHESS will continue to deliver the RSI service until March 2025.

Two properties that CHESS has operated from since the pandemic were handed back to the council at the early part of this financial year seeing a reduction of 6 bed spaces for a short period of time. CHESS took back a recently refurbished property in August of this financial year which consisted of 10 bedspaces – 9 of these bedspaces are used with the 10th one being utilised for a meeting space.

NHS Collaboration – We have been working hard throughout this year to ensure that the homeless community have the same access to health services as housed people. Throughout this year we have managed to work in partnership with the NHS and they also wanted CHESS to partner with a daycentre service 'Sanctus'. Between CHESS, Sanctus and the NHS we are seeking to ensure that homeless people receive the health service they are entitled to. This will include access to mental health, physical health, prescribing nurses access to GP appointments and coaches. This service began in January 2024.

Systems – CHESS implemented a new online training platform for staff to receive their online training from, this new platform enable the team to access mandatory training as well as beneficial training that team may want for their own development. We also included in person training which included First Aid courses, Homelessness law, practice and homelessness reduction act, Conflict resolution and breakaway training, Staff supervision skills training, mentoring sessions, Managing difficult and aggressive situations, Mental health and homelessness Conference & Fire Warden safety training.

'Inform' CHESS homeless Client management system had its first full year of the finance package which manages rental charges and payments.

STAFF changes – During the latter part of the financial year we sadly had the Operations Manager (Lis Gutteridge) hand in her notice due to changing personal circumstances. Lis was happy to continue working for CHESS without the Operational responsibility. Lis Gutteridge took on the post of Data and Policy co-ordinator on a part time basis. CHESS also had the loss of its finance officer and as a result of this exported the Finance officer duties to Insight associates. We also exported the HR services as this was a part of the Operations Managers role.

CHESS Homeless

Company Limited by Guarantee

Trustees' annual report (incorporating the directors' report) *(continued)*

Year ended 31 March 2024

Achievements and performance *(continued)*

Fundraising & Marketing New website launched Dec 23 – Members Brunch that raised in excess of £10k for specific projects including Head office building works and Turning Point development; Sleepouts Essex Cricket Club April £1500 £10k November Chelmsford Cathedral – Tough Mudder £2k – Rock Choir June at Chelmsford Cathedral £2k, various talks and fayres and fates were attended to help both raise awareness and funding.

CHESS Homeless were successful in 4 years' worth of grant funding for the living skills team through the national Lottery worth £354,785.

Headline achievements

Our service is naturally people focused and relies heavily on face-to-face support meetings. Our shelter (Hodgkinson House) continues 24 hours a day and 7 days a week with an increase from 6 to 7 beds.

- Total Bed Space Nights Generated throughout the Operations of CHESS – 21,573 (this is an increase from the previous year of 126 due to isolating issues and a property / bedspace increasing).
- Achieved 92% Utilisation of Core Bed Spaces (this was up by 2% from the previous year).
- 156 people were offered a bed and bespoke support within CHESS Homeless.
- 156 people were relieved or prevented from becoming homeless.
- 7 people gained employment whilst in CHESS.
- 309 unique individuals in contact with the Outreach Team (an increase of 48 from the previous year).
- RSI Contacts attempted – 2,840.
- Street Casework visits/logs – 2,344.
- RSI in-house support consultations – 1,957.
- CHESS client support casework actions - 2,866.
- CHESS training/wellbeing meetings – 163.
- Training support meetings - 183.
- Employment support meetings - 349.
- CHESS gained funding to reduce environmental impact and fuel costs for a new outreach vehicle.
- The Outreach Team helped facilitate 106 moves of clients directly from the streets into non-RSI accommodation.
- Emotional and General wellbeing support for all of CHESS accommodation projects included 1608 sessions (this is covered during support sessions and outreach).

CHESS Homeless

Company Limited by Guarantee

Trustees' annual report (incorporating the directors' report) *(continued)*

Year ended 31 March 2024

Achievements and performance *(continued)*



CHESS Homeless

Company Limited by Guarantee

Trustees' annual report (incorporating the directors' report) *(continued)*

Year ended 31 March 2024

Financial review

Financial review and principal sources of funding

During the course of 2022/23 CHESS Homeless engaged Six-Key Policy Advisors to undertake a review of existing Housing Benefit rates received from Chelmsford City Council resulting in a substantial uplift in the rates which came into effect on 1 January 2023. Consequently, income from Housing Benefit and rents increased by 43% to £763k (2023: £532k).

During the year Felton Fundraising were responsible for securing £87k of grants and donations at a cost of £13k pa.

The main grants and donations received during the course of the year included:

- Big Lottery Fund - £335k over 4 years
- Mulberry Trust, £15k
- Souter Charitable Trust £10k

Overall expenditure was up by 7.6% to £1,559k (2023: £1,449k). Staffing costs rose by 2% to £918k (£896k: 2023). Unrestricted operating costs increased by 24% to £1,406k (2023: £1,134k) this was due largely by the substantial increase in energy costs and maintenance.

CHESS Homeless

Company Limited by Guarantee

Trustees' annual report (incorporating the directors' report) *(continued)*

Year ended 31 March 2024

Financial review *(continued)*

Reserves Policy

The current policy is to have reserves equalling six months operating costs which for the year 2023/24 would amount to £703k. However, current free reserves stand at £54,726 (2023: £87k) leaving a deficit of £648k. We are investigating the benefits of recalculating reserve requirements using actual amounts on a declining basis over a six month period which would give a much more realistic figure currently in the region of £250k. Whilst the charity is still below the target level we would expect the uplift in Housing Benefit to significantly improve the reserves together with the expansion of the housing stock operated by the charity.

Plans for future periods

Early in this financial year visits to a neighbouring County took place to look at how they delivered their service and how CHESS might learn from them, as well as see if any different service delivery models might be adopted – The Ferry project in Wisbech have an innovative project that enables them to house some of the more entrenched and achieve some good, planned outcomes.

The visit to the Ferry project included viewing some modular housing that they use for their clients and this became a catalyst as to how CHESS might develop the Turning Point site which is owned outright by CHESS, and has a significant amount of underused space. During this financial year CHESS had the opportunity to apply for some government funding administered by Homes England and the MHCLG (Ministry of Housing Communities and Local Government) called SHAP funding (Single Homeless Accommodation Project). CHESS were able to apply for capital and revenue funding through its partnership working with Chelmsford City Council as the funding is only able to be applied for through a registered provider (of which Chelmsford has this status). In November of this financial year CHESS were informed that they had been successful in their application for both Capital and Revenue funding.

Capital Grant agreed: £1,718,613

Revenue Grant agreed: £1.8m

The early costs for this project were not expected to exceed £2.7m and saw CHESS need to raise the gap of £981,387. Due to the funding from the SHAP being under embargo CHESS were not able to go public to raise the additional funding until later in the year. CHESS Trustees wanted to ensure that core funding would not be negatively impacted because of this project, and the decision was made for CHESS to publicly seek financial support early in the new year 2024 and launched a very ambitious appeal with an event being hosted at Boreham house in early February. Attendees included The Lord Lieutenant Mrs Jennifer Tolhurst, The High Sheriff Mr Nick Alston, and a number of other significant VIP's and supporters. Over the course of the month and into March CHESS had managed to secure (in principle) funding to meet this gap and achieve the £2.7m needed for the project pending final costs and planning permission being granted.

CHESS Homeless are keen to continue to deliver the RSI outreach service and will continue to provide this service until the end of the contract – we are however keen to engage with ECC (Essex County council) and the Local Authorities to work with them in an ongoing solution beyond the end of contract term.

Strategic development began in January 24 with an external consultant. This was to allow CHESS to future plan and review annually the people, facilities, contracts & process' in one place. During the next reporting year will be able to include this piece of work known as the 'Orbit'.

CHESS Homeless

Company Limited by Guarantee

Trustees' annual report (incorporating the directors' report) *(continued)*

Year ended 31 March 2024

Structure, governance and management

CHESS Homeless is a public benefit entity and a private company limited by guarantee, registered in England and Wales and a registered charity in England and Wales. CHESS Homeless is governed by its Memorandum and Articles of Association dated 2nd April 2002 and revised on 6th February 2006, 3rd November 2015 and 16 July 2021.

Recruitment, Appointment and Training of Trustees

The recruitment and appointment of new trustees follows this process:

CHESS Homeless will advertise for a trustee appointment and request that a trustee application form is completed by those interested individuals. Once the deadline has passed the applicants are shortlisted and invited to attend an interview. Upon a successful interview the candidate / candidates will be invited to sit in and contribute at a minimum of two trustee meetings - the candidate will then be discussed by the current board of Trustees and feedback will be given to the candidate / candidates as to whether they have been successful or not.

Trustees are given an induction pack that explains the role and responsibilities of the trustee. Training for Trustees will be given on an annual basis in the form of away days - these may be virtual depending on the pandemic and restrictions.

The board of Trustees are as detailed on page 1.

Organisational structure

The board of Trustees delegate the day to day running of the Charity to the CEO. The CEO and Operations Manager routinely report to the board during monthly board meetings.

Setting of remuneration for key management personnel

Remuneration for members of the Senior Management Team is set and agreed by the Chief Executive Officer and Chair of the Trust in consultation with the Trustees with responsibility for HR or Finance.

Remuneration for the Chief Executive Officer is set by the Chairman of the Trust in consultation with the Trustees with responsibility for HR and Finance.

All posts are determined by comparisons within the industry and local market demands.

CHESS Homeless

Company Limited by Guarantee

Trustees' annual report (incorporating the directors' report) *(continued)*

Year ended 31 March 2024

Structure, governance and management *(continued)*

Risk Assessment

CHESS Trustees have produced a risk register that captures the top 10 risks relevant to our operating environment. The risk register has been reviewed by the board of trustees and has become a stand-alone agenda item on all future board meetings.

Fundraising standards information

The board of trustees supports raising funds from the public in relation to our core activities. The Charity is registered with the Fundraising Regulator. There have been no complaints about fundraising activity this year.

The fundraising department has signed up to the Fundraising Regulator's Code of Fundraising Practice. All fundraising guidance and working practices have been or are being updated so that they are compliant. Fundraisers are also given a briefing before they raise funds for the Charity and will also be given annual updates/reminders via communication from the fundraising department.

All marketing material or information sent from the Charity contains clear instructions on how a person can be removed from the mailing lists and is GDPR compliant.

CHESS Homeless

Company Limited by Guarantee

Trustees' annual report (incorporating the directors' report) *(continued)*

Year ended 31 March 2024

Trustees' responsibilities statement

The trustees, who are also directors for the purposes of company law, are responsible for preparing the Trustees' annual report 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. 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 the 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 then apply them consistently;
- observe the methods and principles in the Charities SORP 2019 (FRS102);
- make judgments and estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- 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 adequate accounting records that 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.

Auditor

Each of the persons who is a trustee at the date of approval of this report confirms that:

- so far as they are aware, there is no relevant audit information of which the charity's auditor is unaware; and
- they have taken all steps that they ought to have taken as a trustee to make themselves aware of any relevant audit information and to establish that the charity's auditor is aware of that information.

The auditors, Lovewell Blake LLP, were appointed following the year end and have indicated their willingness to accept re-appointment.

Small company provisions

This report has been prepared taking advantage of the small companies' exemption of section 415A of the Companies Act 2006.

CHESS Homeless

Company Limited by Guarantee

Trustees' annual report (incorporating the directors' report) *(continued)*

Year ended 31 March 2024

The trustees' annual report was approved on 17 December 2024 and signed on behalf of the board of trustees by:

Richard Madden (Chair)
Trustee

CHESS Homeless

Company Limited by Guarantee

Independent auditor's report to the members of CHESS Homeless

Year ended 31 March 2024

Opinion

We have audited the financial statements of CHESS Homeless (the 'charity') for the year ended 31 March 2023 which comprise the statement of financial activities (including income and expenditure account), balance sheet, statement of cash flows and notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 March 2023 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;
- 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 auditor responsibilities for the audit of the financial statements section of our report. We are independent of the charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

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 charity'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.

CHESS Homeless

Company Limited by Guarantee

Independent auditor's report to the members of CHESS Homeless *(continued)*

Year ended 31 March 2024

Other information

The other information comprises the information included in the trustees annual report, other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information. 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.

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 course of 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 trustees' report which includes the director's report prepared for the purposes of company law, for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the directors' report included within the trustees' report has been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the charity and its environment obtained in the course of the audit, we have not identified material misstatements in the directors' report included within the trustees' report.

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

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of trustees' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the trustees were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemptions in preparing the directors' report and from the requirement to prepare a strategic report.

CHESS Homeless

Company Limited by Guarantee

Independent auditor's report to the members of CHESS Homeless *(continued)*

Year ended 31 March 2024

Responsibilities of trustees

As explained more fully in the trustees' responsibilities statement (set out on page 15), the trustees (who are also the directors of the charity 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 charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the charity or to cease operations, or have no realistic alternative but to do so.

Auditor 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:

- Enquiry of management and those charged with governance to confirm there are no instances of fraud or non-compliance with laws and regulations.
- Review of key accounting estimates, to ensure reasonable and no signs of management bias.
- Review of disclosures within the financial statements and vouching these to supporting documentation to ensure compliance with applicable laws and regulations.
- Performing audit work over the risk of management override of controls, including testing of journal entries and other adjustments for appropriateness, evaluating the rationale of significant transactions outside the normal course of activities and reviewing accounts estimates for bias.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

CHESS Homeless

Company Limited by Guarantee

Independent auditor's report to the members of CHESS Homeless *(continued)*

Year ended 31 March 2024

A further description of our responsibilities is available on the FRC's website at www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

Use of our report

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

Mark Proctor FCA DChA (Senior Statutory Auditor)

For and on behalf of
Lovewell Blake LLP
Chartered accountants & statutory auditor
Bankside 300
Peachman Way
Broadland Business Park
Norwich
NR7 0LB

17 December 2024

CHESS Homeless

Company Limited by Guarantee

Statement of financial activities (including income and expenditure account)

Year ended 31 March 2024

			2024		2023
	Note	Unrestricted funds £	Restricted funds £	Total funds £	Total funds £
Income and endowments					
Donations and legacies	5	347,163	83,386	430,549	605,397
Charitable activities	6	880,690	249,717	1,130,407	902,919
Investment income	7	7,507	—	7,507	294
Total income		<u>1,235,360</u>	<u>333,103</u>	<u>1,568,463</u>	<u>1,508,610</u>
Expenditure					
Raising funds					
Costs of raising funds	8	58,974	1,078	60,052	50,401
Charitable activities	9	1,240,630	317,993	1,558,623	1,449,376
Total expenditure		<u>1,299,604</u>	<u>319,071</u>	<u>1,618,675</u>	<u>1,499,777</u>
Net (expenditure)/income before transfer of funds		(64,244)	14,032	(50,212)	8,833
Transfers between funds		63,075	(63,075)	—	—
Net movement in funds		<u>(1,169)</u>	<u>(49,043)</u>	<u>(50,212)</u>	<u>8,833</u>
Reconciliation of funds					
Total funds brought forward		<u>1,012,367</u>	<u>724,594</u>	<u>1,736,961</u>	<u>1,728,128</u>
Total funds carried forward		<u>1,011,198</u>	<u>675,551</u>	<u>1,686,749</u>	<u>1,736,961</u>

The statement of financial activities includes all gains and losses recognised in the year.
All income and expenditure derive from continuing activities.

The notes on pages 24 to 37 form part of these financial statements.

CHESS Homeless

Company Limited by Guarantee

Balance sheet

31 March 2024

		2024		2023	
	Note	£	£	£	£
Fixed assets					
Tangible fixed assets	15		1,909,107		1,892,442
Current assets					
Debtors	16	100,681		172,951	
Cash at bank and in hand		173,815		126,287	
		<u>274,496</u>		<u>299,238</u>	
Creditors: Amounts falling due within one year	17	<u>(144,219)</u>		<u>(87,516)</u>	
Net current assets			130,277		211,722
Total assets less current liabilities			2,039,384		2,104,164
Creditors: Amounts falling due after more than one year	18		<u>(352,635)</u>		<u>(367,203)</u>
Net assets			<u>1,686,749</u>		<u>1,736,961</u>
Funds of the charity					
Restricted funds			675,551		724,594
Unrestricted funds			<u>1,011,198</u>		<u>1,012,367</u>
Total charity funds	19		<u>1,686,749</u>		<u>1,736,961</u>

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime.

These financial statements were approved by the board of trustees and authorised for issue on 17 December 2024, and are signed on behalf of the board by:

Richard Madden (Chair)
Trustee

Company registration number: 04407742

The notes on pages 24 to 37 form part of these financial statements.

CHESS Homeless

Company Limited by Guarantee

Statement of cash flows

Year ended 31 March 2024

	2024 £	2023 £
Cash flows from operating activities		
Net (expenditure)/income	(50,212)	8,833
<i>Adjustments for:</i>		
Depreciation of tangible fixed assets	33,172	23,944
Other interest receivable and similar income	(7,507)	(294)
Interest payable and similar charges	29,025	20,570
<i>Changes in:</i>		
Trade and other debtors	72,270	(108,203)
Trade and other creditors	57,042	(4,260)
Cash generated from operations	133,790	(59,410)
Interest paid	(29,025)	(20,570)
Interest received	7,507	294
Net cash from/(used in) operating activities	<u>112,272</u>	<u>(79,686)</u>
Cash flows from investing activities		
Purchase of tangible assets	(49,837)	(76,468)
Net cash used in investing activities	<u>(49,837)</u>	<u>(76,468)</u>
Cash flows from financing activities		
Repayment of borrowing	(14,907)	(18,400)
Net cash used in financing activities	<u>(14,907)</u>	<u>(18,400)</u>
Net increase/(decrease) in cash and cash equivalents	47,528	(174,554)
Cash and cash equivalents at beginning of year	126,287	300,841
Cash and cash equivalents at end of year	<u>173,815</u>	<u>126,287</u>

The notes on pages 24 to 37 form part of these financial statements.

CHESS Homeless

Company Limited by Guarantee

Notes to the financial statements

Year ended 31 March 2024

1. General information

The charity is a public benefit entity and a private company limited by guarantee, registered in England and Wales and a registered charity in England and Wales. The address of the registered office is 200 New London Road, Chelmsford, Essex, CM2 9AB.

2. Statement of compliance

The charity constitutes a public benefit entity as defined by FRS 102. 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 issued in October 2019, the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102), the Charities Act 2011, the Companies Act 2006 and UK Generally Accepted Accounting Practice.

3. Accounting policies

Basis of preparation

The financial statements have been prepared on the historical cost basis, as modified by the revaluation of certain assets measured at fair value through income or expenditure.

The financial statements are prepared in sterling, which is the functional currency of the entity.

Going concern

The financial statements have been prepared on a going concern basis as the trustees believe that no material uncertainties exist. The trustees have considered the level of funds held and the expected level of income and expenditure for 12 months from authorising these financial statements. The budgeted income and expenditure is sufficient with the level of reserves for the charity to be able to continue as a going concern.

Fund accounting

Unrestricted funds are available for use at the discretion of the trustees to further any of the charity's purposes.

Restricted funds are subjected to restrictions on their expenditure declared by the donor or through the terms of an appeal.

CHESS Homeless

Company Limited by Guarantee

Notes to the financial statements *(continued)*

Year ended 31 March 2024

3. Accounting policies *(continued)*

Income

All income is included in the statement of financial activities when entitlement has passed to the charity, it is probable that the economic benefits associated with the transaction will flow to the charity and the amount can be reliably measured. The following specific policies are applied to particular categories of income:

- Income from donations or grants is recognised when there is evidence of entitlement to the gift, receipt is probable and its amount can be measured reliably.
- Income from housing benefit is recognised when the charity becomes entitled to the resource.
- Income from contracts for the supply of services is recognised with the delivery of the contracted service. This is classified as unrestricted funds unless there is a contractual requirement for it to be spent on a particular purpose and returned if unspent, in which case it may be regarded as restricted.

Expenditure

Expenditure is recognised on an accruals basis as a liability is incurred. Expenditure includes any VAT which cannot be fully recovered, and is classified under headings of the statement of financial activities to which it relates:

- Expenditure on raising funds includes the costs of all fundraising activities, events, non-charitable trading activities, and the sale of donated goods.
- Expenditure on charitable activities includes all costs incurred by a charity in undertaking activities that further its charitable aims for the benefit of its beneficiaries, including those support costs and costs relating to the governance of the charity apportioned to charitable activities.
- All costs are allocated to expenditure categories reflecting the use of the resource. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs are apportioned between the activities they contribute to on a reasonable, justifiable and consistent basis.

Operating leases

Lease payments are recognised as an expense over the lease term on a straight-line basis. The aggregate benefit of lease incentives is recognised as a reduction to expense over the lease term, on a straight-line basis.

Tangible assets

Tangible assets are initially recorded at cost, and subsequently stated at cost less any accumulated depreciation and impairment losses.

Depreciation

Depreciation is calculated so as to write off the cost or valuation of an asset, less its residual value, over the useful economic life of that asset as follows:

Fixtures and fittings	-	20% straight line
Motor vehicles	-	25% straight line
Equipment	-	20%/50% straight line

CHESS Homeless

Company Limited by Guarantee

Notes to the financial statements *(continued)*

Year ended 31 March 2024

3. Accounting policies *(continued)*

Depreciation *(continued)*

Due to the nature of the charity depreciation of the property held is recognised by way of maintenance costs instead of a depreciation charge. Property is also held at cost and the trustees consider that the market value of the property is greater than the cost recognised within the financial statements.

Assets under construction will be depreciated on completion.

Financial instruments

A financial asset or a financial liability is recognised only when the entity becomes a party to the contractual provisions of the instrument.

Basic financial instruments are initially recognised at the amount receivable or payable including any related transaction costs, unless the arrangement constitutes a financing transaction, where it is recognised at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Current assets and current liabilities are subsequently measured at the cash or other consideration expected to be paid or received and not discounted.

4. Limited by guarantee

The Company is limited by guarantee. In the event of winding up, each member is liable to contribute a sum not exceeding £10.

5. Donations and legacies

	Unrestricted Funds £	Restricted Funds £	Total Funds 2024 £
Donations			
Donations	209,473	4,000	213,473
Grants			
Other grants	137,690	79,386	217,076
	<u>347,163</u>	<u>83,386</u>	<u>430,549</u>
	Unrestricted Funds £	Restricted Funds £	Total Funds 2023 £
Donations			
Donations	285,348	11,800	297,148
Grants			
Other grants	217,987	90,262	308,249
	<u>503,335</u>	<u>102,062</u>	<u>605,397</u>

During the year ended 31 March 2024 £145,390 (2023: £103,890) of government funding was received.

CHESS Homeless

Company Limited by Guarantee

Notes to the financial statements *(continued)*

Year ended 31 March 2024

6. Charitable activities

	Unrestricted Funds £	Restricted Funds £	Total Funds 2024 £
Housing benefit and rent	763,439	–	763,439
Housing Related Support	117,251	–	117,251
Rough Sleeper Initiative	–	249,717	249,717
	<u>880,690</u>	<u>249,717</u>	<u>1,130,407</u>

	Unrestricted Funds £	Restricted Funds £	Total Funds 2023 £
Housing benefit and rent	532,323	–	532,323
Housing Related Support	117,251	–	117,251
Rough Sleeper Initiative	–	253,345	253,345
	<u>649,574</u>	<u>253,345</u>	<u>902,919</u>

During the year ended 31 March 2024 £366,968 (2023: £370,596) of government funding was received.

7. Investment income

	Unrestricted Funds £	Total Funds 2024 £	Unrestricted Funds £	Total Funds 2023 £
Bank interest receivable	<u>7,507</u>	<u>7,507</u>	<u>294</u>	<u>294</u>

8. Costs of raising funds

	Unrestricted Funds £	Restricted Funds £	Total Funds 2024 £
Wages and salaries	36,420	–	36,420
Other fundraising costs	22,554	1,078	23,632
	<u>58,974</u>	<u>1,078</u>	<u>60,052</u>

	Unrestricted Funds £	Restricted Funds £	Total Funds 2023 £
Wages and salaries	35,660	–	35,660
Other fundraising costs	14,741	–	14,741
	<u>50,401</u>	<u>–</u>	<u>50,401</u>

CHESS Homeless

Company Limited by Guarantee

Notes to the financial statements *(continued)*

Year ended 31 March 2024

9. Expenditure on charitable activities

	Unrestricted Funds £	Restricted Funds £	Total Funds 2024 £
Housing costs	451,830	16,460	468,290
Support costs	788,800	301,533	1,090,333
	<u>1,240,630</u>	<u>317,993</u>	<u>1,558,623</u>
	Unrestricted Funds £	Restricted Funds £	Total Funds 2023 £
Housing costs	313,167	102,057	415,224
Support costs	770,185	263,967	1,034,152
	<u>1,083,352</u>	<u>366,024</u>	<u>1,449,376</u>

10. Analysis of support costs

	2024 £	2023 £
Staff costs	880,127	860,027
Outsourced staff costs	4,027	3,035
Communications and IT	77,457	64,250
General office	67,605	52,231
Finance costs	29,025	20,570
Motor and travel expenses	16,177	20,238
Audit fees	11,058	12,300
Legal & professional	4,857	1,501
	<u>1,090,333</u>	<u>1,034,152</u>

11. Net (expenditure)/income

Net (expenditure)/income is stated after charging/(crediting):

	2024 £	2023 £
Depreciation of tangible fixed assets	33,172	23,944
Operating lease payments	<u>91,690</u>	<u>86,759</u>

12. Auditors remuneration

	2024 £	2023 £
Fees payable for the audit of the financial statements	10,536	10,338
Prior year under accrual	522	1,962
	<u>11,058</u>	<u>12,300</u>

CHESS Homeless

Company Limited by Guarantee

Notes to the financial statements *(continued)*

Year ended 31 March 2024

13. Staff costs

	2024 £	2023 £
Wages and salaries	836,700	814,505
Social security costs	64,653	66,091
Employer pension costs	16,896	15,091
	<u>918,249</u>	<u>895,687</u>

The average number of persons employed by the charity during the year amounted to 47 (2023: 42)

The number of employees that received emoluments in the following bands:

	2024	2023
£60,000 - £69,999	1	1

Key Management Personnel

The Key Management Personnel include the Chief Executive Officer together with the Finance Officer and Operations Manager.

The total value of remuneration and benefits received by Key Management Personnel was £150,204 (2023: £158,257).

14. Trustee remuneration and expenses

No remuneration or other benefits from employment with the charity or a related entity were received by the trustees.

15. Tangible fixed assets

	Freehold property £	Fixtures and fittings £	Motor vehicles £	Equipment £	Asset under construction £	Total £
Cost						
At 1 Apr 2023	1,785,400	58,839	56,871	98,357	–	1,999,467
Additions	–	2,410	38,494	–	8,933	49,837
At 31 Mar 2024	<u>1,785,400</u>	<u>61,249</u>	<u>95,365</u>	<u>98,357</u>	<u>8,933</u>	<u>2,049,304</u>
Depreciation						
At 1 Apr 2023	–	6,442	44,617	55,966	–	107,025
Charge for the year	–	12,821	7,496	12,855	–	33,172
At 31 Mar 2024	<u>–</u>	<u>19,263</u>	<u>52,113</u>	<u>68,821</u>	<u>–</u>	<u>140,197</u>
Carrying amount						
At 31 Mar 2024	<u>1,785,400</u>	<u>41,986</u>	<u>43,252</u>	<u>29,536</u>	<u>8,933</u>	<u>1,909,107</u>
At 31 Mar 2023	<u>1,785,400</u>	<u>52,397</u>	<u>12,254</u>	<u>42,391</u>	<u>–</u>	<u>1,892,442</u>

CHESS Homeless

Company Limited by Guarantee

Notes to the financial statements *(continued)*

Year ended 31 March 2024

15. Tangible fixed assets *(continued)*

A 10 year restriction on the sale of Woodstock Motel, Chelmsford was in place at the year end, which requires the charity to return a proportion of any gain on disposal to the previous owner. No amount for this was recognised within the financial statements at the year end as the trustees do not wish to dispose of this property and also due to the immeasurable value. The restriction expires in 2032.

16. Debtors

	2024	2023
	£	£
Trade debtors	39,089	83,134
Prepayments and accrued income	51,646	78,923
Other debtors	9,946	10,894
	<u>100,681</u>	<u>172,951</u>

17. Creditors: Amounts falling due within one year

	2024	2023
	£	£
Bank loans and overdrafts	16,878	17,217
Trade creditors	42,763	25,932
Accruals and deferred income	67,746	16,971
Social security and other taxes	16,832	21,176
Other creditors	—	6,220
	<u>144,219</u>	<u>87,516</u>

	2024	2023
	£	£
Deferred income brought forward	—	19,925
Released during the year	—	(19,925)
Deferred during the year	47,384	—
Deferred income carried forward	<u>47,384</u>	<u>—</u>

Deferred income relates to grants received for future periods.

18. Creditors: Amounts falling due after more than one year

	2024	2023
	£	£
Bank loans and overdrafts	<u>352,635</u>	<u>367,203</u>

CHESS Homeless

Company Limited by Guarantee

Notes to the financial statements *(continued)*

Year ended 31 March 2024

18. Creditors: Amounts falling due after more than one year *(continued)*

Analysis of loans payable by instalments

	2024 £	2023 £
In more than one year but not more than two years	16,878	17,217
In more than two years but not more than five years	79,768	81,355
Greater than five years	272,868	285,848
	<u>369,514</u>	<u>384,420</u>

The bank loans are on a repayment basis repayable over 60 months from the date the loan was drawn and is secured on property owned by the charity. Interest is calculated at a fixed rate of 5.65% to March 2024 and 5.90% from April 2024.

19. Analysis of charitable funds

Unrestricted funds

Year ended 31 March 2024

	At 1 April 2023 £	Income £	Expenditure £	Transfers £	At 31 March 2024 £
General funds	1,012,367	1,235,360	(1,299,604)	63,075	1,011,198

Year ended 31 March 2023

	At 1 April 2022 £	Income £	Expenditure £	Transfers £	At 31 March 2023 £
General funds	956,705	1,153,203	(1,133,753)	36,212	1,012,367

CHESS Homeless

Company Limited by Guarantee

Notes to the financial statements *(continued)*

Year ended 31 March 2024

Restricted funds

Year ended 31 March 2024

	At 1 April 2023	Income	Expenditure	Transfers	At 31 March 2024
	£	£	£	£	£
CRM & Accounting Software	336	—	—	(336)	—
General Christian Act	20	—	—	(20)	—
Client Incentives	2,327	—	—	(2,327)	—
Refurbishment 7-8 George Street	3,579	—	—	(3,579)	—
Maintenance Support	450	—	—	(450)	—
Essex Community	800	—	—	(800)	—
ASDA quiz night	322	—	—	(322)	—
Residents Training	1,395	—	(28)	(1,367)	—
Property Revaluation	24,900	—	—	—	24,900
Hub Appeal	1,200	—	—	(1,200)	—
House Furnishings	241	—	—	(241)	—
Rough Sleeper Initiative	12,106	249,717	(261,823)	—	—
CCG NHS Thurrock	25,000	—	—	(25,000)	—
Rock Choir Tickets	464	—	—	(464)	—
Active Essex Bikes	554	—	—	(554)	—
HSBC	1,175	—	—	(1,175)	—
Community Partnership (ECF)	21,436	—	(21,436)	—	—
British Science	90	—	—	(90)	—
Greater Change	10,199	—	(1,328)	—	8,871
Changing Futures	5,000	—	(5,000)	—	—
Sports Active	3,000	—	—	(3,000)	—
Helping Hands	9,500	—	(2,720)	—	6,780
Rainsford Furniture	500	—	—	(500)	—
Decorating	—	6,000	(6,350)	350	—
Lottery Funding	—	16,386	(16,386)	—	—
Turning Point	—	35,000	—	—	35,000
New vehicle	—	22,000	—	(22,000)	—
Furniture replacement	—	4,000	(4,000)	—	—
	<u>124,594</u>	<u>333,103</u>	<u>(319,071)</u>	<u>(63,075)</u>	<u>75,551</u>

Restricted fixed assets

	At 1 April 2023	Income	Expenditure	Transfers	At 31 March 2024
	£	£	£	£	£
Woodstock Motel	600,000	—	—	—	600,000
	<u>600,000</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>600,000</u>
Restricted fund total	<u>724,594</u>	<u>333,103</u>	<u>(319,071)</u>	<u>(63,075)</u>	<u>675,551</u>

CHESS Homeless

Company Limited by Guarantee

Notes to the financial statements *(continued)*

Year ended 31 March 2024

Restricted funds

Year ended 31 March 2023

	At 1 April 2022	Income	Expenditure	Transfers	At 31 March 2023
	£	£	£	£	£
CCRM & Accounting Software	336	–	–	–	336
Bedrooms	2,000	–	(2,000)	–	–
General Christian Act	20	–	–	–	20
Client Incentives	2,327	–	–	–	2,327
Refurbishment 7-8 George Street	5,079	–	(1,500)	–	3,579
Maintenance Support	450	–	–	–	450
Essex Community	800	–	–	–	800
ASDA quiz night	322	–	–	–	322
Residents Training	1,395	–	–	–	1,395
Property Revaluation	24,900	–	–	–	24,900
Hub Appeal	1,200	–	–	–	1,200
Kitchen Refurbishment	7,200	–	(7,200)	–	–
House Furnishings	300	–	(59)	–	241
Rough Sleeper Initiative	31,252	253,345	(272,491)	–	12,106
CCG NHS Thurrock	48,750	–	(23,750)	–	25,000
Rock Choir Tickets	464	–	–	–	464
Active Essex Bikes	514	40	–	–	554
HSBC	4,696	–	(3,521)	–	1,175
Net Covid Fund (ECF)	25,265	20,000	(45,265)	–	–
Community Partnership (ECF)	–	25,770	(4,334)	–	21,436
British Science	90	–	–	–	90
Greater Change	13,068	–	(2,869)	–	10,199
Winter Project	995	2,040	(3,035)	–	–
Changing Futures	–	5,000	–	–	5,000
Sports Active	–	3,000	–	–	3,000
Helping Hands	–	9,500	–	–	9,500
Rainsford Furniture	–	500	–	–	500
	<u>171,423</u>	<u>319,195</u>	<u>(366,024)</u>	<u>–</u>	<u>124,594</u>

Restricted fixed assets

	At 1 April 2022	Income	Expenditure	Transfers	At 31 March 2023
	£	£	£	£	£
Woodstock Motel	600,000	–	–	–	600,000
Woodstock Motel Fixtures and Fittings	–	36,212	–	(36,212)	–
	<u>600,000</u>	<u>36,212</u>	<u>–</u>	<u>(36,212)</u>	<u>600,000</u>
Restricted fund total	<u>771,423</u>	<u>355,407</u>	<u>(366,024)</u>	<u>(36,212)</u>	<u>724,594</u>

CHESS Homeless

Company Limited by Guarantee

Notes to the financial statements *(continued)*

Year ended 31 March 2024

CRM & Accounting Software: represents funding received towards the integration of accounting and CRM software

Bedrooms: represents funding received towards the purchase of bedroom furniture.

General Christian Act: represents funding received towards the support of service users.

Client incentives: represents funding received towards the support of service users.

Refurbishment 7-8 George Street: represents funding received towards the refurbishment of 7-8 George Street.

Maintenance Support: represents funding received towards the training of the maintenance staff.

Essex Community: represents funding received towards the upkeep of the charity's properties.

ASDA Quiz night: represents funding received towards quiz activities for the residents of the charity.

Residents Training: represents funding received towards the costs of training for residents.

Hub Appeal: represents funding received towards refurbishment of 200 New London Road.

Kitchen refurbishment: represents funding received towards the refurbishment project.

House Furnishings: represents funding received towards the refurbishment project.

Rough Sleeper Initiative: represents funding received towards Rough Sleeper Initiative.

CCG NHS Thurrock: represents funding received towards a mental health worker with counselling and therapy support

Rock Choir Tickets: represents funding received towards the Rock Choir show for the residents of the charity.

Active Essex Bikes: represents funding received towards the cost of the client bikes.

HSBC: represents funding received towards the cost of property refurbishment.

Net Covid Fund (ECF): represents funding received towards the cost of the renovation costs of move on properties during Covid-19.

NSAP: represents funding received towards the running costs of properties.

CHESS Homeless

Company Limited by Guarantee

Notes to the financial statements *(continued)*

Year ended 31 March 2024

TNL: represents funding received towards the cost of a new car for support workers.

British Science Grant: represents funding received towards the costs of the Support Spring Event.

Greater Change: represents funding received towards the support worker staff costs.

Safer Places: represents funding received towards the cost of the Safe Haven pilot project.

Winter Project: represents funding received towards the annual Winter Project programme.

Changing Futures: represents funding received towards move on costs.

Sports Active: represents funding received towards move on costs.

Helping Hands: represents funding received towards move on costs.

Rainsford Furniture: represents funding received towards the cost of furniture.

Decorating: represents funding received towards the cost of redecoration.

Lottery funding: represents funding received towards the employment of Living Skills workers.

Turning Point: represents funding received towards the development at Turning Point.

New vehicle: represents funding received towards the purchase of a new vehicle.

Furniture replacement: represents funding received towards the purchase of new furniture and equipment.

Transfers

Transfers in the year represent the use of restricted funding on capital additions for which there is no ongoing restriction, the closure of funds which have been held for sometime which would have been expended in previous years but expenditure was not duly allocated, and towards overspend of restricted funding.

CHESS Homeless

Company Limited by Guarantee

Notes to the financial statements *(continued)*

Year ended 31 March 2024

20. Analysis of net assets between funds

Year ended 31 March 2024

	Unrestricted funds £	Restricted funds £	Total Funds 2024 £
Fixed assets	1,309,107	600,000	1,909,107
Current assets	198,945	75,551	274,496
Creditors less than 1 year	(144,219)	–	(144,219)
Creditors greater than 1 year	(352,635)	–	(352,635)
	<u>1,011,198</u>	<u>675,551</u>	<u>1,686,749</u>

Year ended 31 March 2023

	Unrestricted funds £	Restricted funds £	Total Funds 2023 £
Fixed assets	1,292,442	600,000	1,892,442
Current assets	174,644	124,594	299,238
Creditors less than 1 year	(87,516)	–	(87,516)
Creditors greater than 1 year	(367,203)	–	(367,203)
	<u>1,012,367</u>	<u>724,594</u>	<u>1,736,961</u>

21. Analysis of changes in net debt

	At 1 Apr 2023 £	Cash flows £	At 31 Mar 2024 £
Cash at bank and in hand	126,287	47,528	173,815
Debt due within one year	(17,217)	339	(16,878)
Debt due after one year	(367,203)	14,568	(352,635)
	<u>(258,133)</u>	<u>62,435</u>	<u>(195,698)</u>

22. Operating lease commitments

The total future minimum lease payments under non-cancellable operating leases are as follows:

	2024 £	2023 £
Not later than 1 year	46,750	37,040
Later than 1 year and not later than 5 years	17,250	–
	<u>64,000</u>	<u>37,040</u>

CHESS Homeless

Company Limited by Guarantee

Notes to the financial statements *(continued)*

Year ended 31 March 2024

23. Related parties

During the year £180 (2023: £180) of unrestricted donations income was received from two Trustees.

£5,177 (2023: £1,080) of expenditure was made to Birketts of which Hannah Harbottle is also an Associate.

J Saggs, wife of R Saggs, CEO, is employed by the charity as an operations assistant. J Saggs appointment was made in open competition and R Saggs was not involved in the decision making process regarding the appointment. J Saggs is remunerated within the normal pay scale for her role and receives no special treatment as a result of her relationship with a member of the key management personnel.

24. Events after the end of the reporting period

During the year the charity has been successful in gaining funding both confirmed and in principle to develop 24 modular homes on the site of Stock Motel (Turning Point). The total capital funding is in the region of £2.7m. To make space to develop the modular homes, an element of the existing building will have to be demolished. The Trustees are satisfied that the demolition and the building of the modular homes will not have a negative impact on the value of the building which is currently included in the accounts at £600,000. The development will be commenced and completed during the year ended 31 March 2025.