

COMPANY REGISTRATION NUMBER: 04407742

CHARITY REGISTRATION NUMBER: 1093901



CHESS Homeless
Company Limited by Guarantee
Financial statements
31 March 2025

CHESS Homeless

Company Limited by Guarantee

Financial statements

Year ended 31 March 2025

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CHESS Homeless

Company Limited by Guarantee

Trustees' annual report (incorporating the directors' report)

Year ended 31 March 2025

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 2025.

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 25 April 2024)
Julie Ingham (appointed 17 April 2024)
Andrew Murphy
Graeme Hall
Joy Michelle Brown (resigned 5 July 2024)
Hannah Harbottle (resigned 10 July 2024)
Ben Shepherd (resigned 6 June 2024)
Nadine Hendrie (appointed 15 September 2025)

Company secretary	Ita Cunningham
Chief Executive Officer	Rob Saggs
Operations manager	Lis Gutteridge (until September 2024) Amy Cozins (from September 2024)
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

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

Year ended 31 March 2025

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 Streetlink 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. During this accounting year this provision was given over to developers for the newly appointed site that now houses 24 modular homes. The service continued from Hodgkinson house in September 2024.

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

Year ended 31 March 2025

Objectives and activities *(continued)*

Hodgkinson House - Shelter: The Shelter has 8 bedrooms in total (previously 7 in the last accounting period) 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. Onsite is the provision of a kitchenette / lounge upstairs so that service users could self-isolate as a household, if necessary in the event of another lock down. The facility operates on a 24/7 basis and is referred to as 'HH' rather than 'The night shelter', as was previously known as.

Halfway House: CHES 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 CHES Homeless HMO properties.

Move on: The CHES Homeless move on accommodation consists of 9 other properties that house 48 individuals in total. Service users move from Hodgkinson House or Stock/Turning Point into move-on once they have engaged with the 'change programme' that is on offer that helps lead them back into independent living. During this accounting year the Stock / Turning Point site usage was developed and in the up and coming accounting year the system will change as to how CHES work from this site.

Back into independent accommodation: Once a service user has stayed in CHES 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

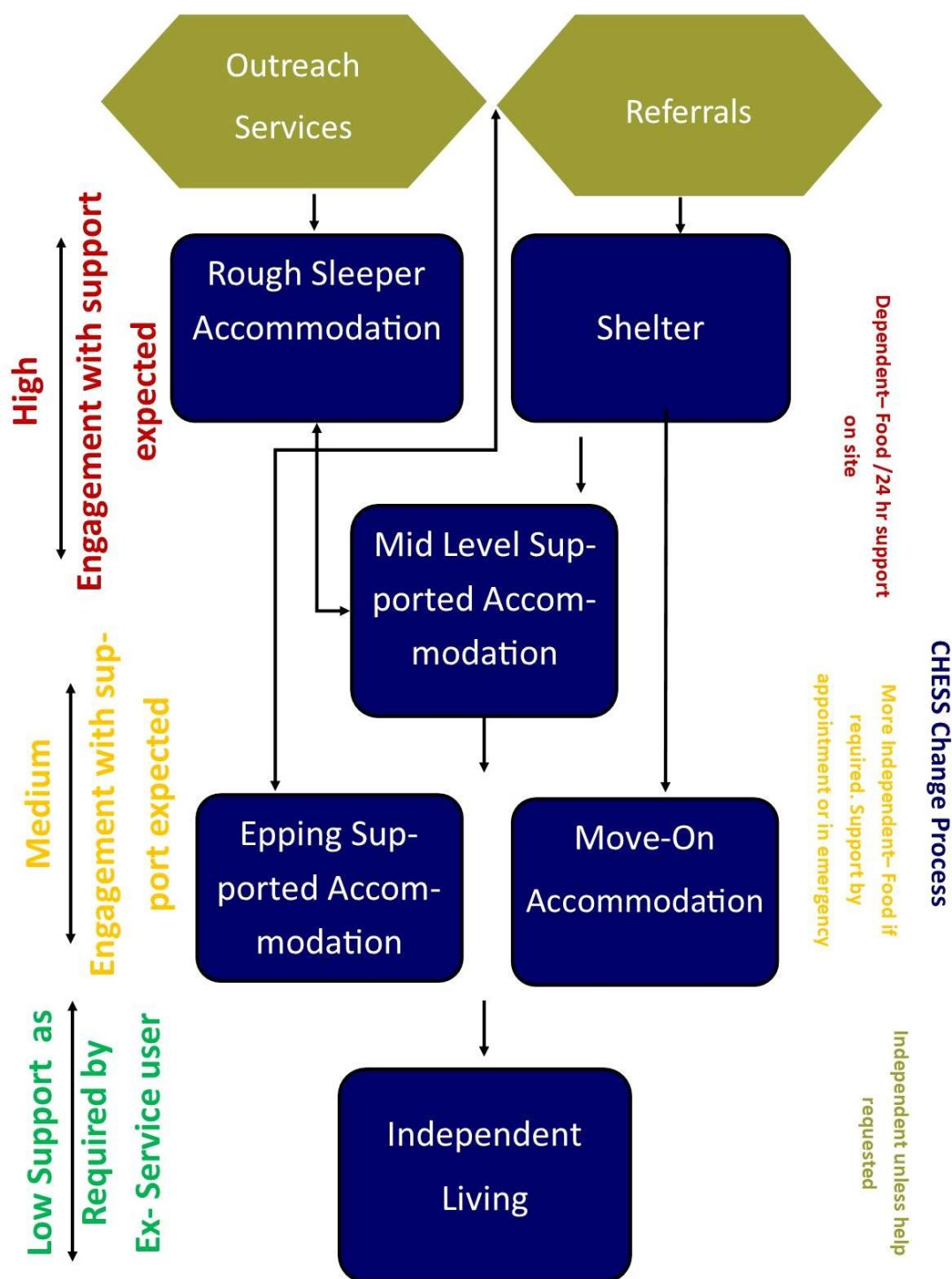
Company Limited by Guarantee

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

Year ended 31 March 2025

Objectives and activities *(continued)*

Levels of personalised support and dependency through CHESS services



CHESS Homeless

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

Year ended 31 March 2025

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 saw a decrease from 64 in the previous accounting year to 56 in September – this was due to handing over the Turning Point site to the developers for the 24 modular home development. In March the CHESS accommodation increased back up to 64 for the winter provision. Following the opening of Turning Point, in May 2025, the charity now has 88 bed spaces.

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 into. 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.

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

Year ended 31 March 2025

Objectives and activities *(continued)*

Data, Homeless provisions and client demographic

Homeless Link data:

- In 2024 there are 915 accommodation projects for single homeless people in England. This is a slight increase of 0.9% from last year, but is still 28% lower than a decade ago in 2014, and 47% lower than 2008 when this data series began.
- There are 33,249 bedspaces in England, a slight increase of 2% from 2023, but a 14% decrease from 2014, and a 43% decrease since 2008.
- With an increasing presentation of complex support needs in a context of overstretched funding, 81% of accommodation projects reported having to turn someone away from support because the clients' needs were too high or too complex.
- A total of 173 day centres operate throughout England as of 2024. This is a slight increase in day centres compared to 2023 (168) and a return to 2022 levels (173).

Support needs and support services available:

- There is evidence that over the last few years the level and visibility of support needs of people accessing homelessness services has increased substantially.
- 79% of day centres, and 56% of accommodation providers saw an increase in people experiencing homelessness for the first time. Both day centres and accommodation providers also reported big increases in people experiencing homelessness whilst in employment, at 46% and 22% respectively.
- Mental health remained the most commonly reported support need amongst accommodation providers. 95% of accommodation providers and 100% of day centres are supporting residents with a history of diagnosed mental health conditions.
- Day centres also reported high levels of addiction related support needs, both drug dependency (100%) and alcohol addiction (100%), as well as dual diagnosis (95%).
- Access to mental health support remains the biggest barrier for both accommodation providers and day centres (100% and 92% respectively).

Move-on from accommodation:

- 39% (3,596) of people currently being accommodated are waiting to move on from their current provision into more secure, sustainable housing of which 49% (1,752) of people have been waiting for six months or longer.
- Lack of available social housing (97%) and the lack of private rented sector (PRS) accommodation at Local Housing Allowance rate (75%), are the two main barriers to moving on from homeless accommodation.

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

Year ended 31 March 2025

Objectives and activities *(continued)*

Support Needs:

Accommodation providers were asked whether the clients who are currently being accommodated in their service have any support needs. The most common response is having history of mental health diagnoses (95%), followed by needs related to risk of and/or experiences of domestic abuse (83%), drug dependency needs (81%) and a dual diagnosis of both mental health and substance misuse needs (79%). Whilst health and social care related needs are the most prominent, accommodation projects are also working with people with learning disabilities (78%), who have been affected by sexual abuse or exploitation (64%) and modern day slavery (25%). The diversity and severity of needs of people accessing homelessness accommodation services is profound and the level of specialism necessary to provide appropriate support must be acknowledged.

Government Data

Demographic Overview of Rough Sleepers:

- Gender: 84% male, 14% female, 2% unknown
- Age: 80% are aged over 25
- Nationality: 64% UK nationals, 22% EU nationals, 3% non-EU nationals.
- Duration of homelessness: Over half had been rough sleeping for more than 5 years; 39% for over 10 years.

Mental Health Needs:

- 82% of rough sleepers have a mental health vulnerability.
- Women who sleep rough are more likely to experience mental ill-health, self-harm, and domestic violence.

Addiction and Substance Misuse

- 60% of rough sleepers have a substance misuse need.
- Rough sleepers are 35 times more likely to die from alcohol or drug-related causes than the general population.

Domestic Abuse and Gendered Vulnerabilities

- Nearly 1 in 4 women who sleep rough have been sexually assaulted.
- Women often conceal their homelessness to avoid violence, making them less visible to services.
- Domestic abuse is a common precursor to homelessness among women.

FTE (Full Time Equivalent) for the year ending 2024/25 was:

Total Average FTE CHESS staff – 28.9

External security - 2

Bank Work (Covering Sickness and annual leave) – 1.06

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

Year ended 31 March 2025

Achievements and performance *(continued)*

Achievements and performance

A significant achievement over the course of the year was CHES successfully fundraising 93.5% of the £3.1 million development of the Turning Point site. This was achieved through the efforts of the tasked Trustee Andy Murphy and CHES CEO Rob Saggs. The development consists of 24 Modular homes, a workshop and reception / office module. Of the 24 modular homes a considerable amount of effort went into ensuring that the homes would be as accessible as possible, this has ensured that the lower floor homes are all with level access and 2 of them being M4 compliant for those with physical disabilities. The grounds were extensively landscaped and the official opening of Turning Point took place in April 2025 by the Lord Lieutenant of Essex, however practical completion was met on the 31 March 2025 meeting the SHAP funding requirements. The increase of bedspaces, but more importantly the style of accommodation is going to make a significant difference to CHES' offer to the homeless in going forward. We are anticipating a marked difference in outcomes for our client base.



CHES 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 CHES 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 CHES Homeless managed to offer 127 individuals a bedspace and access to our integrated outreach and housing support services. This was a decrease of 22.8% on the prior year due to the closure of the Turning Point site - 62% of these individuals moved on positively into other accommodation, which is a 12% increase from the previous year.

Our RSI staff placed 25 individuals into dedicated RSI beds at Stock and 28 in other CHES accommodation. We were part of securing alternative accommodation for an additional 120 cases of homelessness. In total 173 individuals were either prevented from rough sleeping or removed from the immediate risk of rough sleeping in this period. CHES was pleased to accept an extension to its contract for a further 12 months and will continue to deliver the RSI service until March 2026.

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

Year ended 31 March 2025

Achievements and performance *(continued)*

Sadly this year saw the end of the partnership between Safer Places and CHES Homeless in its delivery of Housing and support to women fleeing Domestic abuse. This was due to funding coming to an end that Safer Places had in operating this service in the area – CHES continues to look at opportunities in working together with Safer Places in the future.

Systems – CHES recruited the external services of Insight Associates who are now the outsourced financial management company – CHES continues to have an internal Finance officer but due to the growth and anticipated increase in CHES' turnover the trustees wanted to ensure that accounts are given additional priority in the coming years. Along with Insight Associates CHES has also adopted a new financial software package enabling a more streamline accounting process.

'Inform' continues to remain client management system which includes an element of financial reporting too.

STAFF changes – In September of this accounting year CHES homeless recruited the new Operations Manager Amy Cozins. Amy and Lis Gutteridge (who took on the post of Data and Policy co-ordinator) form part of the Senior Leadership team made up of Rob Saggs, Amy Cozins and Lis Gutteridge. CHES continued with the exported HR services as with the increase in staffing in the coming year it was deemed necessary to keep this service on.

During this accounting year CHES was able to run a winter provision for Chelmsford City Council at the newly leased site in Braintree – this service helped an additional 10 people off the streets and enabled them to have the offer of longer-term accommodation and support.

Winter project outcomes



Fundraising & Marketing

Corporate engagement:

- MKM Building Supplies: donating goods in a 1 tonne bag every couple of months (sleeping bags, food, clothing etc for outreach).
- Vision Offices: various fundraising events through the year.
- Eurobase: took on various fundraising activities through the year including donations of physical items.
- NCL – gave £1,000 for sleeping bags and tents.

Events:

CHESS Homeless

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

Year ended 31 March 2025

Achievements and performance *(continued)*

A significant amount of effort went into fundraising for the Turning Point development throughout the year alongside the regular core fundraising efforts. Below are a number of events that took place:

- Turning Point Opening Event; Writtle Jazz Festival; Felsted School Hampton Court Run; Eddy's Laughing fundraiser; Thames Moonlight Walk; London to Brighton Cycle; Harvest campaign at Morrisons; Billericay Operatic Society; Tough Mudder; Sleep-Out; Santa Sleigh.

Through the year and ongoing:

- Talks to Schools, Clubs etc to continue relationships and for future fundraising opportunities.
- Social Media continues to grow slowly.

Headline achievements of CHESS Homeless for the accounting year of 1st April 2024 – 31st March 2025

During this accounting year CHESS Homeless were successful in gaining funds to complete a sizable modular home development of 24 HILL 'Duo Haus' buildings which CHESS Homeless will use for single person dwellings. This meant that there was the closure of our Turning Point site on the first week of September and the site was handed over to the developer. Due to the handing over and closer of this site CHESS Homeless has seen some reduced outcomes than the previous year. CHESS' service is naturally people focused and relies heavily on face-to-face support meetings. Hodgkinson House continues 24 hours a day and 7 days a week with an increase from 7 to 8 bedspaces.

Outcomes for 2024/25:

- 24 Modular homes - Successful delivery of the Turning Point development
- 3,274 rough sleeper contact attempts – this is a 434 increase from the previous year of 2,840
- 117 Well being meetings
- 291 Employment support meetings
- 107 Training support meetings
- 1,839 RSI (Rough Sleeper Initiative) inhouse support meetings – this is lower than the previous year of 1,957 due to the closure of Turning Point
- 148 Move on's facilitated directly from the street into non RSI move on accommodation – this is an increase of 42 from the previous year which was 106
- 4 people gained employment
- 1,689 Streetlink referrals
- 20,650 total bedspace night generated - this is a reduction of 892 from the previous year of 21,573 due to the closure of Turning Point.
- 96% Utilisation of Core bed spaces was achieved during this year.
- 127 people were offered bedspaces
- 173 People were relieved or prevented from homelessness
- 3,519 Street case worker visits/logs – this is an increase of 1,175 from the previous year of 2,344

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

Year ended 31 March 2025


Achievements and performance *(continued)*

- 2,258 Client support casework actions took place
- New Operations Manager Amy Cozins joined the team
- Trustee changes included the instruction of D Madden as new Chairman and exits of M. Brown (OBE) and H. Harbottle



Richard

Richard was diagnosed with cancer at the beginning of January with the very next day going in for an operation. Due to a relationship breakdown, he has had to sofa surf or rough sleep until CHESS accommodated him through the winter project.



'From my very first day at Hope House it was a large weight removed from my shoulders. All the staff there were really good with their help'

Richard is now settled in accommodation getting involved in CHESS allotment, planting vegetables!

CHESS Homeless

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

Year ended 31 March 2025

Financial review

Financial review and principal sources of funding

During the year, income from Housing Benefit and rents increased by 6% to £816,432 (2024: £763k).

During the year Felton Fundraising were responsible for securing £252k of grants and donations at a cost of £13,795 pa.

The main grants and donations received during the course of the year, including those towards the Turning Point development, included:

- Essex Community Foundation £427,418
- Laing Family Trusts for £125,000
- National Lottery £80,000
- Garfield Weston Foundation £40,000

Overall expenditure was up by 3.52% to £1,676k (2024: £1,619k). Staffing costs rose by 2.5% to £941k (2024: £918k). Unrestricted operating costs increased by 24.46% to £1,618k (2024: £1,300k) this was due largely by the substantial increase in rental, maintenance, utility and professional costs.

Reserves Policy

The current policy is to have reserves equalling three to six months operating costs which would amount to £493,629 to £987,258. However, current free reserves stand at £348,144 (2024: £54,726) leaving a deficit of between £145k and £639k. 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 be below the target level we would expect the uplift in Housing Benefit to significantly improve the reserves. The proposal will be discussed further at Management and Trustee level in the early part of 2026 where the contingency plan of using liquid fixed assets will also be considered.

CHESS Homeless

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

Year ended 31 March 2025

Plans for future periods

Hope House - CHESS Homeless have been approached by another homeless housing charity in Braintree called 'Hope House' to explore what a partnership could look like. During the current accounting year CHESS leased the property off Hope House to deliver the Chelmsford Winter provision. CHESS Homeless are now taking the opportunity to take over the charity with a process of the assets being given over to serve CHESS' charitable aims which are firmly aligned with Hope House's. This process has seen CHESS take on one of the trustees from Hope House to sit within CHESS' board and the aim is for CHESS to take on the responsibility of the service towards the start of 2026.

LGR (Local Government Restructure) (continued service of RSI) - Essex is one of the counties that is going through a local government restructure. This is likely to see the local authorities reduce from 15 (including the 2 unitary authorities of Thurrock and Southend-on-Sea) to either 3 or 5 in the coming 2 years. This is going to impact the way CHESS operates its services and ongoing development of CHESS interactions with the Local Authorities and county will form a high priority during the next 2 years. This will help to ensure that CHESS Homeless continues to be a significant stakeholder in going forward.

Potential office for admin team - Due to the increase in staffing and the need to ensure that systems and inputs are running smoothly CHESS is looking at the possibility of having an administration office – this would see teams from the following areas working closely together: Finance, Fundraising, Policy and Procedures, Volunteering, HR and Admin.

Registered provision status - As a part of CHESS operations, we are taking a strong view to put in an application to Homes England for CHESS to become a registered Housing Provider – this will ensure that CHESS service is at the highest of service delivery levels as well as ensuring the ongoing sustainability for the charity. This will also give CHESS the opportunity to continue growing its service in the county.

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

Year ended 31 March 2025

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 2 April 2002 and revised on 6 February 2006, 3 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.

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

Year ended 31 March 2025

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.

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.

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

Year ended 31 March 2025

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.

The trustees' annual report was approved on 17 December 2025 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 2025

Opinion

We have audited the financial statements of CHESS Homeless (the 'charity') for the year ended 31 March 2025 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 2025 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 2025

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' 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 2025

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 2025

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

19 December 2025

CHESS Homeless

Company Limited by Guarantee

Statement of financial activities (including income and expenditure account)

Year ended 31 March 2025

		Unrestricted funds	2025 Restricted funds	Total funds	2024 Total funds
	Note	£	£	£	£
Income and endowments					
Donations and legacies	5	501,167	2,939,771	3,440,938	430,549
Charitable activities	6	1,190,382	–	1,190,382	1,130,407
Investment income	7	6,458	–	6,458	7,507
Total income		<u>1,698,007</u>	<u>2,939,771</u>	<u>4,637,778</u>	<u>1,568,463</u>
Expenditure					
Raising funds					
Costs of raising funds	8	36,305	–	36,305	60,052
Charitable activities	9	1,581,771	58,343	1,640,114	1,558,623
Total expenditure		<u>1,618,076</u>	<u>58,343</u>	<u>1,676,419</u>	<u>1,618,675</u>
Net income/(expenditure) and net movement in funds		<u>79,931</u>	<u>2,881,428</u>	<u>2,961,359</u>	<u>(50,212)</u>
Reconciliation of funds					
Total funds brought forward		1,011,198	675,551	1,686,749	1,736,961
Total funds carried forward		<u>1,091,129</u>	<u>3,556,979</u>	<u>4,648,108</u>	<u>1,686,749</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 2025

		2025		2024	
	Note	£	£	£	£
Fixed assets					
Tangible fixed assets	15		5,016,746		1,909,107
Current assets					
Debtors	16	295,984		100,681	
Cash at bank and in hand		594,591		173,815	
		<u>890,575</u>		<u>274,496</u>	
Creditors: Amounts falling due within one year	17	<u>(714,884)</u>		<u>(144,219)</u>	
Net current assets			175,691		130,277
Total assets less current liabilities			5,192,437		2,039,384
Creditors: Amounts falling due after more than one year	18		<u>(544,329)</u>		<u>(352,635)</u>
Net assets			<u>4,648,108</u>		<u>1,686,749</u>
Funds of the charity					
Restricted funds			3,556,979		569,038
Unrestricted funds			<u>1,091,129</u>		<u>1,117,711</u>
Total charity funds	19		<u>4,648,108</u>		<u>1,686,749</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 2025, 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 2025

	2025 £	2024 £
Cash flows from operating activities		
Net income/(expenditure)	2,961,359	(50,212)
<i>Adjustments for:</i>		
Depreciation of tangible fixed assets	41,316	33,172
Other interest receivable and similar income	(6,458)	(7,507)
Interest payable and similar charges	30,505	29,025
<i>Changes in:</i>		
Trade and other debtors	(195,303)	72,270
Trade and other creditors	567,426	57,042
Cash generated from operations	3,398,845	133,790
Interest paid	(30,505)	(29,025)
Interest received	6,458	7,507
Net cash from operating activities	<u>3,374,798</u>	<u>112,272</u>
Cash flows from investing activities		
Purchase of tangible assets	(3,148,955)	(49,837)
Net cash used in investing activities	<u>(3,148,955)</u>	<u>(49,837)</u>
Cash flows from financing activities		
Repayment of borrowing	(283,067)	(14,907)
Repayments of borrowings	478,000	—
Net cash from/(used in) financing activities	<u>194,933</u>	<u>(14,907)</u>
Net increase in cash and cash equivalents	420,776	47,528
Cash and cash equivalents at beginning of year	173,815	126,287
Cash and cash equivalents at end of year	<u>594,591</u>	<u>173,815</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 2025

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 2025

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 2025

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 2025 £
Donations			
Donations	354,611	45,600	400,211
Grants			
Other grants	146,556	2,894,171	3,040,727
	<u>501,167</u>	<u>2,939,771</u>	<u>3,440,938</u>
	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>

During the year ended 31 March 2025 £2,420,594 (2024: £145,390) of government funding was received, of which £2,261,863 related to funding received towards the Turning Point project.

CHESS Homeless

Company Limited by Guarantee

Notes to the financial statements *(continued)*

Year ended 31 March 2025

6. Charitable activities

	Unrestricted Funds £	Restricted Funds £	Total Funds 2025 £
Housing benefit and rent	816,432	–	816,432
Housing Related Support	121,006	–	121,006
Rough Sleeper Initiative	252,944	–	252,944
	<u>1,190,382</u>	<u>–</u>	<u>1,190,382</u>
	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>

During the year ended 31 March 2025 £373,950 (2024: £366,968) of government funding was received.

7. Investment income

	Unrestricted Funds £	Total Funds 2025 £	Unrestricted Funds £	Total Funds 2024 £
Bank interest receivable	<u>6,458</u>	<u>6,458</u>	<u>7,507</u>	<u>7,507</u>

8. Costs of raising funds

	Unrestricted Funds £	Restricted Funds £	Total Funds 2025 £
Wages and salaries	19,156	–	19,156
Other fundraising costs	17,149	–	17,149
	<u>36,305</u>	<u>–</u>	<u>36,305</u>
	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>

CHESS Homeless

Company Limited by Guarantee

Notes to the financial statements *(continued)*

Year ended 31 March 2025

9. Expenditure on charitable activities

	Unrestricted Funds £	Restricted Funds £	Total Funds 2025 £
Housing costs	438,431	1,580	440,011
Support costs	1,143,340	56,763	1,200,103
	<u>1,581,771</u>	<u>58,343</u>	<u>1,640,114</u>

	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>

10. Analysis of support costs

	2025 £	2024 £
Staff costs	921,581	880,127
Outsourced staff costs	56,491	4,027
Communications and IT	75,580	77,457
General office	50,780	67,605
Finance costs	30,505	29,025
Motor and travel expenses	13,300	16,177
Audit fees	13,998	11,058
Legal & professional	37,868	4,857
	<u>1,200,103</u>	<u>1,090,333</u>

11. Net income/(expenditure)

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

	2025 £	2024 £
Depreciation of tangible fixed assets	41,316	33,172
Operating lease payments	<u>124,487</u>	<u>91,690</u>

12. Auditors remuneration

	2025 £	2024 £
Fees payable for the audit of the financial statements	13,998	10,536
Prior year under accrual	—	522
	<u>13,998</u>	<u>11,058</u>

CHESS Homeless

Company Limited by Guarantee

Notes to the financial statements *(continued)*

Year ended 31 March 2025

13. Staff costs

	2025 £	2024 £
Wages and salaries	858,479	836,700
Social security costs	64,300	64,653
Employer pension costs	17,958	16,896
	<u>940,737</u>	<u>918,249</u>

The average number of persons employed by the charity during the year amounted to 47 (2024: 47)

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

	2025	2024
£70,000 - £79,999	—	1
£80,000 - £89,999	1	—

Key Management Personnel

The Key Management Personnel include the Chief Executive Officer together with the Operations Manager and Policy Co-ordinator (2024: also included the finance officer).

The total value of remuneration and benefits received by Key Management Personnel was £136,773 (2024: £150,204).

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 constructio n £	Total £
Cost						
At 1 Apr 2024	1,785,400	61,249	95,365	98,357	8,933	2,049,304
Additions	—	15,695	—	3,828	3,129,432	3,148,955
At 31 Mar 2025	<u>1,785,400</u>	<u>76,944</u>	<u>95,365</u>	<u>102,185</u>	<u>3,138,365</u>	<u>5,198,259</u>
Depreciation						
At 1 Apr 2024	—	19,263	52,113	68,821	—	140,197
Charge for the year	—	15,766	13,905	11,645	—	41,316
At 31 Mar 2025	<u>—</u>	<u>35,029</u>	<u>66,018</u>	<u>80,466</u>	<u>—</u>	<u>181,513</u>
Carrying amount						
At 31 Mar 2025	<u>1,785,400</u>	<u>41,915</u>	<u>29,347</u>	<u>21,719</u>	<u>3,138,365</u>	<u>5,016,746</u>
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>

CHESS Homeless

Company Limited by Guarantee

Notes to the financial statements *(continued)*

Year ended 31 March 2025

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

	2025 £	2024 £
Trade debtors	111,269	39,089
Prepayments and accrued income	174,769	51,646
Other debtors	9,946	9,946
	<u>295,984</u>	<u>100,681</u>

17. Creditors: Amounts falling due within one year

	2025 £	2024 £
Bank loans and overdrafts	20,117	16,878
Trade creditors	90,896	42,763
Accruals and deferred income	581,235	67,746
Social security and other taxes	20,816	16,832
Other creditors	1,820	–
	<u>714,884</u>	<u>144,219</u>

	2025 £	2024 £
Deferred income brought forward	47,384	–
Released during the year	(47,384)	–
Deferred during the year	33,560	47,384
Deferred income carried forward	<u>33,560</u>	<u>47,384</u>

Deferred income relates to grants received for future periods.

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

	2025 £	2024 £
Bank loans and overdrafts	<u>544,329</u>	<u>352,635</u>

Analysis of loans payable by instalments

	2025 £	2024 £
In more than one year but not more than two years	20,117	16,878

CHESS Homeless

Company Limited by Guarantee

Notes to the financial statements *(continued)*

Year ended 31 March 2025

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

In more than two years but not more than five years	92,429	79,767
Greater than five years	451,900	272,868
	<u>564,446</u>	<u>369,513</u>

During the year the charity restructured its bank loans and increased its borrowing. The bank loans are payable on a repayment basis and are secured on property owned by the charity. Interest is calculated at a fixed rate of 5.35% and 6.65%.

19. Analysis of charitable funds

Unrestricted funds

Year ended 31 March 2025

	At 1 April 2024 £	Income £	Expenditure £	Transfers £	At 31 March 2025 £
General funds	1,011,198	1,698,007	(1,618,076)	–	1,091,129
	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>

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
	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>

CHESS Homeless

Company Limited by Guarantee

Notes to the financial statements *(continued)*

Year ended 31 March 2025

Restricted funds

Year ended 31 March 2025

	At 1 April 2024	Income	Expenditure	Transfers	At 31 March 2025
	£	£	£	£	£
Property Revaluation	24,900	–	–	–	24,900
Greater Change	8,871	–	–	–	8,871
Helping Hands	6,780	–	(2,282)	–	4,498
Lottery Funding	–	79,890	(56,061)	–	23,829
Turning Point	35,000	2,859,881	–	–	2,894,881
	<u>75,551</u>	<u>2,939,771</u>	<u>(58,343)</u>	<u>–</u>	<u>2,956,979</u>

Restricted fixed assets

	At 1 April 2024	Income	Expenditure	Transfers	At 31 March 2025
	£	£	£	£	£
Woodstock Motel	600,000	–	–	–	–
	<u>600,000</u>	<u>–</u>	<u>–</u>	<u>–</u>	<u>600,000</u>
Restricted fund total	<u>675,551</u>	<u>–</u>	<u>–</u>	<u>–</u>	<u>3,556,979</u>

CHESS Homeless

Company Limited by Guarantee

Notes to the financial statements *(continued)*

Year ended 31 March 2025

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>

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Company Limited by Guarantee

Notes to the financial statements *(continued)*

Year ended 31 March 2025

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>

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

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.

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

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Notes to the financial statements *(continued)*

Year ended 31 March 2025

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.

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.

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 wellbeing 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 and 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.

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Company Limited by Guarantee

Notes to the financial statements *(continued)*

Year ended 31 March 2025

20. Analysis of net assets between funds

Year ended 31 March 2025

	Unrestricted funds £	Restricted funds £	Total Funds 2025 £
Fixed assets	1,287,314	3,729,432	5,016,746
Current assets	515,724	374,851	890,575
Creditors less than 1 year	(167,580)	(547,304)	(714,884)
Creditors greater than 1 year	(544,329)	—	(544,329)
	<u>1,091,129</u>	<u>3,556,979</u>	<u>4,648,108</u>

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>

21. Analysis of changes in net debt

	At 1 Apr 2024 £	Cash flows £	At 31 Mar 2025 £
Cash at bank and in hand	173,815	420,776	594,591
Debt due within one year	(16,878)	(3,239)	(20,117)
Debt due after one year	(352,635)	(191,694)	(544,329)
	<u>(195,698)</u>	<u>225,843</u>	<u>30,145</u>

22. Operating lease commitments

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

	2025 £	2024 £
Not later than 1 year	65,600	46,750
Later than 1 year and not later than 5 years	31,900	17,250
	<u>97,500</u>	<u>64,000</u>

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Notes to the financial statements *(continued)*

Year ended 31 March 2025

23. Related parties

During the year £230 (2024: £180) of unrestricted donations income was received from two Trustees.

£15,179 (2024: £5,177) of expenditure was made to Birketts of which Hannah Harbottle is also an Associate. £1,202 was owing to Birketts at the 31 March 2025 (2024: £nil)

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.