SHELTER FROM THE STORM

England & Wales · Charity number 1125575

Details

Status	Registered
Legal form	Charitable company
Company number	06631475
Registered	2008-08-20
Register	View on the Charity Commission register

Contact

Address	Shelter From The Storm 124-128 City Road London EC1V 2NX
Phone	02072811363
Email	mail@sfts.org.uk
Website	www.sfts.org.uk

Activities

Objects: THE OBJECTS OF THE CHARITY ARE TO RELIEVE THE NEED OF PERSONS WHO ARE HOMELESS OR OTHERWISE SOCIALLY AND ECONOMICALLY DISADVANTAGED BY THE PROVISION OF SHELTER, FOOD, ADVICE. COUNSELLING AND OTHER CHARITABLE FORMS OF SUPPORT.

Activities: Provision of shelter, food, advice, counselling and other forms of charitable support to those who are homeless or otherwise socially and economically disadvantaged.

Classification

- **How:** Provides Human Resources, Provides Buildings/facilities/open Space, Provides Services, Provides Advocacy/advice/information
- **What:** Education/training, The Advancement Of Health Or Saving Of Lives, The Prevention Or Relief Of Poverty, Accommodation/housing
- **Who:** Other Charities Or Voluntary Bodies, The General Public/mankind

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Geography

- **Area of benefit:** UNDEFINED. IN PRACTICE, LOCAL
- Throughout London

Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£484,417	£512,817	-	-
2024-03-31	£570,842	£521,017	£1,567,159	5
2023-03-31	£526,201	£454,983	£1,517,334	4
2022-03-31	£471,291	£410,427	-	-
2021-03-31	£526,710	£433,111	£1,376,085	5

Trustees

Name	Role	Appointed
David Drewery	Chair	2019-11-21
Claude Papy Umuhire		2020-09-29
Dominic Gray		2023-02-08
Jonathan Guy Brownlow		2025-10-27
Karen Barke		2025-12-12
Katie Laura Edkins		2025-10-27
Sarah Kong		2025-10-07

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SHELTER FROM THE STORM

England & Wales - Charity number 1125575

Accounts

SHELTER FROM THE STORM



Unaudited

Trustees' annual report and financial statements

For the year ended 31 March 2025

Shelter from the Storm

(a company limited by guarantee)

Registered Company number: 6631475

Charity number: 1125575

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Reference and administrative details of the Organisation

Trustees and advisers for the year ended 31 March 2025

- K Sparks (resigned 31/07/2025)
- M Clinch (resigned 31/07/2025)
- D Drewery
- C Umuhire
- D Gray
- S Kong (appointed 07/10/2025)

Registration Details

Company Registered Number: 6631475
Charity Registered Number: 1125575

Registered Office

124 City Road,
London, EC1V 2NX

Chief Executive

S M Stephenson

Independent Examiner

M Proctor FCA DChA
Lovewell Blake LLP
Bankside 300
Peachman Way
Broadland Business Park
Norwich
NR7 0LB

Principal Bankers

Barclays Bank PLC

About Shelter from the Storm

Shelter from the Storm is a completely free emergency night shelter providing a bed, dinner and breakfast for up to 36 people every night of the year. Established in 2007 as a response to the increasing levels of homelessness and destitution on the streets of London, our mission is to house and support people who've experienced homelessness in London whoever they are wherever they come from.

We take people off the streets FIRST then see what we can do to help them, while offering the dignity and respect they deserve. Not only do we offer a safe warm bed, showers, clothing and meals all free of charge but we also provide a settled base, with an address where people can receive mail and register for ID, employment or benefits, we provide casework for everyone who comes through our doors, supporting them into housing, work or whatever is needed to help them move on and up, we provide English lessons, counselling, clothing, free storage, IT, arts and crafts, even a hairdresser occasionally(!), and we do all of this with money we have raised ourselves; not a penny is received from local or central government.



The work of the shelter has always been based around the notion that people experiencing homelessness are part of our community, not an embarrassment to be swept into the gutter. With the right support, our guests can and do take their rightful position in society. For some this will be in paid employment, for others not ready or able to work, it will be about helping

them become more active, involved and engaged members of their community. Each evening, they sit down to eat together; a simple ritual for most of us, but for many of them it will be the first time they've done this since they left home.

Shelter from the Storm is 18 years old this year. We don't think we've changed too much since we first began; yes, we're able to offer more services to our guests, but the concept is still the same and this is why, 18 years down the line, we still think that what we do works, is important and deserves to be recognized and supported, and we're determined to continue our work for years to come.

We started with one night in a church hall and now we care for up to 36 men and women every night, 365 days a year. Shelter from the Storm truly is a place of safety, a place of transformation, a place of hope - not only for our guests, but for all of us.

Mission statement and vision

Our mission is to house and support the homeless in London *whoever* they are *wherever* they come from. Our vision is of a society where charities like Shelter from the Storm are no longer necessary.

Co-Founder's statement and annual review

We'd love to tell you that things in our world have improved in the last year, sadly we can't.

This year, national and local data painted a stark picture. According to Shelter UK, over 354,000 people in England were estimated to be homeless on any given night—living in temporary accommodation, hostels, or on the streets. The situation in London was particularly dark. Government figures recorded 1,318 individuals sleeping rough on a single night in autumn 2024 - a 16% increase year-on-year. Over the full year, more than 13,000 people were seen rough sleeping across Greater London, the highest level in over a decade.

But these aren't just numbers, they're people with a story of trauma, eviction, or simply the bad luck of being unable to afford rent in an unforgiving housing market. Every night of the year we've been providing a vital, often life-saving role in the lives of our guests - some of the most vulnerable members of our community.

Our 36-bed emergency night shelter, provides warmth, dignity, safety, and stability. We supported hundreds of individuals over the course of the year, many of whom arrived in crisis, having been evicted from private rented accommodation, discharged from hospital, or simply asked to leave by friends or family who just hadn't got any space to help them anymore.

Thanks to the commitment of our fantastic staff and volunteers and the support of our funders and partners, we helped many of our guests move on to more stable accommodation. We've provided counselling, one to one English language classes or help reconnecting with their families. But for many others, the lack of affordable housing and chronic shortages of supported accommodation has meant longer stays, fewer move-on options, and—at times—deep frustration.

We operated at or near full capacity for much of the year. Most nights, demand far exceeded our ability to provide shelter. We've also noticed a huge increase in individuals contacting us in desperation via our website.

Like everyone, we've been affected by the cost-of-living crisis. We've seen increases in the cost of utilities, food, insurance, maintenance, and staffing—with no government funding, we've depended entirely on donations from our wonderful supporters.

Local authorities spent over £1 billion nationally on temporary accommodation for homeless families this year (BBC, 2025), underscoring how unsustainable the current system has become. We're making great progress with our Move on Up project and in a small way we hope to provide a blueprint of how things could be done better – we aim to build a diverse community of people living in a housing scheme that combines beauty and sustainability at truly affordable rents. We want to ensure that the scheme is not only aesthetically pleasing and environmentally friendly but also cost-effective so it can be replicated in other places, by other people.

In the meantime, against a really challenging backdrop, we are working tirelessly with all our guests to help them achieve their goals and dreams - whoever they are, wherever they come from.

Shelter from the Storm is a place of safety, a place of transformation, a place of hope.

Sheila Scott (Stephenson) Co-founder & Chief Executive October 2025

Our Team



From left to right:
Chief Executive: Sheila Scott, Project Worker: Farhad Ahmad, Senior Project Worker: Celia Moodie, Assistant Manager: Sara Saghafi & General Manager: Matt Conlon

Our Volunteers



The cost of living crisis continues to affect people's availability and ability to volunteer. Many of our volunteers are having to take on extra work to pay their increasing rents and living costs but our amazing team continue to support the shelter and are key to delivering truly remarkable outcomes for our guests. Many volunteers have been with us since the beginning, some for years and new team members are joining us all the time. Once they're settled in their new homes, we encourage our ex-guests to come back to volunteer. Our fantastic and dedicated crew always go the extra mile to provide a warm, welcoming and safe environment for the guests. They cook delicious dinners, undertake arduous fundraising activities, do laundry, play pool, help with CVs and job applications, search for rooms, but mostly offer love and care and someone to talk to.

Volunteer Story: Georgia

I have volunteered at Shelter from the Storm for about 2 years now and I have nothing but incredible things to say about the experience and the work that the Shelter does. I love the volunteer work because it gives me the chance to be part of a team that truly makes a difference in enabling guests to work towards a happy future. There's a real sense of companionship among the guests, and it's inspiring to see them look out for one another, share stories, and find comfort in the community that SFTS helps to foster. It's not just about providing help; it's about building connections and showing people they're not alone.



Our Services

English classes

Gaining a proper grasp of English is key to the well-being, inclusion and employment prospects for many of our guests. Some will have fled war-torn areas or escaped trafficking or slavery. Our experienced ESOL teachers design the lessons with the needs of each individual student in mind. Lessons are one to one and held two to three times a week

Each lesson is designed around the current learning goal of the individual, whether it be to prepare for a job interview, to broaden vocabulary for a visit to the doctor, or to practice face-to-face small talk more generally. This way, guests can continually adapt their learning to fit their needs, developing skills in writing, reading and speaking in any combination that is helpful to them.

Guests are also offered support in their studies and preparation for various exams they might wish to take, from language learning exams such as IELTS to studies in GCSE English Literature and Language.

English sessions at the shelter offer a safe place for guests to express themselves freely, to make mistakes free of judgement, and ultimately to build confidence in communicating and connecting with others.

Some need help with job interviews and the specialist vocabulary for work – some need help with housing interviews. But for others, being able to buy things in a shop, visit the doctor, get tickets at the station or just asking questions face-to-face or over the phone are all part of ensuring guests assimilate safely and comfortably into society.



With cuts to the provision of adult education, we provide one of the few services our guests can access. We believe that by supporting these guests to improve their communication skills we will not only enhance their wellbeing but also:

- Maximise chances of finding meaningful employment.
- Improve access to volunteering opportunities for those not yet ready for or able to work.
- Create meaningful relationships, prevent isolation and help them integrate into society.

Counselling Sessions

The links between homelessness and psychological ill-health are well known. When guests arrive at the shelter, they are often in a state of shock. We have always believed it is important to provide a weekly counselling service to our guests.



From the SFTS Counsellor - Lorena Villa:
I have been working at Shelter from the Storm since March 2025 as an Integrative Arts Psychotherapist, one evening a week.

I start the evening with an Art Therapy group to provide an inclusive, flexible and non-demanding space for guests to come and collaborate, express and share. Sometimes it is just one person and sometimes a few, sometimes people want to talk and sometimes they prefer to sit quietly and do the felting activity. Felting involves no knowledge of sewing, participants simply repeatedly 'pin' pieces of wool into a large canvas.

You can see what we recently created below, this is the collaborative work of seven guests and two members of staff over two months. I have seen that this can be a way for people to tell their story, or a piece of it, chat and relax or have a bit of fun. It is also a chance for me to introduce myself, especially to new guests, in a non-daunting way and to let people know that I also offer one to one therapy sessions. We exhibited this beautiful piece in an SFTS art exhibition this August. It was very moving to see the positive impact that this group piece had had on individuals who presented it to the people who came to the exhibition. The piece we exhibited showed stories of hope, spirituality, friendship, family, home and resilience

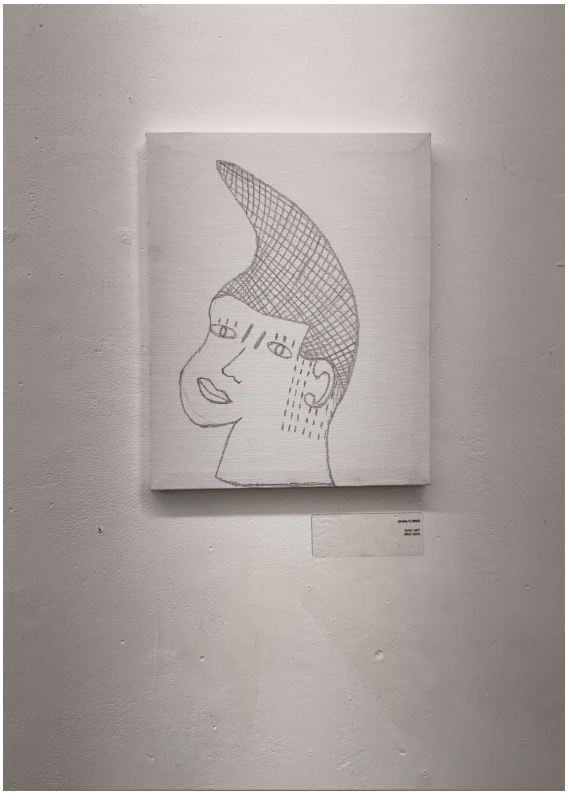
At the shelter, I work with guests in 1-2-1 weekly psychotherapy sessions which are 1 hour long. I ensure work is paced and graded and I work with each individual to make sure our work is thoughtfully considered as part of the larger picture of their needs. Clients may be ready to look back at how trauma has impacted them, or they may want space to express a wide range of emotions. I also work with clients' supportive inner resources, to work on facing their day-to-day challenges. This therapy space gives people a chance to express themselves in a non-judgemental, confidential space. To support clients with their onward journey, they can also continue psychotherapy with me after they have moved on from the shelter.



Art Exhibition



In August 2025 we hosted an art exhibition at the Photobook Café & Gallery in Shoreditch. It was the idea of one of the guests who is also a dedicated artist. The exhibition gave guests the chance to exhibit the pieces they've made at the shelter.





Eye tests

First Vision Eyecare make regular evening visits to the shelter. They manage to test most of our guests. The guests can choose their frames and then First Vision have the prescriptions made up and posted back to us. A pretty wonderful service!





Performances

Our talented and inspirational volunteers continue to provide a variety of creative enrichment classes and activities for our guests. We're very fortunate to have regular performances by wonderfully talented friends of the shelter.

Campaigning and Sharing Best Practise



Part of our mission is to campaign to raise awareness and explain issues of homelessness, to educate the public and also to influence public policy. SFTS is recognised in our sector as a great example of best practise. We regularly host visits from other charities to show them our operation. We also host visits from schools and corporates who are interested in learning more about our work with people experiencing homelessness. The CEO and GM are regularly asked to give talks to companies and interviews to the media.

Our CEO was recently asked to attend 11 Downing Street for an Installation of ‘Put her Forward’, an exhibition of sculptures of women who have made an impact in their sectors.

Shelter Garden



Our beautiful garden continues to mature and grow and bring enjoyment to all our neighbours. We had tadpoles in our pond this year! Passers-by regularly stop to tell us how our garden really cheers them up and inspires them. We were so thrilled with the news that we won the Gold Award, first place in the Islington Gardening Competition in the category Business in Bloom!

Community Café



Our Community Café once a week is growing in popularity and we regularly serve between 60-70 covers. Volunteers prepare a delicious free, hot lunch for local people. We are developing a lovely little community, many of whom attend reach week without fail.

We're open and free to anyone who facies joining us. We entertain local students, those who come for the warmth and company as well as parents who enjoy a meal with their children on the way home from school.

Plans for the Future

Move On Up project

We've made great strides this year in achieving our dream of building some beautiful, truly affordable homes for people in Islington who have experienced homelessness. The major issue affecting the people we support at Shelter from the Storm is access to truly affordable permanent housing where they can live and thrive independently. This is particularly true for those guests we've managed to support into employment. Our initiative, Move On Up, aims to harness the power of those who are happy for their social impact investment to provide purely social good, rather than financial returns. The financial benefit to society of safely and comfortably housing people is well documented. Housing people in our homeless shelter alone provides a significant financial return for the country. An independent impact assessment we commissioned in 2022 estimated the annual benefit to the state of our shelter to be between £422,565 (highly conservative) and £744,443 (base, most likely).



When considering the ongoing benefits to not only the individuals experiencing homelessness but also their families, the societal benefit is even higher. Homelessness impacts not only those who experience it but the entire country and society. Islington BC has generously offered to transfer a prime piece of land to us (at a peppercorn rent) to build much-needed housing for social rent. Our architects, Holland Harvey, along with a wonderful team of consultants, have drafted initial plans for a beautiful mixed development of 11 units, comprising three, two, and one-bedroom apartments, providing approximately 700-750 sq. m of accommodation. These homes would be rented on long renewable tenancies at truly affordable rates, feasible for those in minimum-wage employment. This development would not be supported accommodation but general needs housing, and the properties will not be available for the Right to Buy.



One of the demographics we're particularly keen to cater for are our guests who are parents separated from their children. The accommodation our guests are usually eligible for almost always excludes overnight visitors. Our one-bedroom units would be designed specifically to make it pleasant for parents to have their children for overnight stays. All of our units would be affordable for those in low-paid work. We're offering nomination rights to Islington for the two three-bedroom units for families on their waiting list. We have prepared a draft Section 106 for Discount Market Rent pegged to Social Rent in perpetuity.



We would like to build a beautiful mixed development comprising three, two, and one-bedroom apartments. The scheme will incorporate communal space and green/wild areas, and we'll be aiming to use new green technologies to maximize energy efficiency and reduce the carbon emissions of the building. We believe we can provide a small but inspirational blueprint for the way things could be – a diverse community of people living in a housing scheme that combines beauty and sustainability at truly affordable rents. Our aim is to ensure that the scheme is not only aesthetically pleasing and environmentally friendly but also cost-effective so it can be replicated in other places by other people.

Our Thanks To…

The following organisations have supported us this year:



Corporate volunteer team

Anamax Foundation
Ansell Bailey Ltd
Artemis Charitable Foundation
Ayrton Bespoke Ltd
Bates Wells Foundation
Bloomberg L.P.
Buzzacott Stuart Defries Memorial Fund
CBC Bidco
Dogwoof Ltd
Domino Recording Co Ltd
Egg break Ltd
FCA Charity Committee
Grayce Group Limited
Hughes Fowler Carruthers LLP
Invesco Cares Foundation
John Lewis & Partners
Jongen Charitable Trust
MagCulture
D Manasse - Law Offices
Mercers Charitable Foundation
Niarchos (London) Limited
Oak Foundation
Oaktree Capital Management (UK) LLP
Orwell Family Foundation
Rees & Co
Safe Haven London
Singer Capital Markets Securities Limited
Somesuch
Streets Of London
Swiss Philanthropy
Tandoor Chop House Ltd
The Foyle Foundation
The Hoxton (Southwark) Ltd
The Role Play Haven CIC - Archway Branch
The Talent Fund

And also, as always… a huge thank you to all our wonderful private donors who have supported us throughout.

Structure, Governance and Management

The Trustees (who are also directors of the charity for the purposes of the Companies Act) present their annual report together with the financial statements of Shelter from the Storm (the company) for the ended 31 March 2024. The Trustees confirm that the Annual Report and financial statements of the company comply with the current statutory requirements, the requirements of the company's governing document and the provisions of the Statement of Recommended Practice (SORP) "Accounting and Reporting by Charities" issued in October 2019.

Constitution

The company is registered as a charitable company limited by guarantee and was set up by a Memorandum of Association on 26/6/08.
The company is constituted under a Memorandum of Association dated 26/6/08 and is a registered charity number 1125575.
The principal object of the company is to provide shelter, food, advice, counselling and other forms of charitable support to those who are homeless or otherwise socially or economically disadvantaged.

Method of appointment or election of trustees

The management of the company is the responsibility of the Trustees who are elected and co-opted under the terms of the Articles of Association. New trustees are given a copy of the Charity Commission publication 'The Essential Trustee - What You Need to Know', and we are looking at additional training options.

Organisation

The following trustees served throughout the year:

K Sparks (resigned 31/07/25)
M Clinch (resigned 31/07/25)
D Drewery
C Umuhire
D Gray
S Kong (appointed 07/10/25)

The charity is managed by Sheila Stephenson (Chief Executive) and Matt Conlon (General Manager) who are supported by three Project Workers and an army of volunteers. The volunteer Shift Leaders are responsible for delivering the aims and objectives of the Shelter on the nights/mornings that they are in charge. Any issues of procedure, problems with the guests and source of referrals are constantly monitored and entered on the database. Either the Chief Executive or the General Manager is always available.
The Trustees met regularly to consider and review the following in accordance with the needs of our guests:

- Operational Issues
- Finances
- Expansion
- Fund Raising

- Training

In setting objectives and planning for activities, the Trustees have given due consideration to general guidance published by the charity commission relating to public benefit.

Risk Management

The Trustees are aware of the requirement to identify and review the major risks to which the charity is exposed and to establish systems to mitigate those risks.

Related Parties

The charity incurs costs for payroll, bookkeeping and IT services provided by KOStech Consulting Limited, a company of which Kris Sparks, a trustee until 31 July 2025, is a sole director and shareholder. All payments for provision of services by a trustee are in line with the charity's memorandum and articles of association. Trustees are aware of the requirement to identify and review the major risks to which the charity is exposed and to establish systems to mitigate those risks.

Financial Review and Reserves Policy

Within unrestricted funds, income amounted to £348,817 (2024: £440,442) and expenditure of £354,185 (2024: £382,049) resulting in net expenditure of £5,368 (2024: net income of £58,393).

Income within restricted funds totalled £135,600 (2024: £130,400) and expenditure of £158,632 (2024: £138,968) resulting in net expenditure of £23,032 (2024: net expenditure £8,568).

FUNDING

SFTS continues to rely on private donations from Trusts & Foundations, Private Individuals and Corporate Supporters and receives no funding from government at a central or local level.

RESERVES

At 31 March 2025 total reserves amounted to £1,538,759 (2024: £1,567,159) of which unrestricted funds were £1,187,584 (2024: £1,146,582), designated funds were £153,630 (2024: £200,000) and restricted funds totalled £197,545 (2024: £220,577).

Funds of £153,630 have been designated for the Charity's truly affordable housing project 'Move on Up'.

POST BALANCE SHEET EVENTS

There have been no significant events affecting the organisation since the year end.

SMALL COMPANY PROVISIONS

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

INDEPENDENT EXAMINER

A resolution to reappoint Mark Proctor of Lovewell Blake LLP as independent examiner for the ensuing year will be proposed at the Annual General Meeting.

Approved by order of the members of the board of Trustees and signed on their behalf by:



.....

D Drewery

Date: 26/11/2025

Shelter from the Storm

Company Limited by Guarantee

Independent examiner's report to the trustees of Shelter from the Storm

Year ended 31 March 2025

I report to the charity trustees on my examination of the financial statements of the company for the year ended 31 March 2025 which comprise the statement of financial activities (including income and expenditure account), balance sheet and the related notes.

Responsibilities and basis of report

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

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

Independent examiner's statement

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

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

1. accounting records were not kept in respect of the company as required by section 386 of the 2006 Act; or

2. the financial statements do not accord with those records; or

3. the financial statements do not comply with the accounting requirements of section 396 of the 2006 Act other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination; or

4. the financial statements have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

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

Mark Proctor

M Proctor FCA DChA
Independent Examiner

Lovewell Blake LLP
Chartered accountants
Bankside 300
Peachman Way
Broadland Business Park
Norwich
NR7 0LB

26/11/2025

Shelter from the Storm

Company Limited by Guarantee

Statement of financial activities (including income and expenditure account)

Year ended 31 March 2025

	Note	2025 Unrestricted funds £	2025 Restricted funds £	2025 **Total funds** £	2024 Total funds £
Income and endowments					
Donations and legacies	**5**	341,885	135,600	477,485	564,310
Investment income	**6**	6,932	–	6,932	6,532
Total income		348,817	135,600	484,417	570,842
Expenditure					
Raising funds					
Costs of raising donations and legacies	**7**	996	–	996	2,281
Charitable activities	**8**	353,189	158,632	511,821	518,736
Total expenditure		354,185	158,632	512,817	521,017
Net (expenditure)/income and net movement in funds		(5,368)	(23,032)	(28,400)	49,825
Reconciliation of funds					
Total funds brought forward		1,346,582	220,577	1,567,159	1,517,334
Total funds carried forward		1,341,214	197,545	1,538,759	1,567,159

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 34 form part of these financial statements.

Shelter from the Storm

Company Limited by Guarantee

Balance sheet

31 March 2025

	Note	2025 £	2024 £
Fixed assets			
Tangible fixed assets	**14**	1,118,046	1,180,708
Current assets			
Debtors	**15**	97,069	104,479
Cash at bank and in hand		523,593	551,171
		620,662	655,650
Creditors: Amounts falling due within one year	**16**	(87,449)	(90,033)
Net current assets		533,213	565,617
Total assets less current liabilities		1,651,259	1,746,325
Creditors: Amounts falling due after more than one year	**17**	(112,500)	(179,166)
Net assets		1,538,759	1,567,159
Funds of the charity			
Restricted funds		197,545	220,577
Unrestricted funds		1,341,214	1,346,582
Total charity funds	**19**	1,538,759	1,567,159

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

Directors' responsibilities:

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

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 26/11/2025, and are signed on behalf of the board by:

D Drewery

Trustee

Company registration number: 6631475

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 124 City Road, London, EC1V 2NX.

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 financial assets and liabilities and investment properties 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

After making appropriate enquiries, the Trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. At the year-end, the charity was in a strong net asset position and had a healthy cash balance. Additionally, the charity's main creditor at the year-end related to a loan, with the majority of this not due to be repaid in the next year.

For these reasons, they continue to adopt the going concern basis in preparing the financial statements.

Fund accounting

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

Designated funds are unrestricted funds earmarked by the trustees for particular future project or commitment.

Restricted funds are subjected to restrictions on their expenditure declared by the donor or through the terms of an appeal, and fall into one of two sub-classes: restricted income funds or endowment funds.

3. Accounting policies ***(continued)***

Income

All incoming resources are 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.

- legacy income is recognised when receipt is probable and entitlement is established.

- income from donated goods is measured at the fair value of the goods unless this is impractical to measure reliably, in which case the value is derived from the cost to the donor or the estimated resale value. Donated facilities and services are recognised in the accounts when received if the value can be reliably measured. No amounts are included for the contribution of general volunteers.

- 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.

- other expenditure includes all expenditure that is neither related to raising funds for the charity nor part of its expenditure on 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.

Tangible assets

Tangible fixed assets costing £nil or more are capitalised and recognised when future economic benefits are probable and the cost or value of the asset can be measured reliably.

Tangible assets are initially recognised at cost, and subsequently stated at cost less any accumulated depreciation and impairment losses. Any tangible assets carried at revalued amounts are recorded at the fair value at the date of revaluation less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

3. Accounting policies *(continued)*

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:

Freehold property	-	2% straight line
Long leasehold property	-	10% straight line
Plant and machinery	-	25% straight line and 50% straight line
Fixtures and fittings	-	33% straight line
Equipment	-	33% straight line

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.

Debt instruments are subsequently measured at amortised cost.

Defined contribution plans

The Company operates a defined contribution pension scheme and the pension charge represents the amounts payable by the Company to the fund in respect of the year.

4. Limited by guarantee

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

5. Donations and legacies

	Unrestricted Funds £	Restricted Funds £	**Total Funds 2025 £**
Donations			
Donations	341,885	135,600	477,485

	Unrestricted Funds £	Restricted Funds £	Total Funds 2024 £
Donations			
Donations	433,910	130,400	564,310

6. Investment income

	Unrestricted Funds £	**Total Funds 2025 £**	Unrestricted Funds £	Total Funds 2024 £
Bank interest	6,932	6,932	6,532	6,532

7. Costs of raising donations and legacies

	Unrestricted Funds £	**Total Funds 2025 £**	Unrestricted Funds £	Total Funds 2024 £
Fundraising expenses	996	996	2,281	2,281

8. Expenditure on charitable activities

	Unrestricted Funds £	Restricted Funds £	**Total Funds 2025 £**
Staff costs	167,559	101,395	268,954
Depreciation	43,445	24,737	68,182
Insurance	10,329	–	10,329
Travel	670	–	670
Other premises expenses	15,572	2,000	17,572
Counselling and English tuition	4,438	–	4,438
Guest expenses	848	–	848
Food and supplies	16,335	26,000	42,335
Service charges	583	–	583
Volunteer costs	2,154	–	2,154
Light and heat	21,489	–	21,489
Project costs	16,711	–	16,711
Support costs	48,956	4,500	53,456
	349,089	158,632	507,721

	Unrestricted Funds £	Restricted Funds £	Total Funds 2024 £
Staff costs	137,258	95,000	232,258
Depreciation	73,333	10,544	83,877
Insurance	9,111	–	9,111
Travel	710	–	710
Other premises expenses	15,336	2,000	17,336
Counselling and English tuition	14,663	–	14,663
Guest expenses	1,433	–	1,433
Food and supplies	8,782	26,000	34,782
Service charges	–	–	–
Volunteer costs	–	924	924
Light and heat	31,357	–	31,357
Project costs	42,923	–	42,923
Support costs	44,862	4,500	49,362
	379,768	138,968	518,736

9. Analysis of support costs

	Total funds 2025	Total funds 2024
	£	£
Printing, postage and stationery	434	515
Telephone	4,413	4,269
Bank charges	2,328	1,802
Computer costs	3,446	1,937
Administration expenses	2,606	1,016
Finance costs	17,479	21,851
Payroll and bookkeeping costs	16,400	13,022
Accountancy	4,410	4,194
Sundry expenses	1,940	756
	53,456	49,362

10. Net (expenditure)/income

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

	2025	2024
	£	£
Depreciation of tangible fixed assets	68,182	83,637

11. Independent examination fees

	2025	2024
	£	£
Fees payable to the independent examiner for:		
Independent examination of the financial statements	4,410	4,200

12. Staff costs

The total staff costs and employee benefits for the reporting period are analysed as follows:

	2025	2024
	£	£
Wages and salaries	203,081	175,155
Social security costs	17,003	12,821
Employer contributions to pension plans	48,870	44,282
	268,954	232,258

The average head count of employees during the year was 5 (2024: 5). The average number of full-time equivalent employees during the year is analysed as follows:

	2025	2024
	No.	No.
Directors	5	5
Employees	5	5
	10	10

No employee received employee benefits (excluding pension contributions) of more than £60,000 during the year (2024: Nil).

12. Staff costs *(continued)*

Key Management Personnel

The aggregate remuneration of key management personnel was £128,223 (2024: £116,423) in respect of 2 (2024: 2) employees.

13. Trustee remuneration and expenses

During the year, no Trustees received any remuneration or other benefits (2024 - £Nil).

During the year ended 31 March 2025, no Trustee expenses have been incurred (2024 - £Nil).

14. Tangible fixed assets

	Freehold property £	Long leasehold property £	Plant and machinery £	Fixtures and fittings £	Equipment £	Total £
Cost						
At 1 Apr 2024	795,527	589,173	59,600	140,761	5,448	1,590,509
Additions	–	–	3,254	–	2,400	5,654
Disposals	–	–	(1,382)	–	–	(1,382)
At 31 Mar 2025	795,527	589,173	61,472	140,761	7,848	1,594,781
Depreciation						
At 1 Apr 2024	41,134	254,606	46,814	61,958	5,289	409,801
Charge for the year	8,511	38,832	7,974	12,373	492	68,182
Disposals	–	–	(1,248)	–	–	(1,248)
At 31 Mar 2025	49,645	293,438	53,540	74,331	5,781	476,735
Carrying amount						
At 31 Mar 2025	745,882	295,735	7,932	66,430	2,067	1,118,046
At 31 Mar 2024	754,393	334,567	12,786	78,803	159	1,180,708

15. Debtors

	2025 £	2024 £
Prepayments and accrued income	6,550	31,088
Other debtors	90,519	73,391
	97,069	104,479

16. Creditors: Amounts falling due within one year

	2025	2024
	£	£
Bank loans and overdrafts	58,333	50,000
Trade creditors	5,714	11,819
Accruals and deferred income	12,957	15,758
Social security and other taxes	5,481	5,246
Other creditors	4,964	7,210
	87,449	90,033

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

	2025	2024
	£	£
Bank loans and overdrafts	112,500	179,166

18. Pensions and other post retirement benefits

Defined contribution plans

The amount recognised in income or expenditure as an expense in relation to defined contribution plans was £48,870 (2024: £44,282).

19. Analysis of charitable funds

	Balance at 1 April 2025	Income	Expenditure	Transfers	Balance at 31 March 2025
	£	£	£	£	£
Unrestricted funds					
General funds	1,146,582	348,817	(307,815)	–	1,187,584
Moving on up project(designated)	200,000	–	(46,370)	–	153,630
	1,346,582	348,817	(354,185)	–	1,341,214
Restricted funds					
COVID	5,372	–	(205)	–	5,167
Equipment	2,494	3,000	(783)	–	4,711
Holland Walk	76,246	–	(13,292)	–	62,954
Impact Fund	3,405	–	–	–	3,405
Oak Foundation 5ye	52,500	52,600	(52,500)	–	52,600
Philosophy Fund	1,395	–	(1,395)	–	–
Sleeping Pods	68,137	–	(10,457)	–	57,680
Pro Bono Legal Clinic Fund	9,002	–	–	–	9,002
Volunters Social Calendae Events	2,026	–	–	–	2,026
Mercers Project Worker	–	25,000	(25,000)	–	–
Singer Capital Markets	–	25,000	(25,000)	–	–
The George Michael Fund	–	30,000	(30,000)	–	–
	220,577	135,600	(158,632)	–	197,545

	Balance at 1 April 2023	Income	Expenditure	Transfers	Balance at 31 March 2024
	£	£	£	£	£
Unrestricted funds					
General funds	1,088,189	440,442	(382,049)	–	1,146,582
Moving on up project(designated)	200,000	–	–	–	200,000
	1,288,189	440,442	(382,049)	–	1,346,582
Restricted funds					
COVID	7,270	–	(1,898)	–	5,372
Equipment	61	2,900	(467)	–	2,494
Holland Walk	76,297	–	(51)	–	76,246
Impact Fund	3,405	–	–	–	3,405
Oak Foundation 5ye	52,500	52,500	(52,500)	–	52,500
Philosophy Fund	1,395	–	–	–	1,395
Sleeping Pods	76,265	–	(8,128)	–	68,137
Pro Bono Legal Clinic Fund	9,002	–	–	–	9,002
Volunters Social Calendae Events	2,950	–	(924)	–	2,026
LandAid Street Smart	–	25,000	(25,000)	–	–
Mercers Project Worker	–	25,000	(25,000)	–	–
Singer Capital Markets	–	25,000	(25,000)	–	–
	229,145	130,400	(138,968)	–	220,577

The general fund represents funds available for use in the operation of the Charity.

Move on Up project
The Move On Up project relates to amounts designated to enable the charity to provide truly affordable permanent housing to people it supports..

The Pro Bono Legal Clinic Fund
relates to amounts donated to provide free legal services to residents.

The Holland Walk Fund
relates to amounts donated by Land Aid in relation to expenditure on the new shelter.

The Equipment Fund
relates to amounts donated for new appliances for the charity.

The Philosophy Fund
relates to amounts donated for philosophy sessions for residents.

The Impact Fund
relates to amounts donated by C&H Richards to fund a project to develop and execute an Impact Assessment program.

The Oak Foundation Fund
relates to developing a 5 year plan and strategy to help achieve the charity's mission and objectives.

The Covid Fund
relates to one off donations to help the charity navigate the challenges of the coronavirus pandemic.

The Project Fund
relates to amounts donated to fund the salaries of project workers.

The Volunteers Social Calendar Events Fund
relates to amounts donation towards volunteer events.

The LandAid Street Smart fund
relates to funding towards a waking night project worker.

The Mercers Charitable Foundation fund
relates to contributions towards project worker salaries.

Singer Capital Markets
relates to a grant restricted to core costs.

The George Michael Fund (administered by The Talent Fund) relates to a grant restricted to core costs.

20. Analysis of net assets between funds

	Unrestricted Funds £	Restricted Funds £	**Total Funds 2025 £**
Tangible fixed assets	985,508	132,538	1,118,046
Current assets	555,655	65,007	620,662
Creditors less than 1 year	(87,449)	–	(87,449)
Creditors greater than 1 year	(112,500)	–	(112,500)
Net assets	1,341,214	197,545	1,538,759

	Unrestricted Funds £	Restricted Funds £	Total Funds 2024 £
Tangible fixed assets	1,028,459	152,249	1,180,708
Current assets	587,322	68,328	655,650
Creditors less than 1 year	(94,348)	–	(94,348)
Creditors greater than 1 year	(179,166)	–	(179,166)
Net assets	1,342,267	220,577	1,562,844

21. Related parties

During the year the charity incurred costs of £13,296 (2024: £12,240) for payroll, bookkeeping and IT services provided by Kostech Consulting Limited, a company of which Kris Sparks, a trustee, is a sole director and shareholder. The payment for provision of services by a trustee are in line with the charity's memorandum and articles of association. At the year end, there was an unpaid balance of £2,331 (2024: £7,056).

During the year, donations of £64 (2024: £54) were received from the trustees.

During 2019 the charity borrowed £500,000 from Mrs Francine Sumners, a former trustee, in order to assist with the purchase and fit out costs of the new shelter. This amount bears interest at 3.5% above the Bank of England Base rate and is repayable in instalments over a ten year period. The balance as at the year end was £170,833 (2024: £229,166) and interest charged during the year was £17,479 (2024: £21,851).

SHELTER FROM THE STORM

England & Wales - Charity number 1125575

Accounts

SHELTER FROM THE STORM



Unaudited

Trustees' annual report and financial statements

For the year ended 31 March 2024

Shelter from the Storm

(a company limited by guarantee)

Registered Company number: 6631475

Charity number: 1125575

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Reference and administrative details of the Organisation

Trustees and advisers for the year ended 31 March 2024

- K Sparks
- M Clinch
- D Drewery
- C Umuhire
- D Gray

Registration Details

Company Registered Number: 6631475
Charity Registered Number: 1125575

Registered Office

124 City Road,
London, EC1V 2NX

Chief Executive

S M Stephenson

Independent Examiner

M Proctor FCA DChA
Lovewell Blake LLP
Bankside 300
Peachman Way
Broadland Business Park
Norwich
NR7 0LB

Principal Bankers

Barclays Bank PLC

SHELTER FROM THE STORM

REG. CHARITY: 1125575

Our mission is to house and support people who've experienced homelessness in London whoever they are wherever they come from



About Shelter from the Storm

Shelter from the Storm is a completely free emergency night shelter providing bed, dinner and breakfast for up to 36 people every night of the year. Established in 2007 as a response to the increasing levels of homelessness and destitution on the streets of London, our mission is to house and support people who've experienced homelessness in London whoever they are wherever they come from.

We take people off the streets FIRST then see what we can do to help them, while offering the dignity and respect they deserve. Not only do we give a safe warm bed for the night, showers, clothing and meals all free of charge but we also provide a settled base, with an address where people can receive mail and register for ID, employment or benefits.

The work of the shelter has always been based around the notion that people experiencing homelessness are part of our community, not an embarrassment to be swept into the gutter. With the right support, our guests can and do take their rightful position in society. For some this will be in paid employment, for others not ready or able to work, it will be about helping them become more active, involved and engaged members of their community. Each evening they sit down to eat together; a simple ritual for most of us, but for many of them it will be the first time they've done this since they left home.

Shelter from the Storm is 17 years old this year. We don't think we've changed too much since we first began; yes, we're able to offer more services to our guests, but the concept is still the same and this is why, 17 years down the line, we still think that what we do works, is important and deserves to be recognized and supported, and we're determined to continue our work for years to come.

We started with one night in a church hall and now we care for up to 36 men and women every night, 365 days a year. Shelter from the Storm truly is a place of transformation, a place of hope - not only for our guests, but for all of us.

Mission statement and vision

Our mission is to house and support the homeless in London *whoever* they are *wherever* they come from. Our vision is of a society where charities like Shelter from the Storm are no longer necessary.

To achieve our mission and realise our vision all our activities are underpinned by the following values:

- **Responsive:** A commitment to respond to the specific needs of our guests no matter how complex. We do not shy away from difficult cases that require extra perseverance, understanding and care.

- **Supportive**: To work with each guest as an individual, supporting them to set achievable and realistic goals that will enable them to work towards a safe, sustainable and happy future.

- **Worth:** To help our guests to realise the value of their labour and the contribution they can make to building a better society for all.

- **Community:** To foster and grow a community of guests and volunteers built on a commitment to care, understanding and mutual respect. Shelter from the Storm is committed to safeguarding and promoting the welfare of its guests, staff and volunteers.

- **Holistic:** Understand that tackling homelessness requires a grasp of complex problems and 'wrap around' solutions that must address the practical, emotional and social challenges that our guests face.



Co-Founder's statement and annual review

It's time to change the narrative around the provision of housing in the UK. For decades now, successive governments have pledged to deal with the issue, but the situation is worse now than ever. Rough sleeping in London has increased. According to the Greater London Authority's Combined Homelessness and Information Network (CHAIN), between January and March 2024, 4118 people were seen sleeping rough in London, a 33% increase on the same period last year. Of these, 2038 were sleeping rough for the very first time, a 37% increase compared to 2023. The proportion of younger people (18-35) seen sleeping rough has increased to just under 38%, compared to 33% the year before. There is no way the government can achieve its commitment to end rough sleeping by the end of this Parliament.

At the Shelter we are supporting increasing numbers of people made homeless by Section21 (no fault) eviction notices and plenty who just can't afford the huge hike in rents the Private Rented Sector is experiencing. Low wages, housing benefit caps and high rents are driving more and more people into experiencing homelessness.

Safe and secure housing is recognized as a human right. When we are well housed we can achieve more, we can contribute to society, we can care for our children. It's time we stopped looking at homes as a commodity, something we can extract as much as possible from and look at how we can build sustainable communities.

With our Move on Up project, we hope to achieve a small but beautiful blueprint of the way things could be - a diverse community of people living in a housing scheme that combines beauty and sustainability at truly affordable rents. Our aim is to ensure that the scheme is not only aesthetically pleasing and environmentally friendly but also cost-effective so it can be replicated in other places, by other people.

In the meantime… we are working tirelessly with all our guests to help them achieve their goals and dreams - whoever they are, wherever they come from.
Shelter from the Storm is a place of safety, a place of transformation, a place of hope.

Sheila Scott (Stephenson) Co-founder & Chief Executive August 2024

Our Team



Chief Executive: Sheila Scott, Project Worker: Farhad Ahmad, General Manager: Matt Conlon, Senior Project Worker: Celia Moodie & Assistant Manager: Sara Saghafi

Our Volunteers



The cost of living crisis continues to affect people's availability and willingness to volunteer. Many of our volunteers are having to take on extra work in order to pay their increasing rents and living costs.

Against this National trend, we've been overwhelmed by the response of the public, especially local people, who are so keen to help with the work of the shelter. Our amazing

volunteers are key to delivering truly remarkable outcomes for our guests. Many volunteers have been with us since the beginning, some for years and new team members are joining us all the time. Once they're settled in their new homes, we encourage our ex-guests to come back to volunteer. Our fantastic and dedicated crew always go the extra mile to provide a warm, welcoming and safe environment for the guests. They cook delicious dinners, undertake arduous fundraising activities, do laundry, play pool, help with CVs and job applications, search for rooms, but mostly offer love and care and someone to talk to.

Volunteer Story: Liv

I've been volunteering here for 6-7 years now. I come most Mondays for a few hours and it's been an easy way to feel like I'm starting the week on a good note and I find it fits easily into my regular routine.

Recently I went on a six-month sabbatical, and it was lovely to come back to the shelter, I feel like part of the family here.

I do a mix of things when I'm at the shelter. Sitting on the desk and greeting guests when they come in, washing and folding laundry – I can be a decent sous-chef or get on the washing up. A couple of times a year, I've organised creative evenings with my work colleagues. We've done screen-printing, painting Christmas baubles or still-life drawing. It's not for everybody but we'll normally get a few really enthusiastic people and some others that are surprised how much they enjoy it. I also love games so I've been taught new card games by the guests here and lost at chess too many times.

A lot of people are tired after work and happy to watch TV but I like to chat with a few guests each evening and learn about their hobbies and interests. There are so many interesting people at the shelter with different passions and backgrounds, I've learnt a lot!

Our Guests



Guest Story

I was working for Tesco as a brand manager and in 2004 they sent me to Thailand where I progressed to PMO Manager. I travelled to Shanghai, Taiwan, South Korea - it was a good job, with good money, plenty of benefits – it was hard work but great fun.

My contract ended in 2010 and for the next 5 years I worked in India as Chief Marketing Officer for one of India's largest companies. When my contract ended I returned to Thailand with my wife and baby. I set up a consultancy, using all my years of experience and knowledge and things were going really well until Covid hit in 2019/20. Thailand was locked down and all my work dried up. I kept on and paid all my staff during Covid – I didn't realise it would go on so long.

Once Covid lifted, I took a contract in Moscow, but when Russia invaded Ukraine, I got caught out again and had to leave without getting the money I was due. I'd spent a lot setting up the project and was seriously out of pocket.

Back in Thailand, my relationship became strained and we separated. I took a contract in Nigeria with a reasonable package. After 3 months, the government changed and the contract was frozen – all senior staff were let go and I'm still fighting for the money I'm owed.

I can't return to Thailand because of the immigration restrictions on my, by now, reduced financial situation. I've used up all my savings and any assets belong to my Thai family.

For the first time in my life, I find myself destitute – falling through the cracks of society.

I've suffered with diabetes for 15 years and my situation has exacerbated my condition to the point where I was hospitalised in October 2023 and I've been in and out of hospital ever since. I'm convinced that my homelessness, the stress, my financial situation and being apart from my family have all precipitated my ill health. And…of course, I've been working abroad for the last 20 years so I've lost all my contacts here – the system said I didn't even exist! The hospital referred me to the shelter.

I still have the belief and confidence that I can get back into work and get my life back on track. I've got some exciting potential projects in the pipeline.

Shelter from the Storm provides everything I need, physical, practical and emotional – these things are key to helping me move on and up and out.

Our Services

English classes



Gaining a proper grasp of English is key to the well-being, inclusion and employment prospects for many of our guests. Some will have fled war-torn areas or escaped trafficking or slavery. Our experienced ESOL teachers design the lessons with the needs of each individual student in mind. Classes are one to one or in small groups.

Some need help with job interviews and the specialist vocabulary for work – some need help with housing interviews. But for others, being able to buy things in a shop, visit the doctor, get tickets at the station or just asking questions face-to-face or over the phone are all part of ensuring guests assimilate safely and comfortably into society.

With cuts to the provision of adult education, we provide one of the few services our guests can access. We believe that by supporting these guests to improve their communication skills we will not only enhance their wellbeing but also:

- Maximise chances of finding meaningful employment.
- Improve access to volunteering opportunities for those not yet ready for or able to work.
- Create meaningful relationships, prevent isolation and help them integrate into society.

Counselling Sessions



Emmalyn Williams, Clinical Practitioner, GMBPsS, MBACP, MSc Psychology, BSc (Hons) Counselling, Psychotherapist, NCPS (Prof Accredited)

The links between homelessness and psychological ill-health are well known. Our guests arrive at the shelter often in a state of shock. They may have travelled hundreds of miles in terrifying conditions, or they may have been kicked out by their mum only a few streets away; or maybe they have been 'just about managing' but then get into rent arrears. Either way, their life has been turned upside down and they need time, understanding and acceptance in order to re-orient themselves and find new directions. People also arrive at the shelter with long histories of abuse, neglect and loss of close family members. Our counselling service offers a stepping stone to start to unravel some of these issues that have led to a life going out of balance, perhaps over a long period. Through coming for counselling during their stay, guests gain some insight as to what aspects of their own life experience has led to this and find new optimism and support in going forward with their lives.

Community Café



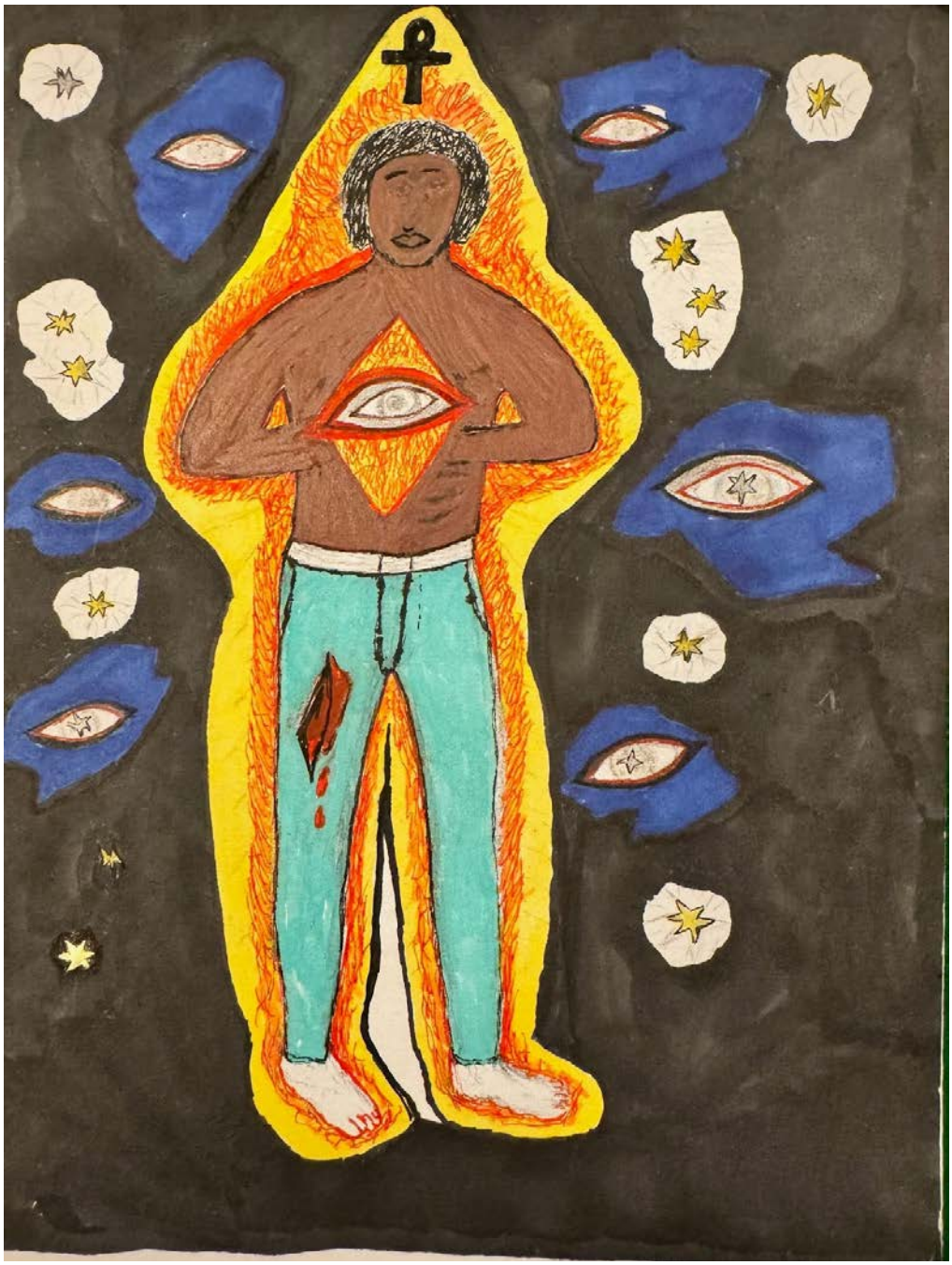
Our Community Café once a week is growing from strength to strength. Volunteers prepare a delicious hot meal for local people. We are developing a nice little community who attend regularly.

We entertain local students, those who come for the warmth and company as well as parents who enjoy a meal with their children on the way home from school.

Enrichment Activities

Our talented and inspirational volunteers continue to provide a variety of creative enrichment classes for our guests.

Art Sessions



Gym & Prayer Room



This year we've installed a beautiful footbath and sink so our Muslim guests can perform Wudu (ablutions before they pray) Our Gym is well stocked with a good array of donated equipment. We hope these activities will support our guests and help improve their well-being.



Barber Service



Barber Lou Christou is not only providing haircuts, but training for our guests in Barbering skills.

Campaigning and Sharing best Practise



Part of our mission is to campaign to raise awareness and explain issues of homelessness, to educate the public and also to influence public policy. SFTS is recognised in our sector as a great example of best practise. We regularly host visits from other charities to show them our operation. We have also host visits from schools and corporates who are interested in learning more about our work with people experiencing homelessness. The CEO and GM are regularly asked to give talks to companies and interviews to the media.

We were recently asked to be the partner Charity for Footprint+, the foremost international conference working towards the decarbonisation of the built environment.

Shelter Garden



Our garden continues to mature and grow. We grew tomatoes, cucumbers and peppers which the volunteers used in our dinners.

Neighbours regularly stop by to tell us how our garden really cheers them up and inspires them.



Our Thanks To…



Corporate volunteer team

The following organisations:

AFME
Ansell Bailey Ltd
Artemis Charitable Foundation
Ayrton Bespoke Ltd
Bates Wells Foundation
BLOOMBERG L.P.
BV Gaming Limited
Capital Group - CCG
Cecil Rosen Foundation
Harriets Trust
Co-Counsel Limited
Criterion Hospitality Ltd
Egg break Ltd
Grayce Group Limited
Hughes Fowler Carruthers LLP
INVESCO CARES FOUNDATION
Sweet Charity Choir
John Lewis & Partners
Jongen Charitable Trust
Joseph Levy Foundation
Art of Philanthropy
LandAid
Luminous
Mercers Charitable Foundation
Oak Foundation
Oaktree Capital Management (UK) LLP
Round Retail
Safe Haven London
Sunshine Partners Ltd
Tandoor Chop House Ltd

The Clothworkers Foundation
The Foyle Foundation
The Hoxton (Holborn) Ltd
The Hoxton (Shoreditch) Ltd
The Hoxton (Southwark) Ltd
Wates Foundation

And also, as always… a huge thank you to all our wonderful private donors who have supported us throughout.

Plans for the Future

Move On Up project



The major issue affecting the people we support at Shelter from the Storm is access to truly affordable permanent housing where they can live and thrive independently. This is particularly true for those guests we've managed to support into employment. Our initiative, Move On Up, aims to harness the power of those who are happy for their social impact

investment to provide purely social good, rather than financial returns. The financial benefit to society of safely and comfortably housing people is well documented. Housing people in our homeless shelter alone provides a significant financial return for the country. An independent impact assessment we commissioned in 2022 estimated the annual benefit to the state of our shelter to be between £422,565 (highly conservative) and £744,443 (base, most likely).

When considering the ongoing benefits to not only the individuals experiencing homelessness but also their families, the societal benefit is even higher. Homelessness impacts not only those who experience it but the entire country and society. Islington BC has generously offered to transfer a prime piece of land to us (at a peppercorn rent) to build much-needed housing for social rent. Our architects, Holland Harvey, along with a wonderful team of consultants, have drafted initial plans for a beautiful mixed development of 11 units, comprising three, two, and one-bedroom apartments, providing approximately 700-750 sq. m of accommodation. These homes would be rented on long renewable tenancies at truly affordable rates, feasible for those in minimum-wage employment. This development would not be supported accommodation but general needs housing, and the properties will not be available for the Right to Buy.



One of the demographics we're particularly keen to cater for are our guests who are parents separated from their children. The accommodation our guests are usually eligible for almost always excludes overnight visitors. Our one-bedroom units would be designed specifically to make it pleasant for parents to have their children for overnight stays. All of our units would be affordable for those in low-paid work. We're offering nomination rights to Islington

for the two three-bedroom units for families on their waiting list. We have prepared a draft Section 106 for Discount Market Rent pegged to Social Rent in perpetuity.

We would like to build a beautiful mixed development comprising three, two, and one-bedroom apartments. The scheme will incorporate communal space and green/wild areas, and we'll be aiming to use new green technologies to maximize energy efficiency and reduce the carbon emissions of the building. We believe we can provide a small but inspirational blueprint for the way things could be – a diverse community of people living in a housing scheme that combines beauty and sustainability at truly affordable rents. Our aim is to ensure that the scheme is not only aesthetically pleasing and environmentally friendly but also cost-effective so it can be replicated in other places by other people.

Structure, Governance and Management

The Trustees (who are also directors of the charity for the purposes of the Companies Act) present their annual report together with the financial statements of Shelter from the Storm (the company) for the ended 31 March 2024. The Trustees confirm that the Annual Report and financial statements of the company comply with the current statutory requirements, the requirements of the company's governing document and the provisions of the Statement of Recommended Practice (SORP) "Accounting and Reporting by Charities" issued in October 2019.

Constitution

The company is registered as a charitable company limited by guarantee and was set up by a Memorandum of Association on 26/6/08.
The company is constituted under a Memorandum of Association dated 26/6/08 and is a registered charity number 1125575.
The principal object of the company is to provide shelter, food, advice, counselling and other forms of charitable support to those who are homeless or otherwise socially or economically disadvantaged.

Method of appointment or election of trustees

The management of the company is the responsibility of the Trustees who are elected and co-opted under the terms of the Articles of Association. New trustees are given a copy of the Charity Commission publication 'The Essential Trustee - What You Need to Know', and we are looking at additional training options.

Organisation

The following trustees served throughout the year:

K Sparks
M Clinch
D Drewery
C Umuhire
D Gray

The charity is managed by Sheila Stephenson (Chief Executive) and Matt Conlon (General Manager) who are supported by three Project Workers and an army of volunteers. The volunteer Shift Leaders are responsible for delivering the aims and objectives of the Shelter on the nights/mornings that they are in charge. Any issues of procedure, problems with the guests and source of referrals are constantly monitored and entered on the database. Either the Chief Executive or the General Manager is always available.
The Trustees met regularly to consider and review the following in accordance with the needs of our guests:

- Operational Issues

- Finances
- Expansion
- Fund Raising
- Training

In setting objectives and planning for activities, the Trustees have given due consideration to general guidance published by the charity commission relating to public benefit.

Risk Management

The Trustees are aware of the requirement to identify and review the major risks to which the charity is exposed and to establish systems to mitigate those risks.

Related Parties

The charity incurs costs for payroll, bookkeeping and IT services provided by KOStech Consulting Limited, a company of which Kris Sparks, a trustee, is a sole director and shareholder. All payments for provision of services by a trustee are in line with the charity's memorandum and articles of association. Trustees are aware of the requirement to identify and review the major risks to which the charity is exposed and to establish systems to mitigate those risks.

Financial Review and Reserves Policy

Within unrestricted funds, income amounted to £440,442 (2023: £349,351) and expenditure of £386,364 (2023: £318,083) resulting in net income of £58,393 (2023: net expenditure of £31,268).

Income within restricted funds totalled £130,400 (2023: £176,850) and expenditure of £138,968 (2023: £136,900) resulting in net expenditure of £8,568 (2023: £39,950).

During the financial period 2023/24 the main expense incurred outside of budgeted operating and project costs was £31,819 to fund investigative and research works for the Move on Up project.

FUNDING

SFTS continues to rely on private donations from Trusts & Foundations, Private Individuals and Corporate Supporters and receives no funding from government at a central or local level.

RESERVES

As can be seen from the accounting statements included within this report, Shelter from the Storm is in good financial health, with unrestricted total funds of £1,346,582 at the end of the accounting period, £200,000 of which are being designated for our truly affordable housing project 'Move on Up'.

At the end of the accounting period funds are as follows:

- Restricted Funds : £220,577
- Unrestricted Cash Funds : £482,843
- Unrestricted Free Reserves : £297,289
  (*excluding £200k designated funds*)

The major issue affecting the people we support is access to truly affordable permanent housing where they can live and thrive independently. We plan to provide accommodation within easy access of our shelter in Archway. The accommodation will be rented at affordable rates, pegged to social rents, feasible for those in minimum wage employment.

All available funds will be used towards the development of this project with a view to keeping 6-8 months operational costs in reserve thereafter which the trustees consider to be between £243k - £324k.

POST BALANCE SHEET EVENTS

There have been no significant events affecting the organisation since the year end.

SMALL COMPANY PROVISIONS

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

INDEPENDENT EXAMINER

A resolution to reappoint Mark Proctor of Lovewell Blake LLP as independent examiner for the ensuing year will be proposed at the Annual General Meeting.

Approved by order of the members of the board of Trustees and signed on their behalf by:

Megan Clinch

Megan Clinch
Trustee

Date: 28/11/2024

Shelter from the Storm

Company Limited by Guarantee

Independent examiner's report to the trustees of Shelter from the Storm

Year ended 31 March 2024

I report to the charity trustees on my examination of the financial statements of the company for the year ended 31 March 2024 which comprise the statement of financial activities (including income and expenditure account), balance sheet, statement of cash flows and the related notes.

Responsibilities and basis of report

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

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

Independent examiner's statement

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

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

1. accounting records were not kept in respect of the company as required by section 386 of the 2006 Act; or

2. the financial statements do not accord with those records; or

3. the financial statements do not comply with the accounting requirements of section 396 of the 2006 Act other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination; or

4. the financial statements have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

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

Mark Proctor

M Proctor FCA DChA
Independent Examiner

Lovewell Blake LLP
Chartered accountants
Bankside 300
Peachman Way
Broadland Business Park
Norwich
NR7 0LB

28/11/2024

Shelter from the Storm

Company Limited by Guarantee

Statement of financial activities (including income and expenditure account)

Year ended 31 March 2024

	Note	2024 Unrestricted funds £	2024 Restricted funds £	2024 Total funds £	2023 Total funds £
Income and endowments					
Donations and legacies	**5**	433,910	130,400	564,310	524,016
Other trading activities	**6**	–	–	–	1,300
Investment income	**7**	6,532	–	6,532	885
Total income		440,442	130,400	570,842	526,201
Expenditure					
Raising funds					
Costs of raising donations and legacies	**8**	2,281	–	2,281	3,058
Charitable activities	**9**	379,768	138,968	518,736	451,925
Total expenditure		386,364	138,968	525,332	454,983
Net income and net movement in funds		58,393	(8,568)	49,825	71,218
Reconciliation of funds					
Total funds brought forward		1,288,189	229,145	1,517,334	1,446,116
Total funds carried forward		1,346,582	220,577	1,567,159	1,517,334

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 32 to 42 form part of these financial statements.

Shelter from the Storm

Company Limited by Guarantee

Balance sheet

31 March 2024

	Note	2024 £	2023 £
Fixed assets			
Tangible fixed assets	**15**	1,180,708	1,249,427
Current assets			
Debtors	**16**	104,479	133,683
Cash at bank and in hand		551,171	429,770
		655,650	563,453
Creditors: Amounts falling due within one year	**17**	(90,033)	(66,380)
Net current assets		565,617	497,073
Total assets less current liabilities		1,746,325	1,746,500
Creditors: Amounts falling due after more than one year	**18**	(179,166)	(229,166)
Net assets		1,567,159	1,517,334
Funds of the charity			
Restricted funds		220,577	229,145
Unrestricted funds		1,346,582	1,288,189
Total charity funds	**20**	1,567,159	1,517,334

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

Directors' responsibilities:

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

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 28/11/2024....., and are signed on behalf of the board by:

Megan Clinch

M Clinch
Trustee

Company registration number: 6631475

The notes on pages 32 to 42 form part of these financial statements.

Shelter from the Storm

Company Limited by Guarantee

Statement of cash flows

Year ended 31 March 2024

	2024	2023
	£	£
Cash flows from operating activities		
Net income	49,825	71,218
Adjustments for:		
Depreciation of tangible fixed assets	83,637	83,244
Other interest receivable and similar income	(6,532)	16,689
Loss on disposal of tangible fixed assets	–	9,167
Changes in:		
Trade and other debtors	29,204	(53,894)
Trade and other creditors	23,653	(70,385)
Cash generated from operations	179,787	56,039
Interest paid	–	(17,574)
Interest received	6,532	885
Net cash from operating activities	186,319	39,350
Cash flows from investing activities		
Purchase of tangible assets	(14,918)	(43,766)
Net cash used in investing activities	(14,918)	(43,766)
Cash flows from financing activities		
Repayments of borrowings	(50,000)	(50,000)
Net cash used in financing activities	(50,000)	(50,000)
Net increase/(decrease) in cash and cash equivalents	121,401	(54,416)
Cash and cash equivalents at beginning of year	429,770	484,186
Cash and cash equivalents at end of year	551,171	429,770

The notes on pages 32 to 42 form part of these financial statements.

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 124 City Road, London, EC1V 2NX.

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 financial assets and liabilities and investment properties 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

After making appropriate enquiries, the Trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. At the year-end, the charity was in a strong net asset position and had a healthy cash balance. Additionally, the charity's main creditor at the year-end related to a loan, with the majority of this not due to be repaid in the next year.

For these reasons, they continue to adopt the going concern basis in preparing the financial statements.

Fund accounting

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

Designated funds are unrestricted funds earmarked by the trustees for particular future project or commitment.

Restricted funds are subjected to restrictions on their expenditure declared by the donor or through the terms of an appeal, and fall into one of two sub-classes: restricted income funds or endowment funds.

3. Accounting policies ***(continued)***

Income

All incoming resources are 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.

- legacy income is recognised when receipt is probable and entitlement is established.

- income from donated goods is measured at the fair value of the goods unless this is impractical to measure reliably, in which case the value is derived from the cost to the donor or the estimated resale value. Donated facilities and services are recognised in the accounts when received if the value can be reliably measured. No amounts are included for the contribution of general volunteers.

- 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.

- other expenditure includes all expenditure that is neither related to raising funds for the charity nor part of its expenditure on 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.

Tangible assets

Tangible fixed assets costing £nil or more are capitalised and recognised when future economic benefits are probable and the cost or value of the asset can be measured reliably.

Tangible assets are initially recognised at cost, and subsequently stated at cost less any accumulated depreciation and impairment losses. Any tangible assets carried at revalued amounts are recorded at the fair value at the date of revaluation less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

3. Accounting policies ***(continued)***

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:

Freehold property	-	2% straight line
Long leasehold property	-	10% straight line
Plant and machinery	-	25% straight line and 50% straight line
Fixtures and fittings	-	33% straight line
Equipment	-	33% straight line

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.

Debt instruments are subsequently measured at amortised cost.

Defined contribution plans

The Company operates a defined contribution pension scheme and the pension charge represents the amounts payable by the Company to the fund in respect of the year.

4. Limited by guarantee

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

5. Donations and legacies

	Unrestricted Funds £	Restricted Funds £	**Total Funds 2024 £**
Donations			
Donations	433,910	130,400	564,310

	Unrestricted Funds £	Restricted Funds £	Total Funds 2023 £
Donations			
Donations	347,166	176,850	524,016

6. Other trading activities

	Unrestricted Funds £	**Total Funds 2024 £**	Unrestricted Funds £	Total Funds 2023 £
Shop income	–	–	300	300
Room hire	–	–	1,000	1,000
	–	–	1,300	1,300

7. Investment income

	Unrestricted Funds £	**Total Funds 2024 £**	Unrestricted Funds £	Total Funds 2023 £
Bank interest	6,532	6,532	885	885

8. Costs of raising donations and legacies

	Unrestricted Funds £	**Total Funds 2024 £**	Unrestricted Funds £	Total Funds 2023 £
Fundraising expenses	2,281	2,281	3,058	3,058

9. Expenditure on charitable activities

	Unrestricted Funds £	Restricted Funds £	**Total Funds 2024 £**
Staff costs	137,258	85,000	232,258
Depreciation	73,333	10,544	83,877
Insurance	9,111	–	9,111
Travel	710	–	710
Other premises expenses	15,336	2,000	17,336
Counselling and English tuition	14,663	–	14,663
Guest expenses	1,433	–	1,433
Food and supplies	8,782	26,000	34,782
Service charges	–	–	–
Translation services	–	–	–
Volunteer costs	–	924	924
Light and heat	31,357	–	31,357
Project costs	42,923	–	42,923
Support costs	44,862	4,500	49,362
	379,768	138,968	518,736

	Unrestricted Funds £	Restricted Funds £	Total Funds 2023 £
Staff costs	139,792	55,000	194,792
Depreciation	62,065	21,179	83,244
Insurance	9,153	–	9,153
Travel	207	–	207
Other premises expenses	9,990	2,000	11,990
Counselling and English tuition	11,502	–	11,502
Guest expenses	2,289	–	2,289
Food and supplies	759	26,000	26,759
Service charges	591	–	591
Translation services	44	–	44
Volunteer costs	878	4,000	4,878
Light and heat	21,226	–	21,226
Project costs	17,706	24,321	42,027
Support costs	38,823	4,400	43,223
	315,025	136,900	451,925

10. Analysis of support costs

	Total funds 2024	Total funds 2023
	£	£
Printing, postage and stationery	515	461
Telephone	4,269	3,022
Bank charges	1,802	1,964
Computer costs	1,937	1,194
Legal fees	–	420
Administration expenses	1,016	1,248
Finance costs	21,851	17,574
Payroll and bookkeeping costs	13,022	11,026
Accountancy	4,194	5,960
Sundry expenses	756	354
	49,362	43,223

11. Net income

Net income is stated after charging/(crediting):

	2024	2023
	£	£
Depreciation of tangible fixed assets	83,637	83,244

12. Independent examination fees

	2024	2023
	£	£
Fees payable to the independent examiner for:		
Independent examination of the financial statements	4,200	3,600

13. Staff costs

The total staff costs and employee benefits for the reporting period are analysed as follows:

	2024	2023
	£	£
Wages and salaries	175,155	156,167
Social security costs	12,821	17,429
Employer contributions to pension plans	44,282	21,196
	232,258	194,792

The average head count of employees during the year was 5 (2023: 4). The average number of full-time equivalent employees during the year is analysed as follows:

	2024	2023
	No.	No.
Directors	5	5
Employees	5	4
	10	9

13. Staff costs *(continued)*

No employee received employee benefits of more than £60,000 during the year (2023: Nil).

Key Management Personnel

The aggregate remuneration of key management personnel was £116,423 (2023: £108,806) in respect of 2 (2023: 2) employees.

14. Trustee remuneration and expenses

During the year, no Trustees received any remuneration or other benefits (2023 - £Nil).

During the year ended 31 March 2024, no Trustee expenses have been incurred (2023 - £Nil).

15. Tangible fixed assets

	Freehold property £	Long leasehold property £	Plant and machinery £	Fixtures and fittings £	Equipment £	Total £
Cost						
At 1 Apr 2023	795,527	589,173	52,112	135,884	5,448	1,578,144
Additions	–	–	10,041	4,877	–	14,918
Disposals	–	–	(2,553)	–	–	(2,553)
At 31 Mar 2024	795,527	589,173	59,600	140,761	5,448	1,590,509
Depreciation						
At 1 Apr 2023	32,623	200,437	42,443	48,392	4,822	328,717
Charge for the year	8,511	54,169	6,924	13,566	467	83,637
Disposals	–	–	(2,553)	–	–	(2,553)
At 31 Mar 2024	41,134	254,606	46,814	61,958	5,289	409,801
Carrying amount						
At 31 Mar 2024	754,393	334,567	12,786	78,803	159	1,180,708
At 31 Mar 2023	762,904	388,736	9,669	87,492	626	1,249,427

16. Debtors

	2024 £	2023 £
Prepayments and accrued income	31,088	6,401
Other debtors	73,391	127,282
	104,479	133,683

17. Creditors: Amounts falling due within one year

	2024	2023
	£	£
Bank loans and overdrafts	50,000	50,000
Trade creditors	11,819	3,063
Accruals and deferred income	15,758	6,888
Social security and other taxes	5,246	4,045
Other creditors	7,210	2,384
	90,033	66,380

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

	2024	2023
	£	£
Bank loans and overdrafts	179,166	229,166

19. Pensions and other post retirement benefits

Defined contribution plans

The amount recognised in income or expenditure as an expense in relation to defined contribution plans was £44,282 (2023: £21,196).

20. Analysis of charitable funds

Unrestricted funds

	At 1 Apr 2023	Income	Expenditure	**At 31 Mar 2024**
	£	£	£	£
General funds	1,088,189	440,442	(382,049)	1,146,582
Moving on up project	200,000	–	–	200,000
	1,288,189	440,442	(382,049)	1,346,582

	At 1 Apr 2022	Income	Expenditure	At 31 Mar 2023
	£	£	£	£
General funds	1,056,921	349,351	(318,083)	1,088,189
Moving on up project	200,000	–	–	200,000
	1,256,921	349,351	(318,083)	1,288,189

The Move On Up project relates to amounts designated to enable the charity to provide truly affordable permanent housing to people it supports.

20. Analysis of charitable funds *(continued)*

Restricted funds

	At 1 Apr 2023	Income	Expenditure	**At 31 Mar 2024**
	£	£	£	£
COVID	7,270	–	(1,898)	5,372
Equipment	61	2,900	(467)	2,494
Holland Walk	76,297	–	(51)	76,246
Impact Fund	3,405	–	–	3,405
Oak Foundation 5yr	52,500	52,500	(52,500)	52,500
PAY	–	–	–	–
Philosophy fund	1,395	–	–	1,395
Sleeping Pods	76,265	–	(8,128)	68,137
Pro Bono Legal Clinic Fund	9,002	–	–	9,002
Volunteers Social Calendar Events	2,950	–	(924)	2,026
LandAid Street Smart	–	25,000	(25,000)	–
Mercers Project Worker	–	25,000	(25,000)	–
Singer Capital Markets	–	25,000	(25,000)	–
	229,145	130,400	(138,968)	220,577

	At 1 Apr 2022	Income	Expenditure	At 31 Mar 2023
	£	£	£	£
COVID	9,167	–	(1,897)	7,270
Equipment	426	–	(365)	61
Holland Walk	88,317	–	(12,020)	76,297
Impact Fund	17,726	–	(14,321)	3,405
Oak Foundation 5yr	10,000	104,900	(62,400)	52,500
PAY	–	35,000	(35,000)	–
Philosophy fund	1,395	–	–	1,395
Sleeping Pods	53,162	30,000	(6,897)	76,265
Pro Bono Legal Clinic Fund	9,002	–	–	9,002
Volunteers Social Calendar Events	–	6,950	(4,000)	2,950
LandAid Street Smart	–	–	–	–
Mercers Project Worker	–	–	–	–
	189,195	176,850	(136,900)	229,145

20. Analysis of charitable funds *(continued)*

The Pro Bono Legal Clinic Fund relates to amounts donated to provide free legal services to residents.

The Holland Walk Fund relates to amounts donated by Land Aid in relation to expenditure on the new shelter.

The Equipment Fund relates to amounts donated for new appliances for the charity.

The Philosophy Fund relates to amounts donated for philosophy sessions for residents.

The Impact Fund relates to amounts donated by C&H Richards to fund a project to develop and execute an Impact Assessment program.

The Oak Foundation Fund relates to developing a 5 year plan and strategy to help achieve the charity's mission and objectives.

The Covid Fund relates to one off donations to help the charity navigate the challenges of the coronavirus pandemic.

The Project Fund relates to amounts donated to fund the salaries of project workers.

The Volunteers Social Calendar Events fund relates to amounts donation towards volunteer events.

The LandAid Street Smart fund relates to funding towards a waking night project worker.

The Mercers Charitable Foundation fund relates to contributions towards project worker salaries.

Singer Capital Markets made a grant restricted to core costs.

21. Analysis of net assets between funds

	Unrestricted Funds £	Restricted Funds £	**Total Funds 2024 £**
Tangible fixed assets	1,028,459	152,249	1,180,708
Current assets	587,322	68,328	655,650
Creditors less than 1 year	(90,033)	–	(90,033)
Creditors greater than 1 year	(179,166)	–	(179,166)
Net assets	1,346,582	220,577	1,567,159

	Unrestricted Funds £	Restricted Funds £	Total Funds 2023 £
Tangible fixed assets	1,089,534	159,893	1,249,427
Current assets	494,201	69,252	563,453
Creditors less than 1 year	(66,380)	–	(66,380)
Creditors greater than 1 year	(229,166)	–	(229,166)
Net assets	1,288,189	229,145	1,517,334

22. Analysis of changes in net debt

	At 1 Apr 2023	Cash flows	**At 31 Mar 2024**
	£	£	**£**
Cash at bank and in hand	429,770	121,401	551,171
Debt due within one year	(50,000)	–	(50,000)
Debt due after one year	(229,166)	50,000	(179,166)
	150,604	171,401	322,005

23. Related parties

During the year the charity incurred costs of £12,240 (2023: £9,360) for payroll, bookkeeping and IT services provided by Kostech Consulting Limited, a company of which Kris Sparks, a trustee, is a sole director and shareholder. The payment for provision of services by a trustee are in line with the charity's memorandum and articles of association. At the year end, there was an unpaid balance of £7,056 (2023: £Nil).

During the year, donations of £54 (2023: £54) were received from the trustees.

During 2019 the charity borrowed £500,000 from Mrs Francine Sumners, a former trustee, in order to assist with the purchase and fit out costs of the new shelter. This amount bears interest at 3.5% above the Bank of England Base rate and is repayable in instalments over a ten year period. The balance as at the year end was £229,166 (2023: £279,166) and interest charged during the year was £21,851 (2023: £17,574).

SHELTER FROM THE STORM

England & Wales - Charity number 1125575

Accounts

SHELTER FROM THE STORM



Unaudited

Trustees' annual report and financial statements

For the year ended 31 March 2023

Shelter from the Storm

(a company limited by guarantee)

Registered Company number: 6631475

Charity number: 1125575

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Reference and administrative details of the Organisation

Trustees and advisers for the year ended 31 March 2023

- K Sparks
- M Clinch
- L Newby (resigned 1 November 2022)
- D Drewery
- C Umuhire
- D Grey (appointed 4 March 2023)

Registration Details

Company Registered Number: 6631475
Charity Registered Number: 1125575

Registered Office

124 City Road,
London, EC1V 2NX

Chief Executive

S M Stephenson

Independent Examiner

M Proctor FCA DChA
Lovewell Blake LLP
Bankside 300
Peachman Way
Broadland Business Park
Norwich
NR7 0LB

Principal Bankers

Barclays Bank PLC

SHELTER FROM THE STORM
REG. CHARITY: 1125575

Our Mission is to house and support people who've experienced homelessness in London whoever they are wherever they come from



About Shelter from the Storm

Shelter from the Storm is a completely free emergency night shelter providing bed, dinner and breakfast for up to 36 people every night of the year. Established in 2007 as a response to the increasing levels of homelessness and destitution on the streets of London, our mission is to house and support people who've experienced homelessness in London whoever they are wherever they come from.

We take people off the streets FIRST then see what we can do to help them, while offering the dignity and respect they deserve. Not only do we give a safe warm bed for the night, showers, clothing and meals all free of charge but we also provide a settled base, with an address where people can receive mail and register for ID, employment or benefits.

The work of the shelter has always been based around the notion that people experiencing homelessness are part of our community, not an embarrassment to be swept into the gutter. With the right support, our guests can and do take their rightful position in society. For some this will be in paid employment, for others not ready or able to work, it will be about helping them become more active, involved and engaged members of their community. Each evening they sit down to eat together; a simple ritual for most of us, but for many of them it will be the first time they've done this since they left home.

Shelter from the Storm is 16 years old this year. We don't think we've changed too much since we first began; yes, we're able to offer more services to our guests, but the concept is still the same and this is why, 16 years down the line, we still think that what we do works, is important and deserves to be recognized and supported, and we're determined to continue our work for years to come.

We started with one night in a church hall and now we care for up to 36 men and women every night, 365 days a year. Shelter from the Storm truly is a place of transformation, a place of hope - not only for our guests, but for all of us.

Mission statement and vision

Our mission is to house and support the homeless in London *whoever* they are *wherever* they come from. Our vision is of a society where charities like Shelter from the Storm are no longer necessary.

To achieve our mission and realise our vision all our activities are underpinned by the following values:

- **Responsive:** A commitment to respond to the specific needs of our guests no matter how complex. We do not shy away from difficult cases that require extra perseverance, understanding and care.

- **Supportive**: To work with each guest as an individual, supporting them to set achievable and realistic goals that will enable them to work towards a safe, sustainable and happy future.

- **Worth:** To help our guests to realise the value of their labour and the contribution they can make to building a better society for all.

- **Community:** To foster and grow a community of guests and volunteers built on a commitment to care, understanding and mutual respect. Shelter from the Storm is committed to safeguarding and promoting the welfare of its guests, staff and volunteers.

- **Holistic:** Understand that tackling homelessness requires a grasp of complex problems and 'wrap around' solutions that must address the practical, emotional and social challenges that our guests face.

Co-Founder's statement and annual review

We've always said there is no 'normal' sort of homeless person – it can happen to any of us and this is truer now than it has ever been. The cost of living crisis is having a devastating impact on people who never believed they could become homeless. Homelessness was for others, the feckless, the runaways, sex workers, substance misusers and yet…here we are, inundated with referrals for 'normal' people who have lost their homes because they simply couldn't afford to pay their rent. Our dystopian streets hark back to the Cardboard Cities of a previous era. We glimpse little gangs of people huddled together for warmth and comfort in the doorways of boarded-up shops, like an etching of Dickens London brought to life.

In the last year there has been a spike in people experiencing homelessness in London. From March 2022 to April 2023, 10,053 people were recorded sleeping rough in London. 64% of them were doing so for the first time. Cases of homelessness in London rose by 54% between 2013 and 2023*. At SFTS, we believe the only response to these terrible times is to go further – do more. We're still one of the few options available for many people experiencing homelessness 'whoever they are, wherever they come from'.

At a time when we're receiving more referrals than ever and we're constantly at capacity, our wonderful staff and volunteers are doing their very best to support our guests. Every night we sit down together to eat and talk, to play pool, watch TV or listen to music - from the gloom of a city doorway, to a place of hope, of transformation – a place of light.

Sheila Scott (Stephenson) Co-founder & Chief Executive August 2023

*source: CHAIN Annual Report 2022/23



Our Team

General Manager - Matt Conlon, Chief Executive - Sheila Scott, Project Workers – Sara Saghafi & Celia Moodie

Our Volunteers



This last year has seen a 50% drop in volunteering numbers across the UK. There are a number of reasons for this. The pandemic created uncertainty and safety concerns. The cost of living crisis has affected people's availability and willingness to volunteer, as many

individuals have to prioritise paid work to support themselves. Additionally, the shift towards remote work, we believe, has discouraged people from taking up volunteering opportunities where they need to travel.

Against this National trend, we've been overwhelmed by the response of the public, especially local people, who are so keen to help with the work of the shelter. Our amazing volunteers are key to delivering truly remarkable outcomes for our guests. Many volunteers have been with us since the beginning, some for years and new team members are joining us all the time. Once they're settled in their new homes, we encourage our ex-guests to come back to volunteer. Our fantastic and dedicated crew always go the extra mile to provide a warm, welcoming and safe environment for the guests. They cook delicious dinners, undertake arduous fundraising activities, do laundry, play pool, help with CVs and job applications, search for rooms, but mostly offer love and care and someone to talk to.

Our Guests



I've just turned 30. I used to have a place in Bristol, but I got an offer of work in Canary Wharf. It was an admin position in a marketing company and it seemed like a pretty good opportunity. I started work and paid for a hotel for the first 7 nights. The pay wasn't too bad but I couldn't find anywhere I could afford to rent and just surviving in London was incredibly expensive. I very quickly used up all my savings. I knew the British Red Cross from Bristol, so I phoned them up and they made a referral to the shelter – I was just really lucky that they happened to have a space. Because a got a bed at SFTS, I was able to keep my job which I'm still doing part time. I've also got a side hustle being an extra in the movies - crowd scenes, that sort of thing. It varies how much work I get, but it's quite good fun. Eventually I want to run my own business.

I'm desperately looking for somewhere to rent - I pay an extra fee to spareroom.com to try to get to see rooms first but I'm not having much luck. London is so expensive that I'm looking in Southampton or anywhere a bit cheaper outside of London.

When I first came to the shelter I had no idea what to expect but the staff and volunteers made me feel so comfortable and at home. They gave me a laptop so I could keep working.

I use the gym and I've done the Yoga classes. I've just enrolled in Portuguese classes.

I feel optimistic for my future, staying at the shelter has enabled me to save up for a rent deposit and I'm hopeful that I'll be able to move into my own place soon.

SFTS have offered me everything they could - great food, showers, laundry a nice bed, but most of all they've provided me with safety and the chance to start the next chapter in my life.

Our Services

English classes



Gaining a proper grasp of English is key to the well-being, inclusion and employment prospects for many of our guests. Some will have fled war-torn areas or escaped trafficking or slavery. Our experienced ESOL teachers design the lessons with the needs of each individual student in mind. Classes are one to one or in small groups.

Some need help with job interviews and the specialist vocabulary for work – some need help with housing interviews. But for others, being able to buy things in a shop, visit the doctor, get tickets at the station or just asking questions face-to-face or over the phone are all part of ensuring guests assimilate safely and comfortably into society.

With cuts to the provision of adult education, we provide one of the few services our guests can access. We believe that by supporting these guests to improve their communication skills we will not only enhance their wellbeing but also :

- Maximise chances of finding meaningful employment.
- Improve access to volunteering opportunities for those not yet ready for or able to work.
- Create meaningful relationships, prevent isolation and help them integrate into society.

Counselling Sessions

The links between homelessness and psychological ill-health are well known. Our guests arrive at the shelter often in a state of shock. They may have travelled hundreds of miles in terrifying conditions, or they may have been kicked out by their mum only a few streets away; or maybe they have been 'just about managing' but then get into rent arrears. Either way, their life has been turned upside down and they need time, understanding and acceptance in order to re-orient themselves and find new directions. People also arrive at the shelter with long histories of abuse, neglect and loss of close family members. Our counselling service offers a stepping stone to start to unravel some of these issues that have led to a life going out of balance, perhaps over a long period. Through coming for counselling during their stay, guests gain some insight as to what aspects of their own life experience has led to this and find new optimism and support in going forward with their lives.

Community Café



This year we have offered a free lunch at the Community Café once a week. Volunteers prepare a delicious hot meal for our neighbours. We are developing a nice little community who attend regularly. We entertain local students, those who come for the warmth and company as well as parents who enjoy a meal with their children on the way home from school.

Enrichment Activities

Our talented and inspirational volunteers continue to provide a variety of creative enrichment classes for our guests.

Art Sessions



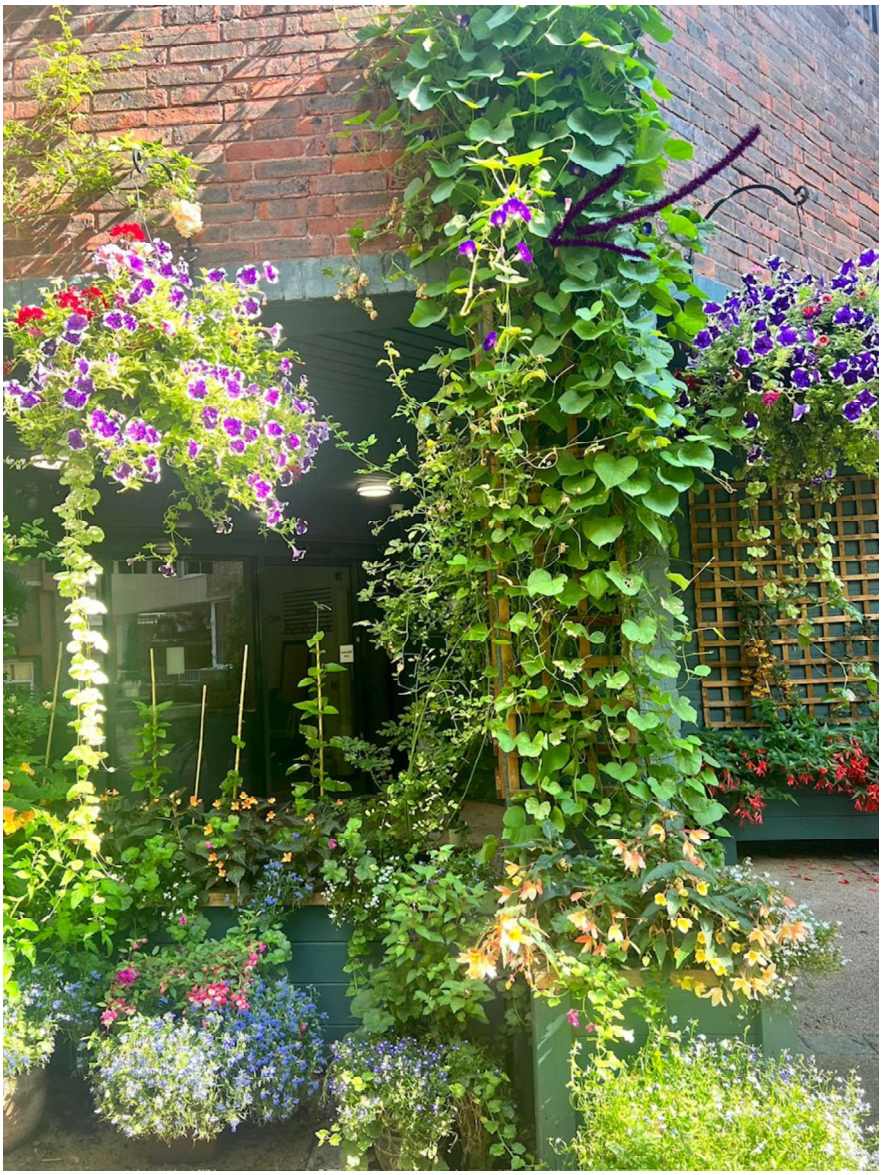
Gym



Our volunteer Yoga teacher provided classes for our guests. Our Gym is now stocked with a good array of donated equipment. We hope these activities will support our guests and help improve their well being.

Shelter Garden

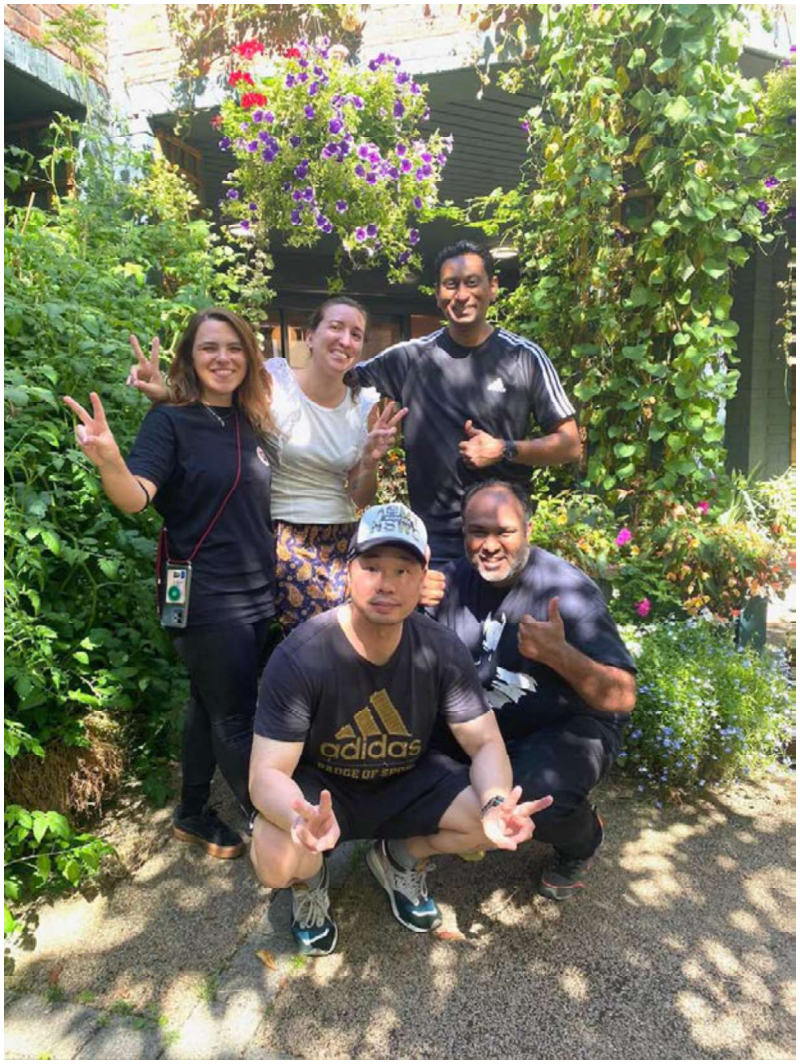
Our garden continues to mature and grow. We grew tomatoes, cucumbers and peppers which the volunteers used in our dinners. Neighbours regularly stop by to tell us how our garden really cheers them up and inspires them.



Our Thanks To…

The following organisations:

- Arsenal Foundation
- Artemis Charitable Foundation
- Ayrton Bespoke Ltd
- BLOOMBERG L.P.
- Capital Group
- Egg break Ltd
- Hollick Family Foundation
- Howard Charitable Trust
- Hughes Fowler Carruthers LLP
- Jongen Charitable Trust
- LandAid
- Longrow Capital
- Mercers Charitable Foundation
- Mewburn Ellis LLP
- Oak Foundation
- Reawakening Film Limited
- Singer Capital Markets Securities Limited
- Streets Of London
- talkSPORT
- Tandoor Chop House Ltd
- The Foyle Foundation
- The Hoxton (Holborn) Ltd
- The Hoxton (Shoreditch) Ltd
- The Hoxton (Southwark) Ltd
- The Pease Charitable Trust
- The Pret Foundation
- The White Blossom
- Todo Ciudad FC



Corporate volunteer team

And also, as always… a huge thank you to all our wonderful private donors who have supported us throughout.

Other Updates

New Database



We've finally completed the updating and implementation of a new database. This is proving highly effective and is helping us track and demonstrate the great outcomes we manage to achieve for our guests.

Plans for the Future

Move On Up project

The major issue affecting the people we support at the shelter is access to truly affordable permanent housing where they can live and thrive independently. This is particularly true of those guests we've managed to support into employment.
We want to build homes in Islington, rented on long renewable tenancies at truly affordable rates, feasible for those in minimum wage employment. This would not be supported accommodation, but General Needs Housing.

One of the demographics we're particularly keen to cater for are our guests who are parents who are separated from their children. The sort of accommodation that our guests are eligible for almost always excludes overnight visitors. Our one beds would be designed specifically to make it pleasant for parents to have their children for overnight stays.
We would like to build a beautiful mixed development comprising three, two and one bed apartments. The scheme will incorporate communal space and green/wild areas, and we'll be aiming to use new green technologies to maximise the energy efficiency and reduce the carbon emissions of the building.
With our architects, Holland Harvey and a wonderful team of consultants we're making great strides with our scheme. We believe our model will provide a beautiful and inspirational blueprint for how social housing can be delivered in today's climate.

Structure, Governance and Management

The Trustees (who are also directors of the charity for the purposes of the Companies Act) present their annual report together with the financial statements of Shelter from the Storm (the company) for the ended 31 March 2023. The Trustees confirm that the Annual Report and financial statements of the company comply with the current statutory requirements, the requirements of the company's governing document and the provisions of the Statement of Recommended Practice (SORP) "Accounting and Reporting by Charities" issued in October 2019.

Constitution

The company is registered as a charitable company limited by guarantee and was set up by a Memorandum of Association on 26/6/08.
The company is constituted under a Memorandum of Association dated 26/6/08 and is a registered charity number 1125575.
The principal object of the company is to provide shelter, food, advice, counselling and other forms of charitable support to those who are homeless or otherwise socially or economically disadvantaged.

Method of appointment or election of trustees

The management of the company is the responsibility of the Trustees who are elected and co-opted under the terms of the Articles of Association. New trustees are given a copy of the Charity Commission publication 'The Essential Trustee - What You Need to Know', and we are looking at additional training options.

Organisation

The following trustees served throughout the year:

K Sparks
M Clinch
L Newby (resigned 1 November 2022)
D Drewery
C Umuhire
D Grey (appointed 4 March 2023)

The shelter is managed by Sheila Stephenson (Chief Executive) and Matt Conlon (General Manager) who are supported by two Project Workers and army of volunteers. The volunteer Shift Leaders are responsible for delivering the aims and objectives of the Shelter on the nights/mornings that they are in charge. Any issues of procedure, problems with the guests and source of referrals are constantly monitored and entered on the database. Either the Chief Executive or the General Manager is always available.
The Trustees met regularly to consider and review the following in accordance with the needs of our guests:

- Operational Issues
- Finances
- Expansion
- Fund Raising
- Training

In setting objectives and planning for activities, the Trustees have given due consideration to general guidance published by the charity commission relating to public benefit.

Risk Management

The Trustees are aware of the requirement to identify and review the major risks to which the charity is exposed and to establish systems to mitigate those risks.

Related Parties

The charity incurs costs for payroll, bookkeeping and IT services provided by KOStech Consulting Limited, a company of which Kris Sparks, a trustee, is a sole director and shareholder. All payments for provision of services by a trustee are in line with the charity's memorandum and articles of association. Trustees are aware of the requirement to identify and review the major risks to which the charity is exposed and to establish systems to mitigate those risks.

Financial Review and Reserves Policy

Within unrestricted funds, income amounted to £349,351 (2022: £292,767) and expenditure of £*318,083* (2022: £283,808) resulting in net expenditure of £31,268 (2022: net income of £8,959).

Income within restricted funds totalled £176,850 (2022: £178,524) and expenditure of £136,900 (2022: £126,619) resulting in net income of £39,950 (2022: £51,905).

During the financial period 2022/23 the main expense incurred outside of budgeted operating and project costs was £39,215 to fund the completion of our Dormitory Pods project which included redesigning and installing individual sleeping pods to maximise the accommodation service offered whilst providing security and privacy to our guests.

FUNDING

SFTS continues to rely on private donations from Trusts & Foundations, Private Individuals and Corporate Supporters and receives no funding from government at a central or local level.

RESERVES

As can be seen from the accounting statements included within this report, Shelter from the Storm is in good financial health, with unrestricted total funds of £1,288,289 at the end

of the accounting period, £200,000 of which are being designated for our truly affordable housing project 'Move on Up'.

At the end of the accounting period funds are as follows:

Restricted funds:	£229,145
Unrestricted Cash:	£360,518
Unrestricted free reserves (excluding £200k designated funds):	£227,821

The major issue affecting the people we support is access to truly affordable permanent housing where they can live and thrive independently. We plan to provide accommodation within easy access of our shelter in Archway. The accommodation will be rented at affordable rates, pegged to social rents, feasible for those in minimum wage employment.

All available funds will be used towards the development of this project with a view to keeping 6-8 months operational costs in reserve thereafter which the trustees consider to be between £215k - £287k.

POST BALANCE SHEET EVENTS

There have been no significant events affecting the organisation since the year end.

SMALL COMPANY PROVISIONS

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

INDEPENDENT EXAMINER

A resolution to reappoint Mark Proctor of Lovewell Blake LLP as independent examiner for the ensuing year will be proposed at the Annual General Meeting.

Approved by order of the members of the board of Trustees and signed on their behalf by:

Megan Clinch

Megan Clinch
Trustee
Date: 15/12/2023

Shelter from the Storm

Company Limited by Guarantee

Independent examiner's report to the trustees of Shelter from the Storm

Year ended 31 March 2023

I report to the charity trustees on my examination of the financial statements of the company 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 the related notes.

Responsibilities and basis of report

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

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

Independent examiner's statement

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

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

1. accounting records were not kept in respect of the company as required by section 386 of the 2006 Act; or

2. the financial statements do not accord with those records; or

3. the financial statements do not comply with the accounting requirements of section 396 of the 2006 Act other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination; or

4. the financial statements have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

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

Mark Proctor

M Proctor FCA DChA
Independent Examiner

Lovewell Blake LLP
Chartered accountants
Bankside 300
Peachman Way
Broadland Business Park
Norwich
NR7 0LB

Date: 15/12/2023

Shelter from the Storm

Company Limited by Guarantee

Statement of financial activities (including income and expenditure account)

Year ended 31 March 2023

	Note	2023 Unrestricted funds £	2023 Restricted funds £	2023 **Total funds** £	2022 Total funds £
Income and endowments					
Donations and legacies	**5**	347,166	176,850	524,016	470,902
Other trading activities	**6**	1,300	–	1,300	–
Investment income	**7**	885	–	885	389
Total income		349,351	176,850	526,201	471,291
Expenditure					
Raising funds					
Costs of raising donations and legacies	**8**	3,058	–	3,058	2,617
Charitable activities	**9**	315,025	136,900	451,925	407,810
Total expenditure		318,083	136,900	454,983	410,427
Net income and net movement in funds		31,268	39,950	71,218	60,864
Reconciliation of funds					
Total funds brought forward		1,256,921	189,195	1,446,116	1,385,252
Total funds carried forward		1,288,189	229,145	1,517,334	1,446,116

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

Shelter from the Storm

Company Limited by Guarantee

Balance sheet

31 March 2023

	Note	2023 £	2022 £
Fixed assets			
Tangible fixed assets	**15**	1,249,427	1,298,072
Current assets			
Debtors	**16**	133,683	79,789
Cash at bank and in hand		429,770	484,186
		563,453	563,975
Creditors: Amounts falling due within one year	**17**	(66,380)	(136,765)
Net current assets		497,073	427,210
Total assets less current liabilities		1,746,500	1,725,282
Creditors: Amounts falling due after more than one year	**18**	(229,166)	(279,166)
Net assets		1,517,334	1,446,116
Funds of the charity			
Restricted funds		229,145	189,195
Unrestricted funds		1,288,189	1,256,921
Total charity funds	**20**	1,517,334	1,446,116

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

Directors' responsibilities:

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

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 15/12/2023, and are signed on behalf of the board by:

Megan Clinch

M Clinch
Trustee

Company registration number: 6631475

The notes on pages 27-37 form part of these financial statements.

Shelter from the Storm

Company Limited by Guarantee

Statement of cash flows

Year ended 31 March 2023

	2023	2022
	£	£
Cash flows from operating activities		
Net income	71,218	60,864
Adjustments for:		
Depreciation of tangible fixed assets	83,244	89,284
Other interest receivable and similar income	16,689	13,011
Loss on disposal of tangible fixed assets	9,167	750
Changes in:		
Trade and other debtors	(53,894)	39,613
Trade and other creditors	(70,385)	(5,683)
Cash generated from operations	56,039	197,839
Interest paid	(17,574)	13,400
Interest received	885	389
Net cash from operating activities	39,350	211,628
Cash flows from investing activities		
Purchase of tangible assets	(43,766)	(77,876)
Proceeds from sale of tangible assets	–	(150)
Net cash used in investing activities	(43,766)	(78,026)
Cash flows from financing activities		
Repayments of borrowings	(50,000)	(50,000)
Net cash used in financing activities	(50,000)	(50,000)
Net (decrease)/increase in cash and cash equivalents	(54,416)	83,602
Cash and cash equivalents at beginning of year	484,186	427,384
Cash and cash equivalents at end of year	429,770	510,986

The notes on pages 27-37 form part of these financial statements.

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 124 City Road, London, EC1V 2NX.

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 financial assets and liabilities and investment properties 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

After making appropriate enquiries, the Trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. At the year-end, the charity was in a strong net asset position and had a healthy cash balance. Additionally, the charity's main creditor at the year-end related to a loan, with the majority of this not due to be repaid in the next year.

For these reasons, they continue to adopt the going concern basis in preparing the financial statements.

Fund accounting

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

Designated funds are unrestricted funds earmarked by the trustees for particular future project or commitment.

Restricted funds are subjected to restrictions on their expenditure declared by the donor or through the terms of an appeal, and fall into one of two sub-classes: restricted income funds or endowment funds.

3. Accounting policies ***(continued)***

Income

All incoming resources are 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.

- legacy income is recognised when receipt is probable and entitlement is established.

- income from donated goods is measured at the fair value of the goods unless this is impractical to measure reliably, in which case the value is derived from the cost to the donor or the estimated resale value. Donated facilities and services are recognised in the accounts when received if the value can be reliably measured. No amounts are included for the contribution of general volunteers.

- 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.

- other expenditure includes all expenditure that is neither related to raising funds for the charity nor part of its expenditure on 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.

Tangible assets

Tangible fixed assets costing £nil or more are capitalised and recognised when future economic benefits are probable and the cost or value of the asset can be measured reliably.

Tangible assets are initially recognised at cost, and subsequently stated at cost less any accumulated depreciation and impairment losses. Any tangible assets carried at revalued amounts are recorded at the fair value at the date of revaluation less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

3. Accounting policies *(continued)*

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:

Freehold property	-	2% straight line
Long leasehold property	-	10% straight line
Plant and machinery	-	25% straight line and 50% straight line
Fixtures and fittings	-	33% straight line
Equipment	-	33% straight line

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.

Debt instruments are subsequently measured at amortised cost.

Defined contribution plans

The Company operates a defined contribution pension scheme and the pension charge represents the amounts payable by the Company to the fund in respect of the year.

4. Limited by guarantee

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

5. Donations and legacies

	Unrestricted Funds £	Restricted Funds £	**Total Funds 2023 £**
Donations			
Donations	347,166	176,850	524,016
Gifts			
Gifts in kind	–	–	–
	347,166	176,850	524,016

5. Donations and legacies *(continued)*

	Unrestricted Funds £	Restricted Funds £	Total Funds 2022 £
Donations			
Donations	292,378	177,793	470,171
Gifts			
Gifts in kind	–	731	731
	292,378	178,524	470,902

6. Other trading activities

	Unrestricted Funds £	**Total Funds 2023 £**	Unrestricted Funds £	Total Funds 2022 £
Shop income	300	300	–	–
Room hire	1,000	1,000	–	–
	1,300	1,300	–	–

7. Investment income

	Unrestricted Funds £	**Total Funds 2023 £**	Unrestricted Funds £	Total Funds 2022 £
Bank interest	885	885	389	389

8. Costs of raising donations and legacies

	Unrestricted Funds £	Restricted Funds £	**Total Funds 2023 £**
Fundraising expenses	3,058	–	3,058

	Unrestricted Funds £	Restricted Funds £	Total Funds 2022 £
Fundraising expenses	1,617	1,000	2,617

9. Expenditure on charitable activities

	Unrestricted Funds £	Restricted Funds £	**Total Funds 2023 £**
Staff costs	139,792	55,000	194,792
Depreciation	62,065	21,179	83,244
Insurance	9,153	–	9,153
Travel	207	–	207
Loss on sale of fixed asset	–	–	–
Other premises expenses	9,990	2,000	11,990
Counselling and English tuition	11,502	–	11,502
Guest expenses	2,289	–	2,289
Food and supplies	759	26,000	26,759
Legal clinic expenses	–	–	–
Service charges	591	–	591
Translation services	44	–	44
Volunteer costs	878	4,000	4,878
Light and heat	21,226	–	21,226
Project costs	17,706	24,321	42,027
Support costs	38,823	4,400	43,223
	315,025	136,900	451,925

	Unrestricted Funds £	Restricted Funds £	Total Funds 2022 £
Staff costs	86,692	117,619	204,311
Depreciation	89,285	–	89,285
Insurance	6,649	–	6,649
Travel	639	–	639
Loss on sale of fixed asset	750	–	750
Other premises expenses	7,899	–	7,899
Counselling and English tuition	10,252	–	10,252
Guest expenses	3,279	–	3,279
Food and supplies	19,177	–	19,177
Legal clinic expenses	56	–	56
Service charges	1,722	–	1,722
Translation services	64	–	64
Volunteer costs	258	–	258
Light and heat	21,027	–	21,027
Project costs	1,158	–	1,158
Support costs	33,284	8,000	41,284
	282,191	125,619	407,810

10. Analysis of support costs

	Total funds 2023	Total funds 2022
	£	£
Printing, postage and stationery	461	514
Telephone	3,022	3,824
Bank charges	1,964	1,666
Computer costs	1,194	1,006
Legal fees	420	–
Administration expenses	1,248	446
Finance costs	17,574	13,241
Payroll and bookkeeping costs	11,026	9,106
Accountancy	5,960	10,280
Sundry expenses	354	1,201
	43,223	41,284

11. Net income

Net income is stated after charging/(crediting):

	2023	2022
	£	£
Depreciation of tangible fixed assets	83,244	89,284
Auditor's remuneration	–	6,000

12. Independent examination fees

	2023	2022
	£	£
Fees payable to the independent examiner for:		
Independent examination of the financial statements	3,600	–

13. Staff costs

The total staff costs and employee benefits for the reporting period are analysed as follows:

	2023	2022
	£	£
Wages and salaries	156,167	165,991
Social security costs	17,429	17,313
Employer contributions to pension plans	21,196	21,007
	194,792	204,311

The average head count of employees during the year was 4 (2022: 5). The average number of full-time equivalent employees during the year is analysed as follows:

	2023	2022
	No.	No.
Directors	5	5
Employees	4	5
	9	10

13. Staff costs *(continued)*

No employee received employee benefits of more than £60,000 during the year (2022: Nil).

Key Management Personnel

The aggregate remuneration of key management personnel was £108,806 (2022: £80,000) in respect of 2 (2022: 2) employees.

14. Trustee remuneration and expenses

During the year, no Trustees received any remuneration or other benefits (2022 - £Nil).

During the year ended 31 March 2023, no Trustee expenses have been incurred (2022 - £Nil).

15. Tangible fixed assets

	Freehold property £	Long leasehold property £	Plant and machinery £	Fixtures, fittings and equipment £	Other fixed assets £	Total £
Cost						
At 1 Apr 2022	795,527	588,007	48,727	83,124	28,160	1,543,545
Additions	–	1,166	3,385	39,215	–	43,766
Disposals	–	–	–	–	(9,167)	(9,167)
Transfers	–	–	–	18,993	(18,993)	–
At 31 Mar 2023	795,527	589,173	52,112	141,332	–	1,578,144
Depreciation						
At 1 Apr 2022	24,113	146,286	36,163	38,911	–	245,473
Charge for the year	8,510	54,151	6,280	14,303	–	83,244
At 31 Mar 2023	32,623	200,437	42,443	53,214	–	328,717
Carrying amount						
At 31 Mar 2023	762,904	388,736	9,669	88,118	–	1,249,427
At 31 Mar 2022	771,414	441,721	12,564	44,213	28,160	1,298,072

16. Debtors

	2023 £	2022 £
Prepayments and accrued income	6,401	6,156
Other debtors	127,282	73,633
	133,683	79,789

17. Creditors: Amounts falling due within one year

	2023	2022
	£	£
Bank loans and overdrafts	50,000	50,000
Trade creditors	3,063	889
Accruals and deferred income	6,888	81,178
Social security and other taxes	4,045	4,108
Other creditors	2,384	590
	66,380	136,765

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

	2023	2022
	£	£
Bank loans and overdrafts	229,166	279,166

19. Pensions and other post retirement benefits

Defined contribution plans

The amount recognised in income or expenditure as an expense in relation to defined contribution plans was £21,196 (2022: £21,007).

20. Analysis of charitable funds

Unrestricted funds

	At 1 Apr 2022	Income	Expenditure	**At 31 Mar 2023**
	£	£	£	£
General funds	1,056,921	349,351	(318,083)	1,088,189
Moving on up project	200,000	–	–	200,000
	1,256,921	349,351	(318,083)	1,288,189

	At 1 Apr 2021	Income	Expenditure	At 31 Mar 2022
	£	£	£	£
General funds	1,047,962	292,767	(283,808)	1,056,921
Moving on up project	200,000	–	–	200,000
	1,247,962	292,767	(283,808)	1,256,921

The Move On Up project relates to amounts designated to enable the charity to provide truly affordable permanent housing to people it supports.

20. Analysis of charitable funds *(continued)*

Restricted funds

	At 1 Apr 2022	Income	Expenditure	**At 31 Mar 2023**
	£	£	£	£
COVID	9,167	–	(1,897)	7,270
Equipment	426	–	(365)	61
Holland Walk	88,317	–	(12,020)	76,297
Impact Fund	17,726	–	(14,321)	3,405
Oak Foundation 5yr	10,000	104,900	(62,400)	52,500
PAY	–	35,000	(35,000)	–
Philosophy fund	1,395	–	–	1,395
Sleeping Pods	53,162	30,000	(6,897)	76,265
Pro Bono Legal Clinic Fund	9,002	–	–	9,002
Volunteers Social Calendar Events	–	6,950	(4,000)	2,950
	189,195	176,850	(136,900)	229,145

	At 1 Apr 2021	Income	Expenditure	At 31 Mar 2022
	£	£	£	£
COVID	9,167	–	–	9,167
Equipment	–	731	(305)	426
Holland Walk	100,000	–	(11,683)	88,317
Impact Fund	17,726	–	–	17,726
Oak Foundation 5yr	–	65,000	(55,000)	10,000
PAY	–	59,400	(59,400)	–
Philosophy fund	1,395	–	–	1,395
Sleeping Pods	–	53,393	(231)	53,162
Pro Bono Legal Clinic Fund	9,002	–	–	9,002
Volunteers Social Calendar Events	–	–	–	–
	137,290	178,524	(126,619)	189,195

20. Analysis of charitable funds *(continued)*

The Pro Bono Legal Clinic Fund relates to amounts donated to provide free legal services to residents.

The Holland Walk Fund relates to amounts donated by Land Aid in relation to expenditure on the new shelter.

The Equipment Fund relates to amounts donated for new appliances for the charity.

The Philosophy Fund relates to amounts donated for philosophy sessions for residents.

The Impact Fund relates to amounts donated by C&H Richards to fund a project to develop and execute an Impact Assessment program.

The Oak Foundation Fund relates to developing a 5 year plan and strategy to help achieve the charity's mission and objectives.

The Covid Fund relates to one off donations to help the charity navigate the challenges of the coronavirus pandemic.

The Project Fund relates to amounts donated to fund the salaries of project workers.

The Volunteers Social Calendar Events fund relates to amounts donation towards volunteer events.

21. Analysis of net assets between funds

	Unrestricted Funds £	Restricted Funds £	**Total Funds 2023 £**
Tangible fixed assets	1,089,534	159,893	1,249,427
Current assets	494,201	69,252	563,453
Creditors less than 1 year	(66,380)	–	(66,380)
Creditors greater than 1 year	(229,166)	–	(229,166)
Net assets	1,288,189	229,145	1,517,334

	Unrestricted Funds £	Restricted Funds £	Total Funds 2022 £
Tangible fixed assets	1,172,453	125,619	1,298,072
Current assets	432,999	130,976	563,975
Creditors less than 1 year	(69,365)	(67,400)	(136,765)
Creditors greater than 1 year	(279,166)	–	(279,166)
Net assets	1,256,921	189,195	1,446,116

22. Analysis of changes in net debt

	At 1 Apr 2022	Cash flows	Other changes	**At 31 Mar 2023**
	£	£	£	**£**
Cash at bank and in hand	484,186	(54,416)	–	429,770
Debt due within one year	(50,000)	50,000	(50,000)	(50,000)
Debt due after one year	(279,166)	–	50,000	(229,166)
	155,020	(4,416)	–	150,604

23. Related parties

During the year the charity incurred costs of £9,360 (2022: £14,880) for payroll, bookkeeping and IT services provided by Kostech Consulting Limited, a company of which Kris Sparks, a trustee, is a sole director and shareholder. The payment for provision of services by a trustee are in line with the charity's memorandum and articles of association. At the year end, there was no unpaid balance (2022: £Nil).

During the year, donations of £54 (2022: £1,033) were received from the trustees.

During 2019 the charity borrowed £500,000 from Mrs Francine Sumners, a former trustee, in order to assist with the purchase and fit out costs of the new shelter. This amount bears interest at 3.5% above the Bank of England Base rate and is repayable in instalments over a ten year period. The balance as at the year end was £279,166 (2022: £329,166) and interest charged during the year was £17,574 (2022: £13,241).

SHELTER FROM THE STORM

England & Wales - Charity number 1125575

Accounts

SHELTER FROM THE STORM



Audited
Trustees' annual report and financial statements

For the year ended 31 March 2022

Shelter from the Storm

(a company limited by guarantee)

Registered Company number: 6631475

Charity number: 1125575

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Reference and administrative details of the Organisation

Trustees and advisers for the year ended 31 March 2022

- K Sparks
- L Newby (resigned 1 November 2022)
- M Clinch
- David Drewery
- Claude Umuhire

Registration Details

Company Registered Number: 6631475
Charity Registered Number: 1125575

Registered Office

124 City Road,
London, EC1V 2NX

Chief Executive

S M Stephenson

Independent Auditors

BKL Audit LLP
35 Ballards Lane,
London, N3 1XW

Principal Bankers

Barclays Bank PLC

SHELTER FROM THE STORM
REG. CHARITY: 1125575

Our Mission is to house and support people who've experienced homelessness in London whoever they are wherever they come from



About Shelter from the Storm

Shelter from the Storm is a completely free emergency night shelter providing bed, dinner and breakfast for up to 36 people every night of the year. Established in 2007 as a response to the increasing levels of homelessness and destitution on the streets of London, our mission is to house and support people who've experienced homelessness in London *whoever they are wherever they come f*rom.

We take people off the streets FIRST then see what we can do to help them, while offering the dignity and respect they deserve. Not only do we give a safe warm bed for the night, showers, clothing and meals all free of charge but we also provide a settled base, with an address where people can receive mail and register for ID, employment or benefits.

The work of the shelter has always been based around the notion that people experiencing homelessness are part of our community, not an embarrassment to be swept into the gutter. With the right support, our guests can and do take their rightful position in society. For some this will be in paid employment, for others not ready or able to work, it will be about helping them become more active, involved and engaged members of their community. Each evening they sit down to eat together; a simple ritual for most of us, but for many of them it will be the first time they've done this since they left home.

Shelter from the Storm is 15 years old this year. We don't think we've changed too much since we first began; yes, we're able to offer more services to our guests, but the concept is still the same and this is why, 15 years down the line, we still think that what we do works, is important and deserves to be recognized and supported, and we're determined to continue our work for years to come.

We started with one night in a church hall and now we care for up to 36 men and women every night, 365 days a year. Shelter from the Storm truly is a place of transformation, a place of hope - not only for our guests, but for all of us.



Mission statement and vision

Our mission is to house and support the homeless in London *whoever* they are *wherever* they come from. Our vision is of a society where charities like Shelter from the Storm are no longer necessary.

To achieve our mission and realise our vision all our activities are underpinned by the following values:

- **Responsive:** A commitment to respond to the specific needs of our guests no matter how complex. We do not shy away from difficult cases that require extra perseverance, understanding and care.

- **Supportive**: To work with each guest as an individual, supporting them to set achievable and realistic goals that will enable them to work towards a safe, sustainable and happy future.

- **Worth:** To help our guests to realise the value of their labour and the contribution they can make to building a better society for all.

- **Community:** To foster and grow a community of guests and volunteers built on a commitment to care, understanding and mutual respect. Shelter from the Storm is committed to safeguarding and promoting the welfare of its guests, staff and volunteers.

- **Holistic:** Understand that tackling homelessness requires a grasp of complex problems and 'wrap around' solutions that must address the practical, emotional and social challenges that our guests face.

Co-Founder's statement and annual review

We're slowly getting back to 'normal'. It is a testament to our wonderful SFTS family that we've managed to weather the storm of the pandemic and continue to provide shelter for people experiencing homelessness every night of the year. We are now one of the very few shelters still open and free and available. The cost of living crisis is disproportionately affecting our guests. Rents and costs are rising, but wages are stagnating, meaning it takes even longer for our working guests to save up enough to move out of the shelter.

Many of the usual day time services and facilities our guests depend on are still closed or operating reduced hours. We're doing our best to support people's spirit with

Counselling and English classes as well as Cookery, Sewing and Art classes. We have some brilliant new employment partners and continue to help guests who are able into some really great jobs and into their own homes. As one of the very few available options, especially for those with no access to state support demand for our service is growing daily – we are swamped with referrals!

Whoever they are, wherever they come from, people who've experienced homelessness will continue to find a safe haven at Shelter from the Storm - a place of transformation, a place of joy, a place of hope.

Sheila Scott (Stephenson) Co-founder & Chief Executive July 2022



Our team General Manager - Matt Conlon, Chief Executive - Sheila Scott, Project Workers – Sara Saghafi & Celia Moodie

Our volunteers



During these difficult times, we've been overwhelmed by the response of the public, especially local people, who are so keen to help with the work of the shelter. Our amazing volunteers are key to delivering truly remarkable outcomes for our guests. Many volunteers have been with us since the beginning, some for years and new team members are joining us all the time. Once they're settled in their new homes, we encourage our ex guests to come back to volunteer. Our fantastic and dedicated crew always go the extra mile to provide a warm, welcoming and safe environment for the guests. They cook delicious dinners, undertake arduous fundraising activities, do laundry, play pool, help with CVs and job applications, search for rooms, but mostly offer love and care and a someone to talk to.

Stella



My name is Stella and I'm 18. I was a Primary Carer for a family member, but I suffered abuse and it became impossible for me to stay in my home. I slept on the streets for a few weeks until I got a place at SFTS. I actually coped OK – buses are warmer than you'd think! I'm studying independently for my A' levels – I love learning, I want to do Philosophy, Politics & Economics at University and I've applied in the USA and UK.
I'm estranged from my family, but I still see my younger siblings.
It's been a life saver staying at the shelter, it's given me the chance to continue my studies. I also have a part time job tutoring Maths to year 6 & 7s and volunteer a charity for the elderly.
I like it at the shelter and feel safe and happy here. Life feels at last as if there are some possibilities.

Alex

I'm 76 years old, but my Journey to Shelter from the Storm was neither dramatic nor unforeseen and I didn't fall through the cracks of an Orwellian system - I simply ran out of money! I'd been living in Mexico for 8 years, but early in 2020, I decided it was time to return home to Britain, make a home in Cheltenham and start a small business.
Then…Covid hit and I became caught up in a 2-year nightmare of lockdowns, expiring visas and the potential of an unaffordable period of quarantine in UK. I was locked in a situation with my costs ever increasing and my savings dwindling with no end in sight.
Finally, in February 2022, I got my second jab and few days later I was on a plane back to London - only one problem, I landed with £ 250 in my pocket. Fortunately, in the great tradition of the UK, a safety net was available. The Embassy knowing of my dire financial

situation alerted HTC (Heathrow Travel Care) a charity operating out of the airport that helps distressed passengers.
It was surreal staying overnight at Heathrow, sleeping and sharing this huge empty space with only few unfortunate passengers waiting for their dawn flight. No showers for a week but a roof and a bench to lie down in a warm place. My accompanying thoughts were: cheer-up Alex, could be worse!! No coffee only some bread at M&S terminal 3 and £0.55 to last almost a week.
British Citizens can't apply online from overseas for their pension and have to pass the Habitual Residence Test, which requires three months wait before claiming any benefits. This left me destitute.
I was kind of fearful to go to a shelter after passing two nights with my last pounds (£ 35 a night) at a rundown Hostel in Central London. Eight people crammed in four tier high bunks (quite wobbly!) in an old Victorian structure. However, I was grateful and pleasantly surprised to be referred to Shelter from the Storm, an excellent Shelter, very accommodating with good food, clean dorms and Hollywood showers.
Thank you Sheila and the team, Matt, Celia and night owl Sara who was many times our guardian angel overnight. But also, thanks to the army of young and not-so young volunteers who cook and patiently listen to the most varied of colourful characters with empathy and drive to make us feel comfortable and cared for in the difficult moments of our lives.

English classes



What we do

We offer ESOL classes to guests for whom English isn't their first language. These are mostly one to one classes focusing on reading, writing, listening, speaking, grammar and pronunciation. Some guests have 'spiky profiles' where one skill is more developed than others. They might be able to speak but not write for example, in which case we focus more heavily on one skill.

Guests have a mixed experience of education in their home countries; some are university educated, whilst others have never been to school and have no literacy skills in their first language. Some have no experience of using computers, so IT skills are often integrated into the lessons.

How we help

ESOL classes improve the wellbeing of guests in a number of ways. They combat isolation and provide a distraction from what guests are going through. They occupy time and provide a sense of achievement and purpose. Improved English helps guests to

function better and to rebuild their lives. With a decent level of English guests can communicate more effectively with services and take a more active part in decision making that affects them. They can find a greater level of independence, both financially and socially. They can find work, make friends and engage with community more easily.

Over time I am able to build trusting relationships with guests and often they feel they can open up about their experiences. In these instances I provide a listening ear which gives the benefit of some emotional support whilst also offering the chance to speak for a longer period of time and improve fluency.

Often guests will come to the lessons with a support need. This could be anything from booking a doctor's appointment to registering for college. We look at the bespoke language needed to complete that task or understand an issue, often in the process, solving it. If it's relevant to a guest's situation, we will look at the language needed to understand rights and entitlements, such as for an asylum interview. Sometimes if appropriate, I will signpost or refer a guest to a service or organization that can meet their needs.

With cuts to the provision of adult education, we provide one of the few services our guests can access. We believe that by supporting guests to improve their communication skills we will not only enhance their wellbeing but:

- It will maximise chances of finding meaningful employment
- Improve access to volunteering opportunities for those not yet ready for or able to work
- Create meaningful relationships, prevent isolation and help them integrate into society

Philippa MacKenzie

Counselling



'Every time I hear a crack or knock or bang on a surface, I suddenly find myself in a state of fear and terror'

'How can I think of the future or an alternative way forward when I don't know what this even means'

'Coming from a privileged background and suddenly finding myself homeless is hard'

'Not having a passport, and homeless leaves, me feeling without an identity'

These words elucidate the unbearable pain and challenges the guests express to me as a counsellor at Shelter from the Storm. Bearing witness to these words and feelings, reminds me of just how important it is to provide a safe space and a listening ear for the guests.

Each of these statements is testimony to the loss of dignity, while on a journey to the Shelter. Travelling without identity papers, across continents, with no security or resources and being homeless are not conducive to well-being and health. The importance of providing counselling that is non-judgemental, person centred and with positive regard, cannot be understated.

Online counselling in 2021 was a challenge for many. January 2022 was the first time I was able to reconnect with the guests at the shelter face to face. A triumph given the alienation experienced by many, not only in relation to COVID but also considering their journey to the shelter. Counselling sessions provide an opportunity for the guests to heal their wounds and work through their trauma as a way of responding to personal and professional hardships experienced by each one.

Mehboob Dada, Counsellor (MBACP Accred)

Community Café



The Community Café has been hosting The Ambitious Academy, providing a safe and warm space to meet twice a week. Ambitious Academy works with local young people, engaging them in film making in partnership with a professional media company. Their latest film is called 'Idle Hands' about the decimation of youth services (nearly halved since 2011) across London and the lack of employment or leisure opportunities for young people.



Enrichment activities

Our talented and inspirational volunteers continue to provide a variety of creative enrichment classes for our guests.



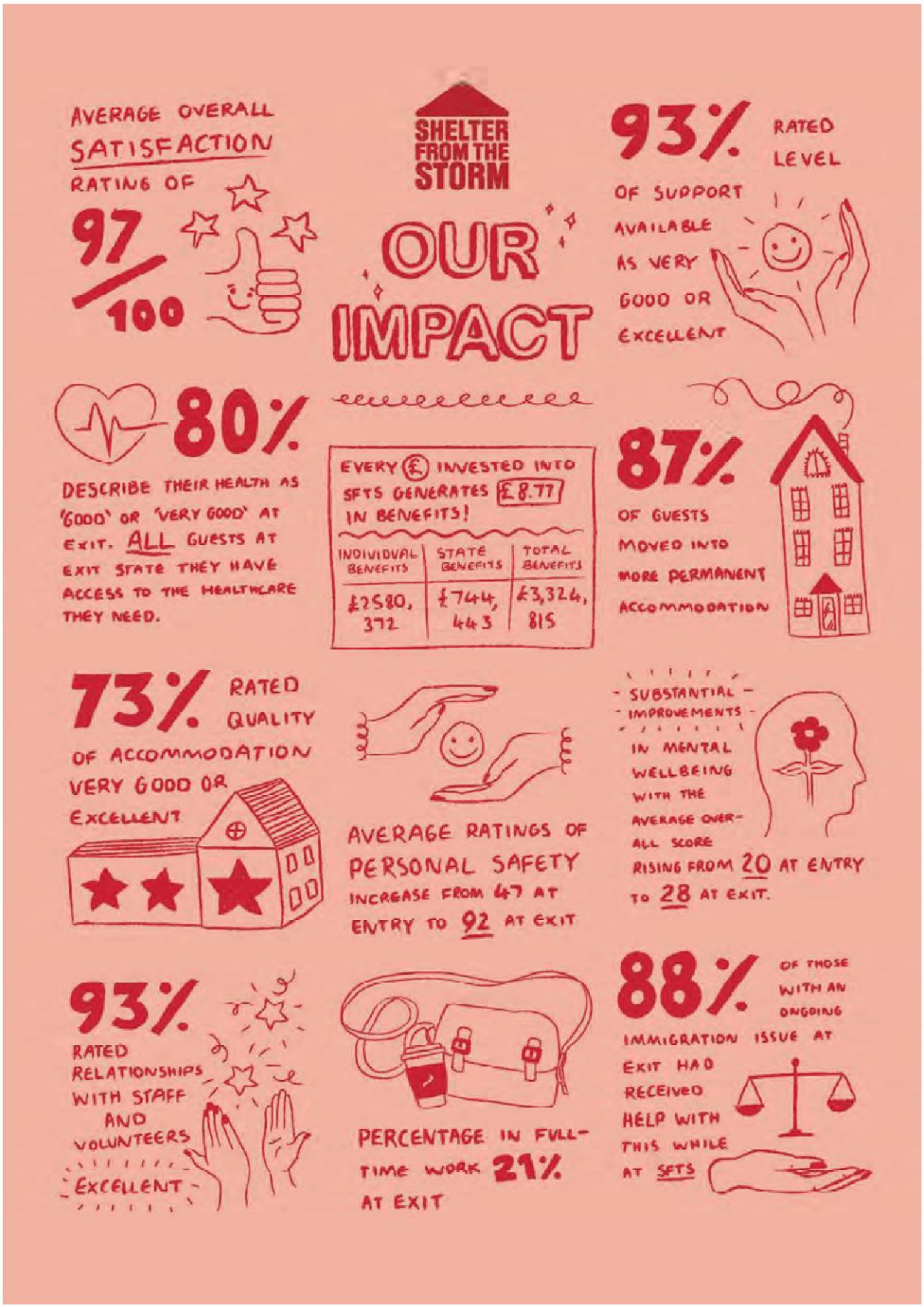


Shelter Garden

Our garden continues to mature and grow. Matt and some of our guests built these beautiful planters. We grew tomatoes, cucumbers and peppers which the volunteers used in our dinners. Many of our neighbours have told us how our garden has really cheered them up during this difficult year.



Impact Assessment



We have just recently concluded an independent Impact Report.
Here is an extract from the Executive Summary:

SFTS provides a quality service that is highly valued by its' guests. During the stakeholder engagement, guests told us of lives transformed and all spoke of the warmth, commitment and respect of staff and volunteers and the quality of the facilities.
This was echoed in the quantitative research, which found high levels of satisfaction among guests and showed that SFTS achieves meaningful outcomes for a substantial proportion of its guests in the domains of housing, employment, health and wellbeing. This is despite operating against the backdrop of an acute shortage of affordable housing and appropriate support services for homeless individuals in London.
The economic analysis found that the impact of SFTS's work holds substantial value for guests as well as wider society:
Of these benefits, between £1.57 million and £2.58 million accrue to the individual and between £422,565 and £744,443 accrue to the State.
The most significant area of benefit for individuals is due to improvements in mental wellbeing, followed by employment and access to essentials (food, shelter).
For the State, value is derived primarily from the reduction in rough sleeping (86% of the State value) and reduced spending on benefits because of increased numbers in employment.

Read the full report here:

Campaigning and **Sharing best Practice**

Part of our mission is to campaign to raise awareness and explain issues of homelessness, to educate the public and also to influence public policy. SFTS is recognised in our sector as a great example of best practise. We regularly host visits from other charities to show them our operation. We have also host visits from schools and corporates who are interested in learning more about our work with people experiencing homelessness. The CEO and GM are regularly asked to give talks to companies and interviews to the media.

Leaders group of students visit the shelter



Move on Up



The major issue affecting the people we support at the shelter is access to truly affordable permanent housing where they can live and thrive independently. This is particularly true of those guests we've managed to support into employment.

We want to build homes in Islington, rented on long renewable tenancies at truly affordable rates, feasible for those in minimum wage employment. This would not be supported accommodation, but general needs housing.

One of the demographics we're particularly keen to cater for are our guests who are parents who are separated from their children. The sort of accommodation that our guests are eligible for almost always excludes overnight visitors. Our one beds would be designed specifically to make it pleasant for parents to have their children for overnight stays.

We would like to build a beautiful mixed development comprising three, two and one bed apartments.The scheme will incorporate communal space and green/wild areas, and we'll be aiming to use new green technologies to maximise the energy efficiency and reduce the carbon emissions of the building.

We believe our model will provide a beautiful and inspirational blue print for how social housing can be delivered in today's climate.


Makita

Sleeping Pods Project





This exciting new project will double the number of beds we can provide for people who've experienced homelessness to 36, as well as improving the quality of the accommodation we currently offer. Our open plan dorm style bedrooms have served us well for 15 years but Covid has made us all more aware and anxious about sharing communal spaces and this is especially true of our guests. We've reimagined our bedroom spaces to address this issue providing privacy, a reassuring sense of security and a more permanent solution for our dormitories. Each bed space will be accessible through an entrance hatch. Within each sleeping pod there will be a bed and a small amount of space to leave some belongings as well as a USB charging point and a reading light. Each guest also has their own lockable wardrobe. The entrance to each bed has a roller blind, allowing each guest to create a fully enclosed space which is cosy and private and that each person can truly feel is their own.

Community Bike Workshop

Islington has the 4th highest rate of children living in poverty in the UK and Shelter from the Storm is based in the most deprived area of Islington. We see this every day as we go about our work – knife crime is still a big issue. The effects of austerity and cuts to services, particularly for young people, have been devastating everywhere but especially in our depressed inner-city borough. The atmosphere of despair is palpable.

Our bike workshop will provide a place of hope and inspiration. Many of our neighbours, whatever their age, have never had the opportunity to learn life enhancing skills – never had the sheer pleasure and satisfaction you get from a simple thing like mending your own or your child's bike.

The workshop will be an open and inclusive space where our homeless guests and our neighbours, young and old, can come together in a shared enterprise to learn new skills and transform their lives.

The workshop next to our homeless shelter and community café has 3 main aims:

- **To provide affordable repairs and servicing of people's bikes.**
  As a community workshop, it will be not for profit. All work will be charged at cost.

- **To provide employment to people who have been homeless.**
  We aim to teach homeless people the skills they need to work in the workshop and to offer employment at London Living Wage.

- **To teach skills to homeless people as well as local bike owners.**
  We will teach people how to mend their own bikes, opening up the workshop to allow them to use our tools and to offer guidance where required. We will also be teaching homeless people bicycle maintenance and repairs.





Thank you to the following for their wonderful support, without which we would be unable to deliver our service to some of the most marginalised people in our society.

Arsenal Foundation, Artemis Charitable Foundation, Ayrton Bespoke Ltd, Bates Wells Foundation, Buzzacot Stuart Jeffries Memorial Fund, Caleb Kramer, Capitol Group, Conegate Ltd, Crouch End Church Studios, Egg Break Ltd, Foyle Foundation, FTwork Trust, Hollick Family Foundation, The Hoxton (Holborn) Ltd, The Hoxton (Shoreditch) Ltd, The Hoxton (Southwark) Ltd, Hughes Fowler Carruthers LLP, Invesco Cares Foundation, John Laing Charitable Trust, Jongen Charitable Trust, Kennedy Wilson UK, LandAid, Lawsons Timber, Leigh Day LLP, Longrow Capitol, Luminous, Magculture, Mercers Charitable Foundation, Mewburn Ellis LLP, Mr & Mrs Hall, Mr & Mrs Mitchell, Pollard Thomas, The Oak Foundation, Pret Foundation Trust, Quadrant Building Control, Streets of London, Tandoor Chophouse Ltd, Warp Records.

And also… a huge thank you to all our wonderful private donors who have supported us throughout.

Structure, governance and management

The Trustees (who are also directors of the charity for the purposes of the Companies Act) present their annual report together with the financial statements of Shelter from the Storm (the company) for the ended 31 March 2022. The Trustees confirm that the Annual Report and financial statements of the company comply with the current statutory requirements, the requirements of the company's governing document and the provisions of the Statement of Recommended Practice (SORP) "Accounting and Reporting by Charities" issued in March 2005.

Constitution

The company is registered as a charitable company limited by guarantee and was set up by a Memorandum of Association on 26/6/08.
The company is constituted under a Memorandum of Association dated 26/6/08 and is a registered charity number 1125575.
The principal object of the company is to provide shelter, food, advice, counselling and other forms of charitable support to those who are homeless or otherwise socially or economically disadvantaged.

Method of appointment or election of trustees

The management of the company is the responsibility of the Trustees who are elected and co-opted under the terms of the Articles of Association. New trustees are given a copy of the Charity Commission publication 'The Essential Trustee - What You Need to Know', and we are looking at additional training options.

Organisation

The following trustees served throughout the year:

K Sparks
L Newby (resigned 1 November 2022)
M Clinch
David Drewery
Claude Umuhire

The shelter is managed by Sheila Stephenson (Chief Executive) and Matt Conlon (General Manager) who are supported by two Project Workers and army of volunteers. The volunteer Shift Leaders are responsible for delivering the aims and objectives of the Shelter on the nights/mornings that they are in charge. Any issues of procedure, problems with the guests and source of referrals are constantly monitored and entered on the database. Either the Chief Executive or the General Manager is always available.
The Trustees met regularly to consider and review the following in accordance with the needs of our guests:

- Operational Issues
- Finances
- Expansion
- Fund Raising
- Training

In setting objectives and planning for activities, the Trustees have given due consideration to general guidance published by the charity commission relating to public benefit.

Financial Review and Reserves Policy

During the financial period 2021/22 the main expense incurred outside of budgeted operating and project costs was £46,736 to fund the Dormitory Pods project which included redesigning and installing individual sleeping pods to maximise the accommodation service offered whilst providing security and privacy to our guests.

The prior year financial statements were not audited as there was no statutory requirement. The comparative figures shown in these financial statements were not audited.

FUNDING

SFTS continues to rely on private donations from Trusts & Foundations, Private Individuals and Corporate Supporters and receives no funding from government at a central or local level.

RESERVES

As can be seen from the accounting statements included within this report, Shelter from the Storm is in good financial health, with unrestricted total funds of £1,446,116 at the end of the accounting period, £200,000 of which are being designated for our truly affordable housing project 'Move on Up'.

At the end of the accounting period funds are as follows:

Restricted funds:	£189,195
Unrestricted Cash:	£294,988

The major issue affecting the people we support is access to truly affordable permanent housing where they can live and thrive independently. We plan to provide accommodation within easy access of our shelter in Archway. The accommodation will be rented at affordable rates, pegged to social rents, feasible for those in minimum wage employment.

All available funds will be used towards the development of this project with a view to keeping 6-8 months operational costs in reserve thereafter.

POST BALANCE SHEET EVENTS

There have been no significant events affecting the Group since the year end.

Trustees' responsibilities statement

The Trustees (who are also the directors of the Company for the purposes of company law) are responsible for preparing the Trustees' report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

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 Company and of its incoming resources and application of resources, including its income and expenditure, 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 of the Charities SORP (FRS 102);
- make judgements and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards (FRS 102) 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 Company will continue in business.

The Trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the Company's transactions and disclose with reasonable accuracy at any time the financial position of the 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 Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Auditors

During the year, Berg Kaprow Lewis LLP acted as auditor to the company until 31 March 2022. On 31 March 2022, Berg Kaprow Lewis LLP transferred its audit business to a new LLP, BKL Audit LLP. The Trustees consented to treating the appointment of Berg Kaprow Lewis LLP as extending to BKL Audit LLP with effect from 1 April 2022. Under section 487 (2) of the Companies Act 2006, BKL Audit LLP will be deemed to have been reappointed as auditors 28 days after these financial statements were sent to members or 28 days after the latest date prescribed for filing the accounts with the registrar, whichever is earlier.

Approved by order of the members of the board of Trustees and signed on their behalf by:

Megan Clinch *Megan Clinch*
Trustee
Date: 22/12/2022

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF SHELTER FROM THE STORM

Opinion

We have audited the financial statements of Shelter from the Storm (the 'charitable company') for the year ended 31 March 2022 which comprise the Statement of financial activities, the Balance sheet, the Statement of cash flows and the related notes, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 March 2022 and of its incoming resources and application of resources, including its income and expenditure for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

Basis for opinion

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

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the Trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charitable company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the Trustees with respect to going concern are described in the relevant sections of this report.

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF SHELTER FROM THE STORM (CONTINUED)

Other information

The other information comprises the information included in the Annual report other than the financial statements and our Auditors' report thereon. The Trustees are responsible for the other information contained within the Annual report. 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.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Charities (Accounts and Reports) Regulations 2008 requires us to report to you if, in our opinion:

- the information given in the Trustees' report is inconsistent in any material respect with the financial statements; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of trustees

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

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

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF SHELTER FROM THE STORM (CONTINUED)

Auditors' responsibilities for the audit of the financial statements

We have been appointed as auditor under section 145 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder.

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 Auditors' 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:

- Enquiring of management around actual and potential litigation and claims;
- Reviewing board meeting minutes of meetings of those charged with governance;
- Reviewing financial statement disclosures and testing to supporting documentation to assess 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 business rationale of significant transactions outside the normal course of business and reviewing accounting 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.

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

Other matters

The prior year financial statements were not audited as there was no statutory requirement. The comparative figures shown in these financial statements were not audited.

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF SHELTER FROM THE STORM (CONTINUED)

Use of our report

This report is made solely to the charitable company's trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the charitable company's trustees those matters we are required to state to them in an Auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charitable company and its members, as a body, for our audit work, for this report, or for the opinions we have formed.

Berg Kaprow Lewis LLP

BKL Audit LLP

Chartered Accountants
Statutory Auditor

London

Date: 23/12/2022

BKL Audit LLP are eligible to act as auditors in terms of section 1212 of the Companies Act 2006.

SHELTER FROM THE STORM

(A company limited by guarantee)

STATEMENT OF FINANCIAL ACTIVITIES (INCORPORATING INCOME AND EXPENDITURE ACCOUNT) FOR THE YEAR ENDED 31 MARCH 2022

	Note	Restricted funds 2022 £	Unrestricted funds 2022 £	Total funds 2022 £	*As restated Total funds 2021 £*
Income from:					
Donations and legacies	2	**178,524**	**292,378**	**470,902**	*526,149*
Investments	3	**-**	**389**	**389**	*561*
Total income		**178,524**	**292,767**	**471,291**	*526,710*
Expenditure on:					
Raising funds	4	**1,000**	**1,617**	**2,617**	*2,061*
Charitable activities	5	**125,619**	**282,191**	**407,810**	*421,883*
Total expenditure		**126,619**	**283,808**	**410,427**	*423,944*
Net movement in funds		**51,905**	**8,959**	**60,864**	*102,766*
Reconciliation of funds:					
Total funds brought forward		**137,290**	**1,247,962**	**1,385,252**	*1,282,486*
Net movement in funds		**51,905**	**8,959**	**60,864**	*102,766*
Total funds carried forward		**189,195**	**1,256,921**	**1,446,116**	*1,385,252*

The Statement of Financial Activities includes all gains and losses recognised in the year.

The notes on pages 38 to 57 form part of these financial statements.

SHELTER FROM THE STORM

(A company limited by guarantee)
REGISTERED NUMBER: 06631475

BALANCE SHEET
AS AT 31 MARCH 2022

	Note		2022 £		*As restated 2021 £*
Fixed assets					
Tangible assets	10		**1,298,072**		*1,310,080*
			1,298,072		*1,310,080*
Current assets					
Debtors	11	**79,789**		*119,402*	
Cash at bank and in hand		**484,186**		*427,384*	
		563,975		*546,786*	
Creditors: amounts falling due within one year	12	**(136,765)**		*(142,448)*	
Net current assets			**427,210**		*404,338*
Total assets less current liabilities			**1,725,282**		*1,714,418*
Creditors: amounts falling due after more than one year	13		**(279,166)**		*(329,166)*
Net assets excluding pension asset			**1,446,116**		*1,385,252*
Total net assets			**1,446,116**		*1,385,252*
Charity funds					
Restricted funds	15		**189,195**		*137,290*
Unrestricted funds	15		**1,256,921**		*1,247,962*
Total funds			**1,446,116**		*1,385,252*

BALANCE SHEET (CONTINUED)
AS AT 31 MARCH 2022

The entity was entitled to exemption from audit under section 477 of the Companies Act 2006.

The members have not required the entity to obtain an audit for the year in question in accordance with section 476 of the Companies Act 2006.

However, an audit is required in accordance with section 145 of the Charities Act 2011 by the request of a majority of Trustees.

The Trustees acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and preparation of financial statements.

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

The financial statements were approved and authorised for issue by the Trustees and signed on their behalf by:

Megan Clinch

M Clinch

Date: 22/12/2022

The notes on pages 38 to 57 form part of these financial statements.

STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 31 MARCH 2022

	2022 £	*2021* *£*
Cash flows from operating activities		
Net cash used in operating activities	**197,689**	*164,542*
Cash flows from investing activities		
Dividends, interests and rents from investments	**389**	*561*
Purchase of tangible fixed assets	**(58,883)**	*(45,518)*
Capital expenditure	**(18,993)**	-
Net cash used in investing activities	**(77,487)**	**(44,957)**
Cash flows from financing activities		
Repayments of borrowing	**(50,000)**	*(50,000)*
Interest paid	**(13,400)**	*(14,250)*
Net cash used in financing activities	**(63,400)**	**(64,250)**
Change in cash and cash equivalents in the year	**56,802**	**55,335**
Cash and cash equivalents at the beginning of the year	**427,384**	*372,049*
Cash and cash equivalents at the end of the year	**484,186**	*427,384*

The notes on pages 38 to 57 form part of these financial statements

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2022

1. Accounting policies

1.1 Basis of preparation of financial statements

The financial statements have been prepared in accordance with the Charities SORP (FRS 102) - Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006.

Shelter from the Storm meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy.

1.2 Going concern

After making appropriate enquiries, the Trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. At the year-end, the charity was in a strong net asset position and had a healthy cash balance. Additionally, the charity's main creditor at year end related to a loan, with the majority of this not due to be repaid in the next year.

For these reasons, they continue to adopt the going concern basis in preparing the financial statements.

1.3 Fund accounting

General funds are unrestricted funds which are available for use at the discretion of the Trustees in furtherance of the general objectives of the charity and which have not been designated for other purposes.

Designated funds comprise unrestricted funds that have been set aside by the Trustees for particular purposes. The aim and use of each designated fund is set out in the notes to the financial statements.

Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donors or which have been raised by the Company for particular purposes. The costs of raising and administering such funds are charged against the specific fund. The aim and use of each restricted fund is set out in the notes to the financial statements.

Investment income, gains and losses are allocated to the appropriate fund.

1.4 Income

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

Income tax recoverable in relation to investment income is recognised at the time the investment income is receivable.

1. Accounting policies (continued)

1.5 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably.

Expenditure on raising funds includes all expenditure incurred by the Company to raise funds for its charitable purposes and includes costs of all fundraising activities events and non-charitable trading.

Expenditure on charitable activities is incurred on directly undertaking the activities which further the Company's objectives, as well as any associated support costs.

All expenditure is inclusive of irrecoverable VAT.

1.6 Interest receivable

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the Company; this is normally upon notification of the interest paid or payable by the institution with whom the funds are deposited.

1.7 Tangible fixed assets and depreciation

Tangible fixed assets costing £NIL or more are capitalised and recognised when future economic benefits are probable and the cost or value of the asset can be measured reliably.

Tangible fixed assets are initially recognised at cost. After recognition, under the cost model, tangible fixed assets are measured at cost less accumulated depreciation and any accumulated impairment losses. All costs incurred to bring a tangible fixed asset into its intended working condition should be included in the measurement of cost.

Depreciation is charged so as to allocate the cost of tangible fixed assets less their residual value over their estimated useful lives, .

Depreciation is provided on the following basis:

Freehold property	-	2%	straight line
Freehold property improvements	-	10%	straight line
Plant and machinery	-	25%	straight line and 50% straight line
Fixtures and fittings	-	33%	straight line
Office equipment	-	33%	straight line
Other fixed assets	-	10%	straight line

Wirthin freehold property, there is land which is not depreciated.

1.8 Debtors

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

1. Accounting policies (continued)

1.9 Cash at bank and in hand

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

1.10 Liabilities and provisions

Liabilities are recognised when there is an obligation at the Balance sheet date as a result of a past event, it is probable that a transfer of economic benefit will be required in settlement, and the amount of the settlement can be estimated reliably. Liabilities are recognised at the amount that the charity anticipates it will pay to settle the debt or the amount it has received as advanced payments for the goods or services it must provide. Provisions are measured at the best estimate of the amounts required to settle the obligation.

Grant commitments are recognised as liabilities in the balance sheet and charged to the statement of profit or loss when the commitment to make the grant is communicated to the recipient. Grants due in more than one year are discounted to present value. The discount rate used is determined using the charity's average income yield on investments.

1.11 Financial instruments

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

1.12 Pensions

The Company operates a defined contribution pension scheme and the pension charge represents the amounts payable by the Company to the fund in respect of the year.

2. Income from donations and legacies

	Restricted funds 2022 £	Unrestricted funds 2022 £	Total funds 2022 £
Donations and grants	177,793	292,378	**470,171**
Gifts in kind	731	-	**731**
	178,524	292,378	**470,902**

2. Income from donations and legacies (continued)

	Restricted funds 2021 £	*Unrestricted funds 2021* £	*Total funds 2021* £
Donations and grants	*157,316*	*368,833*	*526,149*

As outlined by SORP FRS 102, donated goods and services are to be included in the accounts valued at the amount the charity would have spent on similar goods or services, should they have not been received as donations.

The donations in kind in the the year consist of £731 worth of plant and machinery for the Shelter. There were no donations in kind in the prior year.

3. Investment income

	Unrestricted funds 2022 £	**Total funds 2022** £
Bank interest receivable	389	**389**

	Unrestricted funds 2021 £	*Total funds 2021* £
Bank interest receivable	*561*	*561*

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2022

4. Expenditure on raising funds

	Restricted funds 2022 £	Unrestricted funds 2022 £	Total funds 2022 £
Fundraising expenses	1,000	1,617	**2,617**

	Unrestricted funds 2021 £	*Total funds 2021 £*
Fundraising expenses	*2,061*	*2,061*

5. Analysis of expenditure on charitable activities

Summary by fund type

	Restricted funds 2022 £	Unrestricted funds 2022 £	Total funds 2022 £
Direct costs	117,619	248,907	**366,526**
Support costs	8,000	33,284	**41,284**
	125,619	282,191	**407,810**

5. Analysis of expenditure on charitable activities (continued)

Summary by fund type (continued)

	As restated Restricted funds 2021 £	*As restated Unrestricted funds 2021 £*	*As restated Total funds 2021 £*
Direct costs	*120,423*	*263,921*	*384,344*
Support costs	*-*	*37,539*	*37,539*
	120,423	*301,460*	*421,883*

6. Analysis of expenditure by activities

	Activities undertaken directly 2022 £	**Support costs 2022 £**	**Total funds 2022 £**
Direct costs	366,526	-	**366,526**
Support costs	-	41,284	**41,284**
	366,526	41,284	**407,810**

	As restated Activities undertaken directly 2021 £	*Support costs 2021 £*	*As restated Total funds 2021 £*
Direct costs	*384,344*	*-*	*384,344*
Support costs	*-*	*37,539*	*37,539*
	384,344	*37,539*	*421,883*

6. Analysis of expenditure by activities (continued)

Analysis of direct costs

	Total funds 2022 £	*As restated Total funds 2021 £*
Staff costs	**204,311**	*209,467*
Depreciation	**89,285**	*86,901*
Volunteer costs	**258**	*299*
Food and supplies	**19,177**	*17,001*
Training	**-**	*1,171*
Project costs	**1,158**	*30,088*
Insurance	**6,649**	*5,394*
Legal clinic expenses	**56**	*98*
Guest expenses	**3,279**	*1,411*
Counselling and English tuition	**10,252**	*4,655*
Service charges	**1,722**	*600*
Travel	**639**	*1,448*
Loss on sale of fixed asset	**750**	-
Light and heat	**21,027**	*16,121*
Other premises expenses	**7,899**	*9,658*
Translation services	**64**	*32*
	366,526	*384,344*

6. Analysis of expenditure by activities (continued)

Analysis of support costs

	Total funds 2022 £	*Total funds 2021 £*
Printing, postage and stationery	**514**	*395*
Telephone	**3,824**	*4,505*
Bank charges	**1,666**	*1,494*
Computer costs	**1,006**	*1,368*
Legal fees	**-**	*241*
Administration expenses	**446**	*516*
Finance costs	**13,241**	*14,250*
Payroll and bookkeeping costs	**9,106**	*8,781*
Accountancy	**10,280**	*4,500*
Sundry expenses	**1,201**	*1,489*
	41,284	*37,539*

7. Auditors' remuneration

The auditor's remuneration amounts to a fee of £6,000.

The prior year accounts did not require an audit, therefore an independent examination was conducted. The independent examiner's remuneration amounted to an independent examiner fee of £3,000 and other fees of £1,500.

8. Staff costs

	2022 £	*2021 £*
Wages and salaries	**165,991**	*174,449*
Social security costs	**17,313**	*13,996*
Contribution to defined contribution pension schemes	**21,007**	*21,022*
	204,311	*209,467*

8. Staff costs (continued)

The average number of persons employed by the Company during the year was as follows:

	2022 No.	*2021* *No.*
Directors	**5**	*5*
Employees	**5**	*5*
	10	*10*

No employee received remuneration amounting to more than £60,000 in either year.

The aggregate remuneration of key management personnel was £80,000 (2021 - £80,000).

9. Trustees' remuneration and expenses

During the year, no Trustees received any remuneration or other benefits *(2021 - £NIL)*.

During the year ended 31 March 2022, no Trustee expenses have been incurred *(2021 - £NIL)*.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2022

10. Tangible fixed assets

	Freehold property £	Freehold property improvements £	Plant and machinery £	Fixtures and fittings £	Office equipment £	As restated Other fixed assets £	Total £
Cost or valuation							
At 1 April 2021	**795,527**	**567,811**	**52,340**	**47,098**	**4,300**	**9,167**	**1,476,243**
Additions	**-**	**20,196**	**6,961**	**30,578**	**1,148**	**18,993**	**77,876**
Disposals	**-**	**-**	**(10,574)**	**-**	**-**	**-**	**(10,574)**
At 31 March 2022	**795,527**	**588,007**	**48,727**	**77,676**	**5,448**	**28,160**	**1,543,545**
Depreciation							
At 1 April 2021	**15,603**	**92,569**	**33,854**	**21,927**	**2,210**	**-**	**166,163**
Charge for the year	**8,510**	**53,717**	**12,283**	**13,548**	**1,226**	**-**	**89,284**
On disposals	**-**	**-**	**(9,974)**	**-**	**-**	**-**	**(9,974)**
At 31 March 2022	**24,113**	**146,286**	**36,163**	**35,475**	**3,436**	**-**	**245,473**
Net book value							
At 31 March 2022	**771,414**	**441,721**	**12,564**	**42,201**	**2,012**	**28,160**	**1,298,072**
At 31 March 2021	*779,924*	*475,242*	*18,486*	*25,171*	*2,090*	*9,167*	*1,310,080*

Tangible fixed assets (continued)

Included in freehold property is land with a cost of £370,000 which is not depreciated.

11. Debtors

	2022 £	*2021* *£*
Due within one year		
Other debtors	**52,634**	*83,056*
Prepayments and accrued income	**6,156**	*4,441*
Tax recoverable	**20,999**	*31,905*
	79,789	*119,402*

12. Creditors: Amounts falling due within one year

	2022 £	*2021* *£*
Bank loans	**50,000**	*50,000*
Trade creditors	**889**	*11,052*
Other taxation and social security	**4,108**	*4,740*
Other creditors	**590**	*2,000*
Accruals and deferred income	**81,178**	*74,656*
	136,765	*142,448*

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

	2022 £	*2021 £*
Bank loans	**279,166**	*329,166*

Included within the above are amounts falling due as follows:

	2022 £	*2021 £*
Between one and two years		
Bank loans	**50,000**	*50,000*
Between two and five years		
Bank loans	**150,000**	*150,000*
Over five years		
Bank loans	**79,166**	*129,166*

14. Prior year adjustments

A prior year adjusment was made to reflect the cost of freehold property improvements being capitalised and depreciated over the useful life. In the previous years the cost had been capitalised, however the full amount was reflected in the restricted funds expenses, rather than depreciating over the useful life. This resulted in over-expenditure in the restricted funds, rather than in the general funds. A prior year adjustment was made to account for this retrospectively. The impact on the financial statements was to adjust the brought forward restricted and general funds with a net book value of £90,000 and the prior year resticted and general expenditure by £10,000. This adjustment has no impact on the net movement on the funds or the net assets previously reported.

An additional prior year adjustment was made to capitalise expenditure related to fixtures and fittings to enable the shelter to adhere to COVID requirements. The impact on the financial statements was to adjust the fixed asset additions by £9,167 and a corresponding adjustment to the restricted expenditure. This adjustment has reduced the net movement on the funds by £9,167 and increased the restricted funds previously reported.

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2022

15. Statement of funds

Statement of funds - current year

	Balance at 1 April 2021 £	Income £	Expenditure £	Gains/ (Losses) £	Balance at 31 March 2022 £
Unrestricted funds					
Designated funds					
Move on up project	**200,000**	**-**	**-**	**-**	**200,000**
General funds					
General Funds - all funds	**1,047,962**	**292,767**	**(283,058)**	**(750)**	**1,056,921**
Total Unrestricted funds	**1,247,962**	**292,767**	**(283,058)**	**(750)**	**1,256,921**
Restricted funds					
COVID	**9,167**	**-**	**-**	**-**	**9,167**
Equipment	**-**	**731**	**(305)**	**-**	**426**
Holland Walk	**100,000**	**-**	**(11,683)**	**-**	**88,317**
Impact Fund	**17,726**	**-**	**-**	**-**	**17,726**
Oak Foundation 5yr (2)	**-**	**65,000**	**(55,000)**	**-**	**10,000**
PAY	**-**	**59,400**	**(59,400)**	**-**	**-**
Philosophy fund	**1,395**	**-**	**-**	**-**	**1,395**
Sleeping Pods	**-**	**53,393**	**(231)**	**-**	**53,162**
Pro Bono Legal Clinic Fund	**9,002**	**-**	**-**	**-**	**9,002**
	137,290	**178,524**	**(126,619)**	**-**	**189,195**
Total of funds	**1,385,252**	**471,291**	**(409,677)**	**(750)**	**1,446,116**

15. Statement of funds (continued)

Statement of funds - prior year

	As restated Balance at 6 April 2020 £	Income £	As restated Expenditure £	Transfers in/out £	Balance at 31 March 2021 £
Unrestricted funds					
Designated funds					
Move On Up project	-	-	-	200,000	200,000
General funds					
General Funds - all funds	1,182,089	369,394	(303,521)	(200,000)	1,047,962
Total Unrestricted funds	1,182,089	369,394	(303,521)	-	1,247,962
Restricted funds					
Pro Bono Legal Clinic Fund	9,002	-	-	-	9,002
Holland Walk Fund	90,000	20,000	(10,000)	-	100,000
Project Fund	-	59,400	(59,400)	-	-
Philosophy Fund	1,395	-	-	-	1,395
Impact Fund	-	25,000	(7,274)	-	17,726
Covid Fund	-	10,000	(833)	-	9,167
Oak Foundation Fund	-	42,916	(42,916)	-	-
	100,397	157,316	(120,423)	-	137,290
Total of funds	1,282,486	526,710	(423,944)	-	1,385,252

15. Statement of funds (continued)

The Move On Up project relates to amounts designated to enable the charity to provide truly affordable permanent housing to people it supports.

The Pro Bono Legal Clinic Fund relates to amounts donated to provide free legal services to residents.

The Holland Walk Fund relates to amounts donated by Land Aid in relation to expenditure on the new shelter.

The Equipment Fund relates to amounts donated for new appliances for the charity.

The Philosophy Fund relates to amounts donated for philosophy sessions for residents.

The Impact Fund relates to amounts donated by C&H Richards to fund a project to develop and execute an Impact Assessment program.

The Oak Foundation Fund relates to developing a 5 year plan and strategy to help achieve the charity's mission and objectives.

The Covid Fund relates to one off donations to help the charity navigate the challenges of the coronavirus pandemic.

The Project Fund relates to amounts donated to fund the salaries of project workers.

16. Summary of funds

Summary of funds - current year

	Balance at 1 April 2021 £	Income £	Expenditure £	Gains/ (Losses) £	Balance at 31 March 2022 £
Designated funds	**200,000**	**-**	**-**	**-**	**200,000**
General funds	**1,047,962**	**292,767**	**(283,058)**	**(750)**	**1,056,921**
Restricted funds	**137,290**	**178,524**	**(126,619)**	**-**	**189,195**
	1,385,252	**471,291**	**(409,677)**	**(750)**	**1,446,116**

16. Summary of funds (continued)

Summary of funds - prior year

	Balance at 6 April 2020 £	*Income* £	*As restated Expenditure* £	*Transfers in/out* £	*Balance at 31 March 2021* £
Designated funds	-	-	-	*200,000*	*200,000*
General funds	*1,182,089*	*369,394*	*(303,521)*	*(200,000)*	*1,047,962*
Restricted funds	*100,397*	*157,316*	*(120,423)*	-	*137,290*
	1,282,486	*526,710*	*(423,944)*	-	*1,385,252*

17. Analysis of net assets between funds

Analysis of net assets between funds - current year

	Restricted funds 2022 £	**Unrestricted funds 2022** £	**Total funds 2022** £
Tangible fixed assets	125,619	1,172,453	**1,298,072**
Current assets	130,976	432,999	**563,975**
Creditors due within one year	(67,400)	(69,365)	**(136,765)**
Creditors due in more than one year	-	(279,166)	**(279,166)**
Total	189,195	1,256,921	**1,446,116**

Analysis of net assets between funds - prior year

	Restricted funds 2021 £	*Unrestricted funds 2021* £	*Total funds 2021* £
Tangible fixed assets	*89,167*	*1,220,913*	*1,310,080*
Current assets	*48,123*	*498,663*	*546,786*
Creditors due within one year	-	*(142,448)*	*(142,448)*
Creditors due in more than one year	-	*(329,166)*	*(329,166)*
Total	*137,290*	*1,247,962*	*1,385,252*

18. Reconciliation of net movement in funds to net cash flow from operating activities

	2022 £	*2021* *£*
Net income for the year (as per Statement of Financial Activities)	**60,864**	*102,766*
Adjustments for:		
Depreciation charges	**91,183**	*86,902*
Dividends and interest from investments	**(389)**	*(561)*
Loss/(gain) on the sale of fixed assets	**600**	-
Decrease/(increase) in debtors	**30,446**	*(83,848)*
Increase/(decrease) in creditors	**3,484**	*54,200*
Interest paid	**13,400**	*14,250*
Net cash provided by operating activities	**199,588**	*173,709*

19. Analysis of cash and cash equivalents

	2022 £	*2021* *£*
Cash in hand	**484,186**	*427,384*
Total cash and cash equivalents	**484,186**	*427,384*

20. Analysis of changes in net debt

	At 1 April 2021 £	Cash flows £	At 31 March 2022 £
Cash at bank and in hand	**427,384**	**56,802**	**484,186**
Debt due within 1 year	**(50,000)**	**-**	**(50,000)**
Debt due after 1 year	**(329,166)**	**50,000**	**(279,166)**
	48,218	**106,802**	**155,020**

21. Pension commitments

The Charity operates a defined contribution pension scheme. The assets of the scheme are held separately from those of the Charity in an independently administered fund.

The pension cost charge represents contributions payable by the Charity to the fund and amounted to £21,007 (2021: £21,022). Contributions totalling £Nil (2021: £2,000) were payable to the fund at the balance sheet date and are included in creditors.

22. Related party transactions

During the year the charity incurred costs of £14,880 (2021: £7,613) for payroll, bookkeeping and IT services provided by Kostech Consulting Limited, a company of which Kris Sparks, a trustee is a sole director and shareholder. The payment for provision of services by a trustee are in line with the charity's memorandum and articles of association. At the year end, there was no unpaid balance (2021: £Nil).

During the year, donations of £1,033 (2021: £22) were received from the trustees.

During 2019 the charity borrowed £500,000 from Mrs Francine Sumners, a former trustee, in order to assist with the purchase and fit out costs of the new shelter. This amount bears interest at 3.5% above the Bank of England Base Rate and is repayable in instalments over a ten year period. The balance as at the year end was £329,166 (2021: £379,166) and interest charged during the year was £13,241 (2021: £14,250).

SHELTER FROM THE STORM

England & Wales - Charity number 1125575

Accounts

SHELTER FROM THE STORM



Unaudited

Trustees' annual report and financial statements

For the year ended 31 March 2021

Shelter from the Storm

(a company limited by guarantee)

Registered Company number: 6631475

Charity number: 1125575

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Reference and administrative details of the company

Trustees and advisers for the year ended 31 March 2021

- K Sparks
- L Newby
- M Clinch
- David Drewery
- Claude Umuhire (appointed 29/09/2020)
- S J Fixman (resigned 16/06/2020)
- Francine Sumners (resigned 07/06/2020)

Registration Details
Company Registered Number: 6631475
Charity Registered Number: 1125575

Registered Office
Suite 3, Kemp House, 152-160 City Road, London, EC1 2NX

Chief Executive
S M Stephenson

Accountants
Berg Kaprow Lewis LLP Chartered Accountants
35 Ballards Lane, London, N3 1XW

Principal Bankers
Barclays Bank PLC

SHELTER FROM THE STORM

REG. CHARITY: 1125575

Our Mission is to house and support people who've experienced homelessness in London whoever they are wherever they come from



About Shelter from the Storm

Shelter from the Storm is a completely free emergency night shelter providing bed, dinner and breakfast for up to 36 people every night of the year. Established in 2007 as a response to the increasing levels of homelessness and destitution on the streets of London, our mission is to house and support people who've experienced homelessness in London *whoever they are wherever they come from*.

We take people off the streets FIRST then see what we can do to help them, while offering the dignity and respect they deserve. Not only do we give a safe warm bed for the night, showers, clothing and meals all free of charge but we also provide a settled base, with an address where people can receive mail and register for ID, employment or benefits.

The work of the shelter has always been based around the notion that people experiencing homelessness are part of our community, not an embarrassment to be swept into the gutter. With the right support, our guests can and do take their rightful position in society. For some this will be in paid employment, for others not ready or able to work, it will be about helping them become more active, involved and engaged members of their community. Each evening they sit down to eat together; a simple ritual for most of us, but for many of them it will be the first time they've done this since they left home.

Shelter from the Storm is 14 years old this year. We don't think we've changed too much since we first began; yes, we're able to offer more services to our guests, but the concept is still the same and this is why, 14 years down the line, we still think that what we do works, is important and deserves to be recognized and supported, and we're determined to continue our work for years to come.

We started with one night in a church hall and now we care for up to 36 men and women every night, 365 days a year. Shelter from the Storm truly is a place of transformation, a place of hope - not only for our guests, but for all of us.



Mission statement and vision

Our mission is to house and support people who've experienced homelessness in London *whoever they are wherever they come from*. Our vision is of a society where charities like Shelter from the Storm are no longer necessary.

To achieve our mission and realise our vision all our activities are underpinned by the following values:

- **Responsive:** A commitment to respond to the specific needs of our guests no matter how complex. We do not shy away from difficult cases that require extra perseverance, understanding and care.

- **Supportive**: To work with each guest as an individual, supporting them to set achievable and realistic goals that will enable them to work towards a safe, sustainable and happy future.

- **Worth:** To help our guests to realise the value of their labour and the contribution they can make to building a better society for all.

- **Community:** To foster and grow a community of guests and volunteers built on a commitment to care, understanding and mutual respect. Shelter from the Storm is committed to safeguarding and promoting the welfare of its guests, staff and volunteers.

- **Holistic:** Understand that tackling homelessness requires a grasp of complex problems and 'wrap around' solutions that must address the practical, emotional and social challenges that our guests face.

Co-Founder's statement and annual review

'It's the people, not the place' has been one of the enduring credos of Shelter from the Storm. This has never been more true than during the last year or so; when we moved our guests back into the shelter in September 2020, we knew we could depend on our people. All of the usual day time services and facilities our guests depend on were still closed so we took the decision to open 24/7 – we felt it was the only way to keep our guests safe. This was a huge strain on our staff and volunteers but as always with our wonderful team, they rose to the occasion – they truly are our SFTS Family!

The Pandemic has disproportionately affected the poor, those in precarious employment and in insecure housing. We saw this first hand with guests who'd been laid-off from good well-paying jobs and then been evicted – many of us really are only a couple of pay-packets away from being without a roof over our heads. The end of the Furlough scheme, the scrapping of the £20 benefit uplift and the end of the eviction ban have propelled the homelessness issue into a crisis – in November 2021, evictions across the UK had increased by 207%.

Throughout this challenging time we've done our best to support people's spirit. We've continued with Counselling and English classes as well as Cookery, Sewing and Art classes. We're slowly getting back to a little bit of 'normal'. We've helped guests who are able into some really great employment and into their own homes. As one of the very few available options, especially for those with no access to state support (the scheme to house rough sleepers in Hotels has effectively ceased), demand for our service is growing daily.

Whoever they are, wherever they come from, people who've experienced homelessness will continue to find a safe haven at Shelter from the Storm - a place of transformation, a place of joy, a place of hope.

Sheila Scott (Stephenson) Co-founder & Chief Executive October 2021



Our team General Manager - Matt Conlon, Chief Executive - Sheila Scott, Project Workers – Sara Saghafi, Celia Moodie & Helena Atkins



Our volunteers

During these difficult times, we've been overwhelmed by the response of the public, especially local people, who are so keen to help with the work of the shelter. Our amazing volunteers are key to delivering truly remarkable outcomes for our guests. Many volunteers have been with us since the beginning, some for years and new team members are joining us all the time. Once they're settled in their new homes, we encourage our ex guests to come back to volunteer. Our fantastic and dedicated crew always go the extra mile to provide a warm, welcoming and safe environment for the guests. They cook delicious dinners, undertake arduous fundraising activities, do laundry, play pool, help with CVs and job applications, search for rooms, but mostly offer love and care and a someone to talk to.

Michael



My name is Michael, and this is my story. 'Shelter from the Storm' (SFTS) saved my life. That seems quite a dramatic opener but it is so true it is for me a mandatory prerequisite to any narrative that I give in support of this brilliant, worthwhile and much needed charitable organisation. I am so pleased add that this is a story with a really good outcome.

Not so long ago I was living a very comfortable life. Approaching my mid-60s, in good health, and using my skills in corporate research and project management, I was able to pick and choose my contracts, travel extensively and enjoy life fully. I lived in a small studio in a very affluent part of North London, on a peppercorn rent that I had negotiated a long time ago. Life was good, and having recently come out of a long-term relationship, I was certainly lulled into thinking things would remain the same for some time to come.

Here's a thing – you often hear it said that many of us are one pay cheque from difficulty and two pay cheques from disaster. Believe me - it's very true! A perfect storm of difficulties and disasters were about to enter my life. My landlord passed away and very quickly the property went on the market and was sold. Simultaneously my contractual work slowed, and then stopped as part of reorganisations and cutbacks – too many eggs in too few baskets were bring the chickens home to roost, as it were.

What followed for me was a sadly well-trodden path travelled by so many who become homeless. Moving from rented properties, to rooms, to hostels – then using friends places – and then finding empty places to bed down in – and along the way shedding possessions, but above all losing feelings of security and not seeing a future.

By a stroke of luck, the Salvation Army referred me to SFTS. It was the most warm and friendly welcome by a team of dedicated professionals and volunteers. A clean and safe place to sleep, shower and eat – and I mean eat well. Really well-cooked meals taken with all the guests in the dining room – a great sense of community which I really valued.

But wait a minute, Michael, I hear you ask. You said at the outset that SFTS saved your life. How did that happen?

Well, one of the major milestones in my life was about to pop up. SFTS offer more than just a bed, a meal and a shower. There is a range of support to help guests including looking for and finding work, encouraging study, searching for more permanent accommodation, and also giving emotional and phycological support to those that request it.

I took the opportunity after a month or so of having a check-up with my GP. Why not I thought – after all I was nearly 65 and here was the time to examine my health. To cut a long story short, I was diagnosed with prostate cancer. The process of GP referral to a hospital, a whole set of blood tests, MRI scans, PET Scan, diagnostics, consultations, took about a month during which time I was able to discuss my progress every week with the shelter Psychotherapist who gave of their time generously and with much understanding. The SFTS staff were very supportive, and through the process I had learnt that I had been lucky – very lucky. My cancer was localised and treatable. It was caught early!

That is why I owe my life to SFTS. Had I not been a guest there I would not have bothered with a full check-up. It would not have been something that I would have considered with the way I had been living before. I certainly would not have had the free facility of a private professional psychotherapeutic perspective! Can you imagine the cost of that on Harley Street!

So how does the story end. SFTS referred me to a supported housing association, and that is where I am now. I started my treatment there with the enormous help of a cancer support charity, and SFTS gave an open invitation to join them for evening meals as a former guest. Four years on and through a programme of radiotherapy and hormone treatment, I am clear of prostate cancer. Of course, the NHS check me over every six months and will do for the next four years. I am fit, healthy, and now looking to move onwards. Most importantly I am here to tell the story. A story that ends well.

Thanks Shelter from the Storm.

Ayesha*



I was married for 20 years – it was quite a violent relationship and for the last 7 years my partner suffered from mental health issues. It wasn't till I ended up in hospital with a broken jaw and fractured ribs that I realised it didn't have to be like this. The hospital put me up in a hotel, but when that closed down, I was placed near to where my ex-partner lived. Wherever I managed to find a bed, it didn't take long for him to find me.

People wonder why someone in my position doesn't just leave, but they don't understand how strong the emotional control is. He told me I couldn't exist without him and I believed him – it seems extraordinary now! I've been away for a year now and it still feels unreal.

I had been sofa surfing all over the place till I got a referral to the Shelter

and they offered me a bed. Now I'm safe, I feel I can breathe again. I'm getting a lot of support from the staff and the other guests. The team are helping me to get permanent housing somewhere away from my ex.

I feel like I've been living under a rock for so many years and I've finally come up for air. I'm looking at going back to my studies in Health and Social Care Management. My dream is to be a Social Worker – I think I have a better understanding of the issues people suffer and I believe I can really make a difference.

*Name and any identifying details have been changed



English classes

Our English teachers have continued to provide an amazing service, working remotely with our guests and latterly face to face with social distancing.
We realise that gaining a proper grasp of English is key to the well-being, inclusion and employment prospects for many of our guests. Some will have fled war-torn areas or escaped trafficking or slavery. Our experienced ESOL teachers design the lessons with the needs of each individual student in mind. Classes are one to one or in small groups.
Some need help with job interviews and the specialist vocabulary for work – some need help with housing interviews. But for others, being able to buy things in a shop, get tickets at the station or just asking questions face-to-face or over the phone are all part of ensuring guests assimilate safely and comfortably into society.
With cuts to the provision of adult education, we provide one of the few services our guests can access. We believe that by supporting these guests to improve their communication skills we will not only enhance their wellbeing but:

- It will maximise chances of finding meaningful employment
- Improve access to volunteering opportunities for those not yet ready for or able to work
- Create meaningful relationships, prevent isolation and help them integrate into society

Counselling



After 9 brilliant years Charlotte Williams stood down as our counsellor. We want to thank her for the many years of wonderful support not only for our guests, but for all of us at the shelter. We're delighted to welcome Mehboob Dada to our team as our new counsellor. During the Pandemic our counselling services have been more important than ever.

Many guests arrive at the Shelter through extraordinary, incomprehensible journeys via different countries, living through hardship and isolation. Being detached and living in insecure environments cannot be easy, the fact that they survive is remarkable. They come to the Shelter carrying their pain, feeling traumatised and with wounds that need healing. Guests made homeless in the U.K. are equally vulnerable and traumatised by the personal and or professional hardships they find themselves in. The importance that counselling plays in the guests lives cannot be underestimated.

Working with the guests in the time of COVID has presented its own challenges. For the first three months we worked online but now we've been able to resume face to face sessions. Developing relationships with the guests is a critical element for enabling healing to take place. Enabling a space for all of the guests to talk provides an opportunity to work through some of the pain and challenges they are confronted with. Counselling is a starting point and this only works in cooperation with colleagues working on areas of care and support required for the guests. This process enables the guests to identify a way forward in their lives.

Mehboob Dada, Counsellor (MBACP Accred)

Enrichment activities

Lockdown has been so hard for all of us, but it's been especially difficult for our guests. All the usual daytime activities have been closed. During the Pandemic our talented and inspirational volunteers have been wonderfully innovative in providing a variety of creative enrichment classes for our guests.



Sewing Classes at the Shelter



Art classes at the shelter

Shelter Garden



Our garden continues to mature and grow. Matt and some of our guests built these beautiful planters. Many of our neighbours have told us how our garden has really cheered them up this year.



Free takeaway meals for the local community during the pandemic

Sadly, we had to close the community café and stop all the daytime activities we offered for local people during the lockdown. We knew some of our neighbours were shielding, others were furloughed and sadly some had been laid off – many were struggling financially. Our staff and volunteers started cooking tasty free takeaway meals for those in need. We built a network of volunteers, including our local mutual aid group, who delivered the meals to those unable to collect in person. We cooked and shared 100 or more meals a day three days a week. We kept this up till Xmas 2020 serving in excess of 5,000 meals.



Move on Up

The major issue affecting the people we support at the shelter is access to truly affordable permanent housing where they can live and thrive independently. This is particularly true of those who we've managed to support into employment.

We plan to provide a property within easy access of our shelter in Archway. The property will be rented at truly affordable rates, feasible for those in minimum wage employment. People living in the 'Move on Up' homes would have full and free access to all shelter amenities including meals, training, counselling and English lessons. A major problem for the people we help into accommodation is the feelings of isolation they often experience away from friends and family – the shelter will continue to provide a 'home from home' as long necessary.

Participatory Action Research – PAR

SFTS have embarked on a PAR to explore what support we can provide for local people. Specifically, how the Cafe at 91 and other non-shelter space might become a hub that can provide resources based on our neighbours needs and aspirations.

In order to develop a strategy for this work we're inviting local residents the opportunity to take part in our PAR project. Briefly, PAR is an approach to research in and by communities that seeks to foster broad participation and action, especially for people who experience marginalisation and oppression. PAR can take many forms but importantly can help people build skills, confidence and empowering relationships.

The benefits of this project are:
A means through which SFTS can contribute to life in our neighbourhood in a sustainable and meaningful way
The development of a trusting and understanding relationship between our neighbours and SFTS
To empower residents to find a voice and advocate for themselves in the long term
To provide a community building activity for local people to help combat the challenges of the current context (i.e. the negative health, wellbeing and economic consequences of COVID-19 and previous and pre-existing challenges.)
The aims and scope of the project will be decided in collaboration with residents. The research will be designed to ensure that all local people can be included in a manner that is suitable and safe for them. The project will be documented and celebrated so the work of all participants is acknowledged and so the findings can be used to guide community activity development in the future. We hope this project will be the start of a long-term programme of this kind of work.

We're working on this project with:
Dr Megan Clinch a social anthropologist, currently a Senior Lecturer in the Global Public Health Unit at Bart's and the London School of Medicine and Dentistry. She conducts participatory research in the London Borough of Tower Hamlets and the Calder Valley in Yorkshire with statutory services and local community groups.

Naomi Rubbra https://www.peoplematter.studio/ Naomi is completing her Architectural training and has a special interest and experience in delivering projects that provide equitable, healthy neighbourhoods that rely on listening to and designing alongside the people who live there.

Impact Assessment



With the support of Clare Richards of ftWork https://ftwork.co.uk/ we are undertaking an impact assessment with Just Economics. The objective of the proposed research is to enable SFTS to robustly evidence and report on the *impact* of its work with clients, including socio-economic costs and benefits to individuals and key stakeholders where relevant. To this end, we've embarked on a two-step process:

1)Scoping Phase - to build a comprehensive Theory of Change (TOC) and measurement framework for Shelter from the Storm that will enable us to transition from primarily collecting data on our 'outputs', to collecting data on our 'outcomes' and our 'impact'. We have always believed that the benefit our guests (and the wider society) get from the shelter are not solely financial.

2) Implementation Phase - to collect and analyse data, build the socio-economic model, and report on the impact of Shelter from the Storm

The Just Economics team are recognised experts in a range of impact evaluation and economic research techniques, including Outcome Evaluation, Cost-Benefit Analysis (CBA) and Social Return on Investment (SROI).


RAW MEAT
RAW FISH
SHELTER
FROM THE

Community Bike Workshop

Islington has the 4th highest rate of children living in poverty in the UK and Shelter from the Storm is based in the most deprived area of Islington. We see this every day as we go about our work – recently there's been a spate of knife crime resulting in the deaths of two young people. The effects of austerity and cuts to services, particularly for young people, have been devastating everywhere but especially in our depressed inner-city borough. The atmosphere of despair is palpable.

What we want to do with our workshop is to provide a place of hope and inspiration. Many of our neighbours, whatever their age, have never had the opportunity to learn life enhancing skills – never had the sheer pleasure and satisfaction you get from a simple thing like mending your own or your child's bike.

Our bike workshop will be an open and inclusive space where our homeless guests and our neighbours, young and old, can come together in a shared enterprise to learn new skills and transform their lives.

The workshop next to our homeless shelter and community café has 3 main aims:

- **To provide affordable repairs and servicing of people's bikes.**
  As a community workshop, it will be not for profit. All work will be charged at cost.

- **To provide employment to people who have been homeless.**
  We aim to teach homeless people the skills they need to work in the workshop and to offer employment at London Living Wage.

- **To teach skills to homeless people as well as local bike owners.**
  We will teach people how to mend their own bikes, opening up the workshop to allow them to use our tools and to offer guidance where required. We will also be teaching homeless people bicycle maintenance and repairs.

Retrofitting of Coronavirus Safety Measures

During the year, we completed extensive works to ensure that the shelter is as safe as possible during these times for our guests, volunteers and staff. With the help of emergency grants from LandAid, ftwork and The Mercers' Company, we worked with our brilliant architects Holland Harvey to ensure we preserved the warm, inviting and homely atmosphere of the shelter.

Five Year Business Plan

With the financial support of the Oak Foundation and help from volunteers of the Cranfield Trust we developed our Five-Year Business Plan and Strategy. We believe this will help us navigate the challenging years ahead and help us achieve mission and objectives.



Thank you to the following for their wonderful support, without which we would be unable to deliver our service to some of the most marginalised people in our society.

Ayrton Bespoke Ltd, Aram Balakjian, Betway Ltd Guernsey, The Borzello Trust, Brunswick Group LLP, Buzzacot Stuart Jeffries Memorial Fund, Caleb Kramer, Clare & Hugh Richards-FTwork Trust, Domino Recording, Egg Break Ltd, Ennismore Foundation Ltd, Explicit Metta Ltd, Goldman Sachs Gives(UK), The Hoxton (Holborn) Ltd, The Hoxton (Shoreditch) Ltd, The Hoxton (Southwark) Ltd, Hughes Fowler Carruthers LLP, John Laing Charitable Trust, Kennedy Wilson UK, LandAid, Leigh Day LLP, The estate of Dr Isadore Levy and Dr Elizabeth Levy, Manogmania Ltd, Mercers Charitable Foundation, Mewburn Ellis LLP, Mr & Mrs Mitchell, The Jan & Catherine Nasmyth Charitable Foundation, The Oak Foundation, The Pret Foundation Trust, Pro Insurance Solutions Ltd, Quadrant Building Control, Streets of London, Streetsmart, Tandoor Chophouse Ltd, Universal Design Studio.

And also to all of our wonderful private donors who have supported us throughout.


WC

Structure, governance and management

The Trustees (who are also directors of the charity for the purposes of the Companies Act) present their annual report together with the financial statements of Shelter from the Storm (the company) for the ended 31 March 2021. The Trustees confirm that the Annual Report and financial statements of the company comply with the current statutory requirements, the requirements of the company's governing document and the provisions of the Statement of Recommended Practice (SORP) "Accounting and Reporting by Charities" issued in March 2005.

Constitution

The company is registered as a charitable company limited by guarantee and was set up by a Memorandum of Association on 26/6/08.
The company is constituted under a Memorandum of Association dated 26/6/08 and is a registered charity number 1125575.
The principal object of the company is to provide shelter, food, advice, counselling and other forms of charitable support to those who are homeless or otherwise socially or economically disadvantaged.

Method of appointment or election of trustees

The management of the company is the responsibility of the Trustees who are elected and co-opted under the terms of the Articles of Association. New trustees are given a copy of the Charity Commission publication 'The Essential Trustee - What You Need to Know', and we are looking at additional training options.

Organisation

The following trustees served throughout the year:

- K Sparks
- L Newby
- M Clinch
- David Drewery
- Claude Umuhire (appointed 29/09/2020)
- S J Fixman (resigned 16/06/2020)
- Francine Sumners (resigned 07/06/2020)

The shelter is managed by Sheila Stephenson (Chief Executive) and Matt Conlon (General Manager) who are supported by three Project Workers and army of volunteers. The volunteer Shift Leaders are responsible for delivering the aims and objectives of the Shelter on the nights/mornings that they are in charge. Any issues of procedure, problems

with the guests and source of referrals are constantly monitored and entered on the database. Either the Chief Executive or the General Manager is always available.
The Trustees met regularly to consider and review the following in accordance with the needs of our guests:

- Operational Issues
- Finances
- Expansion
- Fund Raising
- Training

In setting objectives and planning for activities, the Trustees have given due consideration to general guidance published by the charity commission relating to public benefit.

Financial Review and Reserves Policy

During the financial period 2020/21 the main expense incurred outside of budgeted operating and project costs was £55,437 to fund the Covid-19 Pandemic response which included partitioning, accommodation layout changes, PPE and tests to keep our guests, volunteers and staff safe.

FUNDING

SFTS continues to rely on private donations from Trusts & Foundations, Private Individuals and Corporate Supporters and receives no funding from government at a central or local level.
In an effort to develop funding covering a period beyond just the coming year, SFTS has secured £275,000 over 5 years commencing financial year 2021/22. Other grants and funding programs are also being pursued.

RESERVES

As can be seen from the accounting statements included within this report, Shelter from the Storm is in good financial health, with unrestricted total funds of £1,327,962 at the end of the accounting period, £200,000 of which are being designated for our truly affordable housing project 'Move on Up'.

At the end of the accounting period funds are as follows:

Restricted funds:	£48,123
Unrestricted Cash:	£379,261

The major issue affecting the people we support is access to truly affordable permanent housing where they can live and thrive independently. We plan to provide accommodation within easy access of our shelter in Archway. The accommodation will be rented at affordable rates, pegged to social rents, feasible for those in minimum wage employment. All available funds will be used towards the development of this project with a view to keeping 6 months operational costs in reserve thereafter.

Trustees' responsibilities statement

The Trustees (who are also directors of Shelter from the Storm for the purposes of company law) are responsible for preparing the Trustees' Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).
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;
- make judgments and accounting 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 operation.

The Trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the charitable company's transactions and disclose with reasonable accuracy at any time the financial position of the charitable company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.
In preparing this report, the Trustees have taken advantage of the small companies exemptions provided by section 415A of the Companies Act 2006.
This report was approved by the Trustees on / /2021 and signed on their behalf by:

23/12/2021

Megan Clinch

Megan Clinch
Trustee

INDEPENDENT EXAMINER'S REPORT
FOR THE YEAR ENDED 31 MARCH 2021

Independent Examiner's Report to the Trustees of Shelter from the Storm ('the Company')

I report to the charity Trustees on my examination of the accounts of the Company for the year ended 31 March 2021.

Responsibilities and Basis of Report

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

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

Independent Examiner's Statement

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

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

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

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

This report is made solely to the Company's Trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. My work has been undertaken so that I might state to the Company's Trustees those matters I am required to state to them in an Independent Examiner's Report and for no other purpose. To the fullest extent permitted by law, I do not accept or assume responsibility to anyone other than the Company and the Company's Trustees as a body, for my work or for this report.

Ian Saunderson — 23/12/2021

Signed: Dated:

Ian Saunderson FCA

Berg Kaprow Lewis LLP

Chartered Accountants

London

SHELTER FROM THE STORM
(A Company Limited by Guarantee)

STATEMENT OF FINANCIAL ACTIVITIES (INCORPORATING INCOME AND EXPENDITURE ACCOUNT) FOR THE YEAR ENDED 31 MARCH 2021

	Note	Restricted funds 2021 £	Unrestricted funds 2021 £	Total funds 2021 £	*Total funds 2020 £*
Income from:					
Donations and legacies	2	**157,316**	**368,833**	**526,149**	*624,600*
Charitable activities	3	**-**	**-**	**-**	*1,584*
Investments	4	**-**	**561**	**561**	*1,004*
Total income		**157,316**	**369,394**	**526,710**	*627,188*
Expenditure on:					
Raising funds	5	**-**	**2,061**	**2,061**	*1,157*
Charitable activities	6	**119,590**	**311,460**	**431,050**	*336,075*
Total expenditure		**119,590**	**313,521**	**433,111**	*337,232*
Net movement in funds		**37,726**	**55,873**	**93,599**	*289,956*
Reconciliation of funds:					
Total funds brought forward		**10,397**	**1,272,089**	**1,282,486**	*992,530*
Net movement in funds		**37,726**	**55,873**	**93,599**	*289,956*
Total funds carried forward		**48,123**	**1,327,962**	**1,376,085**	*1,282,486*

The Statement of Financial Activities includes all gains and losses recognised in the year.

The notes on pages 32 to 51 form part of these financial statements.

SHELTER FROM THE STORM

(A Company Limited by Guarantee)
REGISTERED NUMBER: 06631475

BALANCE SHEET
AS AT 31 MARCH 2021

	Note		2021 £		*2020 £*
Fixed assets					
Tangible assets	11		**1,300,913**		*1,342,297*
Current assets					
Debtors	12	**119,402**		*35,554*	
Cash at bank and in hand		**427,384**		*372,049*	
		546,786		*407,603*	
Creditors: amounts falling due within one year	13	**(142,448)**		*(88,248)*	
Net current assets			**404,338**		*319,355*
Total assets less current liabilities			**1,705,251**		*1,661,652*
Creditors: amounts falling due after more than one year	14		**(329,166)**		*(379,166)*
Total net assets			**1,376,085**		*1,282,486*
Charity funds					
Restricted funds	15		**48,123**		*10,397*
Unrestricted funds	15		**1,327,962**		*1,272,089*
Total funds			**1,376,085**		*1,282,486*

BALANCE SHEET (CONTINUED)
AS AT 31 MARCH 2021

The Company was entitled to exemption from audit under section 477 of the Companies Act 2006.

The members have not required the company to obtain an audit for the year in question in accordance with section 476 of Companies Act 2006.

The Trustees acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and preparation of financial statements.

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

The financial statements were approved and authorised for issue by the Trustees and signed on their behalf by:

Megan Clinch

.....
M Clinch

Date: 23/12/2021

STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 31 MARCH 2021

	2021 £	*2020* *£*
Cash flows from operating activities		
Net cash used in operating activities	**164,542**	*431,914*
Interests from investments	**561**	*1,004*
Proceeds from the sale of tangible fixed assets	**-**	*70*
Purchase of tangible fixed assets	**(45,518)**	*(532,194)*
Net cash used in investing activities	**(44,957)**	**(531,120)**
Cash flows from financing activities		
Repayments of borrowing	**(50,000)**	*(41,776)*
Interest paid	**(14,250)**	*(19,686)*
Net cash used in financing activities	**(64,250)**	**(61,462)**
Change in cash and cash equivalents in the year	**55,335**	**(160,668)**
Cash and cash equivalents at the beginning of the year	**372,049**	*532,717*
Cash and cash equivalents at the end of the year	**427,384**	*372,049*

The notes on pages 32 to 51 form part of these financial statements

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2021

1. Accounting policies

1.1 Basis of preparation of financial statements

The financial statements have been prepared in accordance with the Charities SORP (FRS 102) - Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2015), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006.

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

1.2 Going concern

After making appropriate enquiries, the Trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. At the year-end, the charity was in a strong net asset position and had a healthy cash balance. Additionally, the charity's main creditor at year end related to a loan, with the majority of this not due to be repaid in the next year.

The charity have considered the effects of the Covid-19 pandemic, and do not believe that it will affect the charity unduly.

For these reasons, they continue to adopt the going concern basis in preparing the financial statements.

1.3 Income

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

Income tax recoverable in relation to investment income is recognised at the time the investment income is receivable.

1.4 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably.

Expenditure on raising funds includes all expenditure incurred by the Company to raise funds for its charitable purposes and includes costs of all fundraising activities events and non-charitable trading.

Expenditure on charitable activities is incurred on directly undertaking the activities which further the Company's objectives, as well as any associated support costs.

All expenditure is inclusive of irrecoverable VAT.

1. Accounting policies (continued)

1.5 Interest receivable

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the Company; this is normally upon notification of the interest paid or payable by the institution with whom the funds are deposited.

1.6 Tangible fixed assets and depreciation

Tangible fixed assets costing £NIL or more are capitalised and recognised when future economic benefits are probable and the cost or value of the asset can be measured reliably.

Tangible fixed assets are initially recognised at cost. After recognition, under the cost model, tangible fixed assets are measured at cost less accumulated depreciation and any accumulated impairment losses. All costs incurred to bring a tangible fixed asset into its intended working condition should be included in the measurement of cost.

Depreciation is charged so as to allocate the cost of tangible fixed assets less their residual value over their estimated useful lives, using the straight-line method.

Depreciation is provided on the following bases:

Freehold property improvements	- 10% straight line
Plant and machinery	- 25% straight line and 50% straight line
Fixtures and fittings	- 33.33% straight line
Office equipment	- 33.33 % straight line

1.7 Debtors

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

1.8 Cash at bank and in hand

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

1.9 Liabilities and provisions

Liabilities are recognised when there is an obligation at the Balance Sheet date as a result of a past event, it is probable that a transfer of economic benefit will be required in settlement, and the amount of the settlement can be estimated reliably.

Liabilities are recognised at the amount that the Company anticipates it will pay to settle the debt or the amount it has received as advanced payments for the goods or services it must provide.

1.10 Financial instruments

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

1. Accounting policies (continued)

1.11 Pensions

The company operates a defined contribution pension scheme and the pension charge represents the amounts payable by the company to the fund in respect of the year.

1.12 Fund accounting

General funds are unrestricted funds which are available for use at the discretion of the Trustees in furtherance of the general objectives of the Company and which have not been designated for other purposes.

Designated funds comprise unrestricted funds that have been set aside by the Trustees for particular purposes. The aim and use of each designated fund is set out in the notes to the financial statements.

Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donors or which have been raised by the Company for particular purposes. The costs of raising and administering such funds are charged against the specific fund. The aim and use of each restricted fund is set out in the notes to the financial statements.

Investment income, gains and losses are allocated to the appropriate fund.

2. Income from donations and grants

	Restricted funds 2021 £	Unrestricted funds 2021 £	Total funds 2021 £
Donations and grants	157,316	368,833	**526,149**
Donations in kind	-	-	**-**
	157,316	368,833	**526,149**

	Restricted funds 2020 £	*Unrestricted funds 2020 £*	*Total funds 2020 £*
Donations and grants	*60,795*	*552,605*	*613,400*
Donations in kind	*-*	*11,200*	*11,200*
	60,795	*563,805*	*624,600*

As outlined by SORP FRS 102, donated goods and services are to be included in the accounts valued at the amount the charity would have spent on similar goods or services, should they have not been received as donations.

The donations in kind in the prior year consist of £10,700 worth of fixtures and fittings for the new building, and a £500 voucher which was spent on equipment for the new building. There were no donations in kind in the current year.

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2021

3. Income from charitable activities

	Total funds 2021 £
Cafe sales	-

	Unrestricted funds 2020 £	*Total funds 2020 £*
Cafe sales	*1,584*	*1,584*

4. Investment income

	Unrestricted funds 2021 £	Total funds 2021 £
Bank interest receivable	561	**561**

	Unrestricted funds 2020 £	*Total funds 2020 £*
Bank interest receivable	*1,004*	*1,004*

5. Fundraising expenditure

	Unrestricted funds 2021 £	Total funds 2021 £
Fundraising expenses	2,061	**2,061**

	Unrestricted funds 2020 £	*Total funds 2020 £*
Fundraising expenses	*1,157*	*1,157*

6. Analysis of expenditure on charitable activities

Summary by fund type

	Restricted funds 2021 £	Unrestricted funds 2021 £	Total funds 2021 £
Direct costs	119,590	273,921	**393,511**
Support costs	-	37,539	**37,539**
	119,590	311,460	**431,050**

	Restricted funds 2020 £	*Unrestricted funds 2020 £*	*Total funds 2020 £*
Direct costs	*159,400*	*129,188*	*288,588*
Support costs	*-*	*47,487*	*47,487*
	159,400	*176,675*	*336,075*

7. Analysis of expenditure by activities

	Direct costs 2021 £	Support costs 2021 £	Total funds 2021 £
Direct costs	393,511	-	**393,511**
Support costs	-	37,539	**37,539**
	393,511	37,539	**431,050**

7. Analysis of expenditure by activities (continued)

	Direct costs 2020 £	*Support costs 2020 £*	*Total funds 2020 £*
Direct costs	*288,588*	*-*	*288,588*
Support costs	*-*	*47,487*	*47,487*
	288,588	*47,487*	*336,075*

Analysis of direct costs

	Total funds 2021 £	*Total funds 2020 £*
Staff costs	**209,467**	*134,609*
Depreciation	**86,901**	*67,846*
Food and supplies	**17,001**	*29,643*
Volunteer costs	**299**	*132*
Insurance	**5,394**	*7,228*
Training	**1,171**	*340*
Travel	**1,448**	*3,223*
Rent and service charges	**600**	*15,560*
Light and heat	**16,121**	*10,590*
Other premises expenses	**9,658**	*9,036*
Guest expenses	**1,411**	*2,288*
Counselling and English tuition	**4,655**	*6,901*
Project costs	**39,255**	*-*
Translation services	**32**	*133*
Legal clinic expenses	**98**	*1,059*
	393,511	*288,588*

7. Analysis of expenditure by activities (continued)

Analysis of support costs

	Total funds 2021 £	*Total funds 2020 £*
Printing, postage and stationary	**395**	*1,596*
Telephone	**4,505**	*4,718*
Bank charges	**1,494**	*1,221*
Computer costs	**1,368**	*1,868*
Legal fees	**241**	*30*
Sundry expenses	**1,489**	*491*
Administration expenses	**516**	*503*
Finance costs	**14,250**	*19,686*
Loss on disposal of fixed assets	**-**	*1,756*
Payroll and bookkeeping costs	**8,781**	*8,658*
Accountancy fees	**4,500**	*6,960*
	37,539	*47,487*

Governance costs comprise of all Payroll and bookkeeping costs and Accountancy fees.

8. Independent examiner's remuneration

The independent examiner's remuneration amounts to an independent examiner fee of £3,000 *(2020 - £3,000)*, and other fees of £1,500 (*2020 - £3,960*).

9. Staff costs

	2021 £	2020 £
Wages and salaries	**174,449**	*117,836*
Social security costs	**13,996**	*9,114*
Contribution to defined contribution pension schemes	**21,022**	*7,659*
	209,467	*134,609*

The average number of persons employed by the Company during the year was as follows:

	2021 No.	2020 No.
Directors/trustees	**5**	*6*
Employees	**5**	*3*
	10	*9*

No employee received remuneration amounting to more than £60,000 in either year.

The aggregate remuneration of key management personnel was £80,000 (2020 - £76,675).

10. Trustees' remuneration and expenses

During the year, no Trustees received any remuneration or other benefits *(2020 - £NIL)*.

During the year, no Trustee expenses have been incurred *(2020 - £NIL)*.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2021

11. Tangible fixed assets

	Freehold property £	Freehold property improvements £	Plant and machinery £	Fixtures and fittings £	Office equipment £	Total £
Cost or valuation						
At 1 April 2020	**795,527**	**539,547**	**47,582**	**37,612**	**1,290**	**1,421,558**
Additions	**-**	**28,264**	**4,758**	**9,486**	**3,010**	**45,518**
At 31 March 2021	**795,527**	**567,811**	**52,340**	**47,098**	**4,300**	**1,467,076**
Depreciation						
At 1 April 2020	**7,092**	**41,006**	**20,553**	**9,320**	**1,290**	**79,261**
Charge for the year	**8,511**	**51,563**	**13,301**	**12,607**	**920**	**86,902**
At 31 March 2021	**15,603**	**92,569**	**33,854**	**21,927**	**2,210**	**166,163**
Net book value						
At 31 March 2021	**779,924**	**475,242**	**18,486**	**25,171**	**2,090**	**1,300,913**
At 31 March 2020	*788,435*	*498,541*	*27,029*	*28,292*	*-*	*1,342,297*

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2021

12. Debtors

	2021 £	2020 £
Due within one year		
Other debtors	**83,056**	*6,743*
Prepayments and accrued income	**4,441**	*3,781*
Tax recoverable	**31,905**	*25,030*
	119,402	*35,554*

13. Creditors: Amounts falling due within one year

	2021 £	2020 £
Other loans	**50,000**	*62,183*
Trade creditors	**11,052**	*13,793*
Other taxation and social security	**4,740**	*4,283*
Other creditors	**2,000**	*3,489*
Accruals and deferred income	**74,656**	*4,500*
	142,448	*88,248*

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

	2021	2020
	£	£
Other loans	**329,166**	*379,166*

Included within the above are amounts falling due as follows:

	2021	2020
	£	£
Between one and two years		
Loans	**50,000**	*50,000*
Between two and five years		
Loans	**150,000**	*150,000*
Over five years		
Loans	**129,166**	*179,166*

The loan is secured over the property.

15. Statement of funds

Statement of funds - current year

	Balance at 1 April 2020 £	Income £	Expenditure £	Transfers in/out £	Balance at 31 March 2021 £
Unrestricted funds					
Designated funds					
Move On Up project	-	-	-	200,000	200,000
General funds					
General Funds - all funds	1,272,089	369,394	(313,521)	(200,000)	1,127,962
Total Unrestricted funds	1,272,089	369,394	(313,521)	-	1,327,962
Restricted funds					
Pro Bono Legal Clinic Fund	9,002	-	-	-	9,002
Holland Walk Fund	-	20,000	-	-	20,000
Project Fund	-	59,400	(59,400)	-	-
Philosophy Fund	1,395	-	-	-	1,395
Impact Fund	-	25,000	(7,274)	-	17,726
Covid Fund	-	10,000	(10,000)	-	-
Oak Foundation Fund	-	42,916	(42,916)	-	-
	10,397	157,316	(119,590)	-	48,123
Total of funds	1,282,486	526,710	(433,111)	-	1,376,085

15. Statement of funds (continued)

The Move On Up project relates to amounts designated to enable the charity to provide truly affordable permanent housing to people it supports.

The Pro Bono Legal Clinic Fund relates to amounts donated to provide free legal services to residents.

The Holland Walk Fund relates to amounts donated by Land Aid in relation to expenditure on the new shelter.

The Equipment Fund relates to amounts donated for new appliances for the charity.

The Philosophy Fund relates to amounts donated for philosophy sessions for residents.

The Impact Fund relates to amounts donated by C&H Richards to fund a project to develop and execute an Impact Assessment program.

The Oak Foundation Fund relates to developing a 5 year plan and strategy to help achieve the charity's mission and objectives.

The Covid Fund relates to one off donations to help the charity navigate the challenges of the coronavirus pandemic.

The Project Fund relates to amounts donated to fund the salaries of project workers.

15. Statement of funds (continued)

Statement of funds - prior year

	Balance at 1 April 2019 £	*Income* £	*Expenditure* £	*Transfers in/out* £	*Balance at 31 March 2020* £
Unrestricted funds					
Designated funds					
Funds designated for new centre	*450,000*	*-*	*-*	*(450,000)*	*-*
General funds					
General Funds - all funds	*423,715*	*566,393*	*(177,832)*	*459,813*	*1,272,089*
Total Unrestricted funds	*873,715*	*-*	*(177,832)*	*9,813*	*1,272,089*
Restricted funds					
Pro Bono Legal Clinic Fund	*9,002*	*-*	*-*	*-*	*9,002*
Equipment Fund	*9,813*	*-*	*-*	*(9,813)*	*-*
Holland Walk Fund	*100,000*	*-*	*(100,000)*	*-*	*-*
Project Fund	*-*	*59,400*	*(59,400)*	*-*	*-*
Philosophy Fund	*-*	*1,395*	*-*	*-*	*1,395*
	118,815	*60,795*	*(159,400)*	*(9,813)*	*10,397*
Total of funds	*992,530*	*60,795*	*(337,232)*	*-*	*1,282,486*

16. Summary of funds

Summary of funds - current year

	Balance at 1 April 2020 £	Income £	Expenditure £	Transfers in/out £	Balance at 31 March 2021 £
Designated funds	**-**	**-**	**-**	**200,000**	**200,000**
General funds	**1,272,089**	**369,394**	**(313,521)**	**(200,000)**	**1,127,962**
Restricted funds	**10,397**	**157,316**	**(119,590)**	**-**	**48,123**
	1,282,486	**526,710**	**(433,111)**	**-**	**1,376,085**

Summary of funds - prior year

	Balance at 1 April 2019 £	*Income £*	*Expenditure £*	*Transfers in/out £*	*Balance at 31 March 2020 £*
Designated funds	*450,000*	*-*	*-*	*(450,000)*	*-*
General funds	*423,715*	*566,393*	*(177,832)*	*459,813*	*1,272,089*
Restricted funds	*118,815*	*60,795*	*(159,400)*	*(9,813)*	*10,397*
	992,530	*627,188*	*(337,232)*	*-*	*1,282,486*

17. Analysis of net assets between funds

Analysis of net assets between funds - current year

	Restricted funds 2021 £	Unrestricted funds 2021 £	Total funds 2021 £
Tangible fixed assets	-	1,300,913	**1,300,913**
Current assets	48,123	498,663	**546,786**
Creditors due within one year	-	(142,448)	**(142,448)**
Creditors due in more than one year	-	(329,166)	**(329,166)**
Total	48,123	1,327,962	**1,376,085**

Analysis of net assets between funds - prior year

	Restricted funds 2020 £	*Unrestricted funds 2020 £*	*Total funds 2020 £*
Tangible fixed assets	*-*	*1,342,297*	*1,342,297*
Current assets	*10,397*	*397,206*	*407,603*
Creditors due within one yea	*-*	*(88,248)*	*(88,248)*
Creditors due in more than one year	*-*	*(379,166)*	*(379,166)*
Total	*10,397*	*1,272,089*	*1,282,486*

18. Reconciliation of net movement in funds to net cash flow from operating activities

	2021 £	*2020 £*
Net income for the year (as per Statement of Financial Activities)	**93,599**	*289,956*
Adjustments for:		
Depreciation charges	**86,902**	*67,846*
Loss on the sale of fixed assets	**-**	*1,756*
Decrease/(increase) in debtors	**(83,848)**	*46,205*
Increase in creditors	**54,200**	*7,469*
Interest from investments	**(561)**	*(1,004)*
Interest paid	**14,250**	*19,686*
Net cash provided by operating activities	**164,542**	*431,914*

19. Analysis of cash and cash equivalents

	2021 £	*2020 £*
Cash in hand	**427,384**	*372,049*
Total cash and cash equivalents	**427,384**	*372,049*

20. Analysis of changes in net debt

	At 1 April 2020 £	Cash flows £	At 31 March 2021 £
Cash at bank and in hand	**372,049**	**55,335**	**427,384**
Debt due within 1 year	**(62,183)**	**12,183**	**(50,000)**
Debt due after 1 year	**(379,166)**	**50,000**	**(329,166)**
	(69,300)	**117,518**	**48,218**

21. Pension commitments

The company operates a defined contribution pension scheme. The assets of the scheme are held separately from those of the group in an independently administered fund. The pension cost charge represents contributions payable by the company to the fund and amounted to £21,022 (2020 - £7,659). Contributions totalling £2,000 (2020 - £3,448) were payable to the fund at the balance sheet date and are included in creditors.

22. Related party transactions

During the year the charity incurred costs of £7,613 (2020 - £8,178) for payroll, bookkeeping and IT services provided by Kostech Consulting Limited, a company of which Kris Sparks, a trustee is a sole director and shareholder. The payment for provision of services by a trustee are in line with the charity's memorandum and articles of association. At the year end, there was no unpaid balance (2020 - a balance of £8,178 remained unpaid, included in trade creditors).

During the year, donations of £22 (2020 - £Nil) were received from the trustees.

During 2019 the charity borrowed £500,000 from Mrs Francine Sumners, a former trustee, in order to assist with the purchase and fit out costs of the new shelter. This amount bears interest at 3.5% above the Bank of England Base Rate and is repayable in instalments over a ten year period. The balance as at the year end was £379,166 (2020 - £441,349) and interest charged during the year was £14,250 (2020 - £19,686).