

Charity registration number 1137686

Company registration number 07309173 (England and Wales)

HOPE INTO ACTION UK
ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees	The Reverend Mrs D Tidball (Chair) Mr I G Billage Mr H J Kettel Mr P J Magowan Mrs D J Nash Mrs M D Symington Mrs A Buchanan Mr J P Lee Mr R E Wightman	(Appointed 10 June 2025) (Appointed 21 March 2025) (Appointed 25 March 2025)
Secretary	Mr M Oldaker	
Ambassador	Mr E Walker MBE	
Executive team	Jon Kuhrt, CEO Kate Doran-Smith, Head of Delivery & Training Mark Oldaker, Head of Finance & Operations Laura Cuthill, Head of Franchises & Safeguarding	
Charity number	1137686	
Company number	07309173	
Registered office	26 North Street Peterborough United Kingdom PE1 2RA	
Auditor	Azets Audit Services Westpoint Lynch Wood Peterborough Cambridgeshire United Kingdom PE2 6FZ	
Bankers	Lloyds Bank plc 65 High Street Stamford Lincolnshire United Kingdom PE9 2AT	CAF Bank 25 Kings Hill Avenue West Malling Kent United Kingdom ME19 4JQ
	The Co-operative Bank Business Customer Services P.O. Box 250 Skelmersdale Wigan United Kingdom WN8 6WT	

HOPE INTO ACTION UK

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HOPE INTO ACTION UK

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT)

FOR THE YEAR ENDED 31 MARCH 2025

The Trustees present their report and accounts for the year ended 31 March 2025.

The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the financial statements and comply with the charity's governing document, the Companies Act 2006 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)".

Objectives and activities

At year end we had a total of 126 houses in our Network. We directly manage the accommodation in Peterborough, Norwich, Nottingham and Cambridge. The rest of our Network is run by churches and organisations who run Hope into Action franchises across the country.

We exist to empower local churches to make a lasting difference in the lives of people affected by homelessness. This report shares some of our core achievements and outcomes from across our Network, as well as highlighting some of the key issues.

There is no shortage of challenges when it comes to housing people in the current context: higher demand, increasingly complex needs, funding pressures and a chronic shortage of move-on options. But this report is evidence that what we are offering tenants is a model that *works*. The combination of generous investors, quality housing, professional support and the friendship of local church communities makes wonderful things happen. This is the Hope that we put into Action!

The Hope into Action model

Hope into Action's model offers both high quality accommodation and positive relationships with the local community through the local church. It is this *combination* that is transformative.

Our model is based on investors who are willing to use their savings to purchase houses. We then turn these houses into homes for people who would otherwise be homeless by partnering with churches who provide a welcome, friendship and support for tenants. Hope into Action's professional staff look after the legalities, housing management, assessment and benefit applications. This combination of support empowers tenants to achieve their goals.

At the core of our work is a commitment to combine both professional excellence and spiritual passion. We are committed to professionalism in how we support tenants, manage accommodation and how we steward investments, donations and our people. Alongside this, we want to maintain our passionate belief in the transformative role that the Christian faith plays.

Key achievements in 2024/25

- We opened 19 new homes across the HiA Network this year. We are now operating in 37 different locations across the UK and have opened homes in 4 new franchise locations this year.
- In 2024/25, we housed 489 tenants across our Network.
- We are encouraged by the positive outcomes for our tenants. Across our 9 areas, the positive outcomes remained broadly similar to last year. 6 out of our 9 indicators either improved or stayed the same.
- Of the 41 tenants who came to us having served a custodial sentence, none returned to prison. We have never had a 100% of tenants who have previously been in prison not return to prison.
- 93% of tenants responding to our survey gave HiA an overall rating of 'great' or 'good'.
- When asked to describe the HiA experience in 3 words, "safe" was the most common response, which has been the case for 4 years. The 2nd most common response was "life changing" and 3rd was "happy."
- From our church partner survey, 95% of them would recommend HiA to fellow Christians. 91% rated the communication with their Empowerment Worker as 'great' or 'good'.

HOPE INTO ACTION UK

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2025

- We have made a significant investment in ICT this year, implementing the first two phases of our EMPOWER system which brings all the administrative elements of our model into a single platform accessible by our Empowerment Workers on phones, tablets and laptops. We have also implemented an HR system to assist staff with various tasks such as booking leave, logging appraisals and monitoring attendance.

Challenges

- At our Trustees' residential event in October 2024, we identified financial sustainability as a key challenge. Since then, we have worked on strategic answers to this challenge: 1) managing voids more effectively, 2) developing a new investment model which would deliver a new source of income and c) new ways of fundraising.
- In 2023 we signed a contract with a development company to build 3 units of modular housing in Peterborough following a very generous donation from an individual supporter. Unfortunately, we had to terminate the contract with our suppliers and we are in the process of selling the land.
- National and local government have increased expectations for Supported Housing providers and this has made the situation more challenging for smaller church-based franchises.
- Safeguarding remains a key concern and focus. Safeguarding notifications in 2024/25 doubled in our line managed locations compared to last year. See below for more information.

Tenant Demographics: Who we housed in 2024/25

2024-25 [2023-24]	Description
We housed 489 people [↑ from 486]	Adults: 364 (223 Male, 141 Female); Children: 125 (62 Male, 63 Female) 50% classed themselves as White British. On 31st March 2024, 32% of our houses housed at least one refugee, and 38% of our tenants were refugees (66% families, 34% singles). 23% of tenants considered themselves to have a disability. Tragically, we had 2 deaths of tenants this year. 3 babies were born to tenants.

Summary of Outcomes in 2024/25 from our 9 indicators

Indicator	% outcome	More detail
1. Maintaining Tenancy	89% [↓ from 90%]	434 tenants (including children) of 486 remained in Hope into Action properties and/or moved on well.
2. Avoiding criminal Behaviour	100% [↑ from 94%]	Of the 41 tenants who came to us having served a custodial sentence, none returned to prison. This is a first for us.
3. Managing Drug and Alcohol Usage	96% [↑ from 89%]	131 tenants have (had) an unhealthy relationship with drugs and alcohol at move in. 96% of those have not become more dependent, have reduced their dependency or became sober.
4. Improved Social Relationships	97% [↑ from 90%]	353 of our tenants felt that they had improved or maintained positive relationships this year.
5. Meaningful use of time: volunteering & Education	43% [↓ from 53%]	156 adult tenants were in education, training or volunteering.
6. Meaningful use of time: Employment	34% [= 34%]	125 of our adult tenants have been in employment of any kind (zero hours, full and part time contracts). 23% worked more than 16 hours a week for longer than 3 months. 4% of adult tenants are unable to work.

HOPE INTO ACTION UK

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2025

7. Financial Management	91% [↑ from 74%]	333 tenants' financial situation was stable or improving.
8. Mental Health	91% [= 91%]	213 tenants' mental health was stable or improving of the 235 tenants who indicated that they had mental health needs at start of year or point of referral.
9. Faith and Spirituality	40% [↓ from 55%]	146 tenants engaged in a church service, Christian course or activity. 60% of tenants asked for or accepted prayer. 14 tenants were baptised or made some kind of commitment to the Christian faith. 15% of tenants engaged with a faith group other than the Christian faith.

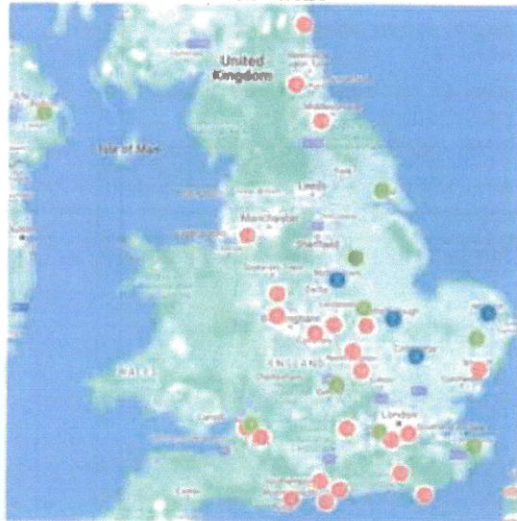
Total Houses Open

We saw net growth of 11 homes this year. 19 opened and 8 closed.

Total Houses Open (cumulative)



Locations active in 2024-2025



Line Managed locations in Blue (4 locations managed by HiA UK)

Area Franchises in Red (24)

Church Franchises in Green (9)

Four new locations opened their first homes this year (Canterbury, County Durham, Diss & Newark) and one closed (Corby).

There are 6 new area franchises in the set-up phase (Chapel Homes Corby, Milton Keynes, Northampton, South Leicestershire, Staffordshire and Teesside) taking our total number of locations up to 37.

HOPE INTO ACTION UK

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

Safeguarding

In 2024-25 there were a total of 82 incidents reported across the Hope into Action network (2023-24: 69 incidents), see breakdown below. The increase was seen in the 4 line-managed locations.

There were 56 safeguarding concerns reported (2023-24: 37). The increase was all from line-managed locations where the number of safeguarding concerns more than doubled (concerns reported across other locations actually decreased by 3).

We believe there are 2 main explanations for the significant rise in safeguarding reports from our line managed teams:

- We have improved our understanding, accountability and reporting around safeguarding concerns.
- The needs of tenants have increased and external support decreased. Feedback from staff on the front-line notes that other support services are being cut, leaving our Empowerment Workers to fill the gap. Specialist support for mental health has been reduced and thresholds for social services support have been raised.

Key Incident Categories Breakdown in order of occurrence

Anti-Social Behaviour/Violence (ASB/VIO): 26 cases (31%)

- Includes tenant conflicts, threats, property damage, and neighbour complaints
- Several involved police intervention
- Continues to be highest category 3rd year running.

Physical Health (PH): 13 cases (16%)

- Various medical conditions requiring hospitalisation
- Includes seizures, injuries, and chronic conditions

Mental Health (MH): 11 cases (13%)

- Includes suicidal thoughts, relapses, and mental health crises
- Often linked to substance misuse as a secondary category

Substance Misuse (SUBS): 8 cases (10%)

- Primarily involves drug and alcohol relapse
- Often linked to other issues like mental health or antisocial behaviour

Child Protection (CP): 8 cases (10%)

- Includes concerns about child welfare and inappropriate relationships
- Often involves social services

Other Categories:

- Domestic Violence (DV): 6 cases (7%)
- Sexual Abuse (SEX): 3 cases (4%)
- Abandonment (ABAN): 3 cases (4%)
- Staff issues: 2 cases (2%)
- Death: 2 cases (2%)

There was 1 report made to the Charity Commission about a serious incident regarding death of a tenant via suicide at the end of August 2024. The Charity Commission stated no further action was required. Our Safeguarding Sub-Committee and Trustee Board received an annual report on Safeguarding from our Safeguarding Lead, Laura Cuthill with further analysis and recommendations which we have taken forward.

HOPE INTO ACTION UK

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2025

Risk Management

In February 2025, we completed a full review of our Risk Register and assessed these key factors as representing the key risk areas:

1. Failure to raise grant income
2. Failure to grow individual donors
3. Lack of response to new investment model (Isaiah Partners)
4. EMPOWER costs escalate beyond budget
5. EMPOWER does not deliver on expectations
6. Dilution of our Christian ethos
7. An abuse of power/safeguarding failure which damages our reputation
8. A significant dispute with a franchise partner
9. Serious assault on staff, volunteer or tenant
10. Peterborough team - management of performance and local reputation
11. Projects which distract from core focus e.g. development projects
12. Recruitment: low number of appointable applicants for vacant positions

Each of these risks has a number of mitigating actions which we are committed to as an organisation and accountable to the Board on.

Due to the importance of financial sustainability, we have also developed a set of Core Sustainability Indicators (CSIs) which we report on monthly to the Board and which are discussed at each Board meeting.

Strategic direction for 2025-26

We have committed to the following 3 strategic objectives and we developed an action plan based under these headings:

1. Our line-managed work will be an incubator of best practice

- Ensure Friends & Support team for every house
- Meet occupancy target of 85%
- Develop local strategies in each city

2. We will strengthen and grow our franchise Network

- Open 3 new franchises
- Focus on growing houses in current franchises
- Engage with national review of supported housing & implement
- Training refresh & online modules
- Implement Safeguarding review

3. Faithful stewardship of finances, supporters and people

- Launch EMPOWER online system
- Develop & launch Isaiah Partners investment scheme
- Implement a refreshed donor journey
- New communications strategy & branding review
- Develop new HiA book of stories
- Enhanced pastoral support for staff
- New performance management system

Commentary to the financial information

Reserves

The Trustees' policy with regard to reserves is to seek to maintain unrestricted funds, other than those designated from time to time for specific purposes, at a level sufficient to provide the charity with enough working capital to carry on its existing activities successfully for two to four months. This will enable the trustees to ensure continuity of activities and honour contractual liabilities.

HOPE INTO ACTION UK

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2025

The Trustees have noted that the **current level of unrestricted reserves is within that range at 3.7 months**. In the unfortunate event of funding levels dropping to dangerous levels then the Trustees would have to consider the sale of one of our houses or re-mortgage a property.

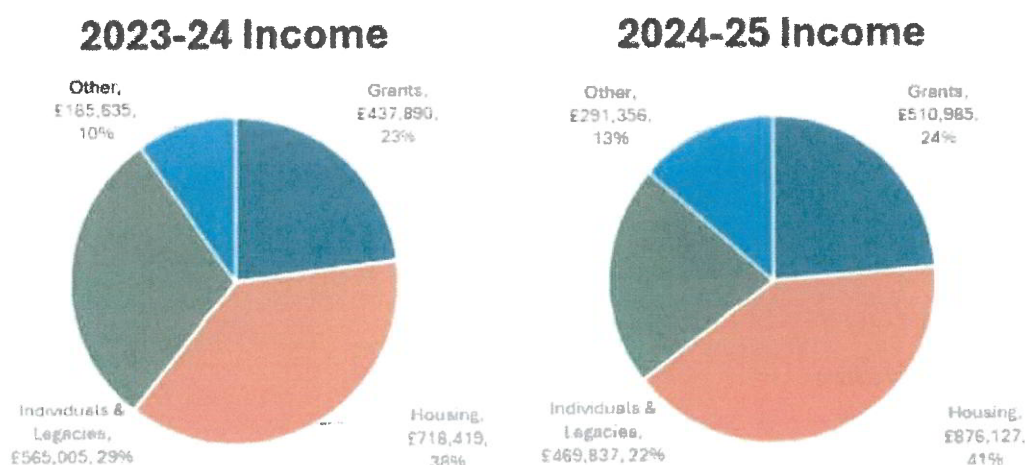
Cash balance

At year end the cash balance was £752,213 (see balance sheet). This is broken down on note 23 into unrestricted (£444,118) and restricted (£308,095). There are no capital commitments as at year end.

Income and Expenditure

The net income for 2025 is £30,139 (2024: net income of £45,603) which includes donations of various restricted funds.

Trustees monitor the balance of income from the three primary sources. The total for 2024-25 was £2,148,305 (2023-24: £1,906,949), broken down as follows:



We continue to be encouraged by the support of various grant-giving bodies. Our CEO has been invited to speak at various influential forums, often sharing about our values and the importance of Christian distinctiveness for Hope into Action. We continue to work with external agency support for grant applications.

Individual unrestricted giving was lower for 2024-25 (2023-24 included some large individual donations). Campaign income held up well including a record-breaking Big Give Christmas Campaign. A number of factors supported higher income from other areas such as bank interest and the sale of two houses (surplus on sale).

Our costs ("charitable activities") have grown by 12.8% (2024: 9.6%). This is explained by two key factors; the increase in staff costs and computer & software. The Empower first and second phase implementation were completed, with the final two phases due to complete in 2025-26.

Assets and Investments

Hope into Action UK owns its main office and 12 houses used to support tenants. Two properties were sold in 2024 and a further property purchased. This is part of a strategic plan to improve the quality of our stock in Peterborough. Further property purchases are being considered in the network as part of the Isaiah Partners strategy.

We are very grateful to our generous donor who made a significant donation several years ago for property. He has kindly agreed that we can reprovise this restricted donation for our Isaiah Partners fund. We have used some of this to repay our mortgage (saving £14k of annual interest) and the remainder will be used to purchase property in our network to enable churches to house those affected by homelessness. We will add to this fund by designating further funds and loans in future years.

HOPE INTO ACTION UK

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED) **FOR THE YEAR ENDED 31 MARCH 2025**

Thank you: To our supporters and investors

We are deeply grateful to the **269 individual donors** who give regularly to Hope into Action.
And we thank the almost **400 investors** whose capital has purchased the houses in our Network.
And we are hugely grateful to the following **grant-making trusts** who supported our work so generously during 2024/25:

- Andrews Charitable Trust
- B&Q Foundation
- Beatrice Laing Trust
- Beer Harris Memorial Trust
- Benefact trust
- Bishop Radford Trust
- Charles Hayward Foundation
- Church Urban Fund
- Cinnamon Network
- Hopestead
- Howard Foundation
- Jerusalem Trust
- Julia Rausing Trust
- Kennard Family Fund (via Norfolk Community Foundation)
- LandAid
- Maurice & Hilda Laing Trust
- Mazars
- Pears Foundation
- Porticus
- Souter Charitable Trust
- The Grace Trust
- Transforming Notts Together

HOPE INTO ACTION UK

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2025

Structure, governance and management

The charity is a company limited by guarantee and a registered charity governed by its articles and memorandum of association.

The Trustees, who are also the directors for the purpose of company law, and who served during the year and up to the date of signature of the financial statements were:

The Reverend Mrs D Tidball (Chair)

Mr I G Billage

Mrs J Hunte (Resigned 22 April 2025)

Mr H J Kettel

Mr P J Magowan

Ms R Mathew (Resigned 11 July 2024)

Mrs D J Nash

Mrs M D Symington

Mrs A Buchanan (Appointed 10 June 2025)

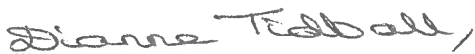
Mr J P Lee (Appointed 21 March 2025)

Mr R E Wightman (Appointed 25 March 2025)

The existing Trustees have the power to appoint new trustees.


None of the Trustees has any beneficial interest in the company. All of the Trustees are members of the company and guarantee to contribute £1 in the event of a winding up.

The trustees' report was approved by the Board of Trustees.



The Reverend Mrs D Tidball (Chair)

Trustee

Dated: 

HOPE INTO ACTION UK

STATEMENT OF TRUSTEES' RESPONSIBILITIES

FOR THE YEAR ENDED 31 MARCH 2025

The Trustees, who are also the directors of Hope Into Action UK for the purpose 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 which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that year.

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 judgements and estimates that are reasonable and prudent; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The Trustees are responsible for keeping adequate accounting records that disclose with reasonable accuracy at any time the financial position of the charity 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 charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

HOPE INTO ACTION UK

INDEPENDENT AUDITOR'S REPORT

TO THE TRUSTEES OF HOPE INTO ACTION UK

Opinion

We have audited the financial statements of Hope Into Action UK (the 'charity') for the year ended 31 March 2025 which comprise the statement of financial activities, the balance sheet, the statement of cash flows and the notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, 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 2025 and of its incoming resources and application of resources, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

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

Conclusions relating to going concern

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

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

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

Other information

The other information comprises the information included in the annual report other than the financial statements and our auditor's 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 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 in relation to which the Charities (Accounts and Reports) Regulations 2008 require us to report to you if, in our opinion:

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

HOPE INTO ACTION UK

INDEPENDENT AUDITOR'S REPORT (CONTINUED) TO THE TRUSTEES OF HOPE INTO ACTION UK

Responsibilities of Trustees

As explained more fully in the statement of trustees' responsibilities, the Trustees, who are also the directors of the charity for the purpose of company law, are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the Trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error. In preparing the financial statements, the Trustees are responsible for assessing the charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Trustees either intend to liquidate the charitable company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

We have been appointed as auditor under section 144 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder.

A further description of our responsibilities is available on the Financial Reporting Council's website at: <https://www.frc.org.uk/auditorsresponsibilities>. This description forms part of our auditor's report.

Extent to which the audit was considered capable of detecting irregularities, including fraud

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above and on the Financial Reporting Council's website, to detect material misstatements in respect of irregularities, including fraud.

We obtain and update our understanding of the entity, its activities, its control environment, and likely future developments, including in relation to the legal and regulatory framework applicable and how the entity is complying with that framework. Based on this understanding, we identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. This includes consideration of the risk of acts by the entity that were contrary to applicable laws and regulations, including fraud.

In response to the risk of irregularities and non-compliance with laws and regulations, including fraud, we designed procedures which included:

- Enquiry of management and those charged with governance around actual and potential litigation and claims as well as actual, suspected and alleged fraud;
- Reviewing minutes of meetings of those charged with governance;
- Assessing the extent of compliance with the laws and regulations considered to have a direct material effect on the financial statements or the operations of the entity through enquiry and inspection;
- 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 bias and 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 indicators of potential 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 of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

HOPE INTO ACTION UK

INDEPENDENT AUDITOR'S REPORT (CONTINUED) TO THE TRUSTEES OF HOPE INTO ACTION UK

This report is made solely to the company's members, as a body, in accordance with section 391 of the Companies Act 2014. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and the company's members as a body, for our audit work, for this report, or for the opinions we have formed.



Mr Mark Jackson FCA DChA (Senior Statutory Auditor)
for and on behalf of Azets Audit Services

16.9.2025

Chartered Accountants
Statutory Auditor

Westpoint
Lynch Wood
Peterborough
Cambridgeshire
United Kingdom
PE2 6FZ

Azets Audit Services is eligible for appointment as auditor of the charity by virtue of its eligibility for appointment as auditor of a company under section 1212 of the Companies Act 2006.

HOPE INTO ACTION UK

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT FOR THE YEAR ENDED 31 MARCH 2025

Current financial year

		Unrestricted funds 2025 £	Designated funds 2025 £	Restricted funds 2025 £	Total 2025 £	Total 2024 £
	Notes					
<u>Income and endowments from:</u>						
Donations and legacies	3	684,833	-	355,802	1,040,635	1,071,465
Charitable activities	4	931,105	-	-	931,105	772,134
Investments	5	45,426	-	-	45,426	23,546
Other income	6	131,139	-	-	131,139	39,804
Total income		1,792,503	-	355,802	2,148,305	1,906,949
<u>Expenditure on:</u>						
Raising funds	7	56,777	-	-	56,777	34,372
Charitable activities	8	1,645,278	52,762	363,349	2,061,389	1,826,974
Total resources expended		1,702,055	52,762	363,349	2,118,166	1,861,346
Net incoming/(outgoing) resources before transfers		90,448	(52,762)	(7,547)	30,139	45,603
Gross transfers between funds		(43,648)	258,044	(214,396)	-	-
Net income/(expenditure) for the year/ Net movement in funds		46,800	205,282	(221,943)	30,139	45,603
Fund balances at 1 April 2024		477,882	1,467,283	547,729	2,492,894	2,447,291
Fund balances at 31 March 2025		524,682	1,672,565	325,786	2,523,033	2,492,894

The statement of financial activities includes all gains and losses recognised in the year.

All income and expenditure derive from continuing activities.

The statement of financial activities also complies with the requirements for an income and expenditure account under the Companies Act 2006.

HOPE INTO ACTION UK

STATEMENT OF FINANCIAL ACTIVITIES (CONTINUED) INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 MARCH 2025

Prior financial year

		Unrestricted funds 2024 £	Designated funds 2024 £	Restricted funds 2024 £	Total 2024 £
	Notes				
<u>Income and endowments from:</u>					
Donations and legacies	3	763,500	-	307,965	1,071,465
Charitable activities	4	772,134	-	-	772,134
Investments	5	23,546	-	-	23,546
Other income	6	39,804	-	-	39,804
Total income		1,598,984	-	307,965	1,906,949
<u>Expenditure on:</u>					
Raising funds	7	34,372	-	-	34,372
Charitable activities	8	1,553,597	28,964	244,413	1,826,974
Total resources expended		1,587,969	28,964	244,413	1,861,346
Net incoming/(outgoing) resources before transfers		11,015	(28,964)	63,552	45,603
Gross transfers between funds		47,366	(1,264)	(46,102)	-
Net income/(expenditure) for the year/ Net movement in funds		58,381	(30,228)	17,450	45,603
Fund balances at 1 April 2023		419,501	1,497,511	530,279	2,447,291
Fund balances at 31 March 2024		477,882	1,467,283	547,729	2,492,894

The statement of financial activities includes all gains and losses recognised in the year.

All income and expenditure derive from continuing activities.

The statement of financial activities also complies with the requirements for an income and expenditure account under the Companies Act 2006.

HOPE INTO ACTION UK

BALANCE SHEET

AS AT 31 MARCH 2025

	Notes	2025 £	£	2024 £	£
Fixed assets					
Intangible assets	13		-		21,000
Tangible assets	14		1,849,186		1,842,407
			1,849,186		1,863,407
Current assets					
Debtors	15	129,391		148,428	
Cash at bank and in hand		752,213		899,445	
		881,604		1,047,873	
Creditors: amounts falling due within one year	17	(167,757)		(166,690)	
Net current assets			713,847		881,183
Total assets less current liabilities			2,563,033		2,744,590
Creditors: amounts falling due after more than one year	18		(40,000)		(251,696)
Net assets			2,523,033		2,492,894
Income funds					
<u>Restricted funds</u>					
Property		72,622		73,728	
Specific projects		253,165		474,001	
	21		325,786		547,729
<u>Unrestricted funds - general</u>					
Designated funds	22		1,672,565		1,467,283
Other charitable funds			524,682		477,882
			2,523,033		2,492,894

HOPE INTO ACTION UK

BALANCE SHEET (CONTINUED)

AS AT 31 MARCH 2025

The company is entitled to the exemption from the audit requirement contained in section 477 of the Companies Act 2006, for the year ended 31 March 2025, although an audit has been carried out under section 144 of the Charities Act 2011.

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 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.

The financial statements were approved by the board of directors and authorised for issue on 24/7/25 and are signed on its behalf by:



The Reverend Mrs D Tidball (Chair)
Trustee

Company Registration No. 07309173

HOPE INTO ACTION UK

STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED 31 MARCH 2025

	Notes	2025 £	£	2024 £	£
Cash flows from operating activities					
Cash (absorbed by)/generated from operations	27		(64,902)		60,048
Investing activities					
Purchase of intangible assets		-		(21,000)	
Purchase of tangible fixed assets		(237,265)		(76,622)	
Proceeds on disposal of tangible fixed assets		327,905		126,513	
Investment income received		45,426		23,546	
Net cash generated from investing activities			136,066		52,437
Financing activities					
Repayment of bank loans		(218,396)		(8,328)	
Net cash used in financing activities			(218,396)		(8,328)
Net (decrease)/increase in cash and cash equivalents			(147,232)		104,157
Cash and cash equivalents at beginning of year			899,445		795,288
Cash and cash equivalents at end of year			752,213		899,445

HOPE INTO ACTION UK

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

1 Accounting policies

Charity information

Hope Into Action UK is a private company limited by guarantee incorporated in England and Wales. The registered office is 26 North Street, Peterborough, PE1 2RA, United Kingdom.

1.1 Accounting convention

The financial statements have been prepared in accordance with the charity's governing document, the Companies Act 2006 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)". The charity is a Public Benefit Entity as defined by FRS 102.

The financial statements are prepared in sterling, which is the functional currency of the charity. Monetary amounts in these financial statements are rounded to the nearest £.

The accounts have been prepared on the historical cost convention. The principal accounting policies adopted are set out below.

1.2 Going concern

At the time of approving the financial statements, the Trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. Thus the Trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the Trustees in furtherance of their charitable objectives unless the funds have been designated for other purposes.

Restricted funds are subject to specific conditions by donors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the accounts.

1.4 Income

Income is recognised when the charity is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

Cash donations are recognised on receipt. Other donations are recognised once the charity has been notified of the donation, unless performance conditions require deferral of the amount. Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Legacies are recognised on receipt or otherwise if the charity has been notified of an impending distribution, the amount is known, and receipt is expected. If the amount is not known, the legacy is treated as a contingent asset.

HOPE INTO ACTION UK

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

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 is classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central staff costs are allocated on the basis of time spent, and depreciation charges are allocated on the portion of the asset's use.

All resources expended are accounted for gross, and in the period in which they are incurred. VAT is not recoverable by the charity and as such is included in the relevant costs in the Statement of Financial Activities.

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

Governance costs include those costs associated with meeting the constitutional and statutory requirements of the charity.

All costs are allocated between the expenditure categories of the Statement of Financial Activities on a basis designed to reflect the use of the resource.

1.6 Intangible fixed assets other than goodwill

It is the policy of the charity to write off the costs of software development against profits in the year in which it is incurred.

1.7 Tangible fixed assets

Tangible fixed assets are measured at cost, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Land and buildings	1% p.a. straight line on buildings
Shared ownership properties	1% p.a. straight line
Equipment	33% p.a. straight line
Motor vehicles	33% p.a. straight line

Assets in the course of construction are not depreciated.

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in net income/(expenditure) for the year.

Shared ownership housing properties are included in fixed assets at the percentage of the charity's share in the ownership. Any payment for an increase in percentage of share is treated as an addition. Any payments received for a decrease in share is treated similar to the sale of property.

HOPE INTO ACTION UK

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2025

1 Accounting policies

(Continued)

1.8 Impairment of fixed assets

At each reporting end date, the charity reviews the carrying amounts of its tangible and intangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

1.9 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

1.10 Financial instruments

The charity has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the charity's balance sheet when the charity becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

Basic financial liabilities

Basic financial liabilities, including creditors and bank loans are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future receipts discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of operations from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Derecognition of financial liabilities

Financial liabilities are derecognised when the charity's contractual obligations expire or are discharged or cancelled.

1.11 Employee benefits

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the charity is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

HOPE INTO ACTION UK

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

1 Accounting policies

(Continued)

1.12 Retirement benefits

Payments to defined contribution retirement benefit schemes are charged as an expense as they fall due.

2 Critical accounting estimates and judgements

In the application of the charity's accounting policies, the Trustees are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

3 Donations and legacies

	Unrestricted funds 2025 £	Restricted funds 2025 £	Total 2025 £	Unrestricted funds 2024 £	Restricted funds 2024 £	Total 2024 £
Donations and gifts	469,650	-	469,650	602,075	31,500	633,575
Legacies receivable	20,000	40,000	60,000	-	-	-
Grants receivable	195,183	315,802	510,985	161,425	276,465	437,890
	<u>684,833</u>	<u>355,802</u>	<u>1,040,635</u>	<u>763,500</u>	<u>307,965</u>	<u>1,071,465</u>
Donations and gifts						
Donations from individuals	409,837	-	409,837	565,005	-	565,005
Churches	52,313	-	52,313	37,070	-	37,070
Corporate donations	7,500	-	7,500	-	-	-
Other	-	-	-	-	31,500	31,500
	<u>469,650</u>	<u>-</u>	<u>469,650</u>	<u>602,075</u>	<u>31,500</u>	<u>633,575</u>
Legacies receivable						
Legacies received	20,000	40,000	60,000	-	-	-
	<u>20,000</u>	<u>40,000</u>	<u>60,000</u>	<u>-</u>	<u>-</u>	<u>-</u>

HOPE INTO ACTION UK

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

3 Donations and legacies

(Continued)

	Unrestricted funds 2025 £	Restricted funds 2025 £	Total 2025 £	Unrestricted funds 2024 £	Restricted funds 2024 £	Total 2024 £
Grants receivable						
Albert Hunt Trust	-	-	-	-	7,000	7,000
Andrews Charitable Trust	58,940	-	58,940	76,425	-	76,425
B&Q Foundation	-	10,000	10,000	-	5,000	5,000
Beatrice Laing Trust	20,625	-	20,625	20,000	-	20,000
Beer Harris Memorial Trust	-	1,500	1,500	-	2,000	2,000
Benefact Trust	-	20,000	20,000	-	20,000	20,000
Bishop Radford Trust	-	2,000	2,000	-	-	-
Cambridge City Council	-	15,000	15,000	-	-	-
Charles Hayward Foundation	-	25,000	25,000	-	25,000	25,000
Church Urban Fund	-	46,666	46,666	-	-	-
Cinnamon Trust	-	1,000	1,000	-	2,000	2,000
Clothworkers Foundation	-	-	-	-	50,000	50,000
Daughters of Jesus	-	-	-	-	200	200
Didymus Charity	-	10,000	10,000	-	10,000	10,000
Garfield Weston Foundation	-	-	-	-	50,000	50,000
Hopestead	-	15,000	15,000	-	5,903	5,903
Jerusalem Trust	-	50,000	50,000	-	76,000	76,000
Julia Rausing Trust	-	75,000	75,000	-	-	-
Landaid Charitable Trust	-	7,860	7,860	-	9,073	9,073
Lighthouse Community Church	-	218	218	-	-	-
Maurice & Hilda Laing Charitable Trust	20,625	-	20,625	20,000	-	20,000
Mazars Charitable Trust	-	7,883	7,883	-	7,883	7,883
Norfolk Community Foundation	-	1,500	1,500	-	2,956	2,956
Pears Foundation	45,000	-	45,000	45,000	-	45,000
Porticus Foundation	49,993	-	49,993	-	-	-
Souter Charitable Trust	-	6,000	6,000	-	-	-
The Grace Trust	-	3,000	3,000	-	-	-
The Howard Foundation	-	4,600	4,600	-	3,450	3,450
Transforming Notts Together	-	13,575	13,575	-	-	-
	<u>195,183</u>	<u>315,802</u>	<u>510,985</u>	<u>161,425</u>	<u>276,465</u>	<u>437,890</u>

4 Charitable activities

	2025 £	2024 £
Provision of housing	876,127	718,419
Franchise income	54,005	53,458
Book sales	973	257
	<u>931,105</u>	<u>772,134</u>

HOPE INTO ACTION UK

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2025

5 Investments

	2025 £	2024 £
Rental income	3,494	4,215
Interest receivable	41,932	19,331
	<u>45,426</u>	<u>23,546</u>

6 Other income

	2025 £	2024 £
Net gain on disposal of tangible fixed assets	130,287	39,297
Other income	852	507
	<u>131,139</u>	<u>39,804</u>

7 Raising funds

	2025 £	2024 £
<u>Fundraising and publicity</u>		
Costs of generating donations and legacies	56,777	34,372
	<u>56,777</u>	<u>34,372</u>

HOPE INTO ACTION UK

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2025

8 Charitable activities

	2025 £	2024 £
Staff costs	1,164,516	1,033,293
Depreciation and impairment	53,868	30,070
House rental and running costs	290,355	278,561
House maintenance and equipment	22,860	17,932
Franchising expenses	32,153	50,270
Volunteer expenses	3,625	3,142
Client support	6,426	4,718
Property refurbishment	130,210	144,785
General rates	6,814	6,382
Bad debt expense	31,137	26,355
	<u>1,741,964</u>	<u>1,595,508</u>
Support costs (see note 9)	314,025	226,066
Governance costs (see note 9)	5,400	5,400
	<u>2,061,389</u>	<u>1,826,974</u>
Analysis by fund		
Unrestricted funds - general	1,645,278	1,553,597
Designated funds	52,762	28,964
Restricted funds	363,349	244,413
	<u>2,061,389</u>	<u>1,826,974</u>

HOPE INTO ACTION UK

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

9 Support costs

	Support costs	Governance costs	2025	Support costs	Governance costs	2024
	£	£	£	£	£	£
Property costs	14,255	-	14,255	15,105	-	15,105
Loan interest	4,761	-	4,761	5,167	-	5,167
Bank and processing charges	4,727	-	4,727	5,040	-	5,040
Light and heat	4,564	-	4,564	2,831	-	2,831
Travel and subsistence	28,184	-	28,184	26,554	-	26,554
Printing, postage and stationery	4,907	-	4,907	8,727	-	8,727
Telephone and fax	10,881	-	10,881	13,150	-	13,150
Computer and software	172,992	-	172,992	56,736	-	56,736
Professional and consultancy costs	13,610	-	13,610	55,094	-	55,094
Insurance	14,285	-	14,285	14,581	-	14,581
Refreshments	4,074	-	4,074	3,749	-	3,749
Sundry expenses	31,318	-	31,318	11,425	-	11,425
Legal fees	3,512	-	3,512	5,845	-	5,845
Accountancy fees	1,955	-	1,955	2,062	-	2,062
Audit fees	-	5,400	5,400	-	5,400	5,400
	<u>314,025</u>	<u>5,400</u>	<u>319,425</u>	<u>226,066</u>	<u>5,400</u>	<u>231,466</u>

Governance costs represents payments to the auditors of £5,400 (2024- £5,400) for audit fees.

10 Trustees

None of the Trustees (or any persons connected with them) received any remuneration during the year. Four Trustees (2024 - 4) were reimbursed a total of £865 for travelling expenses (2024- £573).

HOPE INTO ACTION UK

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2025

11 Employees

Number of employees

The average monthly number of employees during the year was:

	2025 Number	2024 Number
Average number of employees	41	41

Employment costs

	2025 £	2024 £
Wages and salaries	1,006,453	897,404
Social security costs	82,858	68,733
Other pension costs	75,205	67,156
	1,164,516	1,033,293

Included in wages and salaries above are redundancy payments totalling £Nil (2024 - £2,213) and termination payments totalling £Nil (2024 - £6,035).

The average full time equivalent number of employees during the year was 30 (2024 - 30).

The number of employees whose annual remuneration was £60,000 or more were:

	2025 Number	2024 Number
£60,000 - £69,999	1	-

Contributions totalling £4,536 (2024: £Nil) were made to defined contribution pension schemes on behalf of employees whose emoluments exceed £60,000.

12 Taxation

The charity is exempt from tax on income and gains falling within section 505 of the Taxes Act 1988 or section 252 of the Taxation of Chargeable Gains Act 1992 to the extent that these are applied to its charitable objects.

HOPE INTO ACTION UK

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2025

13 Intangible fixed assets

	£
Cost	
At 1 April 2024 and 31 March 2025	21,000
Amortisation and impairment	
At 1 April 2024	-
Amortisation charged for the year	21,000
At 31 March 2025	21,000
Carrying amount	
At 31 March 2025	-
At 31 March 2024	21,000

HOPE INTO ACTION UK

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2025

14 Tangible fixed assets		Land and buildings		Shared ownership properties		Assets under construction		Equipment		Motor vehicles		Total	
		£	£	£	£	£	£	£	£	£	£	£	£
Cost													
At 1 April 2024		1,892,667		70,000		46,101		67,441		5,776		2,081,985	
Additions		226,226		-		-		11,039		-		237,265	
Disposals		(223,713)		-		-		-		-		(223,713)	
Other changes		46,101		-		(46,101)		-		-		-	
At 31 March 2025		1,941,281		70,000		-		78,480		5,776		2,095,537	
Depreciation and impairment													
At 1 April 2024		171,648		1,900		-		60,255		5,775		239,578	
Depreciation charged in the year		24,574		700		-		7,594		-		32,868	
Eliminated in respect of disposals		(26,095)		-		-		-		-		(26,095)	
At 31 March 2025		170,127		2,600		-		67,849		5,775		246,351	
Carrying amount													
At 31 March 2025		1,771,154		67,400		-		10,631		1		1,849,186	
At 31 March 2024		1,721,018		68,100		46,101		7,187		1		1,842,407	

Included in land and buildings above is the office, 12 (2024 - 13) houses which are used to support tenants and an interest in land. Shared ownership properties represents an interest in 2 (2024 - 2) properties.

HOPE INTO ACTION UK

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2025

15 Debtors

		2025	2024
		£	£
Amounts falling due within one year:			
Tenant and franchise debt		104,433	66,483
Other debtors		11,869	76,818
Prepayments and accrued income		13,089	5,127
		<u>129,391</u>	<u>148,428</u>

16 Loans and overdrafts

	Notes	2025	2024
		£	£
Bank loans		<u>44,000</u>	<u>262,396</u>
Payable within one year	17	4,000	10,700
Payable after one year	18	<u>40,000</u>	<u>251,696</u>

The long-term loan is secured by fixed charges over one of the properties owned by the charity.

17 Creditors: amounts falling due within one year

	Notes	2025	2024
		£	£
Bank loans	16	4,000	10,700
Other taxation and social security		17,699	18,301
Deferred income	19	54,931	27,452
Trade creditors		29,891	88,117
Other creditors		17,325	16,716
Accruals		43,911	5,404
		<u>167,757</u>	<u>166,690</u>

18 Creditors: amounts falling due after more than one year

	Notes	2025	2024
		£	£
Bank loans	16	<u>40,000</u>	<u>251,696</u>

HOPE INTO ACTION UK

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2025

19 Deferred income

Deferred income is included in the financial statements as follows:

	2025 £	2024 £
Deferred income is included within:		
Current liabilities	54,931	27,452
Movements in the year:		
Deferred income at 1 April 2024	27,452	56,213
Released from previous periods	(27,452)	(56,213)
Resources deferred in the year	54,931	27,452
Deferred income at 31 March 2025	54,931	27,452

20 Retirement benefit schemes

Defined contribution schemes

The charity operates a defined contribution pension scheme for all qualifying employees. The assets of the scheme are held separately from those of the charity in an independently administered fund.

The charge to profit and loss in respect of defined contribution schemes was £75,205 (2024 - £67,156).

HOPE INTO ACTION UK

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

21 Restricted funds

The income funds of the charity include restricted funds comprising the following unexpended balances of donations and grants held on trust for specific purposes:

	Movement in funds				
	Balance at 1 April 2024	Incoming resources	Resources expended	Transfers	Balance at 31 March 2025
	£	£	£	£	£
Special projects					
Beer Harris Memorial	-	1,500	(1,500)	-	-
Benefact Trust	-	20,000	(20,000)	-	-
Bishop Radford Trust	-	2,000	(2,000)	-	-
B&Q Foundation	-	10,000	(10,000)	-	-
Cambridge City Council	-	15,000	(15,000)	-	-
Charles Hayward Foundation	-	25,000	(25,000)	-	-
Church Urban Fund	-	46,666	(46,666)	-	-
Cinnamon Trust	-	1,000	(1,000)	-	-
Didymus Trust	7,502	10,000	(10,000)	-	7,502
Grace Trust	-	3,000	(3,000)	-	-
Hopestead	-	15,000	(15,000)	-	-
Howard Foundation	-	4,800	(4,800)	-	-
Julia Rausing Trust	-	75,000	(75,000)	-	-
Landaid Charitable Trust	-	7,860	(7,860)	-	-
Lighthouse Community Church	-	218	(218)	-	-
Mazars Charitable Trust	-	7,883	(7,883)	-	-
Norfolk Community Foundation	-	1,500	(1,500)	-	-
Souter Charitable Trust	-	6,000	(6,000)	-	-
Transforming Notts Together	-	13,575	(13,575)	-	-
Donation for property (Isaiah Fund)	466,500	-	(6,441)	(214,396)	245,663
	<u>474,002</u>	<u>265,802</u>	<u>(272,243)</u>	<u>(214,396)</u>	<u>253,165</u>
Other including core costs					
Jerusalem Trust	-	50,000	(50,000)	-	-
Legacies	-	40,000	(40,000)	-	-
	<u>-</u>	<u>90,000</u>	<u>(90,000)</u>	<u>-</u>	<u>-</u>
Property					
SEIF	73,728	-	(1,106)	-	72,622
	<u>73,728</u>	<u>-</u>	<u>(1,106)</u>	<u>-</u>	<u>72,622</u>
	<u>547,729</u>	<u>355,802</u>	<u>(363,349)</u>	<u>(214,396)</u>	<u>325,786</u>

HOPE INTO ACTION UK

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2025

21 Restricted funds

(Continued)

There are a number of restricted funds as outlined above, some of which are for specific projects, some that cover specific elements of core costs. The two largest funds are as follows:

Donation for property - this relates to donations received to enable the charity to invest in further property to be used to house tenants. This is now known as the Isaiah Fund. The transfer out of this fund represents the settling of a mortgage.

SEIF - the funds received were for the purchase of a property by the charity. A property was purchased in 2012 and this fund is now represented by fixed assets, but the fund remains a restricted fund as the funding is potentially repayable to SEIF if there is a future change to the use of the property or the property is sold.

The restricted legacy was used to house and support refugee families.

22 Designated funds

The income funds of the charity include the following designated funds which have been set aside out of unrestricted funds by the trustees for specific purposes:

	Balance at 1 April 2023 £	Resources expended £	Transfers £	Balance at 1 April 2024 £	Resources expended £	Transfers £	Balance at 31 March 2025 £
Fixed asset fund	1,497,511	(28,964)	(1,264)	1,467,283	(52,762)	258,044	1,672,565
	1,497,511	(28,964)	(1,264)	1,467,283	(52,762)	258,044	1,672,565

The fixed asset fund represents the net book value of the property and other fixed assets that is not represented by restricted funds, excluding the mortgage owing and £60,000 (2024 - £60,000) investment from unrestricted funds in accordance with the charity's reserves policy.

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NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2025

23 Analysis of net assets between funds

Fund balances at 31 March 2025 are represented by:

	Unrestricted funds 2025 £	Designated funds 2025 £	Restricted funds 2025 £	Total 2025 £	Unrestricted funds 2024 £	Designated funds 2024 £	Restricted funds 2024 £	Total 2024 £
Intangible fixed assets	-	-	-	-	-	21,000	-	21,000
Tangible assets	59,999	1,716,565	72,622	1,849,186	59,999	1,708,679	73,729	1,842,407
Current assets/(liabilities)	464,683	(4,000)	253,164	713,847	417,883	(10,700)	474,000	881,183
Long term liabilities	-	(40,000)	-	(40,000)	-	(251,696)	-	(251,696)
	524,682	1,672,565	325,786	2,523,033	477,882	1,467,283	547,729	2,492,894

The analysis of current assets/(liabilities) is as follows:

	Unrestricted funds 2025 £	Designated funds 2025 £	Restricted funds 2025 £	Total 2025 £	Unrestricted funds 2024 £	Designated funds 2024 £	Restricted funds 2024 £	Total 2024 £
Current assets	129,391	-	-	129,391	148,427	-	-	148,427
Cash	444,118	-	308,095	752,213	397,994	-	501,452	899,446
Current liabilities	(108,826)	(4,000)	(54,931)	(167,757)	(128,538)	(10,700)	(27,452)	(166,690)
	464,683	(4,000)	253,164	713,847	417,883	(10,700)	474,000	881,183

HOPE INTO ACTION UK

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

24 Operating lease commitments

At the reporting end date the charity had outstanding commitments for future minimum lease payments under non-cancellable operating leases, which fall due as follows:

	2025 £	2024 £
Within one year	96,630	109,584
Between two and five years	2,074	8,156
	<u>98,704</u>	<u>117,740</u>

25 Capital commitments

	2025 £	2024 £
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At 31 March 2025 the charity had capital commitments as follows:

Contracted for but not provided in the financial statements:

Acquisition of property, plant and equipment	-	450,000
Acquisition of intangible assets	-	14,400

	<u>-</u>	<u>464,400</u>
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The contract for the acquisition of property, plant and equipment included in 2024 was terminated during the year.

26 Related party transactions

Remuneration of key management personnel

The remuneration of key management personnel including pension contributions is as follows.

	2025 £	2024 £
Aggregate compensation	<u>191,229</u>	<u>165,506</u>

Key management personnel represents 4 (2024 - 4) members of staff who form the executive team.

Included in expenditure are the following amounts in respect of rent paid on properties used for the charity's clients.

	2025 £	2024 £
Property rented from children of Mr G Howard (Resigned 16 November 2023)	-	11,400
Property rented from Mr G Howard (Resigned 16 November 2023)	-	1,597
Property rented from Mr and Mrs E Walker	4,492	4,492
Property rented from The Reverend Mrs D Tidball	2,115	1,919

HOPE INTO ACTION UK

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

26 Related party transactions

(Continued)

During the year the charity received donations totalling £17,250 (2024 - £13,450) from Trustees.

27 Cash generated from operations	2025 £	2024 £
Surplus for the year	30,139	45,603
Adjustments for:		
Investment income recognised in statement of financial activities	(45,426)	(23,546)
Gain on disposal of tangible fixed assets	(130,287)	(39,297)
Depreciation and impairment of tangible fixed assets	53,868	30,070
Movements in working capital:		
Decrease in debtors	19,037	11,539
(Decrease)/increase in creditors	(19,712)	64,440
Increase/(decrease) in deferred income	27,479	(28,761)
Cash (absorbed by)/generated from operations	(64,902)	60,048

28 Analysis of changes in net funds

	At 1 April 2024 £	Cash flows £	At 31 March 2025 £
Cash at bank and in hand	899,445	(147,232)	752,213
	899,445	(147,232)	752,213
Loans falling due within one year	(10,700)	6,700	(4,000)
Loans falling due after more than one year	(251,696)	211,696	(40,000)
	637,049	71,164	708,213