



your **PLACE**
Solving homelessness
one person at a time

Your Place (London) Limited
Trustees' Report & Accounts
2024-2025

Company Registration Number: 08075329 (England and Wales)
Registered Charity Number: 1147794
RSH Registration 4841

A woman with dark hair in braids, wearing a purple sweater, is seated and playing an acoustic guitar. She is looking towards a man sitting opposite her. The man, who is Black, is wearing a black jacket and is looking at the guitar with interest. They are in a brightly lit hallway with blue walls and glass doors in the background. The text "I'VE FOUND THAT THERE'S EVERYTHING HERE TO MOVE ON WITH YOUR LIFE IF THAT'S WHAT YOU WANT." is overlaid in white, bold, sans-serif font. There are also some light blue decorative shapes around the text.

**I'VE FOUND THAT THERE'S EVERYTHING
HERE TO MOVE ON WITH YOUR LIFE IF
THAT'S WHAT YOU WANT.**

Mick, former resident





**IT'S SO GOOD TO HAVE MY OWN SPACE
AND I CAN REALLY SEE THE PROGRESS
I'VE MADE. YOUR PLACE HAVE SAID
THEY'LL BE STAYING IN TOUCH FOR NINE
MONTHS AFTER I'VE MOVED, WHICH IS SO
GOOD TO KNOW.**

Bitania, former resident

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A MESSAGE FROM OUR CHIEF EXECUTIVE

Your Place is evermore at the forefront of homelessness. The average level of homelessness in the UK is 1 person in every 160. In London that rises sharply to 1 person in every 47, but where we're based in Newham, 1 person in every 18 people are homeless – the highest in the UK, and an increase on previous years.



During the financial year 2024-2025, we supported 226 people on their journey out of homelessness, 68% of whom were rough sleeping before finding a safe place to stay at Your Place. Here, we offer people **hope, a home and a sanctuary which heals**, growing the lives, opportunities and skills of each resident.

We are proud of the number of people we've been able to support this year, amidst the external backdrop of ongoing crises around housing, poverty and mental health. We have continued to strengthen partnerships and create new alliances, to share best practice and widen the range of people we support and services we offer. Collaboration is key to solving homelessness, one person at a time.

Through collaboration with Greater London Authority and London Borough of Newham, we completed The Harbour Project building works – a pioneering and innovative accommodation project, addressing prolonged rough sleeping and isolation, housing people from all over London. We are proud and privileged to have been chosen to deliver this pan-London service, the first of its kind in the capital, which will begin operation in 2025-2026.

Our core value of inclusion remains a key driver for us, and central to our success with our residents is helping them to feel a sense of belonging in the community to support their future independence.

Levels of homelessness continue to increase, and we're seeing more complex and diverse needs among the residents we support. I'm immensely proud of the work of our teams, and the resilience of all at Your Place. And I'm grateful for those who work in partnership with us, who care deeply about our mission and align with our values – across the voluntary sector, faith groups, schools, trusts, foundations, charities and companies – and thank them for their support in creating positive impact on the lives of our residents.

Our employability, training and education work is outstanding, and we are proud of the many achievements of residents. 25% of our residents secured or sustained employment in the year – well above the national average of hostel residents in work of 10%. Our employability work is delivered in partnership with a wide variety of community organisations and companies, and we thank them for all that they help us to achieve with our residents.


A highlight this year has been establishing AQA Centre status at Your Place. We now offer AQA unit accreditations in a wide range of life skills to residents across our services. Our AQA ceremonies, held four times a year, further recognise and reward personal growth and development. Creating opportunities for residents is key to the success of helping people move on and to live the lives they want.

Our mission and values have, and always will, remain the driver in all we do. We are growing the charity's work and improving the lives of our residents. Without those individuals and organisations that generously fund and support the life-changing work at Your Place, none of this would be possible. For this we are very grateful, and I thank you for joining us to end homelessness, one person at a time.

Amanda Dubarry

Amanda Dubarry
Chief Executive





**WE'RE INCREDIBLY PROUD TO HAVE
SUPPORTED 226 PEOPLE TO
MOVE ON FROM HOMELESSNESS —
A POWERFUL REMINDER OF WHAT'S
POSSIBLE WHEN COMPASSION,
DETERMINATION AND COMMUNITY
COME TOGETHER.**

ABOUT US

We can't end homelessness for everyone, but we can help to solve it - one person at a time.

Our mission is to build hope, enable lasting change and end homelessness for people in East London. Our values guide our interactions and decision-making processes at all levels within the organisation.

Your Place is about focusing on each person and their individual needs as they regain a sense of ownership over their lives. We're a community of people and services that supports a person's journey to stability, confidence, and independence. The organisation has been a cornerstone of the community in East London for over half a century, helping people when they need it most.

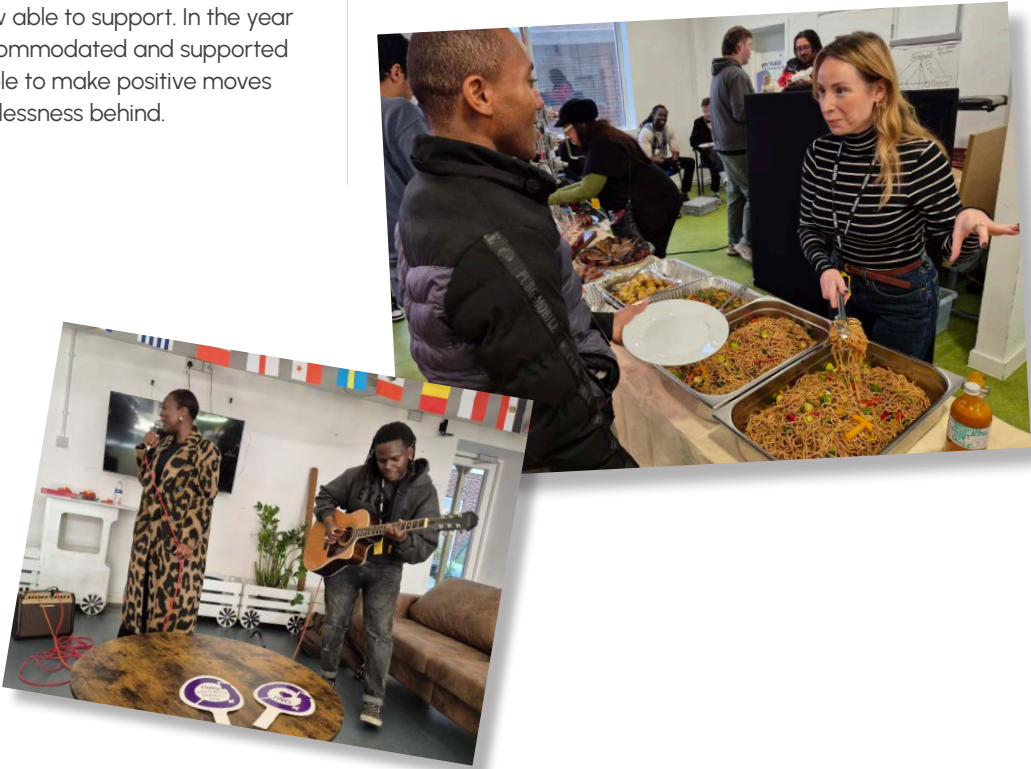
We offer a safe place to live for vulnerable adults experiencing homelessness, with support focusing on physical and mental health, addiction and other complex health issues, education, employment, financial literacy and tenancy sustainment. Each person who walks through our doors works with us to complete a full assessment of their needs and create a bespoke programme of in-house and external services to best prepare that individual for independent living.

We are proud to act as a beacon of hope for the growing number of residents we are now able to support. In the year ended 31st March 2025, we accommodated and supported 226 people and helped 77 people to make positive moves from our services, leaving homelessness behind.

OUR VALUES

- COMPASSION** We care about people, value their views and experiences and put them at the heart of all we do.
- INCLUSION** We celebrate diversity, promote inclusivity and respect, and challenge inequity.
- GROWTH** We support people to breakthrough barriers and fulfil their hopes and potential.
- COLLABORATION** We're stronger and can have a bigger impact when we work in partnerships and build alliances.

IN OUR RESIDENT SATISFACTION SURVEY, 100% OF RESPONDENTS EITHER AGREED OR STRONGLY AGREED THAT YOUR PLACE TREATS THEM FAIRLY AND WITH RESPECT.





STRATEGIC REPORT

Externally, the context is increasingly challenging. In 2024/25, over 3,000 people were seen sleeping rough in London – the highest number on record. In Newham specifically:

- 1 in 18 people in Newham are homeless, the highest in the UK – compared to 1 in 160 nationally
- Newham has by far the highest rate of households in temporary accommodation – for every 1,000 households, 55.35 are living in temporary accommodation
- Over the last decade, rents in Newham risen over 50%, and house prices rose by around 90%, while wages only rose around 20%.
- The UK is a world leader in financial services, yet here in sight of Canary Wharf itself, the UK is falling behind in financial inclusion, rough sleeping and secure accommodation.

Your Place is the largest provider of supported accommodation for people experiencing homelessness in Newham, and one of the largest hostel services in the country.

We accommodated 226 residents this year who had experienced rough sleeping or homelessness, across 155 beds including:

- 105 beds in our core service supporting people with low and medium support needs
- 35 beds in Intensive Support service supporting people with complex or high needs
- 15 beds in our Hope Street service supporting people with low and medium needs with a history of rough sleeping.



68%, or 154 residents, were rough sleeping before coming to us. This figure has risen dramatically since last year, and we're proud to have had a significant impact in reducing rough sleeping locally.

75%, or 184 residents, were assessed as having complex support needs. These residents have one or more support needs (including substance misuse, mental health issues that affect them daily, and physical health problems). We are delighted that we have enabled many people with higher levels of needs to access our services to help to transform their lives. Further breakdown of our resident needs show that:

- 121 (54%) have mental health issues impacting daily life
- 147 (65%) have physical health issues
- 78 (35%) have drug and alcohol use needs
- 24 (11%) have experienced domestic abuse
- 37 (16%) live with tri-morbidity (physical health, mental health and drug and alcohol support needs) .

We are pleased that we were able to ensure that 100% of residents were supported into external health services while staying with us in the last year, and **we supported 77 residents to move on from our service during the year.**

We are delighted to report that at the point of leaving our services, 95% of residents moving on positively rated our support quality as "very good" or "good".

The ultimate measure of our success is how our residents go on to sustain independence when they leave Your Place, and **we are proud to report that a phenomenal 100% of residents supported with planned move on sustained their independent tenancies beyond nine months** (our longest measure for tenancy sustainment), supported by our work around resettlement.

Working alongside our supported accommodation services, our Community Partnerships team oversee a wide range of support services to help our residents to move on from homelessness. This includes employment support, resident engagement work and volunteering. We have been very pleased with the outcomes this team has achieved this year:

STRATEGIC REPORT

Our award-winning work supporting residents in employment and training helped 57 residents to secure or sustain employment, equating to 25% of our resident population over the course of the year. 19 residents found employment during the year, of these, 89% had engaged with employment, training and education (ETE) services.

85 engagement sessions took place for residents, with over 1,350 attendances by 173 residents. This included:

- 367 attendances at volunteering or sessions relating to education, training, employment or volunteering. This service provides a wide range of activities including: English for Speakers of Other Languages courses (ESOL); IT; CV writing, and intensive sessions with our Job Coach. We also supported, signposted, and proudly partnered with other specialist organisations helping people who have been historically marginalised from accessing employment.
- There were 398 attendances at 30 community engagement sessions, including Resident Meeting Place (an assembly of residents to discuss essential topics and issues), memorial events, and women's only sounding boards and voices group.
- 84 attendances at women's specific activities. Highlights of the programme included:
 - An International Women's Day celebration
 - Sepecific women's drop-in sessions
 - A women's end of year dinner, kindly provided by a local restaurant

In total, the activities and sessions were over 3,700 hours, which is the equivalent of over 153 full days.

**100% OF OUR RESIDENTS SUSTAINED
THEIR TENANCY FOR BEYOND NINE
MONTHS, ENDING THEIR HOMELESSNESS
WITH OUR SUPPORT.**

Our impact is being recognised at national level, with award nominations at the UK Housing Awards for our women's development work, the East London Community Heroes Awards for the Outstanding Initiatives in Tackling Homelessness and Outstanding Initiatives in Women's Empowerment categories, and the Charity of the Year at the Newham Business Awards. We were also selected as the Newham Chamber of Commerce Chair's Charity of the Year, as a recognition of the impact we are making in the community.

Although we are a medium-sized organisation with a localised remit, we have continued our campaigning work with national organisations. As one of our core values, collaboration is key in ensuring our voice is heard, representing the needs of both residents and the wider organisation.

We have continued fostering strong working relationships with our local MP, James Asser, as well as local MP and Your Place Patron, Sir Stephen Timms. We have contributed to campaigning with partner organisations such as the National Housing Federation (securing government commitment to funding supported housing), Together with Refugees (supporting rights and dignity for people seeking asylum in the UK), and Solace and the Single Homelessness Project (a collaborative Women's Rough Sleeping Census, highlighting the huge underreporting of women's homelessness).



PLANS FOR FUTURE YEARS

This was the fourth year of our five-year Strategic Plan for the period April 2021 to March 2026. This plan sets out an ambitious roadmap around five key goals. By March 2026, we will:

1. Provide additional specialist supported housing
2. Offer an expanded range of complementary services
3. Be a sustainable organisation
4. Be a great place to work
5. Be a trusted voice in the community and sector

Goal 1

In June 2024 we began work on a new accommodation service, refurbishing existing premises to create 23 units of shared Housing First accommodation which opened just after the end of this reporting period in early May 2025. This development is the first of its kind offering long-term support to people who have slept rough, and is funded largely by the Greater London Authority (GLA) along with social investment funding from Thrive Together and fundraised income from trusts, foundations and individual donors. In addition, we were given funding from the Order of Friars Minor to purchase a property to provide move on housing for our residents, and began our search for a property, which we hope to purchase, refurbish and open in the year ahead.

Goal 2

We relaunched our community engagement work with our residents during the year, significantly stepping up the number of group activities and sessions being offered to our residents, encompassing everything from cooking, gardening, kick boxing, arts & crafts, zumba, games & puzzles, guitar lessons, music sessions, and knitting & crochet sessions. In addition, we have had weekly soup lunches, coffee mornings and some brunch meetings and regular residents' meetings.

This has led to a more cohesive and motivated resident community, who are building their skills and their social confidence. We have recently introduced nationally recognised awards to accredit the skills developments our residents are achieving, using the "Passport to Independence" concept. We were delighted to have Councillor Neil Wilson from Newham Council present over 30 AQA award certificates to residents who had achieved awards in the first round of this work, which will now become a mainstream part of our resident offer.



PLANS FOR FUTURE YEARS



Goal 3

As outlined on page 10 of this report, environmental sustainability is a high priority at Your Place and our Green Project team continues to ensure that this runs as a thread throughout our work and plans.

Financially, despite a tough external climate, we were able to return a surplus in line with our strategic plan to build reserves to a healthy level to weather the many challenges we continue to face. We are extremely grateful to our donors and funders who have supported our important work during this year.

We have worked hard to continue to improve our building and maintain this asset well, focussing this year on the refurbishment of our move on flats which had received heavy wear and tear from residents over the past eight years and required significant investment. We completed these works in May 2025, converting the flats into use for our new Harbour Project, as outlined under Goal 1 above. We are delighted to report that we have now been awarded further funding from the GLA which will enable us to refurbish our older bedrooms and some other communal parts of Anchor House, and we will be working to deliver these plans which will make our accommodation more sustainable through the coming financial two years.

We also invested in our technology to ensure we remain sustainable, working to upgrade and ready our system for a move across to Microsoft 365. In addition, we invested in a new rent management and maintenance system, to provide better rent statement reporting for our residents and a more effectively managed maintenance reporting system.



Goal 4

We want Your Place to be a place where people want to come, do their best work and develop. We strive to create an inclusive workplace where all our people can bring their ideas, energy and ambition to help us achieve great outcomes for residents.

Our focus this year has been driving improvements to our organisational culture, based on our values of compassion, inclusion, growth and collaboration. We have also focussed on employee retention to ensure we find and develop talent, as well as supporting the wellbeing of our team. We will continue to prioritise retention, development and a strong focus on values across our people in the year ahead.

Goal 5

It has been a busy year supporting campaign work across our sector which will give our residents and those experiencing homelessness a better deal. Campaigns we have been involved in have included: the National Housing Federation's 'Starts at Home' campaign, calling on stronger commitment to funding projects like our own; Together with Refugees' 'Fair Begins Here' promise, to increase support for people seeking asylum, and Solace and Single Homelessness Project's work on improving reporting on women's homelessness, through their new census dedicated to women.

Our Chief Executive has continued to Co-Chair the Newham Homelessness Forum and Chair the National Advisory Council on behalf of Homeless Link.

We continue to work with our partners to increase our impact for our residents and to grow our offer to those experiencing homelessness and disadvantage in our community. We embrace change and welcome others to join us in solving some of society's most challenging social issues. We look forward to developing new collaborations to support our residents and the community to achieve their potential. It is important that the voices of those engaged in this work are heard.

NOW I'VE HAD THIS OPPORTUNITY TO FOLLOW MY DREAMS AGAIN, I'M LOOKING FORWARD TO THE FUTURE IN A NEW FLAT, WORKING IN A JOB I ENJOY, AND HAVING MY INDEPENDENCE BACK.

David, former resident

SUSTAINABILITY

Your Place recognises that our work has a direct and indirect impact on the environment.

We are committed to reducing any harmful effects, making a positive contribution to environmental protection, and promoting sustainability in its broadest sense.

This commitment is especially important in Newham, where the council declared a climate emergency in 2019 and continues to take action on global warming, poor air quality and waste through its Climate Action Strategy and Just Transition Plan.

This year, we:

- **Refurbished our Move-On Flats** for the new Harbour Project with sustainability in mind – reusing materials wherever possible, selecting sustainable alternatives, and installing a new, energy-efficient air-conditioning system.
- **Generated more clean energy than we used** through our rooftop solar panels, sending surplus electricity back to the national grid.
- **Renewed our Environmental and Sustainability Policy** to strengthen our long-term commitments and guide day-to-day practice.
- Continued to **upcycle and reuse** wherever possible, reducing waste and extending the life of materials and equipment.
- Began work to **improve our waste management systems**, aiming to increase recycling rates and reduce what we send to landfill.

Our goal is to embed sustainable thinking across everything we do – from building refurbishments to daily operations – so that Your Place remains part of a cleaner, greener and healthier Newham.

**IN 2024-2025, WE FACILITATED
367 RESIDENT ATTENDANCES AT FORMAL
AND INFORMAL SESSIONS TO SUPPORT
EMPLOYMENT, VOLUNTEERING OR
TRAINING**



SAFEGUARDING

Ensuring the safety and wellbeing of the vulnerable adults we work with, is a crucial part of our work each day.

Many of our residents have histories of abuse and trauma underlying their homelessness, and are vulnerable to exploitation and victimisation. We have a comprehensive safeguarding policy and procedure which are reviewed annually in conjunction with staff, which ensures all staff are aware of their responsibilities and that we comply with statutory requirements. All new staff, regardless of their role, receive one-to-one safeguarding guidance within their first week, and in-depth safeguarding training in their first six months. In addition, all resident-facing staff are subject to an enhanced DBS check before starting in post.

Our Head of Support Services is the organisation's safeguarding lead, and one of our frontline management team has been appointed as the safeguarding deputy. Two of our Board members are designated safeguarding leads and have received appropriate training; they are alerted to all safeguarding alerts and serious incident reports as they arise.

There are monthly safeguarding and serious incident meetings in which managers meet to review all safeguarding concerns and incidents in the prior month. Subsequent learnings are taken forward and used to inform frontline staff and support a culture of continuous improvement in policy and practice.

Where there are concerns about individuals who are considered to be at high risk of harm there are regular multi-disciplinary meetings organised with partners from the local authority and other services involved in the person's care and support.

The purpose of these meetings is to produce a comprehensive action plan to keep the individual safe and support them to address the issues that may have led them to be at risk.

People with experience of rough sleeping, mental health or substance misuse issues are overrepresented in safeguarding concerns, reflecting high vulnerability in these groups, with some people having multiple concerns raised over the year due to repeated exploitation.

On arrival at Your Place, all residents are told about the safeguarding procedures and what may be considered abuse. This is done verbally and in the form of a leaflet which is available in a range of different languages. Staff are equipped to spot potential signs of abuse, and work closely with residents to identify any concerns they may have and to support them to recognise abuse and understand the difference between positive and negative relationships, so that they are equipped to keep themselves safe going forward.



EQUITY, DIVERSITY AND INCLUSION

Equity, diversity and inclusion are central to everything we do.

As an organisation based in the most diverse borough in the UK, we engage with a range of individuals, communities, organisations and other stakeholders from different backgrounds and walks of life, with different needs. In doing so, we aim to develop and sustain partnerships and relationships based on mutuality to support understanding and trust. Not everyone has access to the same resources and opportunities, and too many people and communities are held back on the basis of their characteristics or life experiences.

We're not here just to respond to inequalities and disadvantage, but also to seek to do what we can to challenge and change them. We take positive steps to provide opportunities for residents and team members of Your Place to have their voices heard on the issues affecting them – by influencing decision-makers and seeking input into our service provision – and ensuring that their needs are met. We drive our Equity, Diversity and Inclusion agenda to achieve Belonging for all people who work for us, residents, volunteers including trustees and our supporters and partners.

This year, we built on our commitment by:

- Signing up to the **Stonewall Housing Pledge**, affirming our support for LGBTQ+ residents, staff and communities.
- Establishing our **Belonging Group** in January 2025 – a space for staff from all backgrounds to shape how we create a workplace where everyone can thrive.
- Launching an **Anti-Racism Action Plan** to tackle all forms of racism that impact our residents and staff.

Our latest data shows where we're making progress – and where we need to go further. Representation of **people with a disability in management roles stands at 47%**, well above the national housing benchmark of 19%, and our **disability pay gap (median) is 3.9%**, far lower than the national average of 13.8%. People from **non-heterosexual orientations make up 27% of wider management roles** – more than four times the sector benchmark (6.5%).

We've **reduced our ethnicity pay gap** to -5.9% (median), but representation of Black, Asian and other under-represented ethnicities in management roles is 20%, still short of the National Housing Federation benchmark of 30%. We are actively focusing on recruitment, progression pathways, and leadership development to close that gap.

Our **gender pay gap remains below the national average at 4.8%** (median), and **56% of management roles are held by women**.

We also hold diversity data for 85% of staff, enabling us to track change and be transparent about our progress.

We will continue to use this insight to guide action, challenge inequity, and ensure Your Place is truly a place to belong – for our staff, residents, and community.

YOUR PLACE IS LIKE A FAMILY. YOU NEVER FEEL ALONE. THEY MOTIVATE YOU TO KEEP LEARNING, KEEP STAYING STRONG, AND KEEP MOVING TOWARDS YOUR GOALS.

Bitania, former resident

FUNDRAISING



The generosity of our supporters is at the heart of everything we do. Your Place is registered with the Fundraising Regulator, committed to the Fundraising Promise, and works in line with the Code of Fundraising Practice and the Charities Act 2016. We review our policies regularly to ensure our fundraising is legal, ethical and reflects best practice, so you can give with confidence.

We do not currently work with professional fundraisers or commercial participators. All fundraising is carried out by our staff and trusted volunteers. We are registered with the Fundraising Preference Service and in 2024–25 received zero opt-out requests and zero complaints about our fundraising or communications. Our fundraising policy includes clear safeguards to protect vulnerable people, so every supporter is always treated with dignity and respect.

This year saw the recruitment of our first Head of Fundraising & Communications, bringing new strategic direction and a focus on supporter care, data-driven decision-making, and collaboration across the team.

We refreshed our fundraising policy to include a due diligence process and updates for forthcoming changes to the Code of Fundraising Practice. We also reviewed our social media policy to ensure it remains up to date and fit for purpose.

Fundraising in a challenging national context

We fundraised during the most competitive environment in recent memory. According to the Charities Aid Foundation's UK Giving Report 2025, only 50% of UK adults donated to charity in 2024 — the lowest level on record since CAF began tracking. However, their findings also showed that while fewer people are giving, they are giving more generously.



Highlights from the year

Despite these conditions, we saw encouraging results in several areas:

- **Big Give Christmas Challenge 2024** – Raised **£32,136** (105% of target) to support residents moving into independent accommodation.
- **Christmas Appeal** – Brought in over **£4,000** from 42 donors, with an average gift of over £90.
- **Catholic Herald advertising** – Delivered a return on investment of over 700%, attracting new donors.
- **Elizabeth Line partnership** – Introduced festive carol-singing collections with schools at stations in Newham, raising up to £750 per session.
- **Community fundraising** – Supporters took on events from the London Landmarks Half Marathon to triathlons, together raising thousands.
- **Corporate support** – Canada Life awarded £13,400 for women's work and communications projects.
- **Legacy giving** – We launched a refreshed legacy campaign, including a new video guide to help supporters leave a gift in their Will.

Thank you

Our work is only possible because of you – the individuals, trusts, companies, faith groups, community fundraisers, and partners who give, volunteer, and champion our cause.

We are committed to building on this year's progress with a new five-year Fundraising and Communications Strategy to be delivered in 2025–26. Its goal is to deepen relationships, improve donor experience, and grow sustainable income for the future.

**THANK YOU FOR STANDING WITH US TO
HELP CREATE HOPE, A HOME, AND A
HEALING PLACE TO GROW.**

TRUSTS AND FOUNDATIONS

The following organisations awarded funding to Your Place in the last financial year:

29th May 1961 Charitable Trust
Anderson Charitable Foundation
Barber Charvet Trust
Borrows Charitable Trust
Building Societies Charitable Trust
B&Q Foundation
Charlotte Marshall Charitable Trust
City Bridge Foundation
Congregation of the Sisters of St Joseph of Peace
Dowley Charitable Trust
French Huguenot Church of London
Greater London Authority
Grow Wild - Royal Botanic Gardens, Kew
Groundwork/Tesco Stronger Start
J A Rose Charitable Trust
John Armitage Charitable Trust
London Borough of Newham Community Assembly
London Borough of Newham Microgrant
London Catalyst
London City Airport Community Fund
Marsh Charitable Trust
Maurice and Hilda Laing Charitable Trust
National Lottery Community Fund
NBC Universal
People Powered Places
PF Charitable Trust
Sisters of the Holy Cross Charitable Trust
Skipton Charitable Foundation
The Augustine Courtauld Trust
The Poor Fund of the Worshipful Company of Fan Makers
Thrive Together Fund - Homeless Link
Trust for London
White Oak Charitable Trust



TRUSTEES' ANNUAL REPORT

Administration

The Trustees present their report and financial statements for the year ending 31 March 2025. The report, which constitutes a trustees' report for the purposes of charity legislation and a directors' report for the purposes of company legislation, has been prepared in accordance with Part VIII of the Charities Act 2011.

The financial statements have been prepared in accordance with the accounting policies set out in note 1 and comply with the charitable company's Memorandum and Articles of Association, applicable laws, the Companies Act 2006 and the requirements of the Statement of Recommended Practice "Accounting and Reporting by Charities" SORP 2015 (FRS 102) (Second bulletin effective January 2019) and the requirements of the Statement of Recommended Practice (SORP) Accounting by Registered Social Housing Providers.

Constitution

The charitable company is governed by its Memorandum and Articles of Association. The members of the Board of Trustees are the company's directors and trustees of the Charity. The Trustees who held office during the year under review and up to the date of this report are as follows:

Trustees

Mr Simon Hall - Chair of Trustees
Mr Charles Abel Smith
Ms Laura Curtis
Mrs Emer Delaney
Mrs Cate Kirkbride
Mr Kevin Maxwell
Mr Graeme McLean
Councillor Joseph Ogundermuren
Mr Anil Sharma
Mrs Rose Soffel

Sub-Committees

We have supported the operation of the following Sub-Committees:

1. Finance, Audit, Governance, and Risk Sub-Committee
2. People & Culture Sub-Committee
3. Executive Sub-Committee
4. Premises Management Sub-Committee
5. Frontline Services Quality Assurance and Impact Sub-Committee

Principal Address

Your Place Anchor House
81 Barking Road
Canning Town
London E16 4HB

Auditor

HaysMac LLP, 10 Queen Street Place, London, EC4R 1AG

Solicitor

Bates Wells, 10 Queen Street Place, London, EC4R 1BE

Bankers

Barclays, 1 Churchill Place, London E14 5HP
NatWest, 1-11 The Broadway, London, E15 4DX

Company Registration Number

08075329 (England and Wales)

Registered Charity Number

1147794

RSH Registration

4841

STRUCTURE, GOVERNANCE AND MANAGEMENT

Your Place is a Registered Charity, Company Limited by Guarantee, and Registered Provider of Social Housing. We are regulated by a number of bodies, including the Charity Commission, Companies House, the Fundraising Regulator and the Regulator of Social Housing.

Our Trustees meet as a Board on a quarterly basis to review the performance of the organisation and plan for the future. The professional backgrounds of the Trustees include financial management, housing, business planning, homelessness charity management, equity, diversity & inclusion management, law, risk management, community involvement, marketing, HR and investment banking.

The day-to-day running of the Charity is delegated to the Chief Executive and Senior Management Team (SMT). Our SMT is led by our Chief Executive, Amanda Dubarry, who joined us in 2018 and has an extensive background in the homelessness sector. She was joined by both John Lowery, Director of Frontline Services, and Siva Selliah, Finance Director, in 2018, both of whom come to us with many years' experience in the housing and care sectors. In 2023, Lucy Inkster joined as our Director of People, bringing with her a strong background in the charity sector.

Key management remuneration is set by the Trustees by reference to the degree of seniority and responsibility of the post, by benchmarking against similar roles in charities of similar size and complexity and in the light of performance appraisal.

Trustee recruitment, induction and training

The support of our Trustees is vital to ensure we deliver the best possible service to those in need, and in raising awareness and support for the essential and life-changing work that Your Place provides.

All new trustees are provided with a trustee induction pack and induction process and are encouraged and supported to attend specialist training relating to the roles and responsibilities of a charity trustee, including safeguarding. In addition, we have signed up two new recruits to the one-year HDN Board Diversity Programme and two to the one-year HDN Board Excellence Programme.

**I WAS SO PLEASED TO BE SOMEWHERE
SAFE AND WARM. I STARTED
MAKING FRIENDS HERE, AND I'M NOW BACK
IN COLLEGE**

Yassin, resident



OBJECTIVES AND ACTIVITIES

Your Place's objects contained in its Memorandum and Articles of Association are "to further the general charitable works of the Roman Catholic Church by providing services and facilities for the relief of poverty and suffering, the advancement of education, the promotion of social justice and other charitable acts which promote the development of all individuals and communities in need for the public benefit of people of all faiths and none."

We provide supported accommodation to people experiencing homelessness in East London and support them to move on and break the cycle of homelessness for good. We do this by:

Providing a safe place - to make sure that people experiencing homelessness have somewhere safe to stay as they begin to rebuild their lives.

Offering support - to encourage and enable people to build a better future for themselves, through the provision of personalised support, educational and life skills opportunities.

Building resilience - to build networks of support, and empower people to navigate services with confidence and be a proactive member of their community outside of and beyond life at Your Place.

Our frontline teams work directly with residents during their time at Your Place. Each resident is assigned a keyworker who will guide them through their stay and supports them to access a holistic service relating to health and wellbeing, education, employability, financial management and securing and sustaining new tenancies.

Residents can participate in training, workshops and activities including money management training, English as a Second Language, mindfulness sessions, counselling, CV workshops and events. Our goal for each resident is for them to move on from our services with the skills to navigate their next chapters with confidence and to sustain their accommodation and independence long term.



Public benefit

The Trustees confirm that they have complied with the duty in Section 17 of the Charities Act 2011 to have due regard to the Charity Commission's general guidance on public benefit "Charities and Public Benefit" in the exercise of their powers and responsibilities as detailed in the Memorandum and Articles of Association and under charity law.

Value for money

The Charity is always conscious of the need to provide value for money to our users and stakeholders. As a registered provider of social housing with the Regulator of Social Housing ('RSH'), we are committed to delivering value for money and continuing to meet the RSH's Value for Money Standard. Our rental and housing related support levels are set in consultation with London Borough of Newham and the Greater London Authority, to ensure that they are reasonable. We regularly review our performance and the way we work to continue developing the impact of services and using resources in the most effective and efficient way.

**DURING THE FINANCIAL YEAR 2024-2025,
WE SUPPORTED 226 PEOPLE ON THEIR
JOURNEY OUT OF HOMELESSNESS**

METRICS

- Metric 1

Reinvestment %
This metric looks at the investment in properties (existing stock as well as new supply) as a percentage of the value of total properties held. The percentage reflects major repairs work on the existing properties. The charity's metric for reinvestment for the year was 10.18% (2024: 1.03%)
- Metric 2

New supply delivered %
During the year the Charity has delivered nil social housing units. The Charity does not have a development programme to deliver new units every year.
- Metric 3

Gearing %
The Charity's property, Anchor House, is owned freehold. The charity has two long term loans, one with NatWest, secured against this property, and the other with Social Investment Business (SIB). The balance outstanding on 31 March 2025 was £1,980K (2024: £1,980K). These long-term loans together with other short-term loans represent 2.66% (2024: 3.48%) of Housing depreciated value owned by the Charity.
- Metric 4

Earnings Before Interest, Tax, Depreciation, Amortisation, Major Repairs Included (EBITDA MRI) Interest Cover %
The charity paid interest of £58K (2024: £59K) in the year in relation to the loan finance referred to in metric 3. EBITDA MRI Interest cover for the year was 1110% (2024: 661%) by EBITDA MRI. The calculation for the year 2024-2025 includes the capitalised major repair grants received.

- Metric 5

Headline social housing cost per unit
The cost per unit for the year was £38,058 (2024: £26,351). The cost reflects the average cost of housing and support services offered to our residents in the year. The support services vary from low to high, including services to people sleeping rough and residents with multiple and complex needs. The unit cost of £38,058 includes capitalised major repairs expenditure of £7,465 per unit. The unit cost excluding capitalised major repairs expenditure is £30,593.
- Metric 6

Operating Margin (overall)%
The operating margin of the Charity as a whole for the year was 6.94% (2024: 9.03%).
- Metric 7

Return on capital employed (ROCE) %
This metric compares the operating surplus to total assets less current liabilities. For the Charity as a whole this was 2.31% for the year (2023: 3.66%).

ENDING HOMELESSNESS IS ALSO ABOUT BUILDING SOCIAL SKILLS AND NETWORKS FOR OUR RESIDENTS. WE HAD 270 ATTENDANCES AT SOCIAL ACTIVITIES, INCLUDING CHRISTMAS DINNER, BLACK HISTORY MONTH CELEBRATIONS, AND GAMES NIGHTS.



RISK MANAGEMENT

The Trustees have examined the financial and operational risks which the Charity faces and confirm that systems, controls and review procedures have been established to mitigate exposure to these risks.

The Charity has a live Risk Register, which has been updated regularly during the year and reformatted to include a risk map, and each of the Charity's Sub-Committees reviews relevant risks on a quarterly basis. The full Risk Register is updated following Sub-Committee meetings and reviewed quarterly at full Board meetings. The principal risks, together with the appropriate mitigation strategies, have been identified as:

Inability to service debt finance and on-going cash flow.

The Charity currently has three loans, all on fixed terms, which it services through generating sufficient surpluses through our rental income, or holding free reserves. Two of the loans are short term, one ending in 2025 and one in 2027, and the final loan is a 15-year term ending in 2036. We have not experienced any issues in servicing our debt finance, and this risk is well controlled.

Increased requirements to respond effectively to additional building and fire safety compliance actions identified by responsible authorities and insurers.

New building and fire safety legislation and sensitivity to fire safety in the aftermath of the Grenfell disaster is placing increased responsibilities on landlords to meet the highest requirements around building safety. This requires specialist building and fire safety skills and experience which we do not have in house. Addressing any requirements is also costly. We are working on plans to mitigate these risks and manage the required works over the coming years, in consultation with our insurers and regulators.



FINANCIAL REVIEW

Financial review for the year

During the year the Charity received income of £7,113K (2024: £5,314k) and incurred expenditure of £4,742K (2024: £4,764K), resulting in a surplus of £2,372K (2024: £549K), which is made up of a surplus of £2,018K on restricted funds and a surplus of £354K on unrestricted funds.

The surplus on restricted funds includes capital grants of £2,011K, of which £1,180K were spent on capital expenditure and included in the fixed assets. The remainder is being carried over and will be spent in the year 2025-2026.

The overall income for the year increased by £1,800K (34%) from the previous year's income. The increase was mainly due to the capital grants of £2,011K. Excluding the capital grants, the income for the year reduced by £99K, mainly due to loss of rental income as a result of major refurbishment works on our move-on flats. This was in line with our strategic planning to deliver a new support service through the Single Homelessness Accommodation Programme (SHAP). This new service came into operation in May 2025. Lower than expected fundraising income also impacted our income, a trend similarly observed in the wider UK charity sector.

The decrease in expenditure from the previous year was £22K (-0.46%). We had financial recovery plans, including carrying vacant posts, as a temporary cost-saving measure to offset the anticipated shortfalls in income.

Financial review for future periods

Our budget for 2025-26 shows a surplus of £71K. In line with our strategic plan, we continue to seek to expand our services.

In order to improve building safety, we will be carrying out some major works on both the external walls of Anchor House and some interior works in the building over the coming months. The full cost of this project is not known yet, and will be funded from our free reserves or loan finance. The project is planned to start in September 2025 with an initial survey, and expected to complete before July 2026.

During 2024-2025, we received a grant of £1M from the Order of Friars Minor towards a purchase of accommodation for people experiencing homelessness. We will use this grant to purchase move-on accommodation to house residents leaving our existing services. This purchase will increase our asset value as well as generating additional income for the charity.

Trustees are pleased to report that at the date of approval of this report the Charity has performed well in exceptionally challenging circumstances.

Reserves

At 31 March 2025, unrestricted reserves stood at £12,192K (2024: £10,821K), of which £9,607K is represented by the net book value of fixed assets of £11,587K less outstanding loan finance of £1,980K.

Of the balance of £2,586K, £1,165K has been designated for a cyclical programme of major repairs, £205K for residents' furniture and equipment, £116K for IT and Office 365 implementation, £25K for the refurbishment of The Harbour Project, £46K to cover grant cessations, and the remaining £1,028K is held in general reserves. The Trustees have the authority to make these designated funds available for other purposes if required.



FINANCIAL REVIEW

The Trustees have reviewed the reserves of the Charity taking into consideration future activities, uncertainties, and risks and have concluded that the appropriate level of reserves required is in the range of £1.2M to £1.5M. We will continue our efforts to build these reserves over the next few years from £1,028K (2024: £720K) to the required level through prudent financial management.

As part of this exercise, Trustees have also reviewed the management accounts for the first quarter of the year 2025-26 and the forecast for the year and are confident that the Charity will continue to be able to build towards the required level of reserves.

The Trustees have also acknowledged that the Charity is largely reliant on reserves for future growth and expansion and have agreed that the Charity should be able to use part of the reserves for this purpose if needed provided that this does not impact the existing operations and that realistic strategies are in place to replenish them.

The Board of Trustees has designated a Post Grant Continuity reserve of £46K (2024: £46K) to provide interim cover where a funding source has ceased (e.g. for a staff position) or increase in costs due to inflation, until replacement funding can be found.

The Board of Trustees has designated a Major Repairs fund of £1,165K (2024: £1,059K) to ensure that the Charity has sufficient funds to maintain its building asset where our residents live, in good condition, including planned maintenance and replacement of various components at the end of their useful economic life.

The Board of Trustees has designated a Residents Furniture & Equipment fund of £205K (2024: £131K) to replace residents' furniture and equipment both in their rooms and in communal areas.

The Board of Trustees has designated an IT asset fund of £116K (2024: nil) to implement Office 365, and to replace laptops, PCs and other IT related equipment.

The Board of Trustees has designated a Harbour Project fund of £25K (2024: nil) to complete the outstanding work on the Harbour Project (SHAP Project).

The Fixed Assets Fund of £9,607K (2024: £8,865K) is intended to represent the net book value of unrestricted tangible fixed assets of £11,587K, less the outstanding loan finance of £1,980K, raised to facilitate the acquisition and development of capital improvements.



STATEMENT OF TRUSTEES' RESPONSIBILITIES

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

Company law requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charitable company and of the income and expenditure 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 and Social Housing 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; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in business.

The Trustees are responsible for keeping proper accounting records that 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.

So far as each of the Trustees is aware at the time the report is approved:

- there is no relevant audit information of which the charitable company's auditors are unaware; and
- the Trustees have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditors are aware of that information.

Statement of Board of Trustees on internal financial controls

The Board of Trustees acknowledge its overall responsibility for establishing and maintaining the whole system of internal controls and reviewing its effectiveness. The system of internal controls is designed to manage, rather than eliminate, the risk of failure to achieve business objectives, and to provide reasonable assurance against material misstatements or loss. The process for identifying, evaluating and managing the significant risks by the Charity is ongoing and has been in place throughout the year up to the date of approval of the report and financial statements.

The key elements of the control and sources of assurance include:

- Clearly defined management responsibilities and procedures for the identification, evaluation, and control of significant risks.
- Risk register and risk management reports.
- Performance reports
- External audit reports
- Detailed financial budgets, management accounts and forecasts.
- Policies and procedures for all areas - Safeguarding, Health & Safety, Human Resource, Finance & IT. These policies and procedures are reviewed by the Sub-Committees and the Board on a regular basis.
- Established authorisation and appraisal procedures for new initiatives and commitments.
- Regular reporting to the appropriate Sub-Committees and Board on key business objectives, targets, issues and outcomes.

The key areas cover control, information reporting systems, monitoring and risk management.

Control

The Board of Trustees retains responsibility for defined range of areas covering strategic, operational, and financial elements. The Board of Trustees has put in place an organisational structure which clearly defines lines of responsibility and delegation of authority.

Information Reporting System

Financial reporting systems include regular reviews of overall financial business plans, preparation of detailed annual budgets and the production of detailed monthly management accounts. These are prepared by the Senior Management Team and are considered and approved by the Sub-Committee and the Board. The Senior Management Team and the Board of Trustees also review performance regularly to assess progress towards the achievement of key business objective, targets and outcomes.

Monitoring

A process of regular management monitoring on control issues provides assurance to Senior Management Team and Board of Trustees. This includes a rigorous process of ensuring that corrective actions are taken in relation to any significant control issues and the recommendations of our consultant internal auditor.

Risk Management

The charity has a comprehensive risk management strategy which identifies risks facing the Charity, risk management responsibilities, and action required to mitigate these risks, and monitoring arrangements.

The Trustees' Annual Report which incorporates the strategic report was approved and signed on behalf of the Board on 16 September 2025

25% OF YOUR PLACE RESIDENTS ARE IN EMPLOYMENT – 15% ABOVE THE NATIONAL AVERAGE FOR HOSTEL RESIDENTS

Resident exit survey



Simon Hall
Chair & Trustee



INDEPENDENT AUDITOR'S REPORT TO MEMBERS OF YOUR PLACE (LONDON) LIMITED

Opinion

We have audited the financial statements of Your Place (London) Limited for the year ended 31 March 2025 which comprise the Statement of Financial Activities, Balance sheet, Statement of Cash Flows and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, 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 the charitable company's net movement in funds, including the income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006, the Housing and Regeneration Act 2008 and the Accounting Direction for Private Registered Providers of Social Housing from January 2019.

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 charitable company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue. Our responsibilities and the responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

Other information

The Trustees are responsible for the other information. The other information comprises the information included in the Chief Executive's Report and the Trustees' 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.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements, or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. 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.



INDEPENDENT AUDITOR'S REPORT TO MEMBERS OF YOUR PLACE (LONDON) LIMITED

Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the Trustees' Annual Report (which includes the strategic report and the directors' report prepared for the purposes of company law) for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the strategic report and the directors' report included within the Trustees' Annual Report have been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the Trustees' Annual Report (which incorporates the strategic report and the directors' report).

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

- adequate accounting records have not been kept by the charitable company; or
- the charitable company financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of trustees' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of Trustees for the financial statements

As explained more fully in the trustees' responsibilities statement set out on page 22, 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.

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

INDEPENDENT AUDITOR'S REPORT TO MEMBERS OF YOUR PLACE (LONDON) LIMITED

Based on our understanding of the charitable company and the environment in which it operates, we identified that the principal risks of non-compliance with laws and regulations related to social housing, safeguarding, fundraising, employment and health and safety regulations and charity law, and we considered the extent to which non-compliance might have a material effect on the financial statements. We also considered those laws and regulations that have a direct impact on the preparation of the financial statements such as the Statement of Recommended Practice for registered Social Housing Providers 2008, Companies Act 2006 and the Charities Act 2011, and considered other factors such as income tax, payroll tax and sales tax. We evaluated management's incentives and opportunities for fraudulent manipulation of the financial statements (including the risk of override of controls). Audit procedures performed by the engagement team included:

- Inspecting correspondence with regulators and tax authorities;
- Discussions with management including consideration of known or suspected instances of non-compliance with laws and regulation and fraud;
- Evaluating management's controls designed to prevent and detect irregularities;
- Identifying and testing journals; and
- Challenging assumptions and judgements made by management in their critical accounting estimates.

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 auditor's report.

Use of our report

This report is made solely to the charitable company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the charitable company's members those matters we are required to state to them in an 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 charitable company and the charitable company's members as a body, for our audit work, for this report, or for the opinions we have formed.



Lee Stokes
(Senior Statutory Auditor)

For and on behalf of HaysMac LLP, Statutory Auditors
10 Queen Street Place
London EC4R 1AG

29/09/2025



FINANCIAL STATEMENTS

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STATEMENT OF FINANCIAL ACTIVITIES

(INCORPORATING THE INCOME AND EXPENDITURE ACCOUNT)

FOR THE YEAR ENDED 31 MARCH 2025

		Unrestricted funds	Restricted funds	Total Funds	Total Funds
		2025	2025	2025	2024
	Notes	£	£	£	£
INCOME FROM					
Donations, grants and legacies	2a	177,812	2,249,886	2,427,698	701,573
Charitable activity	2b	4,595,004	-	4,595,004	4,567,082
Other trading activities:					
Rent receivable		19,858	-	19,858	19,858
Investment Income		62,666	8,193	70,859	25,192
TOTAL INCOME		4,855,340	2,258,079	7,113,419	5,313,705
EXPENDITURE ON					
Cost of raising funds	4	326,679	-	326,679	218,517
Charitable activity	5	4,174,925	240,325	4,415,250	4,545,952
TOTAL EXPENDITURE		4,501,604	240,325	4,741,929	4,764,469
Net income/(expenditure)		353,736	2,017,754	2,371,490	549,236
Transfer between funds	15,16	1,018,321	(1,018,321)	-	-
NET MOVEMENT IN FUNDS		1,372,057	999,433	2,371,490	549,236
TOTAL FUNDS BROUGHT FORWARD		10,820,794	41,228	10,862,022	10,312,786
TOTAL FUNDS CARRIED FORWARD		12,192,851	1,040,661	13,233,512	10,862,022

The notes on pages 31 to 42 form part of these financial statements.

All transactions are derived from continuing activities.

All recognised gains and losses are included in the Statement of Financial Activities. Details of comparative figures are given in note 21.

YOUR PLACE (LONDON) LIMITED
BALANCE SHEET
AS AT 31 MARCH 2025

	Notes	2025 £	2024 £
FIXED ASSETS			
Tangible fixed assets	9	11,586,675	10,845,064
CURRENT ASSETS			
Stocks	10	3,759	4,835
Debtors	11	895,418	362,961
Cash at bank and on deposit		3,942,370	2,353,976
		4,841,547	2,721,772
CREDITORS: amounts falling due within one year	12	(1,320,176)	(816,419)
NET CURRENT ASSETS		3,521,371	1,905,353
CREDITORS: amounts falling due after one year	13	(1,874,534)	(1,888,395)
NET ASSETS		13,233,512	10,862,022
REPRESENTED BY			
Unrestricted Funds			
- General	15	1,028,434	719,771
- Designated	15	11,164,417	10,101,023
Restricted Funds	16	1,040,661	41,228
		13,233,512	10,862,022

The financial statements were approved and authorised for issue by the Board of Trustees on 16 September 2025 and were signed on its behalf by:



Simon Hall
Chair & Trustee

The notes on pages 31 to 42 form part of these financial statements.
Company registration number: 08075329 (England and Wales)

STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED 31 MARCH 2025

CASH FLOW STATEMENT

	2025	2024
	£	£
Cash flows from operating activities:		
Net cash provided by operating activities	2,678,441	1,331,965
Cash flows from investing activities:		
Dividends, interest and rents from investments	90,717	45,050
Purchase of property, plant and equipment	(1,180,338)	(169,196)
Net cash (used in) investing activities	(1,089,621)	(124,146)
Cash flows from financing activities:		
Repayment of borrowing	(426)	(105,798)
Net Cash provided in financing activities	(426)	(105,798)
Change in cash and cash equivalents in the reporting year	1,588,394	1,102,021
Cash and cash equivalents at the beginning of the reporting year	2,353,976	1,251,955
Cash and cash equivalents at the end of the reporting year	3,942,370	2,353,976
Reconciliation of net income to net cash flow from operating activities	2025	2024
	£	£
Net income/(expenditure) for the reporting year	2,371,490	549,236
(as per the statement of financial activities)		
Adjustments for:		
Depreciation charges	438,727	410,695
Dividends, interest and rents from investments	(90,717)	(45,050)
Decrease in stocks	1,076	252
(Increase)/decrease in debtors	(532,457)	473,713
Increase/(decrease) in creditors	490,322	(56,881)
Net cash provided by operating activities	2,678,441	1,331,965
Analysis of cash and cash equivalents	2025	2024
	£	£
Cash in hand	3,942,370	2,353,976
Total cash and cash equivalents	3,942,370	2,353,976

Movement in net debt	1 April 2024	Cashflows	31 March 2025
	£	£	£
Cash and cash equivalents	2,353,976	1,588,394	3,942,370
Loans due within one year	(91,720)	(13,435)	(105,155)
Loans due after one year	(1,888,395)	13,861	(1,874,534)
	373,861	1,588,820	1,962,681

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2025

1 Basis of Accounting

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 (FRS102) – (Charities SORP (FRS102), Statement of Recommended Practice for registered Social Housing Providers 2008, the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) and the Companies Act 2006.

Your Place (London) Limited meets the definition of a public benefit entity under FRS 102. Assets and Liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy note(s).

(a) Going Concern

Having reviewed the funding facilities available to the Charity together with future projected cash flows covering a 12-month period from the approval of the financial statements, the trustees have an expectation that the Charity has adequate resources to continue its activities for the foreseeable future and consider that there were no material uncertainties over the Charity's financial viability. Accordingly, the financial statements have been prepared on a going concern basis.

(b) Critical accounting judgements and key sources of estimation uncertainty

In the application of the accounting policies, trustees are required to make judgements, estimates, and assumptions about the carrying value of assets and liabilities that are not readily apparent from other sources. The estimates and underlying 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 if the revision affects only that period, or in the period of the revision and future periods if the revision affected current and future periods. Judgements made by the trustees, in the application of these accounting policies that have significant effect on the financial statements and estimates with a significant risk of material adjustment in the next year are deemed to be in relation to the depreciation rates of tangible fixed assets and are discussed below.

In the view of the trustees, no assumptions concerning the future or estimation of uncertainty affecting assets or liabilities at the balance sheet date are likely to result in a material adjustment to their carrying amounts in the next financial year.

(c) Financial instruments

Basic financial instruments are initially recognised at transaction value and subsequently measured at amortised cost with the exception of investments which are held at fair value. Financial assets held at amortised cost comprise cash at bank and in hand, together with trade and other debtors. A specific provision is made for debts for which recoverability is in doubt. Cash at bank and in hand is defined as all cash held in instant access bank accounts and used as working capital. Financial liabilities held at amortised cost comprise all creditors except social security and other taxes and provisions.

(d) Income

Income from charitable activities represent receipts from residential accommodation, support service and laundry facilities. Donations and legacies are accounted for when received by the Charity. Other income is accounted for on an accruals basis as far as it is prudent to do so. Revenue grants are credited to the statement of financial activities as received, unless they are to be spent in a later year, when they are deferred.

(e) Expenditure

Expenditure is recognised on an "accruals" basis. Governance costs comprise the costs of running the Charity, including strategic planning for its future development, internal and external audit, legal and professional advice and all costs of complying with constitutional and statutory requirements, such as the costs of Trustees' meetings and of preparing statutory financial statements and satisfying public accountability.

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2025

(f) Tangible fixed assets

The property is freehold, being situated at Anchor House, 81 Barking Road, London E16 4HB, and is included at cost, less depreciation. The land is included at cost and is not depreciated. Assets under the course of construction are not depreciated until the work has been completed and the asset brought into use.

Depreciation is calculated to write down the cost less estimated residual value of all tangible fixed assets other than freehold land and assets under construction (AUC) over their estimated economic lives.

Using component costing principles freehold property is divided into components which are depreciated over the following years:

Building structure	60 years
Windows, bathrooms and flooring	15 years
Heating and electricity systems	15 years to 30 years, as appropriate
Kitchen	20 years
Lift	10 years

All PCs and laptops regardless of their values and other tangible fixed assets exceeding £1,000 are stated at cost net of depreciation. Depreciation is calculated at the following annual rates:

Fixtures, fittings and equipment	10-33% straight line, as appropriate
Motor vehicles	25% straight line

(g) Investments

Investments are stated at their middle market values ruling at the balance sheet date. The realised and unrealised gains and losses on investments are calculated based on the opening market values and are accounted for within the Statement of Financial Activities.

Income arising from these investments is accounted for when it is receivable.

(h) Stocks

Stocks are shown at lower of cost and net realisable value after making due allowance for obsolete and slow-moving items.

(i) Debtors

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

(j) Cash at bank and in hand

Cash at bank and cash in hand includes cash and short term highly liquid investments.

(k) Creditors and provisions

Creditors and provisions are recognised where the Charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

(l) Designated funds

The Trustees may set aside amounts of unrestricted funds, at their discretion, for specific future purposes. Such funds are shown within unrestricted funds as designated funds. Where the trustees decide that designated funds are no longer required for the purposes specified, these are released from designated funds.

(m) Restricted funds

The restricted funds are monies raised for, and their use restricted to, a specific purpose or donations subject to other donor-imposed conditions. Transfers are made to unrestricted funds where amounts raised for specific capital projects are spent.

(n) Taxation

As a registered Charity, YP benefits from rates relief and is generally exempt from taxation on its income applied for charitable purposes, but not from Value Added Tax. Irrecoverable Value Added Tax is included in the cost of those items to which it relates.

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2025

2a Income from donations and grants

INCOME FROM DONATIONS:	Unrestricted	Restricted	Total	Total
	2025	2025	2025	2024
	£	£	£	£
Donations	114,462	6,783	121,245	110,692
Donation in kind	-	7,383	7,383	17,558
	114,462	14,166	128,628	128,250

INCOME FROM GRANTS:	Unrestricted	Restricted	Total	Total
	2025	2025	2025	2024
	£	£	£	£
The Borrowes Charitable Trust	-	-	-	5,000
PF Charitable Trust	-	2,000	2,000	2,000
RBG KEW-Gardening Project	-	2,500	2,500	-
Royal Docks Trust	-	10,000	10,000	-
Building Societies Trust Limited	-	-	-	25,872
The Albert Hunt Trust	-	-	-	7,000
J A Rose Trust	5,000	-	5,000	5,000
National Lottery Community Fund	-	84,112	84,112	149,262
National Lottery- Main Grant	-	10,000	10,000	-
Sir Harold Hood's Charitable Trust	-	-	-	1,000
Skipton Charitable Foundation	-	1,106	1,106	-
Canada Life	-	13,400	13,400	-
London Catalyst	-	1,000	1,000	1,000
London City Airport Community Fund	-	3,000	3,000	-
John Armitage Charitable Trust	35,000	-	35,000	35,000
French Huguenot Church of London Charitable Trust	-	10,000	10,000	6,000
Trust for London	-	23,925	23,925	47,850
City Bridge Trust	-	-	-	50,000
Landaidd/Street Smart	-	18,000	18,000	-
LBN (Microgrant)	-	1,000	1,000	500
Anderson Charitable Foundation	1,600	2,212	3,812	7,106
CRASH	-	-	-	4,500
The Albert Gubay Foundation	-	-	-	100,000
Greater Change	-	10,000	10,000	-
Greater London Authority	-	965,465	965,465	-
Order of Friars Minor	-	1,000,000	1,000,000	-
White Oak Charitable Trust	1,000	-	1,000	1,000
Congregation of the Sisters of St Joseph of Peace	-	5,000	5,000	-
Ground Work UK	-	500	500	-
The Sisters of The Holy Cross Charitable Trust	-	20,000	20,000	-
Thrive Together	-	37,500	37,500	-
People Powered Places	-	10,000	10,000	10,000
Big Give	-	-	-	7,500
The Rank Foundation	-	-	-	3,500
The Hobson Charity	-	-	-	10,000
Marsh Charitable Trust	-	-	-	900
The Poor Fund of the Worshipful Company of Fan Makers	5,000	-	5,000	5,000

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2025

	Unrestricted 2025 £	Restricted 2025 £	Total 2025 £	Total 2024 £
Charlotte Marshall Charitable Trust	-	2,000	2,000	2,000
Barber Charvet Trust	15,000	-	15,000	15,000
The Augustine Courtauld Trust	750	-	750	-
29th May 1961 CT	-	3,000	3,000	3,000
Nationwide Community Foundation	-	-	-	33,333
Garfield Weston Foundation	-	-	-	25,000
LB Newham Community Assembly	-	-	-	10,000
	63,350	2,235,720	2,299,070	573,323
Total donations, grants and legacies	177,812	2,249,886	2,427,698	701,573

2b Income from charitable activities

	Unrestricted 2025 £	Restricted 2025 £	Total 2025 £	Total 2024 £
Accommodation	3,849,849	-	3,849,849	3,786,213
Housing Related Support	562,456	-	562,456	567,594
Rough Sleepers Initiative	172,484	-	172,484	161,704
Sundry income	4,523	-	4,523	45,669
Laundry income	5,692	-	5,692	5,902
	4,595,004	-	4,595,004	4,567,082

All income in 2025 and 2024 was unrestricted.

3 Social housing lettings

	2025 £	2024 £
Rent receivable excluding service charges	1,424,444	1,514,485
Service charge receivable	2,425,405	2,271,728
Grants and other income	1,183,148	1,376,026
Turnover from social housing lettings	5,032,997	5,162,239
Operating expenditure on social housing lettings	4,683,930	4,696,186
Operating surplus/(deficit) on social housing lettings	349,067	466,053
Financing costs	(57,998)	(57,968)
Surplus/(deficit) on social housing lettings	291,069	408,085
Void losses	189,757	190,115

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2025

4 Cost of raising funds

	2025	2024
	£	£
Staff costs	197,585	144,580
Other direct costs	54,614	27,614
Support costs	74,480	46,323
	326,679	218,517

5 Charitable activities

	Staff Costs	Other Direct Costs	Support Costs	Total 2025 Costs	Total 2024 Costs
	£	£	£	£	£
Anchor House	1,934,465	1,576,529	904,256	4,415,250	3,927,528
Integrated Rough Sleeping Support Services (IRSSS)	-	-	-	-	618,424
	1,934,465	1,576,529	904,256	4,415,250	4,545,952

6 Support costs allocation to activities

	Fundraising	Anchor House	Total 2025	Total 2024
	£	£	£	£
Staff costs	65,303	639,354	704,657	663,736
Staff training and recruitment	1,839	53,092	54,931	45,372
Office expenses	4,921	142,056	146,977	120,643
Legal and professional fees	1,712	49,426	51,138	33,766
Other costs	705	20,328	21,033	31,253
	74,480	904,256	978,736	894,770

Support costs have been allocated to activities based in number of people employed within each activity.

7 Governance Costs

	2025	2024
	£	£
Staff costs	60,738	57,094
Auditors' remuneration - Audit fee	22,260	24,382
Legal and professional fees	2,006	7,924
Trustee expenses	104	104
	85,108	89,504

The Trustees received no remuneration. Expenses relating to travel and training were reimbursed or paid to third parties on behalf of Trustees. These amounted to £104 (2024: £104).

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2025

8 Staff costs

	2025	2024
	£	£
Salaries	2,120,900	2,068,778
Social security costs	223,773	207,622
Pension	127,893	114,693
Casual workers	364,141	540,532
	2,836,707	2,931,625

The average number of staff in the year was 68 (2024:65); calculated on a full-time equivalent basis, the figure was 65 (2024: 62 (including casual workers)). The number of employees with annual taxable emoluments paid more than £60,000 per annum was:

	2025	2024
£60,000 - £69,999	-	3
£70,000 - £79,999	2	-
£90,000 - £99,999	1	1

The total remuneration of key management personnel for the year was £349,440 (2024 – £303,421).

Included in the above were payments to the Chief Executive, being the highest paid employee, amounting to £99,750 for the year excluding pension contribution (2024: £96,200). The Chief Executive is a member of the Charity's defined contribution pension scheme. The charity contributes 7.5% of the salary to the Chief Executive's pension, and the Chief Executive contributes the same percentage of her salary.

9 Tangible fixed assets

	Freehold Land and Buildings	Motor Vehicles	Furniture & Equipment	Brand	AUC	Total
Costs	£	£	£	£	£	£
At 1 April 2024	13,229,478	26,400	550,669	81,500	42,880	13,930,927
Additions	-	-	17,491	5,717	1,157,130	1,180,338
Eliminated on disposal	(107,200)	-	(40,595)	-	-	(147,795)
At 31 March 2025	13,122,278	26,400	527,565	87,217	1,200,010	14,963,470
Depreciation						
At 1 April 2024	2,694,545	10,560	356,308	24,450	-	3,085,863
Charge in the year	370,828	5,280	45,176	17,443	-	438,727
Eliminated on disposal	(107,200)	-	(40,595)	-	-	(147,795)
At 31 March 2025	2,958,173	15,840	360,889	41,893	-	3,376,795
Net book value						
As at 31 March 2025	10,164,105	10,560	166,676	45,324	1,200,010	11,586,675
As at 31 March 2024	10,534,933	15,840	194,361	57,050	42,880	10,845,064

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2025

10 Stocks

	2025	2024
	£	£
Consumables	3,759	4,835
	3,759	4,835

11 Debtors

	2025	2024
	£	£
Trade debtors	509,166	263,386
Prepayments	116,347	87,300
Other debtors	269,905	12,275
	895,418	362,961

12 Creditors - Amounts falling due within one year

	2025	2024
	£	£
Bank loans (note 14)	105,155	91,720
Trade creditors	206,585	114,215
Accruals	656,250	252,613
Social security and other taxes	51,239	48,719
Pension fund	16,505	15,712
Other creditors	284,442	293,440
	1,320,176	816,419

13 Creditors - Amounts falling due outside one year

	2025	2024
	£	£
Bank loans (note 14)	1,874,534	1,888,395

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2025

14 Bank loans

The current loan is secured on the property at 81 Barking Road, London E16 4HB and associated assets. The repayment schedule for the new loan is a period of 25 years, ending on 17 February 2046. The applicable rate of interest is 2.73% fixed rate for 15 years from February 2021, and then a variable rate of 1.75% over base rate for the remaining term of the loan.

The Charity also obtained a social investment loan of £120,000 from Homeless Link for the Hope Street project during the financial year 2020-21. This is an unsecured loan and is repayable over 42 months, ending on 1 October 2024. The applicable rate of interest is 8% fixed rate. The Charity obtained a Thrive together loan of £114,750 from Homeless Link for the SHAP project during the financial year 2024-25. This was an unsecured loan and was repayable over 42 months, ended on 1 October 2024.

	2025 £	2024 £
Repayments are due as follows		
Within 1 year	105,155	91,720
Between 2-5 years	345,221	283,117
Over 5 years	1,529,313	1,605,278
	1,979,689	1,980,115

15 Unrestricted Funds

	At 1 April 2024 £	Income and Gains £	Expenditure £	Transfers £	Reduction in long term Loans £	At 31 March 2025 £
General	719,771	4,855,340	(4,501,604)	70,104	(115,177)	1,028,434
Designated funds:						
Fixed Assets	8,864,950	-	-	626,859	115,177	9,606,986
Post Grant Continuity	46,427	-	-	-	-	46,427
IT Asset Fund	-	-	-	116,348	-	116,348
Major repair Fund	1,058,975	-	-	105,741	-	1,164,716
Residents Furniture & Equipment (renewals & replacements)	130,671	-	-	74,269	-	204,940
Harbour Project Fund	-	-	-	25,000	-	25,000
	10,820,794	4,855,340	(4,501,604)	1,018,321	-	12,192,851

The Fixed Assets Designated Fund of 9,606,986 represents the net book value of unrestricted tangible fixed assets of £11,586,675 less the outstanding balance of the long-term Property Loan of £1,979,689. Each year amounts are transferred to or from the Fixed Asset Fund, representing the movement in the net book value of the unrestricted tangible fixed assets in the year and the reduction in the long-term loan, as capital is repaid.

IT asset fund represents money set aside to replace PCs and laptops, and to fund office 365 migration.

The Post Grant Continuity Fund represents money set aside to cover costs incurred where funding has ceased.

The Major Repairs Fund represents money set aside to cover major repairs on Anchor House building. Every year an amount is allocated to each component (windows, bathrooms, flooring, heating and electricity systems, lift, and kitchen) based on their useful economic life and estimated replacement costs.

The Residents Furniture & Equipment Fund represents money set aside to replace residents' furniture and equipment both in their rooms and in the communal area.

The Harbour project Fund represents money set aside to meet the outstanding capital work on that project.

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2025

	At 1 April 2023 £	Income and Gains £	Expenditure £	Transfers £	Reduction in long term Loans £	At 31 March 2024 £
General	275,878	4,876,650	(4,443,372)	116,413	(105,798)	719,771
Designated funds:						
Fixed Assets	9,000,651	-	-	(241,499)	105,798	8,864,950
Post Grant Continuity	46,427	-	-	-	-	46,627
Major repair Fund	909,394	-	-	149,581	-	1,058,975
Residents Furniture & Equipment (renewals & replacements)	42,766	-	-	87,905	-	130,671
	10,275,116	4,876,650	(4,443,372)	112,400	-	10,820,794

16 Restricted Funds

	At 1 April 2024 £	Income £	Expenditure £	Transfers £	At 1 March 2025 £
Personal Development	-	10,000	(10,000)	-	-
Community Partnership	-	99,425	(90,425)	-	9,000
Move-on	25,872	6,606	(29,478)	-	3,000
Donation in kind	-	7,383	(7,383)	-	-
Capital fund	15,356	2,011,158	-	(1,018,321)	1,008,193
Furniture	-	5,000	-	-	5,000
Women's Development Service	-	93,112	(84,812)	-	8,300
Residents' activities	-	18,783	(16,336)	-	2,447
Communication	-	4,400	-	-	4,400
Starter Pack	-	2,212	(1,891)	-	321
	41,228	2,258,079	(240,325)	(1,018,321)	1,040,661

The transfers represent the capital expenditure in the year.

Personal Development

This fund supports our vulnerable residents with high levels of isolation, low self-esteem and complex challenges on their journey back to independent living through structured personal development and social activities.

Community Partnership

This fund supports our residents with education, training and employment opportunities. Learning new skills helps our residents to improve their self-esteem and gain experience so that they can re-enter the workforce.

Move-on

This fund supports our tenancy sustainability service, allowing us to assist single homes residents to access independent accommodation.

Donation in Kind

This fund represents the value of maintenance and other services provided by various organizations during the year on a pro bono basis.

Capital Fund

This is a restricted fund to be used on YP's wider capital programme. This includes £1M received from Order of Friars Minor towards a purchase of move-on flats for our residents. The carried forward balance includes £1M received from Order of Friars Minor plus accrued interest.

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2025

Furniture

This fund represents the amount of donations received during the year for furnishing the Harbour project.

Women Development Service

This fund supports specialist accommodation-based support to women across the Charity.

Residents activities

This fund supports residents' activities across the Charity.

Communication

This fund supports activities relating to communications across the Charity..

Starter pack

This fund supports new residents with essential household items.

Prior year

	At 1 April 2023	Income	Expenditure	Transfers	At 31 March 2024
	£	£	£	£	£
Personal Development	-	52,876	(72,876)	20,000	-
Education, Training and employment	-	97,153	(97,153)	-	-
Move-on	20,000	35,872	(10,000)	(20,000)	25,872
Donation in kind	-	17,558	(11,158)	(6,400)	-
Capital fund	17,670	114,000	(10,314)	(106,000)	15,356
Staff Social Committee	-	2,000	(2,000)	-	-
Women Development Service	-	107,596	(107,596)	-	-
Gardening	-	2,000	(2,000)	-	-
Remedial Survey (Hope Street)	-	4,500	(4,500)	-	-
Cost of Living	-	3,500	(3,500)	-	-
	37,670	437,055	(321,097)	(112,400)	41,228

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2025

17 Analysis of net assets between funds

	Unrestricted Funds	Designated Funds	Restricted Funds	Total 2025
31 March 2025	£	£	£	£
Fixed assets	-	11,586,675	-	11,586,675
Current assets	2,243,455	1,557,431	1,040,661	4,841,547
Current liabilities	(1,215,021)	(105,155)	-	(1,320,176)
Long term liabilities	-	(1,874,534)	-	(1,874,534)
Total net assets	1,028,434	11,164,417	1,040,661	13,233,512

	Unrestricted Funds	Designated Funds	Restricted Funds	Total 2024
31 March 2024	£	£	£	£
Fixed assets	-	10,845,064	-	10,845,064
Current assets	1,444,470	1,236,074	41,228	2,721,772
Current liabilities	(724,699)	(91,720)	-	(816,419)
Long term liabilities	-	(1,888,395)	-	(1,888,395)
Total net assets	719,771	10,101,023	41,228	10,862,022

18 Capital commitments

	2025 £	2024 £
Refurbishment	2,009,463	-
Single Homelessness Accommodation Programme	-	955,600
	2,009,463	955,600

19 Leasing commitments

The charity's future minimum operating lease payments are as follows:

	2025 £	2024 £
Within one year	2,350	6,619
Between one and five years	6,462	9,008
	8,812	15,627

The telephone system and photo copier are held under operating lease arrangements.

20 Related party transactions

During the year total donations of £6,839 were received from Trustees (2024: £10,858).

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2025

21 Detailed statement of financial activities for the year ended 31 March 2024

		Unrestricted funds 2024 £	Restricted funds 2024 £	Total Funds 2024 £
	Notes			
INCOME FROM				
Donations, grants and legacies	2a	264,518	437,055	701,573
Charitable activity:				
Anchor House	2b	4,567,082	-	4,567,082
Other trading activities:				
Rent receivable		19,858	-	19,858
Investment Income		25,192	-	25,192
TOTAL INCOME		4,876,650	437,055	5,313,705
EXPENDITURE ON				
Cost of raising funds	4	218,517	-	218,517
Charitable activity:				
Anchor House	5	4,224,855	321,097	4,545,952
TOTAL EXPENDITURE		4,443,372	321,097	4,764,469
Net income		433,278	115,958	549,236
Transfer between Funds	16,17	112,400	(112,400)	-
NET MOVEMENT IN FUNDS		545,678	3,558	549,236
TOTAL FUNDS BROUGHT FORWARD		10,275,116	37,670	10,312,786
TOTAL FUNDS CARRIED FORWARD		10,820,794	41,228	10,862,022

**STAFF MEMBERS SUPPORTED ME WHEN SOMETHING WAS
WRONG OR WHEN I DIDN'T UNDERSTAND SOMETHING. I JUST
SHOWED UP AND EVERYONE CARED ABOUT ME. NOW I HAVE
GOT MY NEW FLAT AND STILL GET SUPPORTED.**

Resident exit survey





**I'VE HAD TIME TO FOCUS ON
MYSELF AND GET TO WHERE I WANT
TO BE IN LIFE, AND I CAN SAY THAT
BEING AT YOUR PLACE HAS BEEN A
REAL BLESSING**

Danley

CONTACT US

Your Place at Anchor House
81 Barking Road
London E16 4HB

 020 7476 6062

 hello@your-place.org.uk

 www.your-place.org.uk

Find us on:
LinkedIn • Facebook • Instagram

Company Registration Number: 08075329 (England and Wales)
Registered Charity Number: 1147794
RSH Registration 4841





your **PLACE**
Solving homelessness
one person at a time

Your Place (London) Limited
Trustees' Report & Accounts
2024-2025

Company Registration Number: 08075329 (England and Wales)
Registered Charity Number: 1147794
RSH Registration 4841

A woman with dark hair in braids, wearing a purple sweater, is seated and playing an acoustic guitar. She is looking towards a man sitting opposite her. The man, who is Black, is wearing a black jacket and is gesturing with his hands while speaking. They are in a brightly lit hallway with blue walls and glass doors in the background. The text "I'VE FOUND THAT THERE'S EVERYTHING HERE TO MOVE ON WITH YOUR LIFE IF THAT'S WHAT YOU WANT." is overlaid in white, bold, sans-serif font. There are also some light blue decorative shapes around the text.

**I'VE FOUND THAT THERE'S EVERYTHING
HERE TO MOVE ON WITH YOUR LIFE IF
THAT'S WHAT YOU WANT.**

Mick, former resident





**IT'S SO GOOD TO HAVE MY OWN SPACE
AND I CAN REALLY SEE THE PROGRESS
I'VE MADE. YOUR PLACE HAVE SAID
THEY'LL BE STAYING IN TOUCH FOR NINE
MONTHS AFTER I'VE MOVED, WHICH IS SO
GOOD TO KNOW.**

Bitania, former resident

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A MESSAGE FROM OUR CHIEF EXECUTIVE

Your Place is evermore at the forefront of homelessness. The average level of homelessness in the UK is 1 person in every 160. In London that rises sharply to 1 person in every 47, but where we're based in Newham, 1 person in every 18 people are homeless – the highest in the UK, and an increase on previous years.



During the financial year 2024-2025, we supported 226 people on their journey out of homelessness, 68% of whom were rough sleeping before finding a safe place to stay at Your Place. Here, we offer people **hope, a home and a sanctuary which heals**, growing the lives, opportunities and skills of each resident.

We are proud of the number of people we've been able to support this year, amidst the external backdrop of ongoing crises around housing, poverty and mental health. We have continued to strengthen partnerships and create new alliances, to share best practice and widen the range of people we support and services we offer. Collaboration is key to solving homelessness, one person at a time.

Through collaboration with Greater London Authority and London Borough of Newham, we completed The Harbour Project building works – a pioneering and innovative accommodation project, addressing prolonged rough sleeping and isolation, housing people from all over London. We are proud and privileged to have been chosen to deliver this pan-London service, the first of its kind in the capital, which will begin operation in 2025-2026.

Our core value of inclusion remains a key driver for us, and central to our success with our residents is helping them to feel a sense of belonging in the community to support their future independence.

Levels of homelessness continue to increase, and we're seeing more complex and diverse needs among the residents we support. I'm immensely proud of the work of our teams, and the resilience of all at Your Place. And I'm grateful for those who work in partnership with us, who care deeply about our mission and align with our values – across the voluntary sector, faith groups, schools, trusts, foundations, charities and companies – and thank them for their support in creating positive impact on the lives of our residents.

Our employability, training and education work is outstanding, and we are proud of the many achievements of residents. 25% of our residents secured or sustained employment in the year – well above the national average of hostel residents in work of 10%. Our employability work is delivered in partnership with a wide variety of community organisations and companies, and we thank them for all that they help us to achieve with our residents.


A highlight this year has been establishing AQA Centre status at Your Place. We now offer AQA unit accreditations in a wide range of life skills to residents across our services. Our AQA ceremonies, held four times a year, further recognise and reward personal growth and development. Creating opportunities for residents is key to the success of helping people move on and to live the lives they want.

Our mission and values have, and always will, remain the driver in all we do. We are growing the charity's work and improving the lives of our residents. Without those individuals and organisations that generously fund and support the life-changing work at Your Place, none of this would be possible. For this we are very grateful, and I thank you for joining us to end homelessness, one person at a time.

Amanda Dubarry

Amanda Dubarry
Chief Executive





**WE'RE INCREDIBLY PROUD TO HAVE
SUPPORTED 226 PEOPLE TO
MOVE ON FROM HOMELESSNESS —
A POWERFUL REMINDER OF WHAT'S
POSSIBLE WHEN COMPASSION,
DETERMINATION AND COMMUNITY
COME TOGETHER.**

ABOUT US

We can't end homelessness for everyone, but we can help to solve it - one person at a time.

Our mission is to build hope, enable lasting change and end homelessness for people in East London. Our values guide our interactions and decision-making processes at all levels within the organisation.

Your Place is about focusing on each person and their individual needs as they regain a sense of ownership over their lives. We're a community of people and services that supports a person's journey to stability, confidence, and independence. The organisation has been a cornerstone of the community in East London for over half a century, helping people when they need it most.

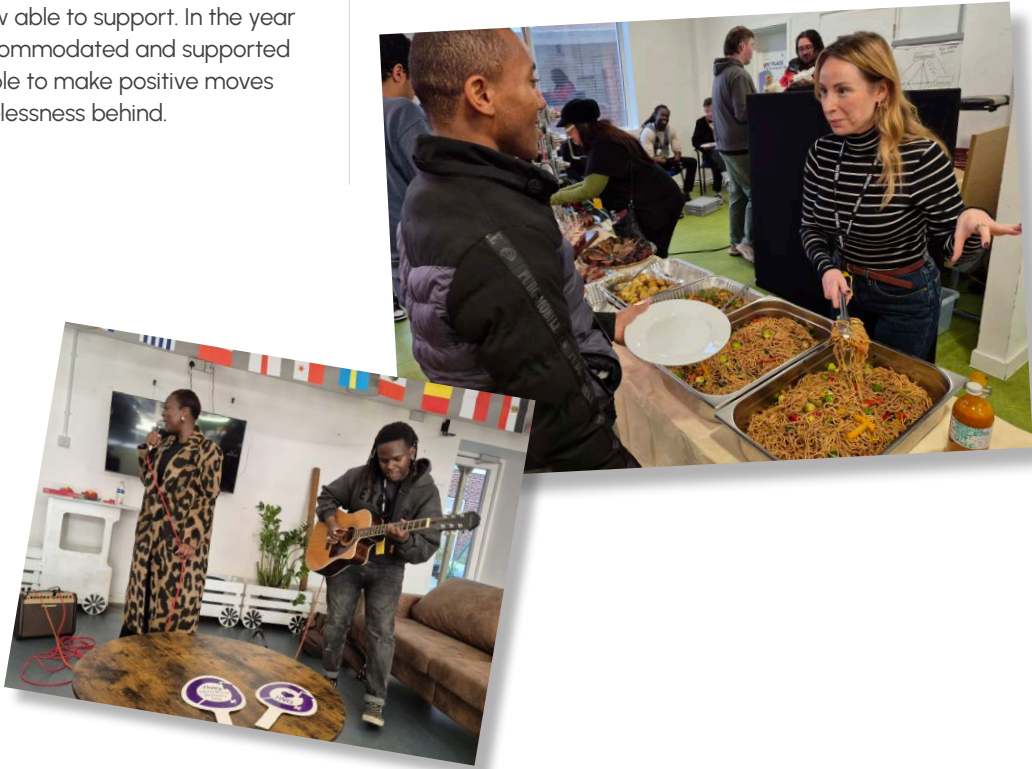
We offer a safe place to live for vulnerable adults experiencing homelessness, with support focusing on physical and mental health, addiction and other complex health issues, education, employment, financial literacy and tenancy sustainment. Each person who walks through our doors works with us to complete a full assessment of their needs and create a bespoke programme of in-house and external services to best prepare that individual for independent living.

We are proud to act as a beacon of hope for the growing number of residents we are now able to support. In the year ended 31st March 2025, we accommodated and supported 226 people and helped 77 people to make positive moves from our services, leaving homelessness behind.

OUR VALUES

- COMPASSION** We care about people, value their views and experiences and put them at the heart of all we do.
- INCLUSION** We celebrate diversity, promote inclusivity and respect, and challenge inequity.
- GROWTH** We support people to breakthrough barriers and fulfil their hopes and potential.
- COLLABORATION** We're stronger and can have a bigger impact when we work in partnerships and build alliances.

IN OUR RESIDENT SATISFACTION SURVEY, 100% OF RESPONDENTS EITHER AGREED OR STRONGLY AGREED THAT YOUR PLACE TREATS THEM FAIRLY AND WITH RESPECT.





STRATEGIC REPORT

Externally, the context is increasingly challenging. In 2024/25, over 3,000 people were seen sleeping rough in London – the highest number on record. In Newham specifically:

- 1 in 18 people in Newham are homeless, the highest in the UK – compared to 1 in 160 nationally
- Newham has by far the highest rate of households in temporary accommodation – for every 1,000 households, 55.35 are living in temporary accommodation
- Over the last decade, rents in Newham risen over 50%, and house prices rose by around 90%, while wages only rose around 20%.
- The UK is a world leader in financial services, yet here in sight of Canary Wharf itself, the UK is falling behind in financial inclusion, rough sleeping and secure accommodation.

Your Place is the largest provider of supported accommodation for people experiencing homelessness in Newham, and one of the largest hostel services in the country.

We accommodated 226 residents this year who had experienced rough sleeping or homelessness, across 155 beds including:

- 105 beds in our core service supporting people with low and medium support needs
- 35 beds in Intensive Support service supporting people with complex or high needs
- 15 beds in our Hope Street service supporting people with low and medium needs with a history of rough sleeping.



68%, or 154 residents, were rough sleeping before coming to us. This figure has risen dramatically since last year, and we're proud to have had a significant impact in reducing rough sleeping locally.

75%, or 184 residents, were assessed as having complex support needs. These residents have one or more support needs (including substance misuse, mental health issues that affect them daily, and physical health problems). We are delighted that we have enabled many people with higher levels of needs to access our services to help to transform their lives. Further breakdown of our resident needs show that:

- 121 (54%) have mental health issues impacting daily life
- 147 (65%) have physical health issues
- 78 (35%) have drug and alcohol use needs
- 24 (11%) have experienced domestic abuse
- 37 (16%) live with tri-morbidity (physical health, mental health and drug and alcohol support needs) .

We are pleased that we were able to ensure that 100% of residents were supported into external health services while staying with us in the last year, and **we supported 77 residents to move on from our service during the year.**

We are delighted to report that at the point of leaving our services, 95% of residents moving on positively rated our support quality as "very good" or "good".

The ultimate measure of our success is how our residents go on to sustain independence when they leave Your Place, and **we are proud to report that a phenomenal 100% of residents supported with planned move on sustained their independent tenancies beyond nine months** (our longest measure for tenancy sustainment), supported by our work around resettlement.

Working alongside our supported accommodation services, our Community Partnerships team oversee a wide range of support services to help our residents to move on from homelessness. This includes employment support, resident engagement work and volunteering. We have been very pleased with the outcomes this team has achieved this year:

STRATEGIC REPORT

Our award-winning work supporting residents in employment and training helped 57 residents to secure or sustain employment, equating to 25% of our resident population over the course of the year. 19 residents found employment during the year, of these, 89% had engaged with employment, training and education (ETE) services.

85 engagement sessions took place for residents, with over 1,350 attendances by 173 residents. This included:

- 367 attendances at volunteering or sessions relating to education, training, employment or volunteering. This service provides a wide range of activities including: English for Speakers of Other Languages courses (ESOL); IT; CV writing, and intensive sessions with our Job Coach. We also supported, signposted, and proudly partnered with other specialist organisations helping people who have been historically marginalised from accessing employment.
- There were 398 attendances at 30 community engagement sessions, including Resident Meeting Place (an assembly of residents to discuss essential topics and issues), memorial events, and women's only sounding boards and voices group.
- 84 attendances at women's specific activities. Highlights of the programme included:
 - An International Women's Day celebration
 - Sepecific women's drop-in sessions
 - A women's end of year dinner, kindly provided by a local restaurant

In total, the activities and sessions were over 3,700 hours, which is the equivalent of over 153 full days.

**100% OF OUR RESIDENTS SUSTAINED
THEIR TENANCY FOR BEYOND NINE
MONTHS, ENDING THEIR HOMELESSNESS
WITH OUR SUPPORT.**

Our impact is being recognised at national level, with award nominations at the UK Housing Awards for our women's development work, the East London Community Heroes Awards for the Outstanding Initiatives in Tackling Homelessness and Outstanding Initiatives in Women's Empowerment categories, and the Charity of the Year at the Newham Business Awards. We were also selected as the Newham Chamber of Commerce Chair's Charity of the Year, as a recognition of the impact we are making in the community.

Although we are a medium-sized organisation with a localised remit, we have continued our campaigning work with national organisations. As one of our core values, collaboration is key in ensuring our voice is heard, representing the needs of both residents and the wider organisation.

We have continued fostering strong working relationships with our local MP, James Asser, as well as local MP and Your Place Patron, Sir Stephen Timms. We have contributed to campaigning with partner organisations such as the National Housing Federation (securing government commitment to funding supported housing), Together with Refugees (supporting rights and dignity for people seeking asylum in the UK), and Solace and the Single Homelessness Project (a collaborative Women's Rough Sleeping Census, highlighting the huge underreporting of women's homelessness).



PLANS FOR FUTURE YEARS

This was the fourth year of our five-year Strategic Plan for the period April 2021 to March 2026. This plan sets out an ambitious roadmap around five key goals. By March 2026, we will:

1. Provide additional specialist supported housing
2. Offer an expanded range of complementary services
3. Be a sustainable organisation
4. Be a great place to work
5. Be a trusted voice in the community and sector

Goal 1

In June 2024 we began work on a new accommodation service, refurbishing existing premises to create 23 units of shared Housing First accommodation which opened just after the end of this reporting period in early May 2025. This development is the first of its kind offering long-term support to people who have slept rough, and is funded largely by the Greater London Authority (GLA) along with social investment funding from Thrive Together and fundraised income from trusts, foundations and individual donors. In addition, we were given funding from the Order of Friars Minor to purchase a property to provide move on housing for our residents, and began our search for a property, which we hope to purchase, refurbish and open in the year ahead.

Goal 2

We relaunched our community engagement work with our residents during the year, significantly stepping up the number of group activities and sessions being offered to our residents, encompassing everything from cooking, gardening, kick boxing, arts & crafts, zumba, games & puzzles, guitar lessons, music sessions, and knitting & crochet sessions. In addition, we have had weekly soup lunches, coffee mornings and some brunch meetings and regular residents' meetings.

This has led to a more cohesive and motivated resident community, who are building their skills and their social confidence. We have recently introduced nationally recognised awards to accredit the skills developments our residents are achieving, using the "Passport to Independence" concept. We were delighted to have Councillor Neil Wilson from Newham Council present over 30 AQA award certificates to residents who had achieved awards in the first round of this work, which will now become a mainstream part of our resident offer.



PLANS FOR FUTURE YEARS



Goal 3

As outlined on page 10 of this report, environmental sustainability is a high priority at Your Place and our Green Project team continues to ensure that this runs as a thread throughout our work and plans.

Financially, despite a tough external climate, we were able to return a surplus in line with our strategic plan to build reserves to a healthy level to weather the many challenges we continue to face. We are extremely grateful to our donors and funders who have supported our important work during this year.

We have worked hard to continue to improve our building and maintain this asset well, focussing this year on the refurbishment of our move on flats which had received heavy wear and tear from residents over the past eight years and required significant investment. We completed these works in May 2025, converting the flats into use for our new Harbour Project, as outlined under Goal 1 above. We are delighted to report that we have now been awarded further funding from the GLA which will enable us to refurbish our older bedrooms and some other communal parts of Anchor House, and we will be working to deliver these plans which will make our accommodation more sustainable through the coming financial two years.

We also invested in our technology to ensure we remain sustainable, working to upgrade and ready our system for a move across to Microsoft 365. In addition, we invested in a new rent management and maintenance system, to provide better rent statement reporting for our residents and a more effectively managed maintenance reporting system.



Goal 4

We want Your Place to be a place where people want to come, do their best work and develop. We strive to create an inclusive workplace where all our people can bring their ideas, energy and ambition to help us achieve great outcomes for residents.

Our focus this year has been driving improvements to our organisational culture, based on our values of compassion, inclusion, growth and collaboration. We have also focussed on employee retention to ensure we find and develop talent, as well as supporting the wellbeing of our team. We will continue to prioritise retention, development and a strong focus on values across our people in the year ahead.

Goal 5

It has been a busy year supporting campaign work across our sector which will give our residents and those experiencing homelessness a better deal. Campaigns we have been involved in have included: the National Housing Federation's 'Starts at Home' campaign, calling on stronger commitment to funding projects like our own; Together with Refugees' 'Fair Begins Here' promise, to increase support for people seeking asylum, and Solace and Single Homelessness Project's work on improving reporting on women's homelessness, through their new census dedicated to women.

Our Chief Executive has continued to Co-Chair the Newham Homelessness Forum and Chair the National Advisory Council on behalf of Homeless Link.

We continue to work with our partners to increase our impact for our residents and to grow our offer to those experiencing homelessness and disadvantage in our community. We embrace change and welcome others to join us in solving some of society's most challenging social issues. We look forward to developing new collaborations to support our residents and the community to achieve their potential. It is important that the voices of those engaged in this work are heard.

NOW I'VE HAD THIS OPPORTUNITY TO FOLLOW MY DREAMS AGAIN, I'M LOOKING FORWARD TO THE FUTURE IN A NEW FLAT, WORKING IN A JOB I ENJOY, AND HAVING MY INDEPENDENCE BACK.

David, former resident

SUSTAINABILITY

Your Place recognises that our work has a direct and indirect impact on the environment.

We are committed to reducing any harmful effects, making a positive contribution to environmental protection, and promoting sustainability in its broadest sense.

This commitment is especially important in Newham, where the council declared a climate emergency in 2019 and continues to take action on global warming, poor air quality and waste through its Climate Action Strategy and Just Transition Plan.

This year, we:

- **Refurbished our Move-On Flats** for the new Harbour Project with sustainability in mind – reusing materials wherever possible, selecting sustainable alternatives, and installing a new, energy-efficient air-conditioning system.
- **Generated more clean energy than we used** through our rooftop solar panels, sending surplus electricity back to the national grid.
- **Renewed our Environmental and Sustainability Policy** to strengthen our long-term commitments and guide day-to-day practice.
- Continued to **upcycle and reuse** wherever possible, reducing waste and extending the life of materials and equipment.
- Began work to **improve our waste management systems**, aiming to increase recycling rates and reduce what we send to landfill.

Our goal is to embed sustainable thinking across everything we do – from building refurbishments to daily operations – so that Your Place remains part of a cleaner, greener and healthier Newham.

**IN 2024-2025, WE FACILITATED
367 RESIDENT ATTENDANCES AT FORMAL
AND INFORMAL SESSIONS TO SUPPORT
EMPLOYMENT, VOLUNTEERING OR
TRAINING**



SAFEGUARDING

Ensuring the safety and wellbeing of the vulnerable adults we work with, is a crucial part of our work each day.

Many of our residents have histories of abuse and trauma underlying their homelessness, and are vulnerable to exploitation and victimisation. We have a comprehensive safeguarding policy and procedure which are reviewed annually in conjunction with staff, which ensures all staff are aware of their responsibilities and that we comply with statutory requirements. All new staff, regardless of their role, receive one-to-one safeguarding guidance within their first week, and in-depth safeguarding training in their first six months. In addition, all resident-facing staff are subject to an enhanced DBS check before starting in post.

Our Head of Support Services is the organisation's safeguarding lead, and one of our frontline management team has been appointed as the safeguarding deputy. Two of our Board members are designated safeguarding leads and have received appropriate training; they are alerted to all safeguarding alerts and serious incident reports as they arise.

There are monthly safeguarding and serious incident meetings in which managers meet to review all safeguarding concerns and incidents in the prior month. Subsequent learnings are taken forward and used to inform frontline staff and support a culture of continuous improvement in policy and practice.

Where there are concerns about individuals who are considered to be at high risk of harm there are regular multi-disciplinary meetings organised with partners from the local authority and other services involved in the person's care and support.

The purpose of these meetings is to produce a comprehensive action plan to keep the individual safe and support them to address the issues that may have led them to be at risk.

People with experience of rough sleeping, mental health or substance misuse issues are overrepresented in safeguarding concerns, reflecting high vulnerability in these groups, with some people having multiple concerns raised over the year due to repeated exploitation.

On arrival at Your Place, all residents are told about the safeguarding procedures and what may be considered abuse. This is done verbally and in the form of a leaflet which is available in a range of different languages. Staff are equipped to spot potential signs of abuse, and work closely with residents to identify any concerns they may have and to support them to recognise abuse and understand the difference between positive and negative relationships, so that they are equipped to keep themselves safe going forward.



EQUITY, DIVERSITY AND INCLUSION

Equity, diversity and inclusion are central to everything we do.

As an organisation based in the most diverse borough in the UK, we engage with a range of individuals, communities, organisations and other stakeholders from different backgrounds and walks of life, with different needs. In doing so, we aim to develop and sustain partnerships and relationships based on mutuality to support understanding and trust. Not everyone has access to the same resources and opportunities, and too many people and communities are held back on the basis of their characteristics or life experiences.

We're not here just to respond to inequalities and disadvantage, but also to seek to do what we can to challenge and change them. We take positive steps to provide opportunities for residents and team members of Your Place to have their voices heard on the issues affecting them – by influencing decision-makers and seeking input into our service provision – and ensuring that their needs are met. We drive our Equity, Diversity and Inclusion agenda to achieve Belonging for all people who work for us, residents, volunteers including trustees and our supporters and partners.

This year, we built on our commitment by:

- Signing up to the **Stonewall Housing Pledge**, affirming our support for LGBTQ+ residents, staff and communities.
- Establishing our **Belonging Group** in January 2025 – a space for staff from all backgrounds to shape how we create a workplace where everyone can thrive.
- Launching an **Anti-Racism Action Plan** to tackle all forms of racism that impact our residents and staff.

Our latest data shows where we're making progress – and where we need to go further. Representation of **people with a disability in management roles stands at 47%**, well above the national housing benchmark of 19%, and our **disability pay gap (median) is 3.9%**, far lower than the national average of 13.8%. People from **non-heterosexual orientations make up 27% of wider management roles** – more than four times the sector benchmark (6.5%).

We've **reduced our ethnicity pay gap** to -5.9% (median), but representation of Black, Asian and other under-represented ethnicities in management roles is 20%, still short of the National Housing Federation benchmark of 30%. We are actively focusing on recruitment, progression pathways, and leadership development to close that gap.

Our **gender pay gap remains below the national average at 4.8%** (median), and **56% of management roles are held by women**.

We also hold diversity data for 85% of staff, enabling us to track change and be transparent about our progress.

We will continue to use this insight to guide action, challenge inequity, and ensure Your Place is truly a place to belong – for our staff, residents, and community.

YOUR PLACE IS LIKE A FAMILY. YOU NEVER FEEL ALONE. THEY MOTIVATE YOU TO KEEP LEARNING, KEEP STAYING STRONG, AND KEEP MOVING TOWARDS YOUR GOALS.

Bitania, former resident

FUNDRAISING



The generosity of our supporters is at the heart of everything we do. Your Place is registered with the Fundraising Regulator, committed to the Fundraising Promise, and works in line with the Code of Fundraising Practice and the Charities Act 2016. We review our policies regularly to ensure our fundraising is legal, ethical and reflects best practice, so you can give with confidence.

We do not currently work with professional fundraisers or commercial participators. All fundraising is carried out by our staff and trusted volunteers. We are registered with the Fundraising Preference Service and in 2024–25 received zero opt-out requests and zero complaints about our fundraising or communications. Our fundraising policy includes clear safeguards to protect vulnerable people, so every supporter is always treated with dignity and respect.

This year saw the recruitment of our first Head of Fundraising & Communications, bringing new strategic direction and a focus on supporter care, data-driven decision-making, and collaboration across the team.

We refreshed our fundraising policy to include a due diligence process and updates for forthcoming changes to the Code of Fundraising Practice. We also reviewed our social media policy to ensure it remains up to date and fit for purpose.

Fundraising in a challenging national context

We fundraised during the most competitive environment in recent memory. According to the Charities Aid Foundation's UK Giving Report 2025, only 50% of UK adults donated to charity in 2024 — the lowest level on record since CAF began tracking. However, their findings also showed that while fewer people are giving, they are giving more generously.



Highlights from the year

Despite these conditions, we saw encouraging results in several areas:

- **Big Give Christmas Challenge 2024** – Raised **£32,136** (105% of target) to support residents moving into independent accommodation.
- **Christmas Appeal** – Brought in over **£4,000** from 42 donors, with an average gift of over £90.
- **Catholic Herald advertising** – Delivered a return on investment of over 700%, attracting new donors.
- **Elizabeth Line partnership** – Introduced festive carol-singing collections with schools at stations in Newham, raising up to £750 per session.
- **Community fundraising** – Supporters took on events from the London Landmarks Half Marathon to triathlons, together raising thousands.
- **Corporate support** – Canada Life awarded £13,400 for women's work and communications projects.
- **Legacy giving** – We launched a refreshed legacy campaign, including a new video guide to help supporters leave a gift in their Will.

Thank you

Our work is only possible because of you – the individuals, trusts, companies, faith groups, community fundraisers, and partners who give, volunteer, and champion our cause.

We are committed to building on this year's progress with a new five-year Fundraising and Communications Strategy to be delivered in 2025–26. Its goal is to deepen relationships, improve donor experience, and grow sustainable income for the future.

**THANK YOU FOR STANDING WITH US TO
HELP CREATE HOPE, A HOME, AND A
HEALING PLACE TO GROW.**

TRUSTS AND FOUNDATIONS

The following organisations awarded funding to Your Place in the last financial year:

29th May 1961 Charitable Trust
Anderson Charitable Foundation
Barber Charvet Trust
Borrows Charitable Trust
Building Societies Charitable Trust
B&Q Foundation
Charlotte Marshall Charitable Trust
City Bridge Foundation
Congregation of the Sisters of St Joseph of Peace
Dowley Charitable Trust
French Huguenot Church of London
Greater London Authority
Grow Wild - Royal Botanic Gardens, Kew
Groundwork/Tesco Stronger Start
J A Rose Charitable Trust
John Armitage Charitable Trust
London Borough of Newham Community Assembly
London Borough of Newham Microgrant
London Catalyst
London City Airport Community Fund
Marsh Charitable Trust
Maurice and Hilda Laing Charitable Trust
National Lottery Community Fund
NBC Universal
People Powered Places
PF Charitable Trust
Sisters of the Holy Cross Charitable Trust
Skipton Charitable Foundation
The Augustine Courtauld Trust
The Poor Fund of the Worshipful Company of Fan Makers
Thrive Together Fund - Homeless Link
Trust for London
White Oak Charitable Trust



TRUSTEES' ANNUAL REPORT

Administration

The Trustees present their report and financial statements for the year ending 31 March 2025. The report, which constitutes a trustees' report for the purposes of charity legislation and a directors' report for the purposes of company legislation, has been prepared in accordance with Part VIII of the Charities Act 2011.

The financial statements have been prepared in accordance with the accounting policies set out in note 1 and comply with the charitable company's Memorandum and Articles of Association, applicable laws, the Companies Act 2006 and the requirements of the Statement of Recommended Practice "Accounting and Reporting by Charities" SORP 2015 (FRS 102) (Second bulletin effective January 2019) and the requirements of the Statement of Recommended Practice (SORP) Accounting by Registered Social Housing Providers.

Constitution

The charitable company is governed by its Memorandum and Articles of Association. The members of the Board of Trustees are the company's directors and trustees of the Charity. The Trustees who held office during the year under review and up to the date of this report are as follows:

Trustees

Mr Simon Hall - Chair of Trustees
Mr Charles Abel Smith
Ms Laura Curtis
Mrs Emer Delaney
Mrs Cate Kirkbride
Mr Kevin Maxwell
Mr Graeme McLean
Councillor Joseph Ogundermuren
Mr Anil Sharma
Mrs Rose Soffel

Sub-Committees

We have supported the operation of the following Sub-Committees:

1. Finance, Audit, Governance, and Risk Sub-Committee
2. People & Culture Sub-Committee
3. Executive Sub-Committee
4. Premises Management Sub-Committee
5. Frontline Services Quality Assurance and Impact Sub-Committee

Principal Address

Your Place Anchor House
81 Barking Road
Canning Town
London E16 4HB

Auditor

HaysMac LLP, 10 Queen Street Place, London, EC4R 1AG

Solicitor

Bates Wells, 10 Queen Street Place, London, EC4R 1BE

Bankers

Barclays, 1 Churchill Place, London E14 5HP
NatWest, 1-11 The Broadway, London, E15 4DX

Company Registration Number

08075329 (England and Wales)

Registered Charity Number

1147794

RSH Registration

4841

STRUCTURE, GOVERNANCE AND MANAGEMENT

Your Place is a Registered Charity, Company Limited by Guarantee, and Registered Provider of Social Housing. We are regulated by a number of bodies, including the Charity Commission, Companies House, the Fundraising Regulator and the Regulator of Social Housing.

Our Trustees meet as a Board on a quarterly basis to review the performance of the organisation and plan for the future. The professional backgrounds of the Trustees include financial management, housing, business planning, homelessness charity management, equity, diversity & inclusion management, law, risk management, community involvement, marketing, HR and investment banking.

The day-to-day running of the Charity is delegated to the Chief Executive and Senior Management Team (SMT). Our SMT is led by our Chief Executive, Amanda Dubarry, who joined us in 2018 and has an extensive background in the homelessness sector. She was joined by both John Lowery, Director of Frontline Services, and Siva Selliah, Finance Director, in 2018, both of whom come to us with many years' experience in the housing and care sectors. In 2023, Lucy Inkster joined as our Director of People, bringing with her a strong background in the charity sector.

Key management remuneration is set by the Trustees by reference to the degree of seniority and responsibility of the post, by benchmarking against similar roles in charities of similar size and complexity and in the light of performance appraisal.

Trustee recruitment, induction and training

The support of our Trustees is vital to ensure we deliver the best possible service to those in need, and in raising awareness and support for the essential and life-changing work that Your Place provides.

All new trustees are provided with a trustee induction pack and induction process and are encouraged and supported to attend specialist training relating to the roles and responsibilities of a charity trustee, including safeguarding. In addition, we have signed up two new recruits to the one-year HDN Board Diversity Programme and two to the one-year HDN Board Excellence Programme.

**I WAS SO PLEASED TO BE SOMEWHERE
SAFE AND WARM. I STARTED
MAKING FRIENDS HERE, AND I'M NOW BACK
IN COLLEGE**

Yassin, resident



OBJECTIVES AND ACTIVITIES

Your Place's objects contained in its Memorandum and Articles of Association are "to further the general charitable works of the Roman Catholic Church by providing services and facilities for the relief of poverty and suffering, the advancement of education, the promotion of social justice and other charitable acts which promote the development of all individuals and communities in need for the public benefit of people of all faiths and none."

We provide supported accommodation to people experiencing homelessness in East London and support them to move on and break the cycle of homelessness for good. We do this by:

Providing a safe place - to make sure that people experiencing homelessness have somewhere safe to stay as they begin to rebuild their lives.

Offering support - to encourage and enable people to build a better future for themselves, through the provision of personalised support, educational and life skills opportunities.

Building resilience - to build networks of support, and empower people to navigate services with confidence and be a proactive member of their community outside of and beyond life at Your Place.

Our frontline teams work directly with residents during their time at Your Place. Each resident is assigned a keyworker who will guide them through their stay and supports them to access a holistic service relating to health and wellbeing, education, employability, financial management and securing and sustaining new tenancies.

Residents can participate in training, workshops and activities including money management training, English as a Second Language, mindfulness sessions, counselling, CV workshops and events. Our goal for each resident is for them to move on from our services with the skills to navigate their next chapters with confidence and to sustain their accommodation and independence long term.



Public benefit

The Trustees confirm that they have complied with the duty in Section 17 of the Charities Act 2011 to have due regard to the Charity Commission's general guidance on public benefit "Charities and Public Benefit" in the exercise of their powers and responsibilities as detailed in the Memorandum and Articles of Association and under charity law.

Value for money

The Charity is always conscious of the need to provide value for money to our users and stakeholders. As a registered provider of social housing with the Regulator of Social Housing ('RSH'), we are committed to delivering value for money and continuing to meet the RSH's Value for Money Standard. Our rental and housing related support levels are set in consultation with London Borough of Newham and the Greater London Authority, to ensure that they are reasonable. We regularly review our performance and the way we work to continue developing the impact of services and using resources in the most effective and efficient way.

**DURING THE FINANCIAL YEAR 2024-2025,
WE SUPPORTED 226 PEOPLE ON THEIR
JOURNEY OUT OF HOMELESSNESS**

METRICS

- Metric 1

Reinvestment %
This metric looks at the investment in properties (existing stock as well as new supply) as a percentage of the value of total properties held. The percentage reflects major repairs work on the existing properties. The charity's metric for reinvestment for the year was 10.18% (2024: 1.03%)
- Metric 2

New supply delivered %
During the year the Charity has delivered nil social housing units. The Charity does not have a development programme to deliver new units every year.
- Metric 3

Gearing %
The Charity's property, Anchor House, is owned freehold. The charity has two long term loans, one with NatWest, secured against this property, and the other with Social Investment Business (SIB). The balance outstanding on 31 March 2025 was £1,980K (2024: £1,980K). These long-term loans together with other short-term loans represent 2.66% (2024: 3.48%) of Housing depreciated value owned by the Charity.
- Metric 4

Earnings Before Interest, Tax, Depreciation, Amortisation, Major Repairs Included (EBITDA MRI) Interest Cover %
The charity paid interest of £58K (2024: £59K) in the year in relation to the loan finance referred to in metric 3. EBITDA MRI Interest cover for the year was 1110% (2024: 661%) by EBITDA MRI. The calculation for the year 2024-2025 includes the capitalised major repair grants received.

- Metric 5

Headline social housing cost per unit
The cost per unit for the year was £38,058 (2024: £26,351). The cost reflects the average cost of housing and support services offered to our residents in the year. The support services vary from low to high, including services to people sleeping rough and residents with multiple and complex needs. The unit cost of £38,058 includes capitalised major repairs expenditure of £7,465 per unit. The unit cost excluding capitalised major repairs expenditure is £30,593.
- Metric 6

Operating Margin (overall)%
The operating margin of the Charity as a whole for the year was 6.94% (2024: 9.03%).
- Metric 7

Return on capital employed (ROCE) %
This metric compares the operating surplus to total assets less current liabilities. For the Charity as a whole this was 2.31% for the year (2023: 3.66%).

ENDING HOMELESSNESS IS ALSO ABOUT BUILDING SOCIAL SKILLS AND NETWORKS FOR OUR RESIDENTS. WE HAD 270 ATTENDANCES AT SOCIAL ACTIVITIES, INCLUDING CHRISTMAS DINNER, BLACK HISTORY MONTH CELEBRATIONS, AND GAMES NIGHTS.



RISK MANAGEMENT

The Trustees have examined the financial and operational risks which the Charity faces and confirm that systems, controls and review procedures have been established to mitigate exposure to these risks.

The Charity has a live Risk Register, which has been updated regularly during the year and reformatted to include a risk map, and each of the Charity's Sub-Committees reviews relevant risks on a quarterly basis. The full Risk Register is updated following Sub-Committee meetings and reviewed quarterly at full Board meetings. The principal risks, together with the appropriate mitigation strategies, have been identified as:

Inability to service debt finance and on-going cash flow.

The Charity currently has three loans, all on fixed terms, which it services through generating sufficient surpluses through our rental income, or holding free reserves. Two of the loans are short term, one ending in 2025 and one in 2027, and the final loan is a 15-year term ending in 2036. We have not experienced any issues in servicing our debt finance, and this risk is well controlled.

Increased requirements to respond effectively to additional building and fire safety compliance actions identified by responsible authorities and insurers.

New building and fire safety legislation and sensitivity to fire safety in the aftermath of the Grenfell disaster is placing increased responsibilities on landlords to meet the highest requirements around building safety. This requires specialist building and fire safety skills and experience which we do not have in house. Addressing any requirements is also costly. We are working on plans to mitigate these risks and manage the required works over the coming years, in consultation with our insurers and regulators.



FINANCIAL REVIEW

Financial review for the year

During the year the Charity received income of £7,113K (2024: £5,314k) and incurred expenditure of £4,742K (2024: £4,764K), resulting in a surplus of £2,372K (2024: £549K), which is made up of a surplus of £2,018K on restricted funds and a surplus of £354K on unrestricted funds.

The surplus on restricted funds includes capital grants of £2,011K, of which £1,180K were spent on capital expenditure and included in the fixed assets. The remainder is being carried over and will be spent in the year 2025-2026.

The overall income for the year increased by £1,800K (34%) from the previous year's income. The increase was mainly due to the capital grants of £2,011K. Excluding the capital grants, the income for the year reduced by £99K, mainly due to loss of rental income as a result of major refurbishment works on our move-on flats. This was in line with our strategic planning to deliver a new support service through the Single Homelessness Accommodation Programme (SHAP). This new service came into operation in May 2025. Lower than expected fundraising income also impacted our income, a trend similarly observed in the wider UK charity sector.

The decrease in expenditure from the previous year was £22K (-0.46%). We had financial recovery plans, including carrying vacant posts, as a temporary cost-saving measure to offset the anticipated shortfalls in income.

Financial review for future periods

Our budget for 2025-26 shows a surplus of £71K. In line with our strategic plan, we continue to seek to expand our services.

In order to improve building safety, we will be carrying out some major works on both the external walls of Anchor House and some interior works in the building over the coming months. The full cost of this project is not known yet, and will be funded from our free reserves or loan finance. The project is planned to start in September 2025 with an initial survey, and expected to complete before July 2026.

During 2024-2025, we received a grant of £1M from the Order of Friars Minor towards a purchase of accommodation for people experiencing homelessness. We will use this grant to purchase move-on accommodation to house residents leaving our existing services. This purchase will increase our asset value as well as generating additional income for the charity.

Trustees are pleased to report that at the date of approval of this report the Charity has performed well in exceptionally challenging circumstances.

Reserves

At 31 March 2025, unrestricted reserves stood at £12,192K (2024: £10,821K), of which £9,607K is represented by the net book value of fixed assets of £11,587K less outstanding loan finance of £1,980K.

Of the balance of £2,586K, £1,165K has been designated for a cyclical programme of major repairs, £205K for residents' furniture and equipment, £116K for IT and Office 365 implementation, £25K for the refurbishment of The Harbour Project, £46K to cover grant cessations, and the remaining £1,028K is held in general reserves. The Trustees have the authority to make these designated funds available for other purposes if required.



FINANCIAL REVIEW

The Trustees have reviewed the reserves of the Charity taking into consideration future activities, uncertainties, and risks and have concluded that the appropriate level of reserves required is in the range of £1.2M to £1.5M. We will continue our efforts to build these reserves over the next few years from £1,028K (2024: £720K) to the required level through prudent financial management.

As part of this exercise, Trustees have also reviewed the management accounts for the first quarter of the year 2025-26 and the forecast for the year and are confident that the Charity will continue to be able to build towards the required level of reserves.

The Trustees have also acknowledged that the Charity is largely reliant on reserves for future growth and expansion and have agreed that the Charity should be able to use part of the reserves for this purpose if needed provided that this does not impact the existing operations and that realistic strategies are in place to replenish them.

The Board of Trustees has designated a Post Grant Continuity reserve of £46K (2024: £46K) to provide interim cover where a funding source has ceased (e.g. for a staff position) or increase in costs due to inflation, until replacement funding can be found.

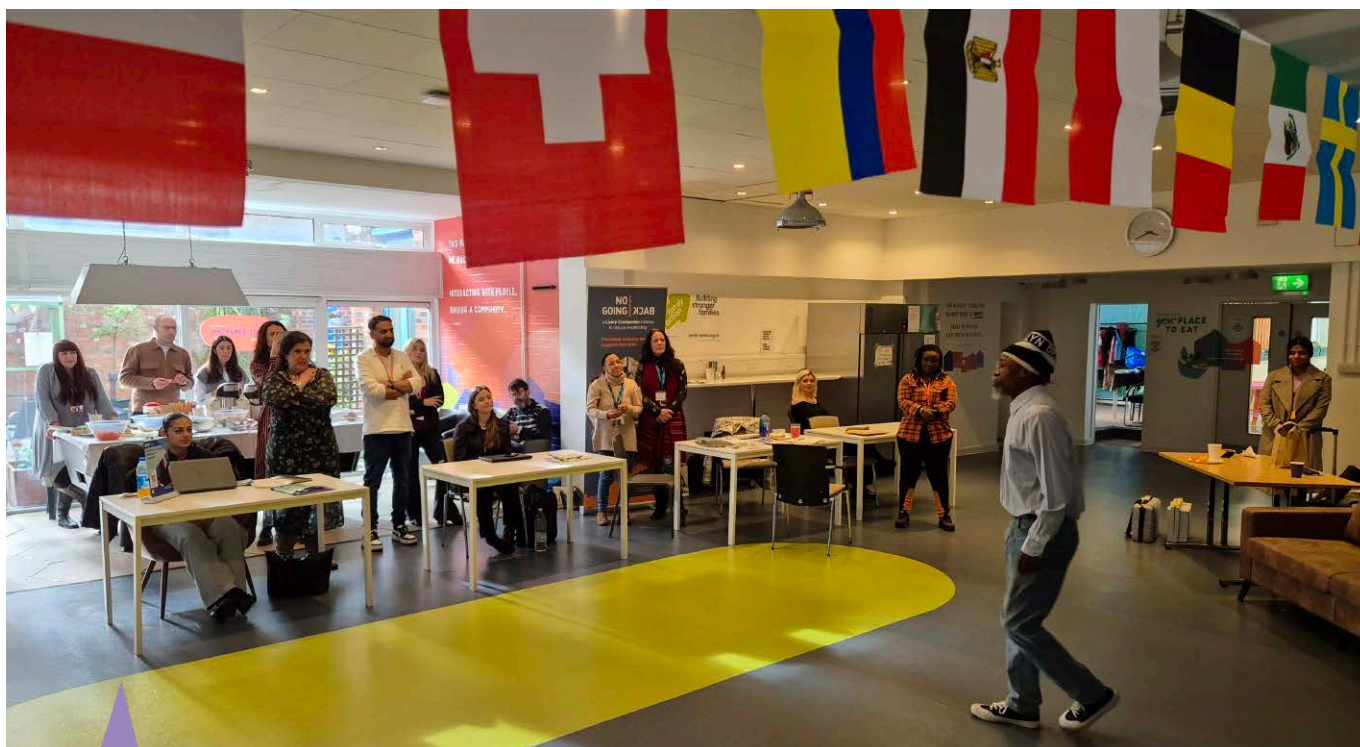
The Board of Trustees has designated a Major Repairs fund of £1,165K (2024: £1,059K) to ensure that the Charity has sufficient funds to maintain its building asset where our residents live, in good condition, including planned maintenance and replacement of various components at the end of their useful economic life.

The Board of Trustees has designated a Residents Furniture & Equipment fund of £205K (2024: £131K) to replace residents' furniture and equipment both in their rooms and in communal areas.

The Board of Trustees has designated an IT asset fund of £116K (2024: nil) to implement Office 365, and to replace laptops, PCs and other IT related equipment.

The Board of Trustees has designated a Harbour Project fund of £25K (2024: nil) to complete the outstanding work on the Harbour Project (SHAP Project).

The Fixed Assets Fund of £9,607K (2024: £8,865K) is intended to represent the net book value of unrestricted tangible fixed assets of £11,587K, less the outstanding loan finance of £1,980K, raised to facilitate the acquisition and development of capital improvements.



STATEMENT OF TRUSTEES' RESPONSIBILITIES

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

Company law requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charitable company and of the income and expenditure 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 and Social Housing 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; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in business.

The Trustees are responsible for keeping proper accounting records that 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.

So far as each of the Trustees is aware at the time the report is approved:

- there is no relevant audit information of which the charitable company's auditors are unaware; and
- the Trustees have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditors are aware of that information.

Statement of Board of Trustees on internal financial controls

The Board of Trustees acknowledge its overall responsibility for establishing and maintaining the whole system of internal controls and reviewing its effectiveness. The system of internal controls is designed to manage, rather than eliminate, the risk of failure to achieve business objectives, and to provide reasonable assurance against material misstatements or loss. The process for identifying, evaluating and managing the significant risks by the Charity is ongoing and has been in place throughout the year up to the date of approval of the report and financial statements.

The key elements of the control and sources of assurance include:

- Clearly defined management responsibilities and procedures for the identification, evaluation, and control of significant risks.
- Risk register and risk management reports.
- Performance reports
- External audit reports
- Detailed financial budgets, management accounts and forecasts.
- Policies and procedures for all areas - Safeguarding, Health & Safety, Human Resource, Finance & IT. These policies and procedures are reviewed by the Sub-Committees and the Board on a regular basis.
- Established authorisation and appraisal procedures for new initiatives and commitments.
- Regular reporting to the appropriate Sub-Committees and Board on key business objectives, targets, issues and outcomes.

The key areas cover control, information reporting systems, monitoring and risk management.

Control

The Board of Trustees retains responsibility for defined range of areas covering strategic, operational, and financial elements. The Board of Trustees has put in place an organisational structure which clearly defines lines of responsibility and delegation of authority.

Information Reporting System

Financial reporting systems include regular reviews of overall financial business plans, preparation of detailed annual budgets and the production of detailed monthly management accounts. These are prepared by the Senior Management Team and are considered and approved by the Sub-Committee and the Board. The Senior Management Team and the Board of Trustees also review performance regularly to assess progress towards the achievement of key business objective, targets and outcomes.

Monitoring

A process of regular management monitoring on control issues provides assurance to Senior Management Team and Board of Trustees. This includes a rigorous process of ensuring that corrective actions are taken in relation to any significant control issues and the recommendations of our consultant internal auditor.

Risk Management

The charity has a comprehensive risk management strategy which identifies risks facing the Charity, risk management responsibilities, and action required to mitigate these risks, and monitoring arrangements.

The Trustees' Annual Report which incorporates the strategic report was approved and signed on behalf of the Board on 16 September 2025

25% OF YOUR PLACE RESIDENTS ARE IN EMPLOYMENT – 15% ABOVE THE NATIONAL AVERAGE FOR HOSTEL RESIDENTS

Resident exit survey

Simon Hall
Chair & Trustee



INDEPENDENT AUDITOR'S REPORT TO MEMBERS OF YOUR PLACE (LONDON) LIMITED

Opinion

We have audited the financial statements of Your Place (London) Limited for the year ended 31 March 2025 which comprise the Statement of Financial Activities, Balance sheet, Statement of Cash Flows and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, 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 the charitable company's net movement in funds, including the income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006, the Housing and Regeneration Act 2008 and the Accounting Direction for Private Registered Providers of Social Housing from January 2019.

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 charitable company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue. Our responsibilities and the responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

Other information

The Trustees are responsible for the other information. The other information comprises the information included in the Chief Executive's Report and the Trustees' 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.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements, or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. 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.



INDEPENDENT AUDITOR'S REPORT TO MEMBERS OF YOUR PLACE (LONDON) LIMITED

Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the Trustees' Annual Report (which includes the strategic report and the directors' report prepared for the purposes of company law) for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the strategic report and the directors' report included within the Trustees' Annual Report have been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the Trustees' Annual Report (which incorporates the strategic report and the directors' report).

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

- adequate accounting records have not been kept by the charitable company; or
- the charitable company financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of trustees' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of Trustees for the financial statements

As explained more fully in the trustees' responsibilities statement set out on page 22, 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.

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

INDEPENDENT AUDITOR'S REPORT TO MEMBERS OF YOUR PLACE (LONDON) LIMITED

Based on our understanding of the charitable company and the environment in which it operates, we identified that the principal risks of non-compliance with laws and regulations related to social housing, safeguarding, fundraising, employment and health and safety regulations and charity law, and we considered the extent to which non-compliance might have a material effect on the financial statements. We also considered those laws and regulations that have a direct impact on the preparation of the financial statements such as the Statement of Recommended Practice for registered Social Housing Providers 2008, Companies Act 2006 and the Charities Act 2011, and considered other factors such as income tax, payroll tax and sales tax. We evaluated management's incentives and opportunities for fraudulent manipulation of the financial statements (including the risk of override of controls). Audit procedures performed by the engagement team included:

- Inspecting correspondence with regulators and tax authorities;
- Discussions with management including consideration of known or suspected instances of non-compliance with laws and regulation and fraud;
- Evaluating management's controls designed to prevent and detect irregularities;
- Identifying and testing journals; and
- Challenging assumptions and judgements made by management in their critical accounting estimates.

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 auditor's report.

Use of our report

This report is made solely to the charitable company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the charitable company's members those matters we are required to state to them in an 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 charitable company and the charitable company's members as a body, for our audit work, for this report, or for the opinions we have formed.



Lee Stokes
(Senior Statutory Auditor)

For and on behalf of HaysMac LLP, Statutory Auditors
10 Queen Street Place
London EC4R 1AG

29/09/2025



FINANCIAL STATEMENTS

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STATEMENT OF FINANCIAL ACTIVITIES

(INCORPORATING THE INCOME AND EXPENDITURE ACCOUNT)
FOR THE YEAR ENDED 31 MARCH 2025

		Unrestricted funds	Restricted funds	Total Funds	Total Funds
		2025	2025	2025	2024
	Notes	£	£	£	£
INCOME FROM					
Donations, grants and legacies	2a	177,812	2,249,886	2,427,698	701,573
Charitable activity	2b	4,595,004	-	4,595,004	4,567,082
Other trading activities:					
Rent receivable		19,858	-	19,858	19,858
Investment Income		62,666	8,193	70,859	25,192
TOTAL INCOME		4,855,340	2,258,079	7,113,419	5,313,705
EXPENDITURE ON					
Cost of raising funds	4	326,679	-	326,679	218,517
Charitable activity	5	4,174,925	240,325	4,415,250	4,545,952
TOTAL EXPENDITURE		4,501,604	240,325	4,741,929	4,764,469
Net income/(expenditure)		353,736	2,017,754	2,371,490	549,236
Transfer between funds	15,16	1,018,321	(1,018,321)	-	-
NET MOVEMENT IN FUNDS		1,372,057	999,433	2,371,490	549,236
TOTAL FUNDS BROUGHT FORWARD		10,820,794	41,228	10,862,022	10,312,786
TOTAL FUNDS CARRIED FORWARD		12,192,851	1,040,661	13,233,512	10,862,022

The notes on pages 31 to 42 form part of these financial statements.

All transactions are derived from continuing activities.

All recognised gains and losses are included in the Statement of Financial Activities. Details of comparative figures are given in note 21.

YOUR PLACE (LONDON) LIMITED
BALANCE SHEET
AS AT 31 MARCH 2025

	Notes	2025 £	2024 £
FIXED ASSETS			
Tangible fixed assets	9	11,586,675	10,845,064
CURRENT ASSETS			
Stocks	10	3,759	4,835
Debtors	11	895,418	362,961
Cash at bank and on deposit		3,942,370	2,353,976
		4,841,547	2,721,772
CREDITORS: amounts falling due within one year	12	(1,320,176)	(816,419)
NET CURRENT ASSETS		3,521,371	1,905,353
CREDITORS: amounts falling due after one year	13	(1,874,534)	(1,888,395)
NET ASSETS		13,233,512	10,862,022
REPRESENTED BY			
Unrestricted Funds			
- General	15	1,028,434	719,771
- Designated	15	11,164,417	10,101,023
Restricted Funds	16	1,040,661	41,228
		13,233,512	10,862,022

The financial statements were approved and authorised for issue by the Board of Trustees on 16 September 2025 and were signed on its behalf by:



Simon Hall
Chair & Trustee

The notes on pages 31 to 42 form part of these financial statements.
Company registration number: 08075329 (England and Wales)

STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED 31 MARCH 2025

CASH FLOW STATEMENT

	2025	2024
	£	£
Cash flows from operating activities:		
Net cash provided by operating activities	2,678,441	1,331,965
Cash flows from investing activities:		
Dividends, interest and rents from investments	90,717	45,050
Purchase of property, plant and equipment	(1,180,338)	(169,196)
Net cash (used in) investing activities	(1,089,621)	(124,146)
Cash flows from financing activities:		
Repayment of borrowing	(426)	(105,798)
Net Cash provided in financing activities	(426)	(105,798)
Change in cash and cash equivalents in the reporting year	1,588,394	1,102,021
Cash and cash equivalents at the beginning of the reporting year	2,353,976	1,251,955
Cash and cash equivalents at the end of the reporting year	3,942,370	2,353,976
Reconciliation of net income to net cash flow from operating activities	2025	2024
	£	£
Net income/(expenditure) for the reporting year	2,371,490	549,236
(as per the statement of financial activities)		
Adjustments for:		
Depreciation charges	438,727	410,695
Dividends, interest and rents from investments	(90,717)	(45,050)
Decrease in stocks	1,076	252
(Increase)/decrease in debtors	(532,457)	473,713
Increase/(decrease) in creditors	490,322	(56,881)
Net cash provided by operating activities	2,678,441	1,331,965
Analysis of cash and cash equivalents	2025	2024
	£	£
Cash in hand	3,942,370	2,353,976
Total cash and cash equivalents	3,942,370	2,353,976

Movement in net debt

	1 April 2024	Cashflows	31 March 2025
	£	£	£
Cash and cash equivalents	2,353,976	1,588,394	3,942,370
Loans due within one year	(91,720)	(13,435)	(105,155)
Loans due after one year	(1,888,395)	13,861	(1,874,534)
	373,861	1,588,820	1,962,681

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2025

1 Basis of Accounting

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 (FRS102) – (Charities SORP (FRS102), Statement of Recommended Practice for registered Social Housing Providers 2008, the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) and the Companies Act 2006.

Your Place (London) Limited meets the definition of a public benefit entity under FRS 102. Assets and Liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy note(s).

(a) Going Concern

Having reviewed the funding facilities available to the Charity together with future projected cash flows covering a 12-month period from the approval of the financial statements, the trustees have an expectation that the Charity has adequate resources to continue its activities for the foreseeable future and consider that there were no material uncertainties over the Charity's financial viability. Accordingly, the financial statements have been prepared on a going concern basis.

(b) Critical accounting judgements and key sources of estimation uncertainty

In the application of the accounting policies, trustees are required to make judgements, estimates, and assumptions about the carrying value of assets and liabilities that are not readily apparent from other sources. The estimates and underlying 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 if the revision affects only that period, or in the period of the revision and future periods if the revision affected current and future periods. Judgements made by the trustees, in the application of these accounting policies that have significant effect on the financial statements and estimates with a significant risk of material adjustment in the next year are deemed to be in relation to the depreciation rates of tangible fixed assets and are discussed below.

In the view of the trustees, no assumptions concerning the future or estimation of uncertainty affecting assets or liabilities at the balance sheet date are likely to result in a material adjustment to their carrying amounts in the next financial year.

(c) Financial instruments

Basic financial instruments are initially recognised at transaction value and subsequently measured at amortised cost with the exception of investments which are held at fair value. Financial assets held at amortised cost comprise cash at bank and in hand, together with trade and other debtors. A specific provision is made for debts for which recoverability is in doubt. Cash at bank and in hand is defined as all cash held in instant access bank accounts and used as working capital. Financial liabilities held at amortised cost comprise all creditors except social security and other taxes and provisions.

(d) Income

Income from charitable activities represent receipts from residential accommodation, support service and laundry facilities. Donations and legacies are accounted for when received by the Charity. Other income is accounted for on an accruals basis as far as it is prudent to do so. Revenue grants are credited to the statement of financial activities as received, unless they are to be spent in a later year, when they are deferred.

(e) Expenditure

Expenditure is recognised on an "accruals" basis. Governance costs comprise the costs of running the Charity, including strategic planning for its future development, internal and external audit, legal and professional advice and all costs of complying with constitutional and statutory requirements, such as the costs of Trustees' meetings and of preparing statutory financial statements and satisfying public accountability.

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2025

(f) Tangible fixed assets

The property is freehold, being situated at Anchor House, 81 Barking Road, London E16 4HB, and is included at cost, less depreciation. The land is included at cost and is not depreciated. Assets under the course of construction are not depreciated until the work has been completed and the asset brought into use.

Depreciation is calculated to write down the cost less estimated residual value of all tangible fixed assets other than freehold land and assets under construction (AUC) over their estimated economic lives.

Using component costing principles freehold property is divided into components which are depreciated over the following years:

Building structure	60 years
Windows, bathrooms and flooring	15 years
Heating and electricity systems	15 years to 30 years, as appropriate
Kitchen	20 years
Lift	10 years

All PCs and laptops regardless of their values and other tangible fixed assets exceeding £1,000 are stated at cost net of depreciation. Depreciation is calculated at the following annual rates:

Fixtures, fittings and equipment	10-33% straight line, as appropriate
Motor vehicles	25% straight line

(g) Investments

Investments are stated at their middle market values ruling at the balance sheet date. The realised and unrealised gains and losses on investments are calculated based on the opening market values and are accounted for within the Statement of Financial Activities.

Income arising from these investments is accounted for when it is receivable.

(h) Stocks

Stocks are shown at lower of cost and net realisable value after making due allowance for obsolete and slow-moving items.

(i) Debtors

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

(j) Cash at bank and in hand

Cash at bank and cash in hand includes cash and short term highly liquid investments.

(k) Creditors and provisions

Creditors and provisions are recognised where the Charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

(l) Designated funds

The Trustees may set aside amounts of unrestricted funds, at their discretion, for specific future purposes. Such funds are shown within unrestricted funds as designated funds. Where the trustees decide that designated funds are no longer required for the purposes specified, these are released from designated funds.

(m) Restricted funds

The restricted funds are monies raised for, and their use restricted to, a specific purpose or donations subject to other donor-imposed conditions. Transfers are made to unrestricted funds where amounts raised for specific capital projects are spent.

(n) Taxation

As a registered Charity, YP benefits from rates relief and is generally exempt from taxation on its income applied for charitable purposes, but not from Value Added Tax. Irrecoverable Value Added Tax is included in the cost of those items to which it relates.

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2025

2a Income from donations and grants

INCOME FROM DONATIONS:	Unrestricted	Restricted	Total	Total
	2025	2025	2025	2024
	£	£	£	£
Donations	114,462	6,783	121,245	110,692
Donation in kind	-	7,383	7,383	17,558
	114,462	14,166	128,628	128,250

INCOME FROM GRANTS:	Unrestricted	Restricted	Total	Total
	2025	2025	2025	2024
	£	£	£	£
The Borrowes Charitable Trust	-	-	-	5,000
PF Charitable Trust	-	2,000	2,000	2,000
RBG KEW-Gardening Project	-	2,500	2,500	-
Royal Docks Trust	-	10,000	10,000	-
Building Societies Trust Limited	-	-	-	25,872
The Albert Hunt Trust	-	-	-	7,000
J A Rose Trust	5,000	-	5,000	5,000
National Lottery Community Fund	-	84,112	84,112	149,262
National Lottery- Main Grant	-	10,000	10,000	-
Sir Harold Hood's Charitable Trust	-	-	-	1,000
Skipton Charitable Foundation	-	1,106	1,106	-
Canada Life	-	13,400	13,400	-
London Catalyst	-	1,000	1,000	1,000
London City Airport Community Fund	-	3,000	3,000	-
John Armitage Charitable Trust	35,000	-	35,000	35,000
French Huguenot Church of London Charitable Trust	-	10,000	10,000	6,000
Trust for London	-	23,925	23,925	47,850
City Bridge Trust	-	-	-	50,000
Landaidd/Street Smart	-	18,000	18,000	-
LBN (Microgrant)	-	1,000	1,000	500
Anderson Charitable Foundation	1,600	2,212	3,812	7,106
CRASH	-	-	-	4,500
The Albert Gubay Foundation	-	-	-	100,000
Greater Change	-	10,000	10,000	-
Greater London Authority	-	965,465	965,465	-
Order of Friars Minor	-	1,000,000	1,000,000	-
White Oak Charitable Trust	1,000	-	1,000	1,000
Congregation of the Sisters of St Joseph of Peace	-	5,000	5,000	-
Ground Work UK	-	500	500	-
The Sisters of The Holy Cross Charitable Trust	-	20,000	20,000	-
Thrive Together	-	37,500	37,500	-
People Powered Places	-	10,000	10,000	10,000
Big Give	-	-	-	7,500
The Rank Foundation	-	-	-	3,500
The Hobson Charity	-	-	-	10,000
Marsh Charitable Trust	-	-	-	900
The Poor Fund of the Worshipful Company of Fan Makers	5,000	-	5,000	5,000

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2025

	Unrestricted 2025 £	Restricted 2025 £	Total 2025 £	Total 2024 £
Charlotte Marshall Charitable Trust	-	2,000	2,000	2,000
Barber Charvet Trust	15,000	-	15,000	15,000
The Augustine Courtauld Trust	750	-	750	-
29th May 1961 CT	-	3,000	3,000	3,000
Nationwide Community Foundation	-	-	-	33,333
Garfield Weston Foundation	-	-	-	25,000
LB Newham Community Assembly	-	-	-	10,000
	63,350	2,235,720	2,299,070	573,323
Total donations, grants and legacies	177,812	2,249,886	2,427,698	701,573

2b Income from charitable activities

	Unrestricted 2025 £	Restricted 2025 £	Total 2025 £	Total 2024 £
Accommodation	3,849,849	-	3,849,849	3,786,213
Housing Related Support	562,456	-	562,456	567,594
Rough Sleepers Initiative	172,484	-	172,484	161,704
Sundry income	4,523	-	4,523	45,669
Laundry income	5,692	-	5,692	5,902
	4,595,004	-	4,595,004	4,567,082

All income in 2025 and 2024 was unrestricted.

3 Social housing lettings

	2025 £	2024 £
Rent receivable excluding service charges	1,424,444	1,514,485
Service charge receivable	2,425,405	2,271,728
Grants and other income	1,183,148	1,376,026
Turnover from social housing lettings	5,032,997	5,162,239
Operating expenditure on social housing lettings	4,683,930	4,696,186
Operating surplus/(deficit) on social housing lettings	349,067	466,053
Financing costs	(57,998)	(57,968)
Surplus/(deficit) on social housing lettings	291,069	408,085
Void losses	189,757	190,115

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2025

4 Cost of raising funds

	2025	2024
	£	£
Staff costs	197,585	144,580
Other direct costs	54,614	27,614
Support costs	74,480	46,323
	326,679	218,517

5 Charitable activities

	Staff Costs	Other Direct Costs	Support Costs	Total 2025 Costs	Total 2024 Costs
	£	£	£	£	£
Anchor House	1,934,465	1,576,529	904,256	4,415,250	3,927,528
Integrated Rough Sleeping Support Services (IRSSS)	-	-	-	-	618,424
	1,934,465	1,576,529	904,256	4,415,250	4,545,952

6 Support costs allocation to activities

	Fundraising	Anchor House	Total 2025	Total 2024
	£	£	£	£
Staff costs	65,303	639,354	704,657	663,736
Staff training and recruitment	1,839	53,092	54,931	45,372
Office expenses	4,921	142,056	146,977	120,643
Legal and professional fees	1,712	49,426	51,138	33,766
Other costs	705	20,328	21,033	31,253
	74,480	904,256	978,736	894,770

Support costs have been allocated to activities based in number of people employed within each activity.

7 Governance Costs

	2025	2024
	£	£
Staff costs	60,738	57,094
Auditors' remuneration - Audit fee	22,260	24,382
Legal and professional fees	2,006	7,924
Trustee expenses	104	104
	85,108	89,504

The Trustees received no remuneration. Expenses relating to travel and training were reimbursed or paid to third parties on behalf of Trustees. These amounted to £104 (2024: £104).

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2025

8 Staff costs

	2025	2024
	£	£
Salaries	2,120,900	2,068,778
Social security costs	223,773	207,622
Pension	127,893	114,693
Casual workers	364,141	540,532
	2,836,707	2,931,625

The average number of staff in the year was 68 (2024:65); calculated on a full-time equivalent basis, the figure was 65 (2024: 62 (including casual workers)). The number of employees with annual taxable emoluments paid more than £60,000 per annum was:

	2025	2024
£60,000 - £69,999	-	3
£70,000 - £79,999	2	-
£90,000 - £99,999	1	1

The total remuneration of key management personnel for the year was £349,440 (2024 – £303,421).

Included in the above were payments to the Chief Executive, being the highest paid employee, amounting to £99,750 for the year excluding pension contribution (2024: £96,200). The Chief Executive is a member of the Charity's defined contribution pension scheme. The charity contributes 7.5% of the salary to the Chief Executive's pension, and the Chief Executive contributes the same percentage of her salary.

9 Tangible fixed assets

	Freehold Land and Buildings	Motor Vehicles	Furniture & Equipment	Brand	AUC	Total
Costs	£	£	£	£	£	£
At 1 April 2024	13,229,478	26,400	550,669	81,500	42,880	13,930,927
Additions	-	-	17,491	5,717	1,157,130	1,180,338
Eliminated on disposal	(107,200)	-	(40,595)	-	-	(147,795)
At 31 March 2025	13,122,278	26,400	527,565	87,217	1,200,010	14,963,470
Depreciation						
At 1 April 2024	2,694,545	10,560	356,308	24,450	-	3,085,863
Charge in the year	370,828	5,280	45,176	17,443	-	438,727
Eliminated on disposal	(107,200)	-	(40,595)	-	-	(147,795)
At 31 March 2025	2,958,173	15,840	360,889	41,893	-	3,376,795
Net book value						
As at 31 March 2025	10,164,105	10,560	166,676	45,324	1,200,010	11,586,675
As at 31 March 2024	10,534,933	15,840	194,361	57,050	42,880	10,845,064

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2025

10 Stocks

	2025	2024
	£	£
Consumables	3,759	4,835
	3,759	4,835

11 Debtors

	2025	2024
	£	£
Trade debtors	509,166	263,386
Prepayments	116,347	87,300
Other debtors	269,905	12,275
	895,418	362,961

12 Creditors - Amounts falling due within one year

	2025	2024
	£	£
Bank loans (note 14)	105,155	91,720
Trade creditors	206,585	114,215
Accruals	656,250	252,613
Social security and other taxes	51,239	48,719
Pension fund	16,505	15,712
Other creditors	284,442	293,440
	1,320,176	816,419

13 Creditors - Amounts falling due outside one year

	2025	2024
	£	£
Bank loans (note 14)	1,874,534	1,888,395

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2025

14 Bank loans

The current loan is secured on the property at 81 Barking Road, London E16 4HB and associated assets. The repayment schedule for the new loan is a period of 25 years, ending on 17 February 2046. The applicable rate of interest is 2.73% fixed rate for 15 years from February 2021, and then a variable rate of 1.75% over base rate for the remaining term of the loan.

The Charity also obtained a social investment loan of £120,000 from Homeless Link for the Hope Street project during the financial year 2020-21. This is an unsecured loan and is repayable over 42 months, ending on 1 October 2024. The applicable rate of interest is 8% fixed rate. The Charity obtained a Thrive together loan of £114,750 from Homeless Link for the SHAP project during the financial year 2024-25. This was an unsecured loan and was repayable over 42 months, ended on 1 October 2024.

	2025 £	2024 £
Repayments are due as follows		
Within 1 year	105,155	91,720
Between 2-5 years	345,221	283,117
Over 5 years	1,529,313	1,605,278
	1,979,689	1,980,115

15 Unrestricted Funds

	At 1 April 2024 £	Income and Gains £	Expenditure £	Transfers £	Reduction in long term Loans £	At 31 March 2025 £
General	719,771	4,855,340	(4,501,604)	70,104	(115,177)	1,028,434
Designated funds:						
Fixed Assets	8,864,950	-	-	626,859	115,177	9,606,986
Post Grant Continuity	46,427	-	-	-	-	46,427
IT Asset Fund	-	-	-	116,348	-	116,348
Major repair Fund	1,058,975	-	-	105,741	-	1,164,716
Residents Furniture & Equipment (renewals & replacements)	130,671	-	-	74,269	-	204,940
Harbour Project Fund	-	-	-	25,000	-	25,000
	10,820,794	4,855,340	(4,501,604)	1,018,321	-	12,192,851

The Fixed Assets Designated Fund of 9,606,986 represents the net book value of unrestricted tangible fixed assets of £11,586,675 less the outstanding balance of the long-term Property Loan of £1,979,689. Each year amounts are transferred to or from the Fixed Asset Fund, representing the movement in the net book value of the unrestricted tangible fixed assets in the year and the reduction in the long-term loan, as capital is repaid.

IT asset fund represents money set aside to replace PCs and laptops, and to fund office 365 migration.

The Post Grant Continuity Fund represents money set aside to cover costs incurred where funding has ceased.

The Major Repairs Fund represents money set aside to cover major repairs on Anchor House building. Every year an amount is allocated to each component (windows, bathrooms, flooring, heating and electricity systems, lift, and kitchen) based on their useful economic life and estimated replacement costs.

The Residents Furniture & Equipment Fund represents money set aside to replace residents' furniture and equipment both in their rooms and in the communal area.

The Harbour project Fund represents money set aside to meet the outstanding capital work on that project.

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2025

	At 1 April 2023 £	Income and Gains £	Expenditure £	Transfers £	Reduction in long term Loans £	At 31 March 2024 £
General	275,878	4,876,650	(4,443,372)	116,413	(105,798)	719,771
Designated funds:						
Fixed Assets	9,000,651	-	-	(241,499)	105,798	8,864,950
Post Grant Continuity	46,427	-	-	-	-	46,627
Major repair Fund	909,394	-	-	149,581	-	1,058,975
Residents Furniture & Equipment (renewals & replacements)	42,766	-	-	87,905	-	130,671
	10,275,116	4,876,650	(4,443,372)	112,400	-	10,820,794

16 Restricted Funds

	At 1 April 2024 £	Income £	Expenditure £	Transfers £	At 1 March 2025 £
Personal Development	-	10,000	(10,000)	-	-
Community Partnership	-	99,425	(90,425)	-	9,000
Move-on	25,872	6,606	(29,478)	-	3,000
Donation in kind	-	7,383	(7,383)	-	-
Capital fund	15,356	2,011,158	-	(1,018,321)	1,008,193
Furniture	-	5,000	-	-	5,000
Women's Development Service	-	93,112	(84,812)	-	8,300
Residents' activities	-	18,783	(16,336)	-	2,447
Communication	-	4,400	-	-	4,400
Starter Pack	-	2,212	(1,891)	-	321
	41,228	2,258,079	(240,325)	(1,018,321)	1,040,661

The transfers represent the capital expenditure in the year.

Personal Development

This fund supports our vulnerable residents with high levels of isolation, low self-esteem and complex challenges on their journey back to independent living through structured personal development and social activities.

Community Partnership

This fund supports our residents with education, training and employment opportunities. Learning new skills helps our residents to improve their self-esteem and gain experience so that they can re-enter the workforce.

Move-on

This fund supports our tenancy sustainability service, allowing us to assist single homes residents to access independent accommodation.

Donation in Kind

This fund represents the value of maintenance and other services provided by various organizations during the year on a pro bono basis.

Capital Fund

This is a restricted fund to be used on YP's wider capital programme. This includes £1M received from Order of Friars Minor towards a purchase of move-on flats for our residents. The carried forward balance includes £1M received from Order of Friars Minor plus accrued interest.

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2025

Furniture

This fund represents the amount of donations received during the year for furnishing the Harbour project.

Women Development Service

This fund supports specialist accommodation-based support to women across the Charity.

Residents activities

This fund supports residents' activities across the Charity.

Communication

This fund supports activities relating to communications across the Charity..

Starter pack

This fund supports new residents with essential household items.

Prior year

	At 1 April 2023	Income	Expenditure	Transfers	At 31 March 2024
	£	£	£	£	£
Personal Development	-	52,876	(72,876)	20,000	-
Education, Training and employment	-	97,153	(97,153)	-	-
Move-on	20,000	35,872	(10,000)	(20,000)	25,872
Donation in kind	-	17,558	(11,158)	(6,400)	-
Capital fund	17,670	114,000	(10,314)	(106,000)	15,356
Staff Social Committee	-	2,000	(2,000)	-	-
Women Development Service	-	107,596	(107,596)	-	-
Gardening	-	2,000	(2,000)	-	-
Remedial Survey (Hope Street)	-	4,500	(4,500)	-	-
Cost of Living	-	3,500	(3,500)	-	-
	37,670	437,055	(321,097)	(112,400)	41,228

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2025

17 Analysis of net assets between funds

	Unrestricted Funds	Designated Funds	Restricted Funds	Total 2025
31 March 2025	£	£	£	£
Fixed assets	-	11,586,675	-	11,586,675
Current assets	2,243,455	1,557,431	1,040,661	4,841,547
Current liabilities	(1,215,021)	(105,155)	-	(1,320,176)
Long term liabilities	-	(1,874,534)	-	(1,874,534)
Total net assets	1,028,434	11,164,417	1,040,661	13,233,512

	Unrestricted Funds	Designated Funds	Restricted Funds	Total 2024
31 March 2024	£	£	£	£
Fixed assets	-	10,845,064	-	10,845,064
Current assets	1,444,470	1,236,074	41,228	2,721,772
Current liabilities	(724,699)	(91,720)	-	(816,419)
Long term liabilities	-	(1,888,395)	-	(1,888,395)
Total net assets	719,771	10,101,023	41,228	10,862,022

18 Capital commitments

	2025 £	2024 £
Refurbishment	2,009,463	-
Single Homelessness Accommodation Programme	-	955,600
	2,009,463	955,600

19 Leasing commitments

The charity's future minimum operating lease payments are as follows:

	2025 £	2024 £
Within one year	2,350	6,619
Between one and five years	6,462	9,008
	8,812	15,627

The telephone system and photo copier are held under operating lease arrangements.

20 Related party transactions

During the year total donations of £6,839 were received from Trustees (2024: £10,858).

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2025

21 Detailed statement of financial activities for the year ended 31 March 2024

		Unrestricted funds 2024 £	Restricted funds 2024 £	Total Funds 2024 £
	Notes			
INCOME FROM				
Donations, grants and legacies	2a	264,518	437,055	701,573
Charitable activity:				
Anchor House	2b	4,567,082	-	4,567,082
Other trading activities:				
Rent receivable		19,858	-	19,858
Investment Income		25,192	-	25,192
TOTAL INCOME		4,876,650	437,055	5,313,705
EXPENDITURE ON				
Cost of raising funds	4	218,517	-	218,517
Charitable activity:				
Anchor House	5	4,224,855	321,097	4,545,952
TOTAL EXPENDITURE		4,443,372	321,097	4,764,469
Net income		433,278	115,958	549,236
Transfer between Funds	16,17	112,400	(112,400)	-
NET MOVEMENT IN FUNDS		545,678	3,558	549,236
TOTAL FUNDS BROUGHT FORWARD		10,275,116	37,670	10,312,786
TOTAL FUNDS CARRIED FORWARD		10,820,794	41,228	10,862,022

**STAFF MEMBERS SUPPORTED ME WHEN SOMETHING WAS
WRONG OR WHEN I DIDN'T UNDERSTAND SOMETHING. I JUST
SHOWED UP AND EVERYONE CARED ABOUT ME. NOW I HAVE
GOT MY NEW FLAT AND STILL GET SUPPORTED.**

Resident exit survey





**I'VE HAD TIME TO FOCUS ON
MYSELF AND GET TO WHERE I WANT
TO BE IN LIFE, AND I CAN SAY THAT
BEING AT YOUR PLACE HAS BEEN A
REAL BLESSING**

Danley

CONTACT US

Your Place at Anchor House
81 Barking Road
London E16 4HB

 020 7476 6062

 hello@your-place.org.uk

 www.your-place.org.uk

Find us on:
LinkedIn • Facebook • Instagram

Company Registration Number: 08075329 (England and Wales)
Registered Charity Number: 1147794
RSH Registration 4841



Your Place (London) Limited

Audit Findings Report

For the Year Ended 31 March 2025

HaysMac[★]



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1. Introduction and Executive Summary

This report summarises our key findings in connection with the audit of the financial statements of Your Place (London) Limited (the Charity) for the year ended 31 March 2025.

Our audit approach

Our work was planned and performed in order to issue an audit opinion on the financial statements in accordance with International Standards on Auditing (UK) ("ISAs") and the terms of our letter of engagement. Our audit approach is a risk-based approach founded on us gaining a thorough understanding of the entity and its business in order to allow us to identify the risks of material misstatement within the financial statements. To do this, we consider both the risk inherent in the financial statements themselves and the control environment in which the entity operates. We then use this assessment to develop an effective and efficient approach to the audit.

Limitations

Our audit procedures, which have been designed to enable us to express an opinion on the financial statements, have included an examination of the transactions and the controls thereon.

Our audit included consideration of internal controls relevant to the preparation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for expressing an opinion on the effectiveness of internal control or to identify any significant deficiencies in their design or operation.

We have included in this report only those matters that have come to our attention as a result of our normal audit procedures and, consequently, our comments should not be regarded as a comprehensive record of all deficiencies that may exist or improvements that could be made.

Overall conclusion and opinion

At the time of issuing this report we anticipate issuing an unqualified opinion on the financial statements subject to:

- Going Concern assessment
- Receipt of finalised Trustees' Report
- Receipt of outstanding Info requests
- Receipt of signed letter of representation and assessment of post balance sheet events up to the date of signing

2. Significant audit risks, and other focus areas identified during audit planning

We set out below the significant audit risks identified at the planning stage and the conclusions of our audit work:

SIGNIFICANT AUDIT RISK AREA	HOW WE ADDRESSED THIS	COMMENTARY
<p>Fraud in revenue recognition</p> <p>The risk of material misstatement of the financial statements due to fraudulent financial reporting relating to revenue recognition under UK GAAP.</p> <p>This can arise from the application of inappropriate or incorrect accounting treatment of income, particularly in areas of judgement.</p> <p>ISAs permit this presumed significant risk to be rebutted and, in your case, we consider it appropriate to do so. This is based on our knowledge of the nature of the charitable company's business and the lack of the incentives to manipulate results which are more prevalent in the for-profit sector, together with the relative predictability of your income streams.</p>	<p>We have performed specific tests to assess the validity and completeness of revenue recognised in the period.</p> <p>Our work also included cut-off testing and an assessment of the appropriateness of the recognition of any accrued income or deferred income.</p> <p>We have reviewed and tested journal entries which have been posted to revenue and considered the appropriateness of the entries made. This has included include both journals posted during the financial year and those made as part of the year-end reporting process.</p> <p>We have considered the appropriateness of any significant judgements made in recognising income.</p>	<p>Our audit work on revenue did not identify any material issues.</p>
<p>Presumed risk of management override</p> <p>The risk of misappropriation of assets and the risks of misrepresentation of financial information.</p> <p>Due to the privileged position of management in relation to this area, auditing standards require us to consider the possibility of fraud or misrepresentation in the financial statements resulting from the override of</p>	<p>We have considered and reviewed all areas requiring judgement or estimates to assess the appropriateness of the judgements and estimates made by management.</p> <p>We have reviewed and test journal entries made as part of the year-end financial reporting process and those made in the year. Where necessary we have made further inquiries</p>	<p>The results of our planned audit work are considered to be satisfactory in this area.</p>

SIGNIFICANT AUDIT RISK AREA	HOW WE ADDRESSED THIS	COMMENTARY
internal controls.	<p>regarding any seemingly inappropriate or unusual journal or other adjustments.</p> <p>We have reviewed and tested journal entries made as part of the year-end financial reporting process and those made in the year.</p>	

3. Accounting and Audit Matters

3.1 Qualitative aspects of accounting practices and financial reporting

i. Key accounting estimates

Accounting estimates are defined by ISA 540 as monetary amounts for which the measurement, in accordance with the requirements of UK GAAP, is subject to estimation uncertainty. We set out our comments on the key accounting estimates relevant to the current year below.

SIGNIFICANT ACCOUNTING ESTIMATE & DETAIL	COMMENTARY
We consider the key accounting estimates affecting Your Place (London) Limited’s financial statements for the current year are in relation to the bad debt provision.	We have reviewed the accounting treatment and are satisfied that the financial statements are not materially misstated.

3.2 Accounting and audit matters

i. Summary of adjusted and unadjusted misstatements

We have identified no unadjusted misstatements in the current period.

ii. Materiality

Materiality was reported in our initial planning letter as 3% of prior year total revenue which resulted in a planning materiality figure of £159,000. On receipt of the final figures our materiality based on the same methodology was £209,000.

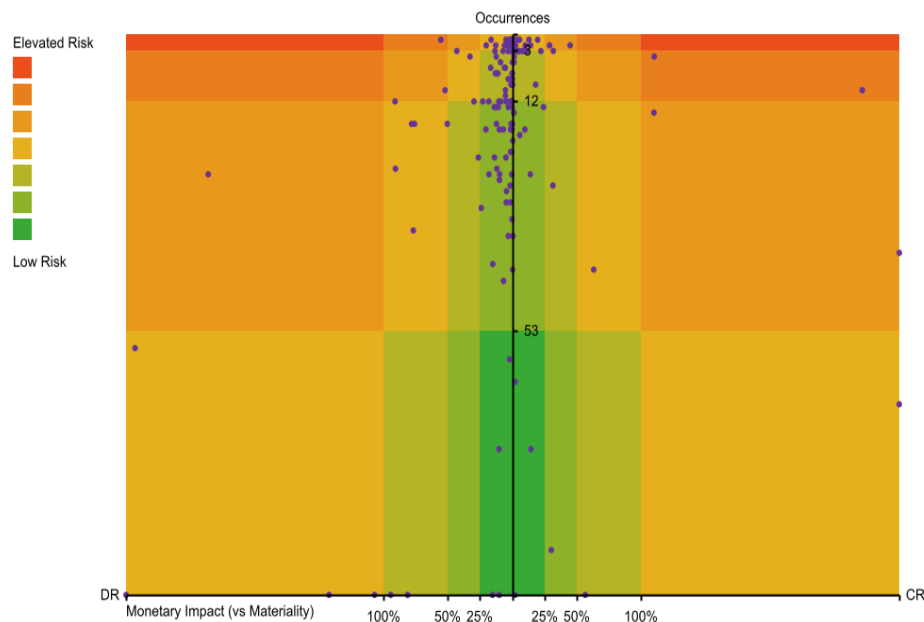
iii. Letter of representation

International Standards on Auditing require us to obtain written representations from the trustees when you approve the financial statements. The letter includes only standard items with no additional representations specific to the Charity.

3.3 Data Analytics

As part of our audit, we use a technology solution called Inflo. Inflo is used to collaborate with your teams on information requests, but we also use all of its functionalities to carry out the detailed fieldwork. As part of our work, we 'ingest' your trial balance and nominal ledger so that our system then has access to every entry within your accounting system and we are able to use the functionalist to help us identify the risk profile of each underlying entry.

We then use this data to focus our attention for audit testing. Below is a heatmap of every transaction within your data set. The number of transactions in your accounts for the current year was 6,768 (prior year 4,669). We also set out below some of the findings from our use of the data analytics function together with any recommendations. We hope you find these additional insights useful. If your management team want further access to the functionality of the data analytics function, we can show you how to access this and perform your own system reports to help you better understand the integrity of your own data.



Conclusions:

No combinations were flagged in the highest risk category, being those occurring fewer than 4 times and having a significant impact on reported profit (in red).

We therefore analysed the second highest risk category (shown in orange) and the following types of transactions were identified:

- Quarterly Housing related Support Income
- Recognition of Accrued Income
- Recognition of Payroll Creditors

We have tested these in detail during our audit and no issues have been identified.

4. Detailed control points

During the course of our audit, we identify detailed control points that we feel need to be brought to the attention of the Trustees and certain recommendations for improvements and/or corrective action. Our audit included consideration of internal controls relevant to the preparation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for expressing an opinion on the effectiveness of internal control or to identify any significant deficiencies in their design or operation. The matters and detailed control points that we have identified are graded within the following framework to assist the Trustees in assessing their impact.

RATING	RATING TYPE	CHARACTERISTICS OF RATING TYPE
Significant	These findings are considered to be significant to the management of risk in the business. The finding represents a serious weakness in systems and controls currently in place or a potentially fundamental control that has been omitted from the risk management systems as currently in operation.	<ul style="list-style-type: none">• Key control omitted• Key control not designed or operating effectively, for example as indicated by multiple exceptions found during our review work• Evidence of override of controls in place with significant or potentially fraudulent outcomes• Non-compliance with laws and regulations
Important	Important findings that should be reviewed by management, pending corrective action and or updates to systems and controls.	<ul style="list-style-type: none">• Errors and exceptions noted during our testing that had corrected retrospectively during the year by management.• Potential improvement to existing control noted• Possibility for override of controls exists• Our review noted numerous exceptions but not in key controls
Limited	Findings that identify non-compliance with established systems and controls.	<ul style="list-style-type: none">• Minor control weakness, for example limited exceptions noted during our review work
Advisory	Items requiring no immediate action but which may be of interest to management or best practice advice.	<ul style="list-style-type: none">• Information for department management• Control operating but scope for efficiency and/or effectiveness improvements exist• Control operating but not necessarily in accordance with best practice• Recent or anticipated developments may necessitate new controls.

We wish to bring the following matters to your attention which arise from the current year audit as well as the latest status of outstanding issues arising from previous year audits:

Current year

ISSUE: GRANT AGREEMENT		CONTROL POINT RATING:	LIMITED
Risk	Our comments & proposals	Management response	
We noted that the charity received a £1,000 grant from White Oak Charitable Trust. However, there is no formal grant agreement or written correspondence outlining the purpose, terms, or conditions of the grant.	We recommend that formalised grant agreements are maintained in order to fully understand any performance obligations the Charity has to be able to recognise the income.	The only documentation available is an email sent to fundraising. The grant is from a small charity trust. A request for the funding was sent years ago and recurring amounts are received every period.	

Prior year

There were no outstanding issues from the prior year audit.

5. Emerging issues

Sector specific matters

A link to our most recent updates can be found here:

- [Social Purpose eNews](#)
- [Employment tax briefing](#)

Charity reporting and governance matters

Fundraising levy review

In April 2024 the Fundraising Regulator announced plans to increase their yearly fundraising levy for the first time since its introduction in 2016. Each year there are around 2,000 charities covered by the levy, which is charged to charities who are registered with the Fundraising Regulator. The levy will increase for everyone, but the more you as a charity spend on fundraising, the higher that percentage increase will be. Conversely, the less you spend on fundraising, the lower it will be.

The revised rates took effect from September 2024, with further increases from September 2025. Details of the rate changes can be [found here](#).

Raising a concern with the Charity Commission

In June 2025 the Commission issued updated guidance which sets out when to raise concerns about a charity with the Commission as well as what it can do or cannot do within its remit of helping charities in England and Wales be accountable, well-run and meet their legal obligations. The guidance also covers where and how it can and will act and how it prioritises the most serious concerns that present risk of significant harm to, or abuse of, charities, their beneficiaries or assets or to trust and confidence in the sector.

An improved [online 'raising a concern' form](#) on gov.uk for members of the public, which still allows evidence to be attached, now provides new signposting to make it easier for a charity's trustees, employees and volunteers to raise concerns in the right way via alternative routes for whistleblowing, reports of serious incidents or matters of material significance.

Guidance on what is required in the 2025 Annual return

The Commission have issued a question guide to help charities understand the information that will be needed for their 2025 annual return submission. The guidance can be found [here](#).

Updated guidance on decision-making for charity trustees (CC27)

In September 2024 the Charity Commission published updates to its guidance on making trustee decisions. The aim of these updates is to make the guidance more accessible and easier to use, however the backbone of the guidance remains the seven principles developed by the courts when they reviewed decisions made by trustees, which we have set out below.

When making decisions, trustees must:

- act within their powers
- act in good faith
- be sufficiently informed
- take into account all relevant factors
- identify and disregard any irrelevant factors
- manage conflicts of interest
- ensure their decision is within the range of decisions that a reasonable trustee body could make

The revised guidance can be [found here](#).

Updated guidance on “improving your charity’s finances” (CC12)

In September 2024 the Charity Commission published updates to its guidance on “improving your charity’s finance”. These updates are aimed at making the guidance more accessible and provide advice on actions that can protect charities against financial difficulties, as well as understanding what to do if a charity is insolvent, or at risk of insolvency.

The updated guidance, which is separated depending on the legal structure of the charity, can be [found here](#).

Volunteers

The Social Purposes sector relies heavily on its volunteers. Typically, these are unpaid and may in certain circumstances be paid out of pocket expenses. This is usually limited to food, drink, travel or any equipment they need to buy to undertake their duties. Normally, there are no employment taxes implications for reimbursement of these out of pocket expenses as long as they are reasonable.

If the volunteers are paid expenses that do more than reimburse the costs incurred then HMRC may contend that they are receiving remuneration for their services. In which case, the payments will be taxable as employment income if it can be shown that they either hold an office or employment. If they do not hold an office or employment, the payments may be Miscellaneous Income.

In an Employment tribunal case in 2024 *M Groom v Maritime and Coast Guard Agency*, the volunteer was judged to be a worker which confers employment rights such as holiday pay, National Minimum/Living wage etc. It is therefore imperative that the correct policies, controls and governance are in place to avoid any possible successful employment status challenge by HMRC.

Financial Reporting

Financial reporting framework

UK GAAP Developments – FRS 102

Following the Periodic Review and other amendments to UK and Ireland accounting standards, the Financial Reporting Council (FRC) issued revised versions of FRSs 100, 101, 102, 103, 104 and 105. The FRC has also revised the “Overview of the financial reporting framework”.

The changes to FRS 102 include the significant revisions made to leasing and revenue recognition which arose from the Periodic Review 2024. Most of these amendments are effective for accounting periods beginning on or after 1 January 2026, although those changes that relate to “supplier finance arrangements” have an earlier effective date of accounting periods beginning on or after 1 January 2025.

These amendments seek to provide greater consistency and more (but not total) alignment to international accounting standards including:

- A new 5 step model for revenue recognition, which is aligned to IFRS 15: Revenue from Contracts with Customers, (with some simplifications);
- On balance sheet lease accounting for lessees, aligned to IFRS 16: Leases, (with certain practical exemptions); and
- Other modifications to fair value measurement, uncertain tax positions, business combinations, and a revised Section 2 aligned with IASB’s Conceptual Framework.

The effective date for most amendments is periods beginning on or after 1 January 2026, with early adoption permitted. The new standard sets out the requirements for the restatement of comparative amounts. There are choices available in some areas of change but others are more prescriptive so you will need to take care to ensure that you have complied with each relevant requirement and made the appropriate disclosures.

The transition to the new requirements will take careful planning for many organisations currently following FRS 102. For instance, many organisations will see leases (and

debt) hit their balance sheets for the first time. For some this will seem strange and for most will require careful planning to ensure, amongst other things, that all leases are captured, the financial effects are known, effects on reporting requirements e.g. covenants are understood.

The new accounting standards are available on the [FRC website here](#). Note that despite the effective dates in the future, the new versions are described as the “current edition” with versions that are still in use described as “superseded editions.”

With the changes to FRS 102, a new exposure draft of the charities SORP has been issued and has now been through its period of consultation. The exposure draft includes the changes noted above as they are relevant to charities, but has also introduced a three tier system categorising charities by size. The requirements of the SORP relevant to each size have then been clearly set out in the standard. A link to our webinar on the exposure draft can be found [here](#).

UK Corporation Tax

Corporation Tax self-assessment

As a reminder, every charity is required to perform a self-assessment each year to determine whether it is liable to pay corporation tax. This is regardless of whether HMRC have issued a formal notice to file a corporation tax return (usually issued periodically for charities registered with HMRC).

A return should therefore be prepared and filed with HMRC if either:

- a return has been formally requested; OR
- it has been established that the charity has a corporation tax liability.

In most circumstances a charity will not be liable to pay any corporation tax, as there are a number of charitable exemptions which cover the majority of the typical income streams that charities receive. Please note that all the exemptions only apply so far as the income is applied for charitable purposes only.

The main exemptions include:

- profits from trading that directly furthers the charity’s objects;
- rental income from land and buildings
- investment income
- income from VAT exempt fundraising events
- miscellaneous and other non-charitable trading where the total turnover does not exceed £80k per annum

If you have any concerns about a possible liability to corporation tax or are unsure whether a particular stream of income falls within the exemptions noted above, please get in touch with your normal HaysMac contact for advice.

Employment Tax

Pension salary exchange

After much speculation, the Government has not made any changes in tax relief on employees' pension contributions. Furthermore, NIC will not be levied on employer pension contributions, so pension salary exchange can be used to mitigate the increase in employers NIC.

However, with the release of a research paper commissioned by HMRC titled 'Understanding the attitudes and behaviours of employers towards salary sacrifice for pensions', the spotlight has shifted back on possible changes to the pension salary exchange. Our article [here](#) explores the possible changes and the action charities can take to mitigate any impact.

If you do not provide your employer pension in conjunction with a pension salary exchange arrangement, then this will be an ideal time, especially in view of the above research paper, to consider implementing such an arrangement, the benefits of which include:

- Providing pensions in a National Insurance efficient manner.
- Encourage employees to think about their saving for their retirement.
- Increase employee engagement.
- Help employers to maximize their salary budget.

If you already have a pension salary exchange in place, given the Government's recent announcements, now will be an ideal time to see whether it is achieving all your objectives.

The use of a tax and NIC efficient salary can also be used to provide employees with an electric car. The chargeable percentage for electric vehicles is currently 3% and will increase by 1% in the subsequent tax years then rising by 2% in 2028/29 and 2029/30, to 9% in 2029/30. The use of providing an electric vehicle in conjunction with a salary sacrifice will continue to be a viable option for employers who are looking at providing cars to their employees/directors.



10 Queen Street Place
London EC4R 1AG

T 020 7969 5500

haysmac.com

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