

HOPE HOUSE ESSEX

Charity number 1149067
Company registration number 08166581

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH 2025

HOPE HOUSE ESSEX

LEGAL AND ADMINISTRATIVE INFORMATION FOR THE YEAR ENDED 31 MARCH 2025

| | Page |
|--------------------------------------|--------|
| Legal and administrative information | 1 |
| Trustees Annual Report | 2-3 |
| Independent Examiners Report | 4 |
| Statement of Financial Activities | 5 |
| Balance Sheet | 6 |
| Notes to the financial statements | 7 - 11 |

HOPE HOUSE ESSEX

LEGAL AND ADMINISTRATIVE INFORMATION FOR THE YEAR ENDED 31 MARCH 2025

| | |
|------------------------------------|--|
| Charity number | 1149067 |
| Company registration number | 08166581 |
| Registered Office | 43 Manor Street Braintree Essex CM7 3HP |
| Trustees | Anthony Britten Nadine Hendrie James George Douglas Mackay Alan Peters (appointed as Director 16 April 2024) |
| Secretary | Daniel Burdge |
| Bankers | HSBC Great Square Braintree CM7 1TX CAF Bank 25 Kings Hill Avenue Kings Hill West Malling Kent ME19 4JQ |
| Independent Examiners | Community360 Winsley's House High Street Colchester Essex, CO1 1UG |

HOPE HOUSE ESSEX

TRUSTEES ANNUAL REPORT FOR THE YEAR ENDED 31 MARCH 2025

We are a charity to help the homeless and to break the cycle of homelessness

How we operate

We provide accommodation for the homeless in two shared houses in the centre of Braintree. Both are registered Houses of Multiple Occupation (HMOS). Both houses have a capacity of four bedrooms and can accommodate four adults of either sex.

We provide a support worker for each resident and work with them to address the issues that led to them becoming homeless, signposting them to other agencies and services as is appropriate to their needs. In this year due to operational challenges we only had 3 approaches for help from homeless people from 1/4/2024 to 29/4/2024 we then did not accept any further referrals as we needed the houses to be vacant. We welcomed 1 new resident and 7 moved on, some to social housing and others to private rentals or other accommodation this figure is higher than usual due to us needing to have the houses vacated, the last resident moved out in October 2024. This was to enable them to be sold or rented due to lack of finance. From 1st January 2025 both our houses were rented by CHESS Homeless charity and were used by the homeless until the end of the financial year.

Many of our ex-residents keep in contact and attend the Hope House community meal on a Wednesday. We have been unable due to the financial climate to raise substantial funding and have had to make cutbacks to staff and focus on the Hope House Community support aspect of our work.

Critical incidents

We have had no critical incidents this year though the lack of funding has resulted in us being unable to provide and staff supported accommodation directly and have worked with CHESS homeless charity who have rented our two houses and have been able to provide supported accommodation to the homeless.

Community Support and aftercare. Hope House Community (HHC)

Hope House Community (HHC) Offers ongoing support to our residents when they move on, this is provided by an open invitation to the weekly Hope House community meal at the Elim Church, the attendance at this meal is open to all, there are also home visits and they can telephone, text or email us or come to the office for a diverse range of support. We had seen a growing number of people dropping into the office for support. To meet this need we offered community support at the Elim church Coffee morning Mondays 10-12 and then on Tuesday 13th July 2024 we launched the Hope House Community Drop in 10-4pm at Food & More (Food Bank Shop) in the centre of Braintree. This has been very successful and in January 2025 we discontinued the Elim Church drop in session.

Financial matters

Both of our houses have a mortgage and there are associated domestic service costs in running the houses. Funding comes from a range of sources. However with the current financial situation, unsuccessful trust fund bids and lack of fundraisers our funds became

HOPE HOUSE ESSEX

TRUSTEES ANNUAL REPORT FOR THE YEAR ENDED 31 MARCH 2025

seriously depleted and we took a 3 month payment holiday from our mortgage and made staff redundant. We were contacted by a firm of solicitors and told that we would be receiving £50,000 from a legacy at the end of the financial year we have not received this. We negotiated the rental of our houses to CHESS Homeless Charity which covers our mortgage and staff costs.

Human Resources

We have reduced our employees from 3 to 1 in this period with some casual employment. We have 3 Trustees who volunteer and take on a variety of roles. We have a good volunteer base who staff the Community meal mainly.

Public Benefit

We continue to have a significant impact in the lives of our residents, ex residents and other Community contacts established through the weekly Hope House Community meal and the Hope House Community Drop ins. We support and signpost those with addictions and mental health needs to appropriate agencies such as Open road, AA and rehabs. Helping them get to appointments and to attend groups. We are actively engaged with the local secondary mental health services. This results in less chaotic and more regulated lives that are not so needy. We work closely with Braintree Council and other statutory and voluntary organisations in the local homeless sector.

Future Plans

We are planning to merge Hope House Essex with CHESS Homeless Charity 1093901 in the coming year so that they may continue the provision of supported accommodation in Braintree for the homeless and local community support.



Anthony Britten
Chair of Trustees
Hope House Essex, 43 Manor St, Braintree, Essex, CM73HP

4th December 2025

HOPE HOUSE ESSEX

LEGAL AND ADMINISTRATIVE INFORMATION FOR THE YEAR ENDED 31 MARCH 2025

I report on the accounts of Hope House Essex for the year ended 31 March 2025 which are set out on pages 5 to 11.

Respective responsibilities of trustees and examiner

The Charity's Trustees are responsible for the preparation of the accounts. The Charity's Trustees consider that an audit is not required for this year (under section 144 (2) of the Charities Act 2011 (The Act) but that an independent examination is needed.

It is my responsibility to:

- Examine the accounts under section 145 of the Charities Act,
- To follow the procedures laid down in the General Directions given by the Charity Commissioners (under section 145(5)(b) of the Charities Act, and
- To state whether particular matters have come to my attention.

Basis of independent examiner's Statement

My examination was carried out in accordance with the General Directions given by the Charity Commissioners. An examination includes a review of the accounting records kept by the Charity and a comparison of the accounts presented with those records. It also includes considerations of any unusual items or disclosures in the accounts, and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently I do not express an audit opinion on the view given by the accounts.

Independent examiner's statement

In the course of my examination, no material matters have come to my attention which gives me cause to believe that in, any material respect:

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did not comply with the applicable requirements concerning the form and content of the accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a true and fair' view which is not a matter considered as part of an independent examination.

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

David Courtier FMAAT AATQB for and on behalf of:
Community360

Winsley's House, High Street, Colchester, Essex



Date 10th December 2025

HOPE HOUSE ESSEX

STATEMENT OF FINANCIAL ACTIVITIES (INCORPORATING THE INCOME AND EXPENDITURE ACCOUNT) FOR THE YEAR ENDED 31 MARCH 2025

| | Notes | Unrestricted funds £ | Restricted funds £ | 2025 Total £ | 2024 Total £ |
|--|-------|----------------------------|--------------------------|-----------------------|-----------------------|
| Incoming resources | | | | | |
| Incoming resources from generating funds: | | | | | |
| Donations and legacies | 2 | 14,323 | 5,000 | 19,323 | 19,439 |
| Charitable activities | | | | | |
| Activities for generating funds | 3 | 34,416 | - | 34,416 | 97,525 |
| Other trading income | 4 | 1,138 | - | 1,138 | 1,223 |
| Other income | | 468 | - | 468 | 41 |
| Total incoming resources | | <u>50,345</u> | <u>5,000</u> | <u>55,345</u> | <u>118,228</u> |
| Resources expended | | | | | |
| Cost of generating funds: | | | | | |
| Charitable activities | 5 | 81,457 | 9,887 | 91,344 | 118,544 |
| Cost of raising funds | 6 | 247 | - | 247 | 1,078 |
| Total resources expended | | <u>81,705</u> | <u>9,887</u> | <u>91,592</u> | <u>119,622</u> |
| Net income for the year | | (31,360) | (4,887) | (36,247) | (1,395) |
| Transfer between funds | | 1,200 | (1,200) | - | - |
| Total funds brought forward | | 389,388 | 6,386 | 395,774 | 397,169 |
| Total funds carried forward | | <u>359,228</u> | <u>299</u> | <u>359,527</u> | <u>395,774</u> |

The notes on pages 7 - 11 form an integral part of these financial statements.

HOPE HOUSE ESSEX

BALANCE SHEET AS AT 31 MARCH 2025

| | Notes | 2025 £ | 2024 £ |
|--|-------|-----------------------|-----------------------|
| Fixed assets | | | |
| Tangible assets | 7 | 630,000 | 630,000 |
| Current assets | | | |
| Debtors | 8 | 5,247 | 2,753 |
| Cash at bank and in hand | | 3,577 | 35,763 |
| | | <u>8,824</u> | <u>38,515</u> |
| Current liabilities | | | |
| Amounts falling due within one year | 9 | <u>18,172</u> | <u>15,063</u> |
| Net current assets/(liabilities) | | (9,348) | 23,453 |
| Total assets less current liabilities | | <u>620,652</u> | <u>653,453</u> |
| Long term liabilities | | | |
| Amounts falling due after one year | 10 | 261,125 | 257,679 |
| Total net assets | | <u><u>359,527</u></u> | <u><u>395,774</u></u> |
| Funds | | | |
| Restricted funds | 11 | 299 | 6,386 |
| Unrestricted funds | 11 | 223,228 | 253,388 |
| Revaluation reserve | | 136,000 | 136,000 |
| Total funds | | <u><u>359,527</u></u> | <u><u>395,774</u></u> |

For the year ended 31 March 2025 the company was entitled to the exemption from audit under section 477 of the Companies Act 2006.


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

The directors acknowledge their responsibility for complying with the requirements of the Act with respect to accounting records and for the preparation of accounts.

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

The directors declare that they have approved the accounts above.

Signed



Anthony Britten

Date

4th December 2025

HOPE HOUSE ESSEX

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

1 General information

Hope House Essex is a charitable company, limited by guarantee, registered in England and Wales. It's principle office address is 43 Manor Road, Braintree, Essex, CM7 3HP.

1.1 Accounting policies

The principal accounting policies are summarised below. The accounting policies have been applied consistently throughout the year and the preceding year.

1.2 Basis of accounting

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

Cash flow statements

The financial statements do not include a cash flow statement because the charity, as a small reporting entity, is exempt from the requirement to prepare such a statement under Financial Reporting Standard 1

1.3 Fund accounting

- Unrestricted funds are available for use at the discretion of the Directors in furtherance of the general objectives of the charity. These include the general and designated funds.
- Restricted funds are subject to restrictions on their expenditure imposed by the donor, or contained in the terms of a grant.

1.4 Incoming resources

All incoming resources are included in the statement of financial activities when the charity is entitled to the income and the amount can be quantified with reasonable accuracy. The following specific policies are applied to particular categories of income:

Grants where entitlement is not conditional on the delivery of a specific performance by the charity, are recognised when the charity becomes unconditionally entitled to the grant.

Donated services and facilities are included at the value to the charity where this can be quantified. The value of services provided by volunteers has not been included.

Grants, including grants for the purchase of fixed assets, are recognised in full in the statement of financial activities in the year in which they are receivable.

Income from investments is included in the year in which it is receivable.

1.5 Resources expended

Expenditure is recognised on an accruals basis as a liability is incurred. Expenditure includes any VAT which cannot be fully recovered, which is reported as part of the expenditure to which it relates

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

1.6 Tangible fixed assets and depreciation

Fixed assets are stated at cost, including initial transfer-in-value, less accumulated depreciation. The cost of minor additions is not capitalised, neither are property refurbishment costs.

1.7 Going concern

The trustees continue to consider their financial position to determine if the organisation can continue as a going concern. They are reviewing their options in the next financial year to enable their objectives to continue.

HOPE HOUSE ESSEX

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

1.8 Taxation

The charity is considered to pass the tests set out in Paragraph 1 Schedule 6 of the Finance Act 2010 and therefore it meets the definition of a charitable company for UK corporation tax purposes.

Accordingly, the charity is potentially exempt from taxation in respect of income and or capital gains received within categories covered by Chapter 3 Part 11 of the Corporation Tax Act 2010 or Section 256 of the Taxation of Chargeable Gains Act 1992, to the extent that such income or gains are applied exclusively to charitable purposes.

1.9 Critical accounting estimates and judgements

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

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

There are no critical accounting estimates or judgements in the financial statements.

2 Donations and legacies

| | Unrestricted funds | Restricted funds | 2025 Total | 2024 Total |
|----------------------|-----------------------|---------------------|---------------|---------------|
| | £ | £ | £ | £ |
| Donations & legacies | 14,323 | 5,000 | 19,323 | 19,439 |
| | <u>14,323</u> | <u>5,000</u> | <u>19,323</u> | <u>19,439</u> |

3 Income from charitable activities

| | Unrestricted funds | Restricted funds | 2025 Total | 2024 Total |
|-----------------|-----------------------|---------------------|---------------|---------------|
| | £ | £ | £ | £ |
| Grant income | - | - | - | 46,450 |
| Lettings income | 34,387 | - | 34,387 | 50,995 |
| Bank interest | 29 | - | 29 | 79 |
| | <u>34,416</u> | <u>-</u> | <u>34,416</u> | <u>97,525</u> |

4 Income from fundraising

| | Unrestricted funds | Restricted funds | 2025 Total | 2024 Total |
|--------------------|-----------------------|---------------------|---------------|---------------|
| | £ | £ | £ | £ |
| Fundraising events | 1,138 | - | 1,138 | 1,223 |
| | <u>1,138</u> | <u>-</u> | <u>1,138</u> | <u>1,223</u> |

HOPE HOUSE ESSEX

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

5 Resources expended: charitable activities

| | Unrestricted funds | Restricted funds | 2025 Total | 2024 Total |
|---------------------------------|-----------------------|---------------------|---------------|----------------|
| | £ | £ | £ | £ |
| Employee costs | 39,491 | 843 | 40,334 | 63,523 |
| Mortgage interest | 17,217 | - | 17,217 | 23,448 |
| Rates | 2,994 | - | 2,994 | 2,913 |
| Refurbishments | 3,205 | 3,000 | 6,205 | 1,182 |
| Storage fees | 880 | 500 | 1,380 | 1,055 |
| Food | 52 | 4,269 | 4,321 | 5,308 |
| Client support costs | 565 | 1,271 | 1,836 | 1,539 |
| Utilities | 5,982 | - | 5,982 | 5,505 |
| Insurance | 1,194 | - | 1,194 | 2,986 |
| Postage, stationery & telephone | 3,059 | - | 3,059 | 3,506 |
| Other admin expenses | 1,166 | - | 1,166 | 1,138 |
| Sundry | 4,403 | 4 | 4,407 | 3,700 |
| Travel and parking | 385 | - | 385 | 1,667 |
| Legal & professional fees | 865 | - | 865 | 1,074 |
| | 81,457 | 9,887 | 91,344 | 118,544 |

6 Resources expended: cost of raising funds

| | Unrestricted funds | Restricted funds | 2025 Total | 2024 Total |
|------------------------------|-----------------------|---------------------|---------------|---------------|
| | £ | £ | £ | £ |
| PR & fundraising expenses | 247 | - | 247 | 1,078 |
| | 247 | - | 247 | 1,078 |

7 Tangible fixed assets

| | Buildings £ | Total £ |
|------------------------|----------------|----------------|
| Cost | | |
| As at 1 April 2024 | 630,000 | 630,000 |
| Revaluation | - | - |
| As at 31 March 2025 | 630,000 | 630,000 |
| Depreciation | | |
| As at 1 April 2024 | - | - |
| Charge for the year | - | - |
| At 31 March 2025 | - | - |
| Net book values | | |
| At 31 March 2025 | 630,000 | 630,000 |
| At 31 March 2024 | 630,000 | 630,000 |

HOPE HOUSE ESSEX

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

| | | | | | |
|---|------------------------------|-------------------------------------|-------------------------------------|-----------------------------|------------------------------|
| 8 Debtors | | | | 2025 Total £ | 2024 Total £ |
| | | | | 3,599 | 1,105 |
| Prepayments | | | | 1,648 | 1,648 |
| | | | | 5,247 | 2,753 |
| 9 Creditors: amounts falling due within one year | | | | 2025 Total £ | 2024 Total £ |
| | | | | 340 | 460 |
| Accruals | | | | 3,702 | 473 |
| Trade Creditors | | | | 14,130 | 14,130 |
| Other Creditors | | | | 18,172 | 15,063 |
| 10 Creditors: amounts falling due after more than one year | | | | 2025 £ | 2024 £ |
| | | | | 261,125 | 257,679 |
| 11 Fund balances | | | | | |
| <u>Movement in funds</u> | At 01/04/24 £ | Incoming resources £ | Outgoing resources £ | Transfers | At 31/03/25 £ |
| Restricted funds | | | | | |
| Councillor Fund - HHC | - | 750 | (452) | - | 298 |
| Walter Farthing Trust | 3,000 | - | (3,000) | - | - |
| Earls Colne WI | 225 | - | (225) | - | - |
| Mulberry Trust | - | - | - | - | - |
| B&Q Foundation | 4 | - | (4) | - | - |
| ECF - Phone fund | 1,200 | - | - | (1,200) | - |
| The Tudwick Foundation | 603 | - | (603) | - | - |
| Co-op - Business Development | 554 | - | (554) | - | - |
| Unsworth Sugden | 465 | - | (465) | - | - |
| L B Associates | - | 1,000 | (1,000) | - | - |
| Eastlight Community - Meal fund | - | 1,250 | (1,250) | - | - |
| Braintree District Council - Meal fund | - | 1,000 | (1,000) | - | - |
| Parry Family Charitable Foundation | 334 | 1,000 | (1,334) | - | - |
| | 6,386 | 5,000 | (9,887) | (1,200) | 299 |
| Unrestricted funds | | | | | |
| General Funds | 373,902 | 50,345 | (81,705) | 1,200 | 343,742 |
| Housing Benefit | - | - | - | - | - |
| | 373,902 | 50,345 | (81,705) | 1,200 | 343,742 |
| Total funds | 380,287 | 55,345 | (91,592) | - | 344,041 |

The Restricted Funds as reported, are those funds that the trustees may only spend on particular purposes of the charity.

HOPE HOUSE ESSEX

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

12 Previous year statement of activity

| Notes | Unrestricted funds £ | Restricted funds £ | 2024 Total £ |
|--|----------------------------|--------------------------|--------------------|
| Incoming resources | | | |
| Incoming resources from generating funds: | | | |
| Donations and legacies | 18,439 | 1,000 | 19,439 |
| Charitable activities | | | |
| Activities for generating funds | 68,575 | 28,950 | 97,525 |
| Other trading activities | 1,223 | - | 1,223 |
| Other income | 41 | - | 41 |
| Total incoming resources | 88,278 | 29,950 | 118,228 |
| Resources expended | | | |
| Cost of generating funds: | | | |
| Charitable activities | 81,984 | 36,560 | 118,544 |
| Cost of raising funds | 1,078 | - | 1,078 |
| Total resources expended | 83,062 | 36,560 | 119,622 |
| Net income for the year | 5,215 | (6,610) | (1,395) |
| Revaluation of property | - | - | - |
| Total funds brought forward | 384,173 | 12,996 | 397,169 |
| Total funds carried forward | 389,388 | 6,386 | 395,774 |

13 Staff

During the year ended 31 March 2025, there were 2 members of employed staff (2024 - 3).

No staff member earned over £60,000 during the year ended 31 March 2025. No key management personnel received more than £60,000 during the year.

14 Related Parties

During the year, there were no related party transactions.

15 Trustee remunerations

No trustees received remunerations for their time working with the organisation.

16 Post balance sheet events

Hope House Essex are exploring the option to merge with another organisation in the next financial year due to lack of funding and donations, but to allow the objectives and aims to continue. At the date of signing these accounts, no merger contracts had been exchanged.