UnityMK

England & Wales · Charity number 1149480

Details

Other names	WINTER NIGHT SHELTER MILTON KEYNES
Status	Registered
Legal form	Charitable company
Company number	08232340
Registered	2012-10-25
Register	View on the Charity Commission register

Contact

Address	UnityMK The Ridgeway Centre Featherstone Road Wolverton Mill Milton Keynes MK12 5TH
Phone	01908224580
Email	secretary@unitymk.org
Website	www.unitymk.org

Activities

Objects: THE OBJECTS OF THE CHARITY ARE TO RELIEVE POVERTY, DISTRESS AND HOMELESSNESS IN MILTON KEYNES AND THE SURROUNDING AREA PARTICULARLY BY THE PROVISION OF TEMPORARY EMERGENCY ACCOMMODATION AND/OR DROP-IN CENTRE FACILITIES

Activities: We relieve poverty, distress and homelessness in Milton Keynes and the surrounding area by providing temporary accommodation and meals to the homeless during the coldest months of the year through a network of churches and community centres staffed by volunteers, and also welfare support, access to advice and services, help to move into longer-term accommodation and help to find work.

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Classification

- **How:** Provides Services
- **What:** The Prevention Or Relief Of Poverty, Accommodation/housing
- **Who:** The General Public/mankind

Geography

- Milton Keynes

Finances

Period end	Income	Expenditure	Assets	Employees
2025-04-30	£957,656	£409,332	£928,983	12
2024-04-30	£506,085	£413,180	£380,659	10
2023-04-30	£559,850	£596,926	£287,753	10
2022-04-30	£357,016	£332,169	-	-
2021-04-30	£347,115	£263,619	-	-

Trustees

Name	Role	Appointed
RICHARD WIGHTMAN	Chair	2012-10-19
David John Morris		2024-04-18
Emily Desborough		2021-08-14
Laura Easton		2025-07-27
Linda Cherrington		2021-08-14
Peter Lightfoot		2025-01-23

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UnityMK

England & Wales - Charity number 1149480

Accounts

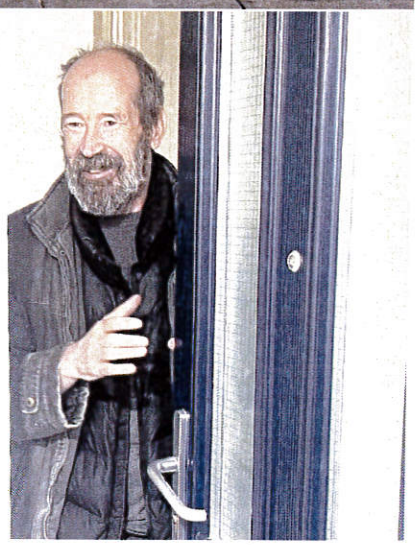
UnityMK

Annual Report and Financial Statements for the year ending 30th April 2025

UnityMK

Life saving accommodation;
Life giving support

www.unitymk.org



 Charity number: 1149480 Company number: 08232340

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"It's beautiful - I'm happy"

Alek - former UnityMK night shelter guest April 2025

Homeless Helped Housed

LEGAL & ADMINISTRATIVE INFORMATION

Registered charity name	UnityMK
Charity registration number	1149480
Company registration number	08232340
Registered office	The Ridgeway Centre, Featherstone Road, Wolverton Mill South, Milton Keynes MK12 5TH

The Charity's directors
The directors and officers who have served the Charity during the financial year are as follows:

	Richard Wightman (Chair) Linda Cherrington Emily Desborough Dave Morris Peter Lightfoot (Appointed January 2025) Donna Elliott (Resigned July 2024) Emily Purchase (Resigned January 2025)
Company Secretary	Judith Dutton
Independent Examiner	Stephen Dunham, Broughton, Milton Keynes
Bankers	Lloyds Bank plc, 15-17 The Square, Wolverton, MK12 5DG
Solicitors	Roger Snowdon Kernon-Kelleher Solicitors 7, Barnack Walk Blandford Forum DT11 7AL

Website: www.unitymk.org

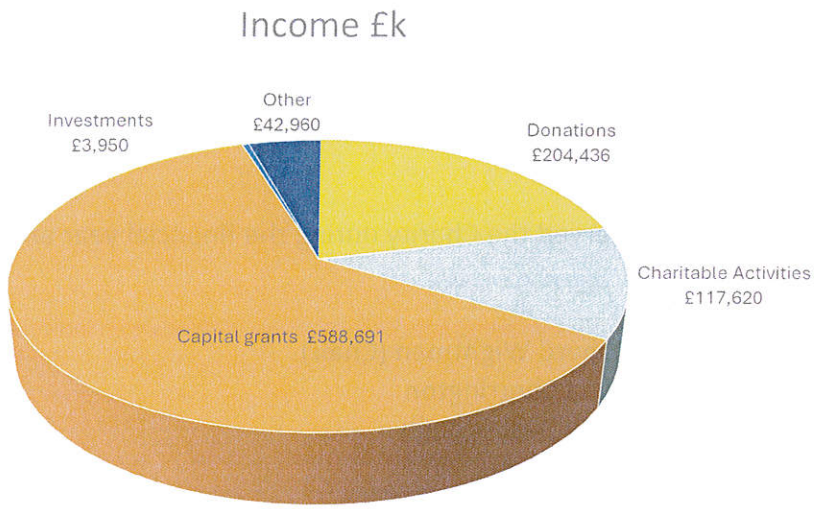
Facebook: www.facebook.com/unitymk

EXECUTIVE SUMMARY

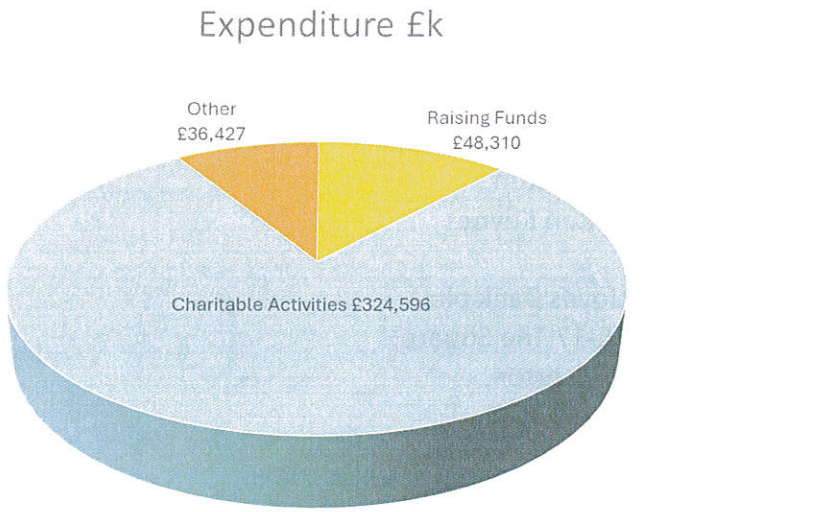
It's been another impactful year for our teams, continuing to deliver a broad range of essential services to support those facing or experiencing homelessness across our city.

"UnityMK provides a very valuable service", quote from NHS ARC Feb 2025

A summary of the income and expenditure of the charity is shown in the pie charts.



Capital grants are the restricted funds for the Phase 1 construction costs of the Wolverton Hub. Other income includes Housing Benefit for the winter night shelters.



Other expenditure includes Loan interest, legal & professional fees and depreciation.

The net assets of the charity at the end of the financial year 2024-25 were £928,983, an increase of £548,324 on the previous year.

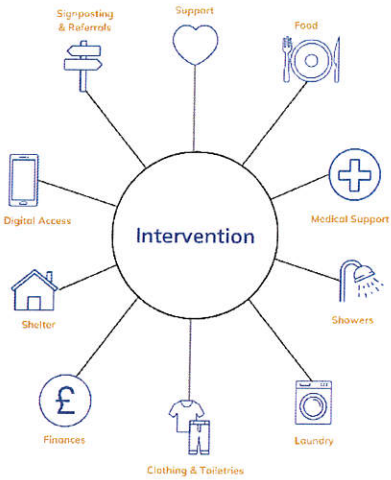
"You've helped me out a lot. Put a roof over my head and got me off the street. Got a routine now, get looked after, put on weight and cut down on my alcohol use"
Guest feedback

Homelessness is a major issue in our vibrant city of Milton Keynes, Shelter statistics 2024 show an increase of 43% since 2023 with **1 person in 93 now classed as homeless**. 3084 adults and children were homeless (in emergency or temporary accommodation) in June 2024, but these figures exclude "invisible homelessness" like sofa surfing. Whilst Shelter only quotes 16 rough sleepers, UnityMK is currently aware of 49 rough sleepers across the city.

UnityMK has a vision to see the end of homelessness in our city. At the heart of our mission is the belief **that everyone deserves a home, to feel valued, connected, and empowered to thrive**. This is currently delivered through the provision of temporary winter emergency accommodation and our homelessness services that run from our city centre located homelessness centre, Unity Park Station (UPS).

Unity Park Station homelessness centre continues to be a hub providing vital crisis support to those rough sleeping or at risk of homelessness. Working, alongside partners to see guests move out of homelessness into housing. Partners using the centre included:

Statutory bodies	Milton Keynes City Council's Rough Sleeper team, NHS ARC (Addiction Recovery Community), NHS liver scanning, Probation, Thames Valley Police
Voluntary sector Organisations	Migrant Help, Barka, Connections Support, MK YMCA, Bus Shelter MK, AA & NA groups, The Mix, Dreamsai, New Life Church Community clubs



Although Milton Keynes Homelessness Partnership ceased operations in the year, the trustees have since brought together a small number of key homelessness and housing charities. We are motivated, to be part of this newly formed partnership, with the purpose to share good practice, strengthen relationships, and find joint solutions to the rising number of people at risk of or experiencing homelessness in Milton Keynes.

Other partnerships enabling us to broaden our provision are those from our incredible local community. Support to UnityMK has increased through volunteers and local businesses enabling us to expand our opening hours to once again cover Fridays and our Breakfast Service, with a takeaway lunch option, on Bank Holidays. Companies are getting behind the new "Compassionate Cafe" by donating time, team and funding to provide our Friday lunch service. This food provision is vital for those sleeping rough as access to meals is limited over the weekends.

This year saw our revenue income reduce slightly in part with changing grants landscape and a staffing gap whilst recruiting a new Grants Fundraising Manager. However it was an encouraging year seeing the completion of the Phase 1 building works on our Wolverton Hub. This work supported by local donors, the National Lottery, Garfield Weston and other Trusts have ensured that we now have a watertight building ready for the internal refurbishment. Expenditure continued to be tightly controlled and budget forecasts and monthly management accounts monitored with the aim to provide effective guest support whilst holding a sensible level of reserves.

DIRECTORS' ANNUAL REPORT

The directors have pleasure in presenting their report and the financial statements of the Charity for the year ended 30th April 2025.

Structure, governance and management

The Charity was registered as a Company limited by guarantee on 27 September 2012 with a Memorandum and Articles of Association and as a Charity on 25 October 2012.

The board consists of at least three directors with at least three or one third of the directors (if greater) present at any general meeting to form a quorum. To be eligible each director must be over the age of 18 and all must support the Objects. If any director is a corporate body (of which there are none at present) it must act through a named representative whose contact details are notified to the directors and there must be at least one individual director.

One third (or the number nearest one third) of the directors must retire each year, those longest in office retiring first and the choice between any of equal service being made by drawing lots.

A retiring director may be reappointed.

The directors may at any time co-opt any individual who is eligible as a director to fill a vacancy in their number or as an additional director, but a co-opted director holds office only for one year.

The Memorandum and Articles of Association authorise the directors to make and hold investments using the general funds of the Charity. At present only bank deposits are held however this position continues to be monitored.

The Charity is run through its board of directors who meet quarterly.

Principle Objectives

The Objects of the Charity are to relieve poverty, distress and homelessness in Milton Keynes and the surrounding area.

Guest Story - Mark*, a veteran, became homeless after his landlord neglected property maintenance, forcing him to live in a tent. Struggling with a small pension and the cost-of-living crisis, he felt undeserving of help.

Our welfare team listened, assessed his needs, and found him a safe bed in our night shelter. The Council later offered accommodation, but it was too far from his support network and lacked transport links. At a community club session here, a volunteer mentioned they had a room available for rent. Our team made the introduction, and Mark soon had a safe, affordable home.

*Throughout the report guest names are changed to protect identity

Leadership

The board currently consists of five Trustees who have skills and experience in the areas of strategy, business, finance, local governance, housing and fundraising.

The CEO reports to the Board and leads a team of 10 employees who cover, finance, fundraising, operations and welfare (guest support). Additional support is provided by a committed team of volunteers from within the local business and wider community.

Activities

Unity Park Station homelessness centre (UPS)

Our Unity Park Station Centre continued to serve as the hub for our welfare services, operating year-round and reopening five days a week, Monday to Friday. Among the key services were our Breakfast Service for rough sleepers—welcoming 20 to 26 individuals each morning for a warm, relaxed meal alongside access to shower and laundry facilities. We also ran our daily Drop-in Service, supporting 45 to 50 people each day with food, drinks, and assistance from our dedicated welfare team.

2
newly homeless guests each day

All year round, our volunteer cooks in the community provide hot meals to our welfare centre, which ensured we could meet the demand for the high number of requests for food. Over the course of a year, we served just over 18,000 hot meals in the cafe at UPS (this number includes the meals served by the Community Club run by New Life Church two mornings a week from our building). We also launched our new 'Compassionate Café' service in January 2025 which ran on a Friday lunchtime and saw local businesses and organisations volunteer their time to run our Friday kitchen service, providing a hot meal and drinks to guests in our centre.

We continued to work closely with other services who used Unity Park Station to provide recovery support, accommodation options, community inclusion, and employment and resettlement options. The welfare centre saw ARC (Addiction Recovery Community) and AA continue to offer sessions to those with substance dependencies as well as Migrant Help and BARKA assisting those from the EEA with their immigration issues. Our centre provides valued space to local community groups; The Mix (local mental health support group), New Life Community clubs and a Knit and Natter group. We also act as a Foodbank access point 2 days a week.

Funding meant we continued to employ a therapist who held weekly drop-in or pre-booked sessions with the guests and held 172 client sessions in the last year. This vital service gave those rough sleeping or vulnerably housed a safe place to talk and process.

172
hours of onsite counselling

Winter Night Shelter

Our Winter Night Shelter service operates during the coldest months of the year and is a lifeline for many who would otherwise be sleeping rough. Like the previous year, we offered up to fifteen guests an emergency bed each night from the end of November through to the end of March.

Thanks to churches, community centres and an incredible team of 450 volunteers, we were able to offer this service rotating with 8 venues, 7 days a week and guests receive an evening meal, company, and a warm, dry place to sleep. During the night shelter season, **38 guests were provided with a bed, and tailored support enabled 32 (85%) to move-on positively to longer-term accommodation**.

450
volunteers

Guest Story - Stephen* came to us after a family breakdown left him without a place to stay. Unable to return to his previous home, he found refuge in our winter night shelter. From the start, he was proactive, working closely with his council navigator and taking meaningful steps toward a better future.

However, after being involved in an off-site incident, his bail conditions prevented him from staying in our shelter, forcing him back into rough sleeping. Despite this setback, Stephen remained determined. One day, he visited our crisis centre and asked our welfare team for guidance on finding private rentals. They spent time showing him different websites and before long, he had managed to secure himself a place to stay.

Recognising that his drinking had become a problem, Stephen also reached out to ARC (Addiction Recovery Community) and is now on a waiting list for rehab. In the meantime, he actively participates in regular sessions with our on-site counselling service.

Stephen's journey is a testament to how, with the right support and encouragement from our experienced welfare team, individuals can empower themselves to create lasting change and redirect their future.

"I enjoyed my time with the winter night shelter as it got me off the streets during the winter period. I am very grateful for the help I received"

Fundraising approach

To sustain and grow our essential services, UnityMK has diversified its income sources. Our main funding streams include:

- **Trusts and Foundations** – Securing grants through applications to charitable trusts and foundations.
- **Corporate Partnerships** – Engaging with corporate organisations for financial support, product donations, in-kind gifts, and skilled volunteering.
- **Community Organisations** – Building relationships with local groups such as Rotary Clubs, schools, and other community-based organisations for both financial and product donations.
- **Individual Giving** – Encouraging one-off and regular donations through our fundraising platforms.
- **Fundraising Events** – Hosting our own UnityMK events and supporting those organised by our partners and supporters.
- **Statutory Funding** – Accessing available funding from government and other statutory sources.

Engagement and Compliance

We actively communicate with our supporters through in-person events, email updates, social media, and through grant applications. Our communications are guided by transparency and respect.

We operate in full compliance with regulations and best practices as outlined by professional and regulatory bodies, including:

- The Fundraising Regulator
- The Chartered Institute of Fundraising
- The Direct Marketing Association
- The Advertising Standards Authority

Our Commitment

The UnityMK Fundraising Team is committed to the following principles:

- Upholding high standards in all our work
- Communicating clearly, honestly, and openly
- Respecting the dignity of our guests when sharing their stories
- Acting fairly and reasonably in all interactions
- Maintaining accountability and responsibility in data handling, applications, and reporting

We are deeply grateful to our donors and the more than 400 volunteers whose support enables us to respond to urgent community needs. We do not take this support for granted and are committed to ensuring every penny raised is used wisely and effectively to support our guests.

Looking forward

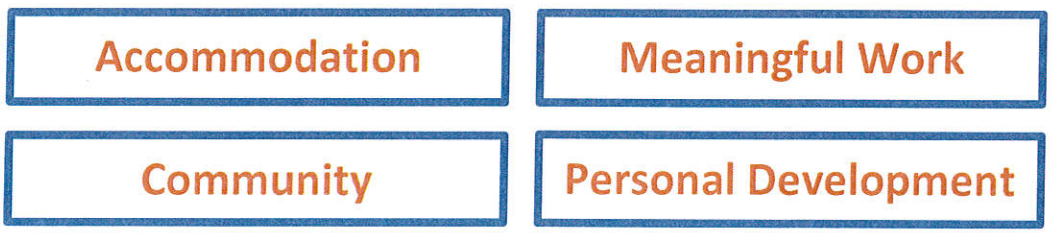
Winter Night Shelter In response to seen need, and working alongside Milton Keynes City Council's emergency provision, we are planning to operate a night shelter again this coming season. We plan to open fifteen beds each night using eight venues across the city. We will continue to invest in our welfare centre, ensuring it is robust enough to support a wide range of people accessing the service, from entrenched rough sleepers through to those needing assistance with benefits forms/debt advice etc, to prevent many more from finding themselves homeless.

1,995

lifesaving beds

Development of Guest Support We are implementing a new guest database which will allow us to better track each client's background, needs, and progression. It will also provide greater data insights to contribute to our decision-making processes and support grant funding applications, as well as ensuring that our Guest Support Plans are tailored and timely, reducing duplication and any missed opportunities.

The development of our '4 Pathways approach to Support & Recovery' is a key focus, these are:



This development of our guest support services has been funded by the National Lottery over a 4-year period starting in June 2025 and enables the recruitment of 3 further team members.

Each Pathway is made up of various options for the guests so that they can find their stable home, safe places of support, to find dignity and to thrive, contributing to their community. As the guests move into more stable accommodation, the team will then support them in identifying next steps in their pathways journey, whether that is training they would like to access, or a community group they can be introduced to.

Our person-centred approach to work alongside our guests on their identified needs and not what may be considered their primary need. Last year, we supported a young man in his early twenties who was rough sleeping and focused solely on finding employment. By working with him and addressing how sleep and hygiene challenges could affect job success, he became open to exploring housing. This led to a successful referral to supported accommodation, which he is still living in a year later, providing a stable base to sustain working.

Deeper partnership working Alongside all this, the welfare team continues to develop integral partnerships with local support agencies, housing providers, employment services and has growing relationships within the community and local businesses to provide opportunities for our guests.

Improved volunteer communication Our operations team will be implementing a new volunteering database to allow easier volunteer management and communication, freeing up much-needed staff time for other areas. These new systems will empower our volunteers to choose and manage their shifts, give training options and has greater data security and compliance to meet our GDPR requirements.

Wolverton Hub Phase 1 refurbishment of our property in Wolverton was completed in October. This focused on the outside of the building ensuring it is now watertight, with new windows, roof, fire escapes and the installation of fire and security systems. Plans are being reviewed to ensure our vision of our own bespoke centre will meet current needs for homelessness support in the city. Development of this property will take place in stages as we secure staged funding. Our current facilities at Unity Park Station are provided under an eight-year lease which expires in March 2028 and has a break clause exercisable in March 2026. We expect the new facilities to be ready for use before this time. Our fundraising activity will scale up to support the development of the Wolverton Hub as we begin to raise funds for the Phase 2 internal fit-out.

This is a pivotal time for UnityMK as we seek to strengthen our existing key services for those facing and experiencing homelessness, whilst also developing the next phase of our work, with a strong focus on prevention. We remain committed to building and deepening our partnerships across the city, particularly with the local council, dedicated charities, the fantastic local community and our valued Milton Keynes businesses.

Our main focus remains our guests.

"The (winter night shelter service) is an absolute god send. If it wasn't for this charity I would still be on the streets. Everyone is absolutely amazing and go above and beyond to help everyone. It is a great charity and I have nothing but good words to say. Keep up the good work." Winter Night Shelter Guest 2024-25

OUR SUPPORTERS

This work has been assisted by very welcome grants and donations from:

Accelera	John Lewis	Oakgrove Singers
Activism Clothing	Kings Court Chapel, Milton Keynes	Personal Assurance Group
All Saints Church Loughton	Lee Campbell	Polymnia Choir
All Saints Church Milton Keynes	Lloyds Bank Foundation	Rotary Club of Woburn Sands
Amazon Charitable Foundation	Loughton Parish Council	Rotary Club of Wolverton and Stony Stratford
Ball Electronics	Lux Clean	Screwfix Foundation
Bidwell	Major Fitness	Shoosmiths
Boxberry Gardens Neighbours	Mercedes MK	St Pauls Academy
Brooklands Farm Primary School	Mercer and Hole	St George's Church, Wolverton
Christ Church Stantonbury	MIB (Motors insurance Bureau)	St Faiths Church, Newton Longville
Church of St Mary Magdalene	Milton Keynes City Council	Stony Radio
Churches Together in Winslow	Milton Keynes Lions Central	Stantonbury Parish Council
CMK Town Council	Milton Keynes Soroptimists	Taylor Wimpey South Midlands
Coca Cola	Milton Keynes Tabernacle	The Coal Hatch
Costco	MK Chorale	The Grocers Charity
Cranswick Convenience Foods	MK Watling Rotary Club	The JJH Rausing Trust
David Lock Associates	National Grid Community Matters	Thornton College
Fortress Distribution Limited	National Lottery	Volkswagen Financial Services Retail UK
Fusemetrix Group	Nationwide Building Society – Milton Keynes branches	Waitrose
Freemasons	New City Church MK	West Midland Trains
Girdlers Company Charitable Trust	New Life Church Milton Keynes	Wharfside Electrical Wholesalers Ltd
Great Holm and Loughton PC	Newport Pagnell Baptist Church	Whitehouse Parish Council
Grahams Plumbers Merchant	Newport Pagnell PCC	Whitespace Yoga & Wellbeing Studio
Greenleys Junior School	Newport Pagnell Parochial Church Council	Yoga with Eva
Homely Spaces Limited	Newport Pagnell Singers	
Homeless Support Woburn Sands	Network Rail	
ICAEW	Neves Solicitors	
Inner Wheel Club, Wolverton	Oakgrove Primary School	

And finally, to our Trustees, team (both employees and volunteers), and the venues who have provided a safe place and resources to our winter night shelter guests

Thank you

FINANCIAL REVIEW

The Charity continues to rely on voluntary donations from a diverse range of generous supporters, including corporate partners, faith organisations, public bodies, and charitable trusts. In 2024/25, we received both operational funding and dedicated capital grants to support the development of our Wolverton site, acquired in 2021.

This year, we also experienced increased income from local fundraising events such as the CEO Sleepout. We are deeply grateful for the ongoing generosity of our supporters, particularly in light of current economic challenges.

Overall donations remained at a similar level to previous year £204,436 (2023/24: £204,785), reflecting the commitment of our donors and fundraisers. However, income from charitable activities, specifically grants from trusts and foundations declined. This was result of a challenging grant landscape and a turnover within the fundraising team.

Capital grants totalling £588,691 (2023/24: £113,534) were received to fund Phase 1 refurbishment of the Wolverton warehouse, specifically to make the building watertight and secure. The project completed in October 2024. As a result, our cash reserves decreased from £490,460 at the beginning of the year to £214,654 at year end.

Each year, the directors approve an annual budget which is tailored to the ongoing and emerging need for services. This year we reflected on the need for additional staffing to support the operational work of the charity which continues to grow as we seek to develop services to meet increasing need.

The directors closely monitor the financial results, variance from budgets and non-financial indicators, considering the risks with the changes in the financial and economic climate creating further demand for our services and need to balance the skills and availability of our dedicated staff team.

The independent examination was carried out without charge, for which we are very grateful.

No remuneration or personal expenses were paid to any director.

The Charity holds no funds or assets as custodian trustee.

Reserves Policy

The charity pays particular attention to its long-term viability. Accordingly, the directors have considered and adopted an unrestricted reserves policy representative of three months to five months costs of operating the charity which is based on the Board approved Annual Budget. The directors also recognise the short-term impact of the completion of Wolverton phase 1 and are confident that the unrestricted reserves will return to the required levels. The directors annually monitor and review this position to ensure it reflects the needs of the charity.

Public benefit statement

The Charity directors have exercised their powers with due regard to the guidance on public benefit published by the Charity Commission to promote the Charity's Objects by:

- Providing temporary accommodation together with evening meal and breakfast for single homeless persons
- Providing support and information to guests to change the direction of their lives for the better.

Principal risks and uncertainties

Risk Management

The Charity directors acknowledge their responsibility for the Charity's systems of internal control and risk management and recognise that such a system is designed to actively manage and minimise the risk of failure to achieve the Charity's objectives.

Due to the nature of the work we do, the directors have an open risk appetite in regard to the strategic work, finding new and innovative ways to support our aims and objectives. However, regarding risk in direct relation to our guests we have a cautious risk appetite. The directors review and monitor risk, taking appropriate action where risk does not align with appetite.

The following major categories of risk are relevant to the Charity:

Compliance risk

The Charity must comply with a range of legal and regulatory requirements including charity law, data protection, fundraising standards, health and safety, and safeguarding. To mitigate these risks the Charity has robust and embedded processes and policies, which are complemented by regular and rigorous review at Board meetings.

Reputational risk

There is always a reputational risk if someone were to die in our care at our winter night shelter provision. The reality is that a number of our guests have the possibility of increased physical and mental health conditions because of rough sleeping and at times have substance dependencies. Given the above, and the constant trade-offs between offering support services (despite their inherent risks) or none, we acknowledge that some level of reputational risk is unavoidable. This may arise if something goes wrong, if we misjudge a risk, or if external bodies challenge the judgments and decisions we make each day.

Financial Risk

During the last financial year, we strengthened our income streams and benefitted from an increase in our corporate support through local businesses. The main fundraising challenge we face is the ever-increasing demand across the sector for grant support, as competition has increased making these funds more difficult to secure. We balance the revenue need to cover the costs of running the welfare service and salaries for a growing staff team alongside the capital funds needed to enable the development and launch of our long-awaited Drop-in Centre, whilst also meeting our long-term mortgage commitments.

Responsibilities of the Directors

The directors are responsible for preparing the Annual Report and the Financial Statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The financial statements have been prepared in accordance with the accounting policies set out in the notes to the accounts and comply with the charity's governing document, the Charities Act 2011 and Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland published on 16 July 2014.

In preparing these financial statements, the directors are required to:

- Select suitable accounting policies and then apply them consistently
- Observe the methods and principles in the SORP FRS102
- Make judgements and estimates that are reasonable and prudent
- State whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements
- Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in operation.

The directors 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. The directors are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention of fraud and other irregularities.

In so far as the directors are aware:

- There is no relevant audit information of which the charitable company's independent examiner is unaware; and
- The directors have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the independent examiner is aware of that information.

Small Company Provisions

This report has been prepared in accordance with the special provisions for small companies under Part 15 of the Companies Act 2006.

Independent Examiner

Stephen Dunham of Broughton, Milton Keynes was appointed under section 487(2) of the Companies Act 2006.

Richard Wightman, Chair

23rd July 2025

INDEPENDENT EXAMINER'S REPORT

I report to the directors of UnityMK, Milton Keynes on the accounts for the year ending 30th April 2025 which are set out on pages 16-25.

Respective responsibilities of directors and examiner

The Charity's directors consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed.

It is my responsibility to:

- examine the accounts (under section 145 of the 2011 Act)
- follow the procedures laid down in the General Directions given by the Charity Commission (under section 145(5)(b) of the 2011 Act), and
- state whether particular matters have come to my attention.

Basis of independent examiner's report

My examination was carried out in accordance with the General Directions given by the Charity Commission. 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 consideration of any unusual items or disclosures in the accounts and seeking explanations from you as directors concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the accounts present a 'true and fair' view, and the report is limited to those matters set out in the statement below.

Independent examiner's statement

During my examination, no matter has come to my attention:

- which gives me reasonable cause to believe that, in any material respect, the requirements:
  - to keep accounting records in accordance with section 130 of the 2011 Act; and
  - to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Act; have not been met; or
- to which, in my opinion, attention should be drawn to enable a proper understanding of the accounts to be reached.

Independent Examiner

Stephen Dunham ACMA CGMA

Broughton, Milton Keynes

23rd July 2025

STATEMENT OF FINANCIAL ACTIVITIES

(incorporating income and expenditure)

		Unrestricted	Restricted	Total Funds	2023/24
Income:		£	£	£	£
Donations	*2*	197,938	6,498	204,436	204,785
Charitable Activities	*3*	77,597	40,022	117,620	133,166
Capital Grants	*4*	-	588,691	588,691	113,534
Investments		3,950	-	3,950	1,691
Other	*5*	42,645	315	42,960	52,910
Total Income		**322,130**	**635,526**	**957,656**	**506,085**
Expenditure:					
Raising Funds	*6 & 8*	47,865	445	48,310	38,348
Charitable Activities	*7 & 8*	258,681	65,915	324,596	339,269
Other	*9*	36,467	(40)	36,427	35,564
Total Expenditure		**343,012**	**66,320**	**409,332**	**413,180**
Surplus/(Deficit) for the year		**(20,882)**	**569,206**	**548,324**	**92,905**
Transfer Between Funds	*10 & 17*	495,350	(495,350)	-	-
Net Movement in Funds		**474,469**	**73,856**	**548,324**	**92,905**
Total funds brought forward		345,011	35,648	380,659	287,753
Total funds carried forward		**819,480**	**109,503**	**928,983**	**380,659**

BALANCE SHEET as at 30th April 2025

	Note	2024/25 £	2023/24 £
Tangible Fixed assets	*11*	1,352,346	545,324
Fixed Assets		**1,352,346**	**545,324**
Current Assets			
Cash at bank		214,654	490,460
Debtors & Prepayments	*12*	9,579	13,167
		224,233	503,627
Creditors: amounts falling due within one year			
Creditors & Accruals	*13*	(42,461)	(28,777)
Net current assets		**181,772**	**474,850**
Creditors: amounts falling due after more than one year	*13, 14 & 15*	(605,136)	(639,515)
TOTAL NET ASSETS		**928,983**	**380,659**
Charity Reserves	*16*		
Restricted		109,503	35,647
Designated		715,322	220,199
Unrestricted		104,157	124,812
TOTAL FUNDS		**928,983**	**380,659**

The notes on pages 17 to 25 form part of these financial statements. For the financial year ending 30th April 2025, the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

The members have not required the company to obtain an audit of its accounts for the year in question in accordance with section 476. The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to the 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. These financial statements were approved by the directors of the Charity on 23rd July 2025, and are signed on their behalf by:

RICHARD ERIC WIGHTMAN
Chair & Director

LINDA CHERRINGTON
Finance Director

NOTES TO THE ACCOUNTS

1 Basis of accounting and accounting policies

The financial statements have been prepared under the historic cost convention and in accordance with the applicable United Kingdom accounting standards and comply with the Charities (Accounts and Reports) Regulations 2008 issued under the Charities Act 1993 and with the SORP FRS102.

1.1 Resources Expended

Expenditure has been accounted for on an accruals basis and has been classified under headings that aggregate costs within a category.

1.2 Fixed assets

All fixed assets are initially recorded at cost.

1.3 Depreciation

All assets are written off over their useful economic lives. The lives presently in use are:

- Buildings: 50 years
- Plant & Equipment: 5 years
- Office Equipment: 3 years

2 Donations

Donations include money donated by individuals, corporate/group donations and funds raised from events, much of which is collected through charity fundraising sites, such as JustGiving and Localgiving. The related Gift Aid on individual donations or money raised through fundraising sites is included in this item.

3 Charitable Activities

Breakdown of Charitable Income:

	2024/25		
	Unrestricted	**Restricted**	**Total**
	£	**£**	**£**
Milton Keynes Council Grants	66,247	-	66,247
Milton Keynes Community Foundation	10,000	-	10,000
Other	1,350	-	1,350
PCC[1] Grant	-	9,807	9,807
Albert Hunt Grant	-	8,000	8,000
MHCLG Rough Sleeper[2]	-	4,968	4,968
Grocers' Charity	-	5,000	5,000
Accelera Cummins	-	4,747	4,747
Hedley Foundation	-	3,000	3,000
Various Parish Council Grants	-	4,500	4,500
Total Charitable Income	**77,597**	**40,022**	**117,620**

[1]PCC: Office of the Police and Crime Commissioner for Thames Valley
[2]MHCLG: Ministry of Housing, Communities and Local Government

Details on purpose of restricted grants are provided in Note 17.3.

Notes to the Accounts (continued)

4 Capital Grants

These are the restricted funds specifically received towards construction work at Unit 1, Glyn Square, Wolverton. Details of the grants are shown in note 17.

5 Other Income

Other income includes housing benefit for the seasonal night shelters.

6 Expenditure on Raising funds

The total cost includes fundraising employment costs, fundraising events and other admin costs incurred in fundraising activities.

7 Breakdown of expenditure on Charitable Activities

	2024/25			2023/24
	Unrestricted	Restricted	Total	Total
	£	£	£	
Staff & Volunteer costs	177,148	31,633	208,781	196,928
Venue costs	20,769	18,542	39,311	38,708
Guest Transport	5,622	4,297	9,919	20,826
Guest Support	2,093	6,558	8,651	10,244
Service Charge & Utilities	23,740	2,143	25,883	28,780
Governance costs[1]	552	-	552	361
Support Costs[2]	20,030	2,688	22,718	27,216
Admin Costs[3]	8,727	54	8,781	16,206
	258,681	**65,915**	**324,596**	**339,269**

[1]Includes compliance costs such as data protection fees.
[2]Support costs include operational costs such as building maintenance, IT, training and recruitment.
[3]Admin costs include insurance, marketing and other office expenses.

8 Employment Costs

Within Raising Funds and Charitable Activities following employment costs are included:

	2024/25	2023/24
	£	£
Wages & Salaries	230,067	204,496
Social Security Costs	16,527	10,094
Pension	7,213	5,648
	253,807	**220,238**

No employee received benefits of more than £60,000 during the year.

Notes to the Accounts (continued)

During the year the charity employed an average of 1 full time staff and 11 part time staff (2023/24: 1 full time and 9 part time).

Trustees do not receive remuneration but are reimbursed for expenses incurred on behalf of the charity in respect of administration and operational costs. In year 2024/25, no expenses were claimed by trustees (2023/24: £303).

9 Other Expenditure

	2024/25			2023/24
	Unrestricted	Restricted	Total	Total
	£	£	£	£
Loan Interest	23,947	-	23,947	14,252
Legal & Professional fees	692	(40)	652	7,504
Depreciation	11,828	-	11,828	13,807
Total Other	**36,467**	**(40)**	**36,427**	**35,564**

10 Transfer between Funds

In the year there was a reallocation of £495,350 from Restricted reserves to Designated reserves. This movement represented funds expended from restricted reserves to develop Wolverton property which is now part of Capital Work in progress designated fund. Detail of this movement by each fund is shown in note 17.

11 Fixed Assets

	Land & Buildings	Capital Work in Progress	Plant & Equipment	Total
	£	£	£	£
Initial Purchase Cost	581,995	-	10,606	**592,601**
Accumulated Depreciation	(36,860)	-	(10,417)	**(47,277)**
Net Book Value on 30th April 2024	**545,136**	-	**188**	**545,324**
Additions/Purchases in the year				
Wolverton Property Development	-	818,850	-	**818,850**
Depreciation Charge in the Year	(11,640)	-	(188)	**(11,828)**
Net Book Value on 30th April 2025	**533,496**	**818,850**	**-**	**1,352,346**

Notes to the Accounts (continued)

12 Debtors and Prepayments

	2024/25	2023/24
	£	£
Prepayments	4,152	3,140
Trade Debtors	5,428	10,028
Total	**9,579**	**13,167**

13 Creditors

13.1 Amounts falling due within one year	2024/25	2023/24
	£	£
Bank loans and overdrafts (see Note 14 and 15)	31,888	8,921
Accruals/Trade creditors	10,573	19,856
Total	**42,461**	**28,777**

13.2 Amounts falling due after more than one year	2024/25	2023/24
	£	£
Bank loans Secured (see Note 14)	303,203	316,015
Unsecured Loan (see Note 15)	301,933	323,500
Total	**605,136**	**639,515**

14 Secured Debt

The following secured borrowing is included within creditors:

	2024/25	2023/24
	£	£
Bank loans	**313,524**	**324,936**

The freehold of the property Unit 1, Glyn Square, Wolverton was purchased on 8th March 2021. As of 30th April 2025, the mortgage outstanding stood at £313,524 (2023: £324,936). This is secured on the property and is repayable over 20 years, expiring March 2041. Interest was charged at a fixed rate for the first 36 months ending in March 2024. Since then, it is at a variable rate. The principal and interest are repayable in monthly instalments over the term of the mortgage.

15 Unsecured Debt

The following unsecured loan is included within creditors:

	2024/25	2023/24
	£	£
Unsecured Loan	**323,500**	**323,500**

Notes to the Accounts (continued)

To support Phase 1 construction work at Unit 1, Glyn Square, Wolverton, an unsecured loan has been provided by an individual and supporter of the charity. The loan was drawn down on 28th March 2024 with repayments due from September 2025. The loan previously accrued simple interest; however, an addendum signed in March 2025 retrospectively removed all interest charges, and the loan now bears no interest from inception.

16 Reserves

	2024/25	2023/24
	£	£
Unrestricted	104,157	124,812
Designated	715,322	220,199
Restricted Property Development*	102,025	11,408
Restricted Operational*	7,478	24,240
Total Reserves	**928,983**	**380,659**

*Details of restricted funds are included in Note 17.

The Restricted Property Development Fund comprises funds reserved for Phase 2 development, following the completion of Phase 1.

Established in 2021, the Designated fund initially reflected the net book value of Unit 1, Glyn Square, Wolverton, excluding mortgage liabilities. In 2024/25, capital work in progress on the Wolverton property was added to the fund, net of any associated unsecured loan liability.

Designated Reserve	2024/25	2023/24
	£	£
Net book value on Property	533,496	545,136
Property Mortgage liability	(313,524)	(324,936)
Capital Work in Progress	818,850	-
Cash at Bank*	-	323,500
Unsecured Loan liability*	(323,500)	(323,500)
Total Reserves	**715,322**	**220,199**

* The Unsecured Loan Liability remained fully unutilised in 2023/24, as Phase 1 construction at Wolverton had not commenced. The liability is fully offset by corresponding cash held in the bank.

Notes to the Accounts (continued)

17 Movement in funds

17.1 Funds held during the year:

	At 30/04/25 £	Net Movement £	Movement Between Funds[1] £	Movement £	At 30/04/24 £
Unrestricted funds					
General funds	104,157	(20,655)	227	(20,882)	124,812
Designated: Property	715,322	495,123	495,123	-	220,199
	819,480	**474,469**	**495,350**	**(20,882)**	**345,011**
Restricted funds					
Wolverton Building Project	102,025	94,367	97,090	(2,723)	7,658
National Lottery Community	-	(3,750)	(426,141)	422,391	3,750
Garfield Weston	-	-	(100,000)	100,000	-
The Beatrice Laing Trust	-	-	(30,000)	30,000	-
The Clothworkers' Foundation	-	-	(41,300)	41,300	-
The Grocers' Charity	-	-	5,000	(5,000)	-
Food and Night Shelter Funding	412	(2,764)	-	(2,764)	3,176
Accelera Cummins	1,308	1,308	-	1,308	-
Personal Medical Group	-	(2,500)	-	(2,500)	2,500
West Midlands Trains Ltd	-	(3,756)	-	(3,756)	3,756
Welfare restricted donations	-	(760)	-	(760)	760
MHCLG Rough Sleepers[2]	-	-	-	-	-
PCC[3]	-	-	-	-	-
Mazars Charitable Trust	4,708	(4,231)	-	(4,231)	8,939
Girdlers' Company Trust	-	(2,446)	-	(2,446)	2,446
Hedley Foundation	550	550	-	550	-
The Screwfix Foundation	(0)	(2,161)	-	(2,161)	2,160
Central MK Town Council	500	-	-		500
	109,503	**73,856**	**(495,350)**	**569,206**	**35,647**
Total Funds	**928,983**	**548,324**	**-**	**548,324**	**380,659**

[1]£495,350 movement between funds reflects the utilisation of funds restricted for development of Wolverton property to Designated Property.
[2]MHCLG: Ministry of Housing, Communities and Local Government
[3]PCC: Office of the Police and Crime Commissioner for Thames Valley

Notes to the Accounts (continued)

17.2 Details of income and resources expended during the year:

	Incoming Resources £	Resources Expended £	Movement Between Funds[1] £	Net Movement in funds £
Unrestricted funds				
General and Designated funds	**322,130**	**(343,012)**	**495,350**	**474,469**
Restricted funds				
Wolverton Building Project	-	(2,723)	97,090	94,367
National Lottery Community	422,391	-	(426,141)	(3,750)
Garfield Weston	100,000	-	(100,000)	-
The Beatrice Laing Trust	30,000	-	(30,000)	-
The Clothworkers' Foundation	41,300	-	(41,300)	-
The Grocers' Charity	-	(5,000)	5,000	-
Food & Night Shelter Funding	19,013	(21,777)	-	(2,764)
Accelera Cummins	4,747	(3,439)	-	1,308
Personal Medical Group	-	(2,500)	-	(2,500)
West Midlands Trains Ltd	-	(3,756)	-	(3,756)
Welfare restricted donations	300	(1,060)	-	(760)
MHCLG Rough Sleepers[2]	4,968	(4,968)	-	-
PCC[3]	9,807	(9,807)	-	-
Mazars Charitable Trust	-	(4,231)	-	(4,231)
Girdlers' Company Charitable Trust	-	(2,446)	-	(2,446)
Hedley Foundation	3,000	(2,450)	-	550
The Screwfix Foundation	-	(2,161)	-	(2,161)
Central MK Town Council	-	-	-	-
	635,526	**(66,320)**	**(495,350)**	**73,856**
Total Funds	**957,656**	**(409,332)**	**-**	**548,324**

[1]£495,350 movement between funds reflects the utilisation of funds restricted for development of Wolverton property to Designated Property.
[2]MHCLG: Ministry of Housing, Communities and Local Government.
[3]PCC: Office of the Police and Crime Commissioner for Thames Valley.

Notes to the Accounts (continued)

18.3 Detail and Purpose of funds held

Restricted Fund name	Purpose
Wolverton Building Project, National Lottery Community Fund, Garfield Weston, The Beatrice Laing Trust and The Clothworkers' Foundation	Phase 1 capital funding to begin to renovate and refurbish the property at Glyn Square Wolverton – our new hub to provide prevention and recovery services
Grocers' Charity, Personal Medical Group, West Midlands Trains Ltd and PCC - Office of the Police and Crime Commissioner for Thames Valley	For guest welfare provision at our current homelessness centre
Albert Hunt and various Parish Council grants	To purchase food and bedding and equipment for guests and for the Night Shelter
Accelera Cummins via the Global Giving Foundation	To enhance our volunteer programme
Welfare Restricted donations	To provide accommodation, clothes, travel tickets etc for guests
MHCLG Rough Sleeper	To support entrenched rough sleepers
Mazars Charitable Trust and Girdlers Company Charitable Trust	Preparing guests for employment
Hedley Foundation	To enable counselling sessions to people experiencing trauma and emotional disturbance because of becoming homeless
The Screwfix Foundation	To support projects that will fix, repair, maintain and improve properties and community facilities specifically for those in need
Central Milton Keynes Town Council	To improve our centre's storage facility which holds emergency clothing and toiletries supplies as well as Food Bank stock

UnityMK

England & Wales - Charity number 1149480

Accounts

UnityMK
Annual Report and Financial Statements for the year ending 30th April 2024

UnityMK

UnityMK. A company limited by guarantee

Unity Park Station welfare centre

Winter night shelter emergency beds

Corporate volunteering opportunities

Daily café service

 Charity number: 1149480 Company number: 08232340

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Chair's Statement

This year saw the charity change its name from The Winter Night Shelter Milton Keynes to UnityMK. This change reflects the growth in breadth of our services as we continued to support those experiencing homelessness, whilst also providing assistance to prevent homelessness. It reflects our belief in partnerships and our desire to work collaboratively to help end homelessness.

Milton Keynes has a growing homelessness problem. MK Community Foundation's 2022/23 Vital Signs report states that Milton Keynes was ranked 27 out of all English Authorities in 2021 for the proportion of its population that was homeless. In 2018 Milton Keynes ranking was 32.

Figures taken from the government's Rough Sleeping snapshot in England, Autumn 2023 show 3,898 people are estimated to be sleeping rough on a single night in autumn in 2023, which has risen for the second year in a row. Milton Keynes 'count' shows a drop of 33% from 2022 snapshot. However, these are people visibly rough sleeping on a certain night in November and doesn't show those hidden away for safety, those sleeping in cars, and those sofa sleeping. Sadly, our welfare centre supports many more people rough sleeping than the "official" figures state, and this year saw several of our winter night shelter guests who were experiencing homelessness for the first time.

Some of the factors contributing to these rising figures are the increasing cost of living, the rise in "no fault" evictions, the lack of affordable housing and changes in accommodating asylum seekers, all alongside the continuing homelessness resulting from relationship breakdown and addictions.

Our Welfare Centre, Unity Park Station (UPS), formerly the Old Bus Station, is one of our services that provided solutions. The Breakfast service provided those rough sleeping food and access to showers, emergency clothing, lockers for safe storage of belongings and laundry facilities. The numbers accessing our Welfare support services throughout the morning continued to increase and the team saw more referrals for client support from both local statutory and non-statutory agencies. The Food Foundation found that in January 2024, 15% of UK households were living in food insecurity. UPS continued to have food available six days a week either through organised provision/clubs, Foodbank, our own welfare support, or from one of our external partners using UPS at the weekend.

We also made available our premises free of charge to other groups for the provision of their services that support the homeless. The wider community was served by The Mix holding weekly mental health support meetups, there were multiple addiction support services, New Life church provided a Community club, and there was a Knit and natter group. Dreamsai used the facilities to prepare essential food parcels for those in need across MK, and it was used as a convenient central location for other agencies to arrange appointments to meet their clients.

We continued to work alongside Milton Keynes City Council (MKCC), supporting them, with their 19-bed night shelter above our welfare centre. We provided a team of volunteers to provide meals to their guests in the evenings, as well as additional welfare support.

Our overnight winter night shelter service again provided emergency bedspaces from the end of November through to the beginning of April. We are grateful to the 400 or so volunteers who signed up to assist us providing the fifteen beds a night rotating over ten venues across the city. We also thank the churches, other groups, and volunteer community cooks, who made food and venues available to us, many at no cost to the charity.

We acknowledge our welfare team and volunteers alike, who continued to provide support to our welfare centre guests throughout the year and our staff behind the scenes enabling these services to operate. We are grateful to those individuals who made direct personal donations, those who

contributed to organised collections and fundraiser events (sponsored and otherwise) and who are listed on the last page. We also want to recognise those companies who have now pledged their support to us. This growing number of local businesses are helping us build a sustainable income stream. Thank you.

We secured funding for Phase 1 of the development of our Wolverton Drop-in Centre, which makes the building watertight. We are now raising funds for Phase 2 to fit out the building so that we can create a Hub to provide partnership spaces, education, skills training, and pathways to prevent homelessness and to sustain tenancies.

We will work continue to ensure that UnityMK continues to provide crisis support to those who find themselves rough sleeping and facing homelessness. Thank you, one and all - we invite your ongoing support as we continue to support those at risk and at crisis point.

Directors' Annual Report

The directors have pleasure in presenting their report and the financial statements of the Charity for the year ended 30th April 2024.

Structure, governance and management

The Charity was registered as a Company limited by guarantee on 27 September 2012 with a Memorandum and Articles of Association and as a Charity on 25 October 2012.

The board consists of at least three directors with at least three or one third of the directors (if greater) present at any general meeting to form a quorum. To be eligible each director must be over the age of 18 and all must support the Objects. If any director is a corporate body (of which there are none at present) it must act through a named representative whose contact details are notified to the directors and there must be at least one individual director.

One third (or the number nearest one third) of the directors must retire each year, those longest in office retiring first and the choice between any of equal service being made by drawing lots.

A retiring director may be reappointed.

The directors may at any time co-opt any individual who is eligible as a director to fill a vacancy in their number or as an additional director, but a co-opted director holds office only for one year.

The Memorandum and Articles of Association authorise the directors to make and hold investments using the general funds of the Charity. At present only bank deposits are held however this position continues to be monitored.

The Charity is run through its board of directors who meet quarterly.

April saw the General Manager promoted to the position of CEO in recognition of the needs of the growing charity and her responsibility to lead the staff team, to provide day-to-day governance of the charity, and to develop our strategic plans. Principal objectives in the year have been to strengthen and diversify the income streams, secure Phase 1 funding for the Wolverton project, to update policies and procedures and to fill some of the key staffing vacancies.

Our part-time staff team includes:

(1) a Welfare Manager and Senior Welfare Officer. The former resigned after many years of faithful service in November, and the then General Manager and Senior Welfare Officer covered the position between them. They delivered face to face person centred welfare support, liaised with other agencies, and supported clients and night shelter guests in

addressing their needs. This included finding more settled accommodation, accessing benefits to which they were eligible, and enabling people to stay in employment.

(2) the Operations Manager continued to ensure that both the day welfare services and the winter night shelter provision ran smoothly with volunteer recruitment, the growing area of food provision, services set-up and building compliance. The Operations team grew with a new role in July of Unity Park Station Assistant responsible for the sites joining the Operations Assistant who continued to be responsible for allocating volunteers to opportunities and assisting with volunteer management.

(3) our Finance Manager, who handled the day-to-day transactions and budgets.

(4) a Communications Manager and Assistant who kept our profile high through social media and preparing materials for our external communications with the volunteers and wider community and two Fundraising Managers.

(5) our Community Fundraising Manager had a role name change to become Corporate & Community Fundraising Manager recognising the growing work with developing corporate partners to diversify the charity's income.

(6) a freelance Senior Fundraising Manager. He was very successful in raising the funds for Phase 1 of the Wolverton development. However, he left the charity in February, and a new employee post was created and a Trusts Fundraising Manager started in April.

The general workload increased dramatically as we continue to be one of the first options for many rough sleeping or facing homelessness. The charity employed one full time and eleven part time paid staff and relied heavily on support from hundreds of volunteers from the local community.

Objectives and activities

The Objects of the Charity are to relieve poverty, distress and homelessness in Milton Keynes and the surrounding area particularly through the provision of temporary emergency accommodation and our welfare services that run from our city centre located welfare centre, Unity Park Station (UPS).

Services

Unity Park Station welfare centre (UPS) – This continued to operate as a 'one stop shop' for homelessness charities in Milton Keynes, providing a central hub for all. Around 15 external groups access the facility to provide further support in areas of welfare and housing need, recovery from substance dependency, mental health support, and combating isolation and loneliness. The main welfare support is split between two services: 8-9am Breakfast Service and the 10am -12.30pm Drop-in Service

Winter Night Shelter - Our circuit Winter Night Shelter service operates during the coldest months of the year and is a lifeline for many who would otherwise be sleeping rough. From the end of November through to the beginning of April our shelters provide 15 emergency beds for those with low to medium support needs. Thanks to churches, community centres and an incredible team of volunteers, we're able to offer this service 7 days a week and guests know they will receive an evening meal, company, and a warm, dry place to sleep. Our welfare team work with our night shelter guests to get them into more settled accommodation and support them to rebuild their lives.

Wolverton Hub - Our property in Wolverton has successfully gone out to tender for Phase 1 of the reconstruction work to progress our vision of our own bespoke centre. Funding has been secured for this phase and the work is due to be completed by the end of September. Development of this property will take place in stages as we secure staged funding. Our current facilities at the Unity Park Station are provided under an eight-year lease which expires in March 2028. We expect the new facilities to be completed and in use before this time.

Impact

It was another busy year for our teams – offering a wide range of services to meet the needs of those presenting as at risk of, or experiencing, homelessness.

A significant service at UPS is the café provision and this year we have registered with the council as a food provider. We provide warm meals to rough sleepers and those with reduced economic circumstances. We also continue to support Milton Keynes City Council night shelter clients through the provision of volunteers and meals. All year round, our cooks in the community provide hot meals to our welfare centre, which ensured we could meet the demand for the high number of requests for food. Over the course of the year we served just over 17,000 hot meals in the cafe at UPS (this number includes the meals served by the Community Club run by New Life Church two mornings a week from our building).

Our welfare provision was available across the whole year- with a slight temporary change to our opening days, running from Monday to Thursdays. Typically, our team were seeing around 230 visitors per week at our centre.

We noticed an increase in families needing to access our support, with a rise on those presenting as already homeless. There were a variety of issues bringing them to us, including the impact of the cost of living and section 21 'no fault' evictions due to landlords wishing to sell their properties.

We continued to work closely with other services who used Unity Park Station to provide recovery support, accommodation options, community inclusion, and employment and resettlement options. The welfare centre saw the probation service trialling a weekly session with one of their officers and Migrant Help have run a fortnightly drop-in session to assist those from the EEA with their immigration issues. Funding meant that we were able to once again employ a therapist to come and hold weekly drop-in or pre-booked sessions with the guests. This vital service gave those rough sleeping or vulnerably housed a safe place to talk and process.

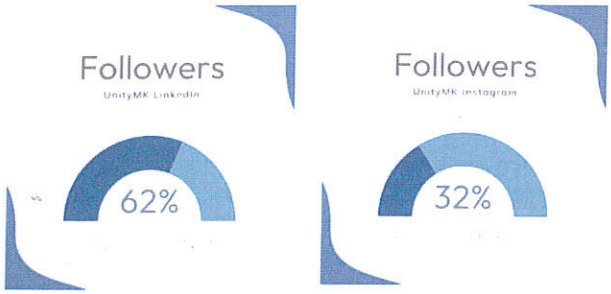
Our winter night shelter provision opened as planned, and like the previous year, we could offer up to fifteen guests an emergency bed each night from the end of November through to the end of March. We worked with 10 venues, rotating the shelter each evening, and for the first time since before the Covid-19 pandemic, we were able to provide evening meals at our shelter venues. This was a positive experience for both our guests and volunteers, enabling them to share a meal together in a friendly and safe environment.

"I am indebted to all the staff and volunteers at the shelter. Their help and kindness has been wonderful at a very stressful time for me" Simon – Winter night shelter guest 2023-24

During the night shelter season, 31 guests were provided with a bed, and tailored support enabled 15 to move-on positively to more longer-term accommodation and 4 to remain in or gain employment. The length of stay for the guests increased this year due to the lack of move-on accommodation options as a result of limited affordable housing. This also showed in the number of guests we were able to support 31 this year compared to 65 the year before.

Community support was fantastic, and our volunteering numbers grew from 120 to over 400 to enable us to run our night shelter service. Local street food vans also offered their support and visited our welfare centre to provide free evening meals for up to 34 guests and volunteers from both the Council's night shelter and our own winter night shelter.

Our social media channels were used to effectively to enable us to raise awareness of the need, share positive guest stories, and also recruit for additional volunteers to support our daytime services and winter night shelters. We focused on growing our social channels to give the charity an opportunity to reach a bigger audience, along with shaping content that continued to deliver high engagement levels. This resulted in a growth of followers on our LinkedIn and Instagram accounts.



Fundraising approach

To fund our vital work, we approached our supporters via grant applications, letters, email and where possible at events. We complied with current regulations and best practice set out by regulatory and professional membership bodies including the Fundraising Regulator, Institute of Fundraising, Direct Marketing Association and Advertising Standards Board.

UnityMK and its Fundraising department have the following aspirations and guidelines:

- We will commit to high standards in all work
- We will be clear, honest, and open
- We will be respectful when sharing guest stories
- We will be fair and reasonable
- We will be accountable and responsible with data, applications, and reporting

We continued the process of diversifying our income streams to become even less reliant on a limited number of sources. These sources now include Charitable Trusts, Corporates, Individuals, events and Statutory Sources.

We are immensely grateful to our donors and more than 400 volunteers for their support helping us meet this urgent need and we do not take their support for granted. We ensure that every penny raised is used to the best of our ability to support our clients and winter night shelter guests.

Looking forward

In response to seen need, and working alongside Milton Keynes City Council's night shelter, we are planning to operate a night shelter again this coming season. We plan to open fifteen beds each night using eight venues across the city. We will continue to invest in our welfare centre ensuring it is robust enough to support wide range of people accessing the service, from entrenched rough sleepers through to those needing assistance with benefits forms/debt advice etc to prevent many more finding themselves homeless. The team continues to develop partnerships with local support agencies, housing providers, employment services and has growing relationships within the community and local businesses.

Our fundraising activity to support the development of the Wolverton Drop-In Centre will continue over this period, as we seek to raise funds for the Phase 2 fit-out.

This is a significant time for UnityMK as we seek to strengthen our current work with those experiencing homelessness and at risk of it, whilst at the same time developing the next phase focusing on preventative work. We continue to seek building and strengthening our partnerships and advocating for partnership working across the local council, charity and business communities.

Wolverton Hub drawing of our future development

Financial review

The Charity relies on voluntary donations from multiple sources including many corporate, church, and public entities who have been so generous. In addition, we received grants from charitable trusts and donations. In particular, the National Lottery supported our ambitious plans for the development of the site we acquired in Wolverton in 2021. Over recent years we have also seen a continued increase in community fundraising and are humbled by the level of support provided by our many supporters, especially knowing the economic and financial challenges many people face. We are extremely grateful for all this continued support and generosity.

During 2023/24, we have received a significant £94,720 (2022/23 £95,223) from individual donations through the generosity of our kind supporters and fundraisers. The response from individuals and grant providers both locally and nationally resulted in an income of £506,085 (2022/23 £559,850).

Our cash balances increased to £490,460. The large cash balance was the result of drawing down £323,500 loan in preparation for the Phase 1 capital works to make our Wolverton building watertight. Underlying cash balances increased to £166,960 (2022/23 £119,486). Our mortgage now stands at £324,936 (2022/23 £337,931).

Each year, the directors approve an annual budget which is tailored to the ongoing and emerging need for services. This year we reflected on the need for additional staffing to support the operational work of the charity which continues to grow as we seek to develop services to meet increasing need.

The directors closely monitor the financial results, variance from budgets and non-financial indicators, considering the risks with the changes in the financial and economic climate creating further demand for our services and need to balance the skills and availability of our dedicated staff team.

The independent examination was carried out without charge, for which we are very grateful.

No remuneration or personal expenses were paid to any director.

The Charity holds no funds or assets as custodian trustee.

Reserves Policy

The charity pays particular attention to its long-term viability. Accordingly, the directors have considered and adopted an unrestricted reserves policy representative of the costs of operating the Shelter at one venue per night for a winter season. This is estimated to be in the region of £75,000. The directors annually monitor and review this position to ensure it reflects the needs of the charity.

Public benefit statement

The Charity directors have exercised their powers with due regard to the guidance on public benefit published by the Charity Commission to promote the Charity's Objects by:

- Providing temporary accommodation together with evening meal and breakfast for single homeless persons
- Providing support and information to guests to change the direction of their lives for the better.

Principal risks and uncertainties

Risk Management

The Charity directors acknowledge their responsibility for the Charity's systems of internal control and risk management and recognise that such a system is designed to actively manage and minimise the risk of failure to achieve the Charity's objectives.

Due to the nature of the work we do, the directors have an open risk appetite in regard to the strategic work, finding new and innovative ways to support our aims and objectives. However, regarding risk in direct relation to our guests we have a cautious risk appetite. The directors review and monitor risk, taking appropriate action where risk does not align with appetite.

The following major categories of risk are relevant to the Charity:

Compliance risk

The Charity must comply with a range of legal and regulatory requirements including charity law, data protection, fundraising standards, health and safety, and safeguarding. To mitigate these risks the Charity has robust and embedded processes and policies, which are complemented by regular and rigorous review at Board meetings.

Reputational risk

There is always a reputational risk if someone were to die in our care at our winter night shelter provision. The reality is that a number of our guests have the possibility of increased physical and mental health conditions as a result of rough sleeping and at times have substance dependencies. Given the nature of those that we work with, and the trade-offs we have to make between providing support services which carry some risks against the alternative of providing no support services, we will always carry some reputational risk if something untoward happens, if we misjudge a risk, or if outside bodies criticise the judgements and trade-offs, we are having to make daily.

Financial Risk

During the last financial year, we strengthened our income streams, once again receiving housing benefit and also an increase in our corporate support through local businesses. There is fundraising challenge more than ever as we continue to grow. We balance the revenue need to cover the costs of running the welfare service and salaries for a growing staff team alongside the capital funds needed to enable the development and launch of our long-awaited Drop-in Centre, whilst also meeting our long-term mortgage commitments.

Responsibilities of the Directors

The directors are responsible for preparing the Annual Report and the Financial Statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The financial statements have been prepared in accordance with the accounting policies set out in the notes to the accounts and comply with the charity's governing document, the Charities Act 2011 and Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland published on 16 July 2014. In preparing these financial statements, the directors are required to:

- Select suitable accounting policies and then apply them consistently
- Observe the methods and principles in the SORP FRS102
- Make judgements and estimates that are reasonable and prudent
- State whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements
- Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in operation.

The directors 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. The directors are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention of fraud and other irregularities.

In so far as the directors are aware:

- There is no relevant audit information of which the charitable company's independent examiner is unaware; and
- The directors have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the independent examiner is aware of that information.

Small Company Provisions

This report has been prepared in accordance with the special provisions for small companies under Part 15 of the Companies Act 2006.

Independent Examiner

Stephen Dunham of Broughton, Milton Keynes was appointed under section 487(2) of the Companies Act 2006.

Richard Wightman, Chair

06th December 2024

Independent Examiner's Report

I report to the directors of UnityMK, Milton Keynes on the accounts for the year ending 30th April 2024 which are set out on pages 12-21.

Respective responsibilities of directors and examiner

The Charity's directors consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed.

It is my responsibility to:

- examine the accounts (under section 145 of the 2011 Act)
- follow the procedures laid down in the General Directions given by the Charity Commission (under section 145(5)(b) of the 2011 Act), and
- state whether particular matters have come to my attention.

Basis of independent examiner's report

My examination was carried out in accordance with the General Directions given by the Charity Commission. 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 consideration of any unusual items or disclosures in the accounts and seeking explanations from you as directors concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the accounts present a 'true and fair' view, and the report is limited to those matters set out in the statement below.

Independent examiner's statement

During my examination, no matter has come to my attention:

- which gives me reasonable cause to believe that, in any material respect, the requirements:
  - to keep accounting records in accordance with section 130 of the 2011 Act; and
  - to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Act; have not been met; or
- to which, in my opinion, attention should be drawn to enable a proper understanding of the accounts to be reached.

Independent Examiner

Stephen Dunham ACMA CGMA

Broughton, Milton Keynes

06th December 2024

Statement of Financial Activities

(incorporating income and expenditure)

		Unrestricted	Restricted	Total Funds	22/23
Income:					
Donations:					
Individual Donations		79,430	15,290	94,720	95,223
Group/Corporate Donations	2	80,262	14,492	94,754	72,265
Gift aid		13,067	2,244	15,310	11,209
Total Donations		172,758	32,026	204,785	178,697
Charitable Activities	3	89,983	43,183	133,166	242,908
Capital Grants & Donations	4	-	113,534	113,534	93,218
Investments		1,691	-	1,691	302
Other	5	52,910	-	52,910	44,725
Total Income		**317,342**	**188,743**	**506,085**	**559,850**
Expenditure:					
Raising Funds	6 & 8	37,988	360	38,348	48,382
Charitable Activities	7 & 8	247,587	91,682	339,269	317,390
Loan Interest		14,252	-	14,252	10,688
Legal & Professional fees	9	1,628	5,876	7,504	205,536
Depreciation		12,062	1,745	13,807	14,930
Total Expenditure		**313,517**	**99,663**	**413,180**	**596,926**
Surplus/(Deficit)/ for the year		**3,825**	**89,080**	**92,905**	**(37,076)**
Transfer Between Funds	10	78,560	(78,560)	-	-
Net Movement in Funds		**82,385**	**10,520**	**92,905**	**(37,076)**
Total funds brought forward		262,626	25,127	287,753	324,829
Total funds carried forward		**345,011**	**35,648**	**380,659**	**287,753**

Balance Sheet as at 30th April 2024

	Note	Unrestricted funds £	Restricted funds £	2023/24 Total £	2022/23 Total £
Fixed Assets	*11*	**545,324**	-	**545,324**	**559,198**
Current Assets					
Cash at bank	*12*	454,439	36,021	490,460	119,486
Debtors & Prepayments	*13*	12,667	500	13,167	4,899
		467,106	36,521	503,627	124,385
Creditors: amounts falling due within one year					
Creditors & Accruals	*14*	(27,904)	(874)	(28,777)	(86,459)
NET CURRENT ASSETS		**439,203**	**35,648**	**474,850**	**37,926**
Creditors: amounts falling due after more than one year	*15, 16 & 17*	(639,515)	-	(639,515)	(309,371)
TOTAL NET ASSETS		**345,011**	**35,648**	**380,659**	**287,753**
Charity Reserves					
Restricted				24,240	46,567
Restricted - Property development				11,408	(21,440)
Designated - Property Reserve				220,199	218,844
Unrestricted				124,812	43,782
Total Funds				**380,659**	**287,753**

The notes on pages 14 to 21 form part of these financial statements. For the financial year in question the company was entitled to exemption under section 477 of the Companies Act 2006 relating to small companies. No members have required the company to obtain an audit of its accounts for the year in question 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 the accounting records and for the preparation of the accounts.

These accounts have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime. These financial statements were approved by the directors of the Charity on 06th December 2024, and are signed on their behalf by:

RICHARD ERIC WIGHTMAN
Chair & Director

LINDA CHERRINGTON
Finance Director

Notes to the Accounts

1 Basis of accounting and accounting policies

The financial statements have been prepared under the historic cost convention and in accordance with the applicable United Kingdom accounting standards and comply with the Charities (Accounts and Reports) Regulations 2008 issued under the Charities Act 1993 and with the SORP FRS102.

1.1 Resources Expended

Expenditure has been accounted for on an accruals basis and has been classified under headings that aggregate costs within a category.

1.2 Fixed assets

All fixed assets are initially recorded at cost.

1.3 Depreciation

All assets are written off over their useful economic lives. The lives presently in use are:

- Buildings: 50 years
- Plant & Equipment: 5 years
- Office Equipment: 3 years

2 Corporate & Group Donations

Corporate/Group donations include gifts from companies and a variety of group fund raising activities from various supporting groups, schools, and employee groups. Much of this money is received through charity fundraising sites, such as JustGiving and Localgiving. The Gift Aid that is claimed through the fundraising sites on these donations is included in this item.

3 Charitable Activities

Income on charitable activities represents grants received from local authority and various trusts & foundations.

Milton Keynes City Council made grants during the year which included £25,000 towards utilities and operating costs at Unity Park Station. The sum also included grants made towards food and volunteer provision to provide meals for the guests of the council's male night shelter housed upstairs above UnityMK's welfare centre.

Grants from Trusts & Foundations included £25,000 unrestricted grant received from Lloyds Bank Foundation. Among others, restricted grants include grants from Personal Group and Mazars Charitable Trust as detailed out in Note 18.2.

4 Capital Grants & Donations

These are the restricted funds specifically received towards construction work at Unit 1, Glyn Square, Wolverton.

Notes to the Accounts (continued)

5 Other Income

Other income includes housing benefit which resumed in 2021/22 due to the reopening of seasonal night shelters after Covid. In 2023/24 there was no rental income as the tenancy ended in August 2022.

6 Expenditure on Raising funds

The total cost includes fundraising employment costs, contractor costs and other admin costs incurred in fundraising activities.

7 Breakdown of expenditure on Charitable Activities

	2023/24			2022/23
	Unrestricted	Restricted	Total	Total
	£	£	£	
Staff salaries & Volunteer costs	148,797	48,131	196,928	174,909
Venue costs	20,432	18,276	38,708	34,544
Guest Transport	6,898	13,929	20,826	14,365
Guest Support	3,116	7,128	10,244	23,506
Utilities	28,780	-	28,780	20,016
Governance costs[1]	361	-	361	720
Support Costs[2]	24,516	2,700	27,216	19,067
Admin Costs[3]	14,687	1,518	16,206	30,263
	247,587	**91,682**	**339,269**	**317,390**

[1]Includes compliance costs such as data protection fees.
[2]Support costs include operational costs such as building maintenance, IT, training and recruitment.
[3]Admin costs include insurance, marketing and other office expenses.

8 Employment Costs

Within Raising Funds and Charitable Activities following employment costs are included:

	2023/24	2022/23
	£	£
Wages & Salaries	204,496	182,391
Social Security Costs	10,094	7,523
Pension	5,648	4,581
	220,238	**194,495**

No employee received benefits of more than £60,000 during the year.

During the year the charity employed an average of 1 full time staff and 9 part time staff (2022/23: 1 full time and 9 part time).

Trustees do not receive remuneration but are reimbursed for expenditure incurred on behalf of the charity. Expenses of £303 (2022/23: £2,374) were reimbursed to trustees in respect of administration and operational costs incurred by the charity.

Notes to the Accounts (continued)

9 Legal & Professional Fees

Higher Legal & Professional Fees in 2022/23 is architect fees paid for the development of freehold property at Unit 1, Glyn Square, Wolverton.

10 Transfer between Funds

In the year there was a reallocation of £78,560 architect fees from Unrestricted to Restricted Property Development reserve. In 2022/23, due to the lack of funds in Restricted Property reserve, this cost was expended from Unrestricted reserves.

11 Fixed Assets

	Land & Buildings	Plant & Equipment	TOTAL
	£	£	£
Cost			
As at 30th April 2024	**581,995**	**10,606**	**592,601**
Accumulated Depreciation			
Brought forward	(25,220)	(8,183)	(33,403)
Charge in the year	(11,640)	(2,234)	(13,874)
Carried forward	**(36,860)**	**(10,417)**	**(47,277)**
Net Book Value			
As at 30th April 2023	**556,775**	**2,423**	**559,198**
As at 30th April 2024	**545,135**	**188**	**545,324**

12 Cash at Bank

The large cash balance was the result of drawing down monies in preparation for the Phase 1 capital works to make our Wolverton building watertight.

13 Debtors and Prepayments

	2023/24	2022/23
	£	£
Prepayments	3,140	2,649
Trade Debtors	10,028	2,250
Total	**13,167**	**4,899**

Notes to the Accounts (continued)

14 Creditors

14.1 Amounts falling due within one year	2023/24	2022/23
	£	£
Bank loans and overdrafts (see Note 13)	8,921	28,560
Accrued costs	19,856	57,899
Total	**28,777**	**86,459**

14.2 Amounts falling due after more than one year	2023/24	2022/23
		£
Bank loans Secured (see Note 13)	316,015	309,371
Unsecured Loan (see Note 14)	323,500	-
Total	**639,515**	**309,371**

15 Secured Debt

The following secured borrowing is included within creditors:

	2023/24	2022/23
	£	£
Bank loans	**324,936**	**337,931**

The freehold of the property Unit 1, Glyn Square, Wolverton was purchased on 8th March 2021. As of 30th April 2024, the mortgage outstanding stood at £324,936 (2023: £337,931). This is secured on the property and is repayable over 20 years, expiring March 2041. Interest was charged at a fixed rate for the first 36 months ending in March 2024. Since then, it is at a variable rate. The principal and interest are repayable in monthly instalments over the term of the mortgage.

16 Unsecured Debt

The following unsecured loan is included within creditors:

	2023/24	2022/23
	£	£
Unsecured Loan	**323,500**	-

To support Phase 1 construction work at Unit 1, Glyn Square, Wolverton, an unsecured loan has been provided by an individual and supporter of the charity. The loan bears simple interest at whichever is the higher of an annual rate of 1.5% or an annual rate of 2.25% below the Bank of England base rate published from time to time.

The loan was drawn down on 28th March 2024 with repayments commencing 18 months after this date. Interest is accrued daily, for the period of the loan and payable once the capital loan has been repaid.

Notes to the Accounts (continued)

17 Reserves

	2023/24	2022/23
	£	£
Unrestricted	124,812	43,782
Designated	220,199	218,844
Restricted Property Development*	11,408	(21,440)
Restricted*	24,240	46,567
Total Reserves	**380,659**	**287,753**

*Details of restricted funds are included in Note 18.

In 2021, a designated property fund was created to reflect the purchase of Unit 1, Glyn Square, Wolverton. This represents the net book of the property excluding outstanding mortgage commitments. Restricted Property Development fund represents funds restricted for Phase 1 construction development.

Designated Reserve	2023/24	2022/23
	£	£
Net book value on 30 April	545,135	556,775
Mortgage liability on 30 April	(324,936)	(337,931)
Total Reserves	**220,199**	**218,844**

Notes to the Accounts (continued)

18 Movement in funds

18.1 Funds held during the year:

	At 30/04/23	Net Movement	At 30/04/24
	£	£	£
Unrestricted funds			
General funds	43,782	81,030	124,812
Designated fund: Property	218,844	1,355	220,199
	262,626	**82,385**	**345,011**
Restricted funds			
Wolverton Building Project[1]	(21,440)	29,098	7,658
National Lottery Community Fund[1]		3,750	3,750
Food and Night Shelter Funding	3,534	(357)	3,177
Personal Medical Group	9,019	(6,519)	2,500
West Midlands Trains Ltd	3,780	(24)	3,756
MHCLG[2]	1,745	(1,745)	0
Welfare restricted donations	25,138	(24,378)	760
Mazars Charitable Trust		8,939	8,939
Girdlers' Company Charitable Trust		2,446	2,446
The Screwfix Foundation		2,160	2,160
Central Milton Keynes Town Council		500	500
The Julia & Hans Rausing Trust	3,351	(3,351)	0
	25,127	**10,520**	**35,648**
Total Funds	**287,753**	**92,905**	**380,659**

[1]Wolverton Building Project and National Lottery Community Fund form part of Restricted Property Development reserve.
[2]MHCLG – Ministry of Housing, Communities and Local Government. This was previously called Department for Levelling Up, Housing and Communities (DLUHC).

Notes to the Accounts (continued)

18.2 Details of income and resources expended during the year:

	Incoming Resources £	Resources Expended £	Movement in funds £
Unrestricted funds			
General and designated funds	**317,342**	**(234,957)**	**82,385**
Restricted funds			
Wolverton Building Project	113,534	(84,436)	29,098
National Lottery Community Fund	3,750	-	3,750
Food and Night Shelter Funding	29,495	(29,853)	(357)
Personal Medical Group	13,500	(20,019)	(6,519)
West Midlands Trains Ltd	-	(24)	(24)
MHCLG[1]	-	(1,745)	(1,745)
Welfare restricted donations	2,401	(26,779)	(24,378)
Mazars Charitable Trust	16,663	(7,724)	8,939
Girdlers' Company Charitable Trust	5,000	(2,554)	2,446
The Screwfix Foundation	3,900	(1,740)	2,160
Central Milton Keynes Town Council	500	-	500
The Julia & Hans Rausing Trust	-	(3,351)	(3,351)
	188,743	**(178,223)**	**10,520**
Total Funds	**506,085**	**(413,180)**	**92,905**

[1]MHCLG – Ministry of Housing, Communities and Local Government. This was previously called Department for Levelling Up, Housing and Communities (DLUHC).

Notes to the Accounts (continued)

18.3 Purpose of funds held

Restricted Fund name	Purpose
Wolverton Building Project	Appeal to secure funding to renovate and refurbish the property at Glyn Square Wolverton, to provide a hub for welfare and other support services in the local area
National Lottery Community Fund	Wolverton Capital Project Funding
Food and Night Shelter funding	To purchase food and bedding and equipment for guests and for the Night Shelter
Personal Medical Group	To support the provision of services at Unity Park Station
West Midlands Trains Ltd	To support the provision of services at Unity Park Station
MHCLG	Grant administered through Homeless Link to support the homeless during the Covid pandemic
Welfare Restricted donations	To provide accommodation, clothes, travel tickets etc for guests
Mazars Charitable Trust	To help guests with costs of finding employment
Girdlers Company Charitable Trust	Preparing the Homeless for Employment
The Screwfix Foundation	To support projects that will fix, repair, maintain and improve properties and community facilities specifically for those in need.
Central Milton Keynes Town Council	To provide storage facility for the guests to store valuables as well as organising storage for the UPS site
The Julia & Hans Rausing Trust	To provide welfare, food and support services

Reference and administrative details

Registered charity name	UnityMK
Charity registration number	1149480
Company registration number	08232340
Registered office	The Ridgeway Centre, Featherstone Road, Wolverton Mill South, Milton Keynes MK12 5TH

The Charity's directors
The directors and officers who have served the Charity during the financial year are as follows:

	Richard Wightman (Chair) Linda Cherrington Emily Desborough Donna Elliott Donna Harris (resigned November 2023) Emily Purchase Wedgwood Swepston (resigned November 2023) Dave Morris (appointed April 2024)
Company Secretary	Judith Dutton
Independent Examiner	Stephen Dunham, Broughton, Milton Keynes
Bankers	Lloyds Bank plc, 15-17 The Square, Wolverton, MK12 5DG
Solicitors	Kernon-Kelleher Solicitors 7, Barnack Walk Blandford Forum DT11 7AL

Website: www.unitymk.org

Facebook: www.facebook.com/unitymk

Our Supporters

This work has been assisted by very welcome grants and donations from:

Accelera	John Lewis	Oakgrove Singers
Activism Clothing	Kings Court Chapel, Milton Keynes	Personal Assurance Group
All Saints Church Loughton	Lee Campbell	Polymnia Choir
All Saints Church Milton Keynes	Lloyds Bank Foundation	Rotary Club of Woburn Sands
Amazon Charitable Foundation	Loughton Parish Council	Rotary Club of Wolverton and
Ball Electronics	Lux Clean	Stony Stratford
Bidwell	Major Fitness	Screwfix Foundation
Boxberry Gardens Neighbours	Mercedes MK	Shoosmiths
Brooklands Farm Primary School	Mercer and Hole	St Pauls Academy
Christ Church Stantonbury	MIB (Motors insurance Bureau)	St George's Church, Wolverton
Church of St Mary Magdalene	Milton Keynes City Council	St Faiths Church, Newton Longville
Churches Together in Winslow	Milton Keynes Lions Central	Stony Radio
CMK Town Council	Milton Keynes Soroptimists	Stantonbury Parish Council
Coca Cola	Milton Keynes Tabernacle	Taylor Wimpey South Midlands
Costco	MK Chorale	The Coal Hatch
Cranswick Convenience Foods	MK Watling Rotary Club	The Grocers Charity
David Lock Associates	National Grid Community Matters	The JJH Rausing Trust
Fortress Distribution Limited	National Lottery	Thornton College
Fusemetrix Group	Nationwide Building Society –	Volkswagen Financial Services
Freemasons	Milton Keynes branches	Retail UK
Girdlers Company Charitable	New City Church MK	Waitrose
Trust	New Life Church Milton Keynes	West Midland Trains
Great Holm and Loughton PC	Newport Pagnell Baptist Church	Wharfside Electrical Wholesalers
Grahams Plumbers Merchant	Newport Pagnell PCC	Ltd
Greenleys Junior School	Newport Pagnell Parochial Church	Whitehouse Parish Council
Homely Spaces Limited	Council	Whitespace Yoga & Wellbeing
Homeless Support Woburn	Newport Pagnell Singers	Studio
Sands	Network Rail	Yoga with Eva
ICAEW	Neves Solicitors	
Inner Wheel Club, Wolverton	Oakgrove Primary School	

And finally, to our Trustees, team (both employed staff and volunteers), and the venues who have provided a safe place and resources to our winter night shelter guests

Thank you

UnityMK

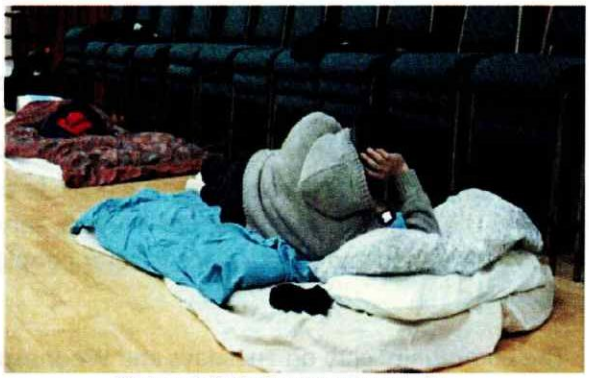
England & Wales - Charity number 1149480

Accounts

Winter Night Shelter Milton Keynes
Annual Report and Financial Statements for the year ending 30th April 2023

Now known as UnityMK. A company limited by guarantee

Unity Park Station welfare centre



Winter night shelter emergency beds

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Chair's Statement

Homelessness and the risk of homelessness continues to be a growing problem, with far less available accommodation and some reduction in the government's more generous support arrangements during the pandemic and more public attention going into other issues.

This year saw the directors agree to change our charity's name from Winter Night Shelter Milton Keynes (WNSMK) to UnityMK. This recognised the need to reflect the growth in breadth of our services as we continued to support those experiencing homelessness, whilst also providing assistance to prevent homelessness.

Our Welfare Centre, Unity Park Station (UPS), formerly the Old Bus Station, saw a growing number of visitors. Those rough sleeping could come for breakfast and to access meals, showers and laundry facilities. Other clients, experiencing or at risk of homelessness, continued to benefit from this provision, helped by it being a central place in the city to access face-to-face support with our welfare team. The numbers accessing our Welfare service increased, averaging 20+ each day, and it is now well established and used a place to refer people for support by both local statutory and non-statutory agencies.

The community club on Tuesdays and Wednesdays, run by volunteers from a local church, continued to grow and over 80 people attend on the Tuesdays. It provides a place to combat isolation and loneliness and to bring people into a warm and supportive community with access to haircuts and mental health support. Food is available six days a week either through organised provision/clubs, Foodbank, our own welfare support, or from one of our external partners using UPS at the weekend. At times, UPS also served the wider community, offering itself as a vaccination centre, and used as a convenient central location for other agencies to arrange appointments to meet their clients.

We continued to work alongside Milton Keynes City Council (MKCC), supporting them, with their 19-bed night shelter above our welfare centre. We provided a team of volunteers to provide meals to their guests in the evenings as well as additional welfare support.

The winter of 2022/23 saw us re-open our winter night shelter provision. This service was paused during the COVID-19 pandemic, and saw 65 guests supported over the past season. We are grateful to the 400 or so volunteers who signed up to assist us providing the fifteen beds a night rotating over eight venues across the city. We also thank the churches, other groups, and volunteer community cooks, who made food and venues available to us, many at no cost to the charity.

We acknowledge our welfare team and volunteers alike, who continued to provide support to our welfare centre clients throughout the year and our staff behind the scenes enabling these services to operate. We are grateful to those individuals who made direct personal donations or contributed to an organised collection or a fundraiser event (sponsored and otherwise) and who are listed on the last page. We also want to recognise those companies who have now pledged their support to us. This growing number of local businesses are helping us build a sustainable income stream. Thank you.

We will work to ensure that UPS continues to provide crisis support to those who find themselves rough sleeping as well as offering advice and signposting to prevent others becoming homeless. We planned in detail the development of the Wolverton Drop-in Centre and have been raising funds for this work

Thank you, one and all - we invite your ongoing support as we continue to support those at risk and at crisis point.

Directors' Annual Report

The directors have pleasure in presenting their report and the financial statements of the Charity for the year ended 30th April 2023.

Structure, governance and management

The Charity was registered as a Company limited by guarantee on 27 September 2012 with a Memorandum and Articles of Association and as a Charity on 25 October 2012.

The board consists of at least three directors with at least three or one third of the directors (if greater) present at any general meeting to form a quorum. To be eligible each director must be over the age of 18 and all must support the Objects. If any director is a corporate body (of which there are none at present) it must act through a named representative whose contact details are notified to the directors and there must be at least one individual director.

One third (or the number nearest one third) of the directors must retire each year, those longest in office retiring first and the choice between any of equal service being made by drawing lots.

A retiring director may be reappointed.

The directors may at any time co-opt any individual who is eligible as a director to fill a vacancy in their number or as an additional director, but a co-opted director holds office only for one year.

The Memorandum and Articles of Association authorise the directors to make and hold investments using the general funds of the Charity. At present only bank deposits are held however this position continues to be monitored.

The Charity is run through its board of directors who meet quarterly.

A new General Manager was appointed in August 2022 to manage the staff team, with principle objectives of re-starting the winter night shelter provision, after the two-year break during the pandemic, and of beginning to re-build the volunteer base. A part-time Operations Manager post was created In October 2022 to assist with the oversight of volunteer recruitment, the growing area of food provision and building compliance. We continued to employ an Operations Assistant responsible for allocating volunteers to opportunities and assisting with volunteer management.

Our Welfare Manager and Welfare Officer continued to deliver face to face person centred welfare support. They liaised with other agencies and supported clients and winter night shelter guests to the extent possible in addressing their needs. This included finding more settled accommodation, accessing benefits to which they were eligible, and enabling people to stay in employment. The general workload increased dramatically as we continue to be one of the first options for many rough sleeping or facing homelessness.

Our part-time management team includes:

(1) our Finance Manager, who handled the day-to-day transactions and budgets;
(2) the Communications Manager and Assistant who kept our profile high through social media and preparing materials for our external communications with the volunteers and wider community and two Fundraising Managers.

(3) Our Community Fundraising Manager focused on community-based opportunities, and was increasingly developing corporate partners to diversify the charity's income.
(4) Our freelance Senior Fundraising Manager continues to apply to larger trust and foundations for revenue funding opportunities as well as capital funding for the Wolverton Drop-in centre.

The charity employed one full time and nine part time paid staff as well as the freelance fundraiser and the many volunteers who continued to support us.

Objectives and activities

The Objects of the Charity are to relieve poverty, distress and homelessness in Milton Keynes and the surrounding area particularly through the provision of temporary emergency accommodation and our welfare services that run from our centre at Unity Park Station (UPS).

Achievements and performance

Our welfare provision continued to grow dramatically this past season, opening Monday to Fridays and with over 250 visitors per week to our centre. We continued to work closely with other services who used Unity Park Station to provide recovery support, accommodation options, community inclusion, and employment and resettlement options.

For the first time after the Covid 19 pandemic we were able to open our winter night shelter provision, and again could offer fifteen guests an emergency bed each night from the end of November through to the end of March. Local community support was fantastic, and our volunteering numbers grew from 120 to over 400 to enable us to run this service. Local food trucks got involved visiting UPS and providing hot meals for up to 34 guests (and volunteers) from both the Council's night shelter and our winter night shelter.

During the season 65 guests were provided with a bed, and tailored support enabled 58 to move-on positively to more longer-term accommodation and ten to remain in or gain employment.

Local Community cooks provided hot meals to our welfare centre and an event on Christmas Day, run by a local group, meant hot meals were served to guests every night of the year.

Our social media continued to raise awareness of the needs and also stories of positive outcomes through successful welfare support.

Fundraising approach

To fund our vital work, we approached our supporters via grant applications, letters, email and where possible at events. We complied with current regulations and best practice set out by regulatory and professional membership bodies including the Fundraising Regulator, Institute of Fundraising, Direct Marketing Association and Advertising Standards Board.

Winter Night Shelter Milton Keynes and its Fundraising Department have the following aspirations and guidelines:

- We will commit to high standards in all work
- We will be clear, honest, and open
- We will be respectful when sharing guest stories
- We will be fair and reasonable
- We will be accountable and responsible with data, applications, and reporting

We continued the process of diversifying our income streams to become even less reliant on a limited number of sources. These sources now include Charitable Trusts, Corporates, Individuals, events and Statutory Sources. We took on our first significant Council contract which we managed with caution.

We are immensely grateful to our donors and just over 400 volunteers for their support helping us meet this urgent need and we do not take their support for granted. We ensure that every penny raised is used to the best of our ability to support our clients and winter night shelter guests.

Looking forward

In response to seen need, and working alongside Milton Keynes City Council's night shelter, we are planning to operate a night shelter again this coming season. We plan to open fifteen beds each night using ten venues across the city. We will continue to invest in our welfare centre ensuring it is robust enough to support wide range of people accessing the service, from entrenched rough sleepers through to those needing assistance with benefits forms/debt advice etc to prevent many more finding themselves homeless.

Our fundraising activity to support the development of the Wolverton Drop-In Centre will continue over this period, as we seek to raise £2.2m to develop the site.

This is a significant time for Winter Night Shelter Milton Keynes (now known as UnityMK) as we seek to strengthen our current work with those experiencing homelessness and at risk of it, whilst at the same time developing the next phase focusing on preventative work.

Wolverton Hub drawing of our future development

We continue to seek building out and strengthening our partnerships and advocating for partnership working across the local council, charity and business communities.

Financial review

The Charity relies on voluntary donations from multiple sources including many corporate, church, and public entities who have been so generous. In addition, we received grants from charitable trusts and donations. In particular, the National Lottery supported our ambitious plans for the development of the site we acquired in Wolverton in 2021. Over recent years we have also seen a continued increase in community fundraising and are humbled by the level of support provided by our many supporters, especially knowing the economic and financial challenges many people face. We are extremely grateful for all this continued support and generosity.

Our Unity Park Station welfare centre (UPS) continued to operate as a 'one stop shop' for homelessness charities in Milton Keynes, providing a central hub for all. Around 20 external groups access the facility to provide further support in areas of welfare and housing need, recovery from substance dependency, mental health support, and combating isolation and loneliness. The continued expansion of our drop in café has been very well received and gives our guests access to development welfare support, showers and laundry facilities, training and support, access to food and clothing aid.

Our property in Wolverton now has full architect designed plans to progress our vision of our own bespoke centre. During the year we continued our capital fundraising with successful grant applications to Garfield Weston, Hobson charity and The Grocers charity. Autumn 2023 has seen successful applications to the National Lottery and a significant donation from a major donor. Development of this property will take place in stages as we secure staged funding. Our current facilities at the Unity Park Station are provided under an eight-year lease which expires in March 2028. We expect the new facilities to be completed and in use before this time.

During 2022/23, we have received a significant £95,223 (2021/22 £109,424) from individual donations through the generosity of our kind supporters and fundraisers. The response from individuals and grant providers both locally and nationally resulted in an increase in income, rising to a record £559,850 (2021/22 £357,015).

We are pleased to report that following the property purchase in March 2021, our cash balances have stabilised standing at £119,486 (2021/22 £101,074) alongside the reduction in our mortgage which now stands at £337,931 (2021/22 £351,740).

Each year, the directors approve an annual budget which is tailored to the ongoing and emerging need for services. This year we reflected on the need for additional staffing to support the operational work of the charity which continues to grow as we seek to develop services to meet increasing need. A significant service at UPS is the café provision and this year we have registered with the council as a food provider. We provide warm meals to rough sleepers and those with reduced economic circumstances. We also continue to support Milton Keynes City Council night shelter clients through the provision of volunteers and meals.

The directors closely monitor the financial results, variance from budgets and non-financial indicators, considering the risks with the changes in the financial and economic climate creating further demand for our services and need to balance the skills and availability of our dedicated staff team.

The independent examination was carried out without charge, for which we are very grateful.

No remuneration or personal expenses were paid to any director.

The Charity holds no funds or assets as custodian trustee.

Reserves Policy

The charity pays particular attention to its long-term viability. Accordingly, the directors have considered and adopted an unrestricted reserves policy representative of the costs of operating the Shelter at one venue per night for a winter season. This is estimated to be in the region of £75,000.

The directors monitor and review this position and recognise that this level may, and during 2022/23 has, fallen below this threshold which was supported as a short-term consequence due to timing of grants/fundraising in respect of the refurbishment and development of the Wolverton property.

Public benefit statement

The Charity directors have exercised their powers with due regard to the guidance on public benefit published by the Charity Commission to promote the Charity's Objects by:

- Providing temporary accommodation together with evening meal and breakfast for single homeless persons
- Providing support and information to guests to change the direction of their lives for the better.

Principal risks and uncertainties

Risk Management

The Charity directors acknowledge their responsibility for the Charity's systems of internal control and risk management and recognise that such a system is designed to actively manage and minimise the risk of failure to achieve the Charity's objectives.

Due to the nature of the work we do, the directors have an open risk appetite in regard to the strategic work, finding new and innovative ways to support our aims and objectives. However, regarding risk in direct relation to our guests we have a cautious risk appetite. The directors review and monitor risk, taking appropriate action where risk does not align with appetite.

The following major categories of risk are relevant to the Charity:

Compliance risk

The Charity must comply with a range of legal and regulatory requirements including charity law, data protection, fundraising standards, health and safety, and safeguarding. To mitigate these risks the Charity has robust and embedded processes and policies, which are complemented by regular and rigorous review at Board meetings.

Reputational risk

There is always a reputational risk if someone were to die in our care at our winter night shelter provision. The reality is that a number of our guests have the possibility of increased physical and mental health conditions as a result of rough sleeping and at times have substance dependencies. Given the nature of those that we work with, and the trade-offs we have to make between providing support services which carry some risks against the alternative of providing no support services, we will always carry some reputational risk if something untoward happens, if we misjudge a risk, or if outside bodies criticise the judgements and trade-offs, we are having to make daily.

Financial Risk

During the last financial year, we strengthened our income streams, once again receiving housing benefit and also an increase in our corporate support through local businesses. There is fundraising challenge more than ever as we continue to grow. We balance the revenue need to cover the costs of running the welfare service and salaries for a growing staff team alongside the capital funds needed to enable the development and launch of our long-awaited Drop-in Centre, whilst also meeting our long-term mortgage commitments.

Responsibilities of the Directors

The directors are responsible for preparing the Annual Report and the Financial Statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The financial statements have been prepared in accordance with the accounting policies set out in the notes to the accounts and comply with the charity's governing document, the Charities Act 2011 and Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland published on 16 July 2014. In preparing these financial statements, the directors are required to:

- Select suitable accounting policies and then apply them consistently
- Observe the methods and principles in the SORP FRS102
- Make judgements and estimates that are reasonable and prudent
- State whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements
- Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in operation.

The directors 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. The directors are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention of fraud and other irregularities.

In so far as the directors are aware:

- There is no relevant audit information of which the charitable company's independent examiner is unaware; and
- The directors have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the independent examiner is aware of that information.

Small Company Provisions

This report has been prepared in accordance with the special provisions for small companies under Part 15 of the Companies Act 2006.

Independent Examiner

Stephen Dunham of Broughton, Milton Keynes was appointed under section 487(2) of the Companies Act 2006.

Richard Wightman, Chair

16 November 2023

Independent Examiner's Report

I report to the directors of Winter Night Shelter Milton Keynes on the accounts for the year ending 30th April 2023 which are set out on pages 10-18.

Respective responsibilities of directors and examiner

The Charity's directors consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed.

It is my responsibility to:

- examine the accounts (under section 145 of the 2011 Act)
- follow the procedures laid down in the General Directions given by the Charity Commission (under section 145(5)(b) of the 2011 Act), and
- state whether particular matters have come to my attention.

Basis of independent examiner's report

My examination was carried out in accordance with the General Directions given by the Charity Commission. 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 consideration of any unusual items or disclosures in the accounts and seeking explanations from you as directors concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the accounts present a 'true and fair' view, and the report is limited to those matters set out in the statement below.

Independent examiner's statement

During my examination, no matter has come to my attention:

- which gives me reasonable cause to believe that, in any material respect, the requirements:
  - to keep accounting records in accordance with section 130 of the 2011 Act; and
  - to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Act; have not been met; or
- to which, in my opinion, attention should be drawn to enable a proper understanding of the accounts to be reached.

Independent Examiner

Stephen Dunham ACMA CGMA

Broughton, Milton Keynes

16 November 2023

Statement of Financial Activities

(incorporating income and expenditure)

	Note	2022/2023			2021/2022
		Unrestricted	Restricted	Total	Total
		£	£	£	£
Income					
Individual Donations		89,826	5,397	95,223	109,424
Legacies		-	-	-	-
Corporate/Group Donations	2	63,089	9,176	72,265	131,384
Gift Aid		10,239	970	11,209	11,018
Grants from MK City Council	3	51,567	2,117	53,684	29,292
Grants from other sources	3	32,914	249,528	282,442	43,597
Other Income	4	44,725	-	44,725	32,300
Interest		302	-	302	1
		292,662	**267,188**	**559,850**	**357,016**
Expenditure					
Employment costs	6	126,791	94,009	220,800	188,955
Venue costs		17,152	20,925	38,077	13,152
Guest Transport & Support		880	35,991	36,871	14,665
Utilities		19,461	55	19,516	19,357
Legal & Professional fees	5	111,718	93,818	205,536	16,339
Management & Administration		51,303	24,823	76,126	79,701
		327,305	**269,621**	**596,926**	**332,169**
(Deficit)/Surplus for the year		**(34,643)**	**(2,433)**	**(37,076)**	**24,847**
Fund balance brought forward		297,269	27,560	324,829	299,982
Fund balance carried forward	11	**262,626**	**25,127**	**287,753**	**324,829**

Balance Sheet at as 30th April 2023

	Note	Unrestricted funds £	Restricted funds £	2022/23 Total £	2021/22 Total £
Fixed Assets	7	**557,453**	**1,745**	**559,198**	**574,128**
Current Assets					
Cash at bank		96,026	23,460	119,486	101,074
Debtors & Prepayments	8	4,899	-	4,899	10,817
		100,925	23,460	124,385	111,891
Creditors: amounts falling due within one year					
Creditors & Accruals	9	(86,381)	(78)	(86,459)	(34,307)
NET CURRENT ASSETS		**14,544**	**23,382**	**37,926**	**77,584**
Creditors: amounts falling due after more than one year	9 & 10	(309,371)	-	(309,371)	(326,883)
TOTAL NET ASSETS		**262,626**	**25,127**	**287,753**	**324,829**
Charity Reserves					
Designated Property Fund	12.1			218,844	216,945
General Funds				43,782	80,324
Restricted Funds	11 & 12			25,127	27,560
Total Funds				**287,753**	**324,829**

The notes on pages 12 to 18 form part of these financial statements.

For the financial year in question the company was entitled to exemption under section 477 of the Companies Act 2006 relating to small companies. No members have required the company to obtain an audit of its accounts for the year in question 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 the accounting records and for the preparation of the accounts.

These accounts have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime. These financial statements were approved by the directors of the Charity on 16 November 2023, and are signed on their behalf by:

RICHARD ERIC WIGHTMAN
Chair & Director

LINDA CHERRINGTON
Finance Director

Notes to the Accounts

1 Basis of accounting and accounting policies

The financial statements have been prepared under the historic cost convention and in accordance with the applicable United Kingdom accounting standards and comply with the Charities (Accounts and Reports) Regulations 2008 issued under the Charities Act 1993 and with the SORP FRS102.

1.1 Resources Expended

Expenditure has been accounted for on an accruals basis and has been classified under headings that aggregate costs within a category.

1.2 Fixed assets

All fixed assets are initially recorded at cost.

1.3 Depreciation

All assets are written off over their useful economic lives. The lives presently in use are:

- Buildings: 50 years
- Plant & Equipment: 5 years
- Office Equipment: 3 years

2 Corporate & Group Donations

Corporate/Group donations include gifts from companies and a variety of group fund raising activities from various supporting groups, schools, and employee groups. Much of this money is received through charity fundraising sites, such as JustGiving and Localgiving. The Gift Aid that is claimed through the fundraising sites on these donations is included in this item.

3 Grants received

Milton Keynes City Council made grants during the year which included £25,000 towards utilities and operating costs at Unity Park Station. In addition, further grants were also provided by other organisations as detailed in Note 12.

4 Other Income

During the year we were able to claim housing benefit again, due to the reopening of seasonal night shelters for the first time since Covid.

During 2022/23 other income also includes income from the sitting tenant of the Wolverton property, being rental income together with contributions towards dilapidations and insurances due for the property prior to the end of the tenancy in August 2022.

Notes to the Accounts (continued)

5 Legal and Professional Fees

Legal and professional fees comprise of architect costs, planning and legal costs associated with the preparatory work for the refurbishment and development of the Wolverton property, purchased in 2021.

6 Employment Costs

Within staff salaries, contractor and volunteer costs, the following employee costs are included:

	2022/23 £	2021/22 £
Wages & Salaries	182,391	159,580
Social Security Costs	7,523	6,823
Pension	4,581	3,952
	194,495	**170,355**

No employee received benefits of more than £60,000 during the year.

During the year the charity employed an average of 1 full time staff and 9 part time staff (2021/22: 2 full time and 8 part time)

Trustees do not receive remuneration but are reimbursed for expenditure incurred on behalf of the charity. Expenses of £2,374 (2021/22: £484) were reimbursed to trustees in respect of administration and operational costs incurred by the charity.

7 Fixed Assets

	Land & Buildings £	Plant & Equipment £	TOTAL £
Cost			
As at 1st May 2022 and 30th April 2023	**581,995**	**10,606**	**592,601**
Accumulated Depreciation			
Brought forward	(13,580)	(4,893)	(18,473)
Charge in the year	(11,640)	(3,290)	(14,930)
Carried forward	**(25,220)**	**(8,183)**	**(33,403)**
Net Book Value			
As at 30th April 2022	568,415	5,713	574,128
As at 30th April 2023	**556,775**	**2,423**	**559,198**

Notes to the Accounts (continued)

8 Debtors & Prepayments

	2022/23 £	2021/22 £
Donations & fundraising	-	4,768
Other	4,899	6,049
Total	**4,899**	**10,817**

9 Creditors

9.1 Amounts falling due within one year

	2022/23 £	2021/22 £
Bank loans and overdrafts (see Note 10)	28,560	24,857
Fundraising expenses	-	2,000
Accrued costs	57,899	7,450
Total	**86,459**	**34,307**

9.2 Amounts falling due after more than one-year

	2022/23 £	2021/22 £
Bank loans (see note 10)	**309,371**	**326,883**

10 Secured Debts

The following secured borrowing is included within creditors:

	2022/23 £	2021/22 £
Bank loans	**337,931**	**351,740**

The freehold of the property Unit 1, Glyn Square, Wolverton was purchased on 8th March 2021. As of 30th April 2023, the mortgage outstanding stood at £337,931 (2022: £351,740). This is secured on the property and is repayable over 20 years, expiring March 2041. Interest is charged at a fixed rate for the first 36 months, ending in March 2024, and thereafter at a variable rate. The principal and interest are repayable in monthly instalments over the term of the mortgage.

Notes to the Accounts (continued)

11 Reserves

Reserves	2022/23 £	2021/22 £
Unrestricted	43,782	80,324
Designated	218,844	216,945
Restricted*	25,127	27,560
Total Reserves	**287,753**	**324,829**

In 2021 a designated property fund was created to reflect the purchase of Unit 1, Glyn Square, Wolverton. This represents the net book of the property excluding outstanding mortgage commitments.

Designated Reserve	2022/23 £	2021/22 £
Net book value on 30 April	556,775	568,415
Mortgage liability on 30 April	(337,931)	(351,470)
Total Reserves	**218,844**	**216,945**

*Details of restricted funds are included in Note 12.

Notes to the Accounts (continued)

12 Movement in funds

12.1 Funds held during the year:

	At 01/05/22	Net Movement in Funds *	At 30/04/23
	£	£	£
Unrestricted funds			
General funds	80,324	(36,542)	43,782
Designated fund: Property	216,945	1,899	218,844
	297,269	**(34,643)**	**262,626**
Restricted funds			
DLUHC[1]	3,649	(1,904)	1,745
West Midlands Trains Ltd	1,689	2,091	3,780
Personal Medical Group	3,922	5,097	9,019
Food and Night Shelter funding	1,692	1,842	3,534
Welfare restricted donations	18,731	6,407	25,138
MKCC[2] Night Shelter at Unity Park Station	1,821	(1,821)	-
Garfield Weston	16,458	(16,458)	-
The Julia & Hans Rausing Trust	-	3,351	3,351
The Beatrice Laing Trust	2,288	(2,288)	-
Wolverton Building Project	(22,690)	1,250	(21,440)
	27,560	**(2,433)**	25,127
Total Funds	**324,829**	**(37,076)**	**287,753**

[1]DLUHC – Department for Levelling Up, Housing and Communities
[2]MKCC – Milton Keynes City Council

Notes to the Accounts (continued)

12.2 Details of income and resources expended during the year:

	Incoming Resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General and designated funds (12.1)	292,662	(327,305)	(34,643)
Restricted funds			
DLUHC	-	(1,904)	(1,904)
West Midlands Trains Ltd	31,821	(29,730)	2,091
Personal Medical Group	10,000	(4,903)	5,097
Food and Night Shelter funding	6,859	(5,017)	1,842
Welfare restricted donations	12,190	(5,783)	6,407
MKCC Night Shelter at Unity Park Station	-	(1,821)	(1,821)
Garfield Weston	-	(16,458)	(16,458)
The Julia & Hans Rausing Trust	18,450	(15,099)	3,351
The Beatrice Laing Trust	-	(2,288)	(2,288)
National Lottery – Welfare funding	93,400	(93,400)	-
National Lottery – Wolverton project funding	93,218	(93,218)	-
Wolverton Building Project	1,250	-	1,250
	267,188	(269,621)	(2,433)
Total Funds	**559,850**	**(596,926)**	**(37,076)**

Notes to the Accounts (continued)

12.3 Purpose of funds held

Restricted funds

Fund name	Purpose
DLUHC	DLUHC grant administered through Homeless Link to support the homeless during the Covid pandemic
Food and Night Shelter funding	To purchase food and bedding and equipment for guests and for the Night Shelter
West Midlands Trains Ltd	To support the provision of services at Unity Park Station
Personal Medical Group	To support the provision of services at Unity Park Station
Welfare Restricted donations	To provide accommodation, clothes, travel tickets etc for guests
MKCC Night Shelter at UPS	To provide food support and coordinate volunteers in support of the MK City Council's night shelter opened at top floor above Unity Park Station (UPS)
The Julia & Hans Rausing Trust	To provide welfare, food and support services
The Beatrice Laing Trust	To provide welfare and support services
Wolverton Building Project	Appeal to secure funding to renovate and refurbish the property at Glyn Square Wolverton, to provide a hub for welfare and other support services in the local area

13 Post Balance Sheet Event

The formal name change for the charity to UnityMK, approved in principle by the Board on 20th October 2022, was passed by special resolution of the members on 5th April 2023, and completed and acknowledged by Companies House and effective from 3rd May 2023.

Reference and administrative details

Registered charity name	Winter Night Shelter Milton Keynes
Charity registration number	1149480
Company registration number	08232340
Registered office	The Ridgeway Centre, Featherstone Road, Wolverton Mill South, Milton Keynes MK12 5TH

The Charity's directors
The directors and officers who have served the Charity during the financial year are as follows:

	Richard Wightman (Chair) Linda Cherrington Emily Desborough Donna Elliott Stuart Griffith (resigned December 2022) Donna Harris Emily Purchase Wedgwood Swepston
Company Secretary	Judith Dutton
Independent Examiner	Stephen Dunham, Broughton, Milton Keynes
Bankers	Lloyds Bank plc, 15-17 The Square, Wolverton, MK12 5DG
Solicitors	Rutter and Rutter Solicitors St Audreys, Wincanton, Somerset, BA9 9DR

Web site: www.unitymk.org

Facebook: www.facebook.com/unitymk

Our Supporters

This work has been assisted by funding from

and very welcome grants and donations from:

Action4Youth	Mercedes MK
AFL Hyperscale	Milton Keynes Community Foundation Car Raffle
Akeley Wood School	Milton Keynes Soroptimists
Asda Foundation	Milton Keynes Tabernacle
Blue Marble Ltd	National Grid Community Matters
BLUM UK	National Lottery
Broughton Manor Preparatory School	Nationwide Building Society – Milton Keynes branches
Church of Christ the Cornerstone	Newport Pagnell Parochial Church Council
Cocoa Cola Community Fund	Neves Solicitors
Cranswick Convenience Foods	Old Stratford Primary School
Culture Lab Consultancy Limited	Personal Group
Denbigh School	Reactive Doors Limited
Emmaus Village at Carlton	Royal Bank of Canada
Fortress Distribution Limited	Stony Stratford Mummers
Freemasons Relief Chest	Suez UK
Fusemetrix Group Limited	Suzuki GB PLC
Grace Church	The JJH Rausing Trust
HM Prison & Probation Service	Volkswagen Financial Services Retail UK
Homely Spaces Limited	Waitrose
John Lewis	West Midland Trains
Kings Court Chapel, Milton Keynes	Wharfside Electrical Wholesalers Ltd
Lee Campbell	Whitespace Yoga & Wellbeing Studio
Lloyds Bank Foundation	

And finally, to our Trustees, team (both employed staff and volunteers), and the venues who have provided a safe place and resources to our winter night shelter guests

Thank you

UnityMK

England & Wales - Charity number 1149480

Accounts

Winter Night Shelter Milton Keynes

A company limited by guarantee

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Chair's Statement

The 2021-22 season is the eleventh winter that the Winter Night Shelter Milton Keynes (WNSMK) has been operational. We were unable to provide overnight accommodation for the second year due to the Omicron variant, COVID-19, and legal restrictions. The government continued to provide additional funding to local government to accommodate those rough sleeping, which mitigated the need for accommodation, but helped little with the need for support and other facilities.

Our Reception Café and base, Unity Park Station (UPS), formerly the Old Bus Station, was open throughout the year as far as permitted and its usage continues to expand in a variety of ways. As well as having a central place to meet with our welfare team, WNSMK guests have continued to benefit from access to meals, showers and washing facilities. The numbers now accessing our Welfare service are increasing, averaging fifteen plus each day, and it is now well established as an all year service rather than being winter season only.

The community club started last year on Tuesdays and Wednesdays continues to grow. It provides a place to combat isolation and loneliness and to bring people into a warm and supportive community. Food is available six days a week either through organised provision/clubs, Foodbank, our own welfare support or from one of our external partners using UPS at the weekend. At times, UPS also served the wider community, offering itself as a vaccination centre.

We are one of very few services that remained open with face-to-face contact rather than telephone support alone during the height of the Covid pandemic, and which we managed carefully in line with government direction. The closure of so many other services meant that demand continued to be high, most enquiries were far more complex, and follow-on support services were more difficult for us to access on behalf of our guests.

It has been a pleasure to work alongside Milton Keynes Council (MKC), supporting them, as they opened an eighteen-bed night shelter above our welfare centre. As well as providing guidance and sharing our expertise in working with rough sleepers, our Operations Assistant has co-ordinated a team of volunteers to provide meals to their guests in the evenings.

We are grateful to the 120 or so volunteers who helped us steadily through the pandemic and out of the other side. This itself was a massive reduction on our more usual support base of around 800 volunteers each season but reflected the wildly different environment in which we were operating. We are also very grateful to our welfare team, staff and volunteers alike, who continued to provide support to our guests throughout the year despite often trying conditions in which they had to operate. We thank all the volunteers, churches and other groups who have made food and services available to us, many at no charge to the WNSMK charity.

We are also grateful to those individuals who made direct personal donations or contributed to an organised collection or a fundraiser event (sponsored or otherwise) and are listed on the last page. Thank you, organisers.

We look forward to the future with hope knowing that we are just one of many organisations playing their part to relieve and prevent homelessness in our city. We bought a tenanted building in Wolverton at the end of the previous reporting year. For this reporting year the tenant's rent funded our mortgage and others costs whilst we planned the detail of our design and future use of the building, which lies in a conservation area, and which needed various local authority consents, now obtained. We will work to ensure that UPS continues to provide crisis support to those who find themselves

rough sleeping as well as offering advice and signposting to prevent others becoming homeless. We will continue this year to raise funds for the development of the Wolverton Drop-in Centre and are planning to re-open our emergency winter night shelters this coming season.

Thank you, one and all - we invite your ongoing support as we now start to prepare for next winter.

Directors' Annual Report

The directors have pleasure in presenting their report and the financial statements of the Charity for the year ended 30th April 2022.

Structure, governance and management

The Charity was registered as a Company limited by guarantee on 27 September 2012 with a Memorandum and Articles of Association and as a Charity on 25 October 2012.

The board consists of at least three directors with at least three or one third of the directors (if greater) present at any general meeting to form a quorum. To be eligible each director must be over the age of 18 and all must support the Objects. If any director is a corporate body (of which there are none at present) it must act through a named representative whose contact details are notified to the directors and there must be at least one individual director.

One third (or the number nearest one third) of the directors must retire each year, those longest in office retiring first and the choice between any of equal service being made by drawing lots.

A retiring director may be reappointed.

The directors may at any time co-opt any individual who is eligible as a director to fill a vacancy in their number or as an additional director, but a co-opted director holds office only for one year.

The Memorandum and Articles of Association authorise the directors to make and hold investments using the general funds of the Charity. At present only bank deposits are held however this position continues to be monitored.

The Charity is run through its board of directors who meet quarterly.

Our operations from September 2020 were managed by a part-time C19 Response Manager who was later given the role of General Manager. She continued to ensure that our operations remained resilient and agile to the increasing need throughout this time. This included daytime operations at our main centre (UPS) and the planning to open our winter shelters again. Alongside her was the Operations Assistant who was responsible for allocating volunteers to opportunities and assisting with volunteer management The General Manager resigned at the end of February 2022 and a new General Manager was appointed in the August.

Our Welfare Manager and Welfare Officer, delivered face to face welfare support, liaised with other agencies and supported guests to the extent possible in addressing their needs. This included finding more settled accommodation, accessing benefits to which they were eligible and obtaining work opportunities. The general workload has increased dramatically as we continue to offer face-to-face support where many services across Milton Keynes either closed or have moved to telephone/online support.

Our part-time management team includes our Finance Manager, who handled the day-to-day transactions and budgets, the Communications Manager and Assistant who keep our profile high in the media and on social media. A new role of Community Fundraising Manager was created in February 2022 focusing on community-based opportunities and assisting with administration, releasing the Senior Fundraising Manager to concentrate on larger trust and foundation opportunities as well as capital funding for the Wolverton Drop-in centre.

Objectives and activities

The Objects of the Charity are to relieve poverty, distress and homelessness in Milton Keynes and the surrounding area particularly through the provision of temporary emergency accommodation and our welfare services that run from our centre at Unity Park Station.

Achievements and performance

This year, again due to the Covid 19 pandemic we were unable to open a night shelter. The local council continued to receive funds from central government ensuring that every homeless person had access to temporary accommodation, regardless of their status. We increased our welfare provision and ran services all year round, which provided support to those at crisis point through our centre, offering access to welfare, counselling, referrals to other support agencies and food, clothing and showers.

Our homeless and vulnerable communities experienced acute isolation from their social groups and many who were temporarily housed did not have access to cooking facilities. For this reason, the WNSMK's primary focus was to ensure that those who needed it had access to adequate food provision, welfare services and supportive companionship to combat isolation and loneliness.

In the run up to the Christmas 2021 period we worked through the challenges of planning to open the night shelters in a reduced format. Unfortunately, in light of the Omicron variant and revised COVID-19 guidance from Central Government we had to take the decision not to open. In the run up to opening we successfully delivered our volunteer training in a new virtual way via Microsoft Teams – with 8 out of the 9 evening sessions recording over 60% volunteer attendance. Feedback from the training was overwhelmingly positive. Whilst the decision not to open was not the outcome the majority of our volunteers wished for, many expressed gratitude for the work we had put in and validated the decision not to open.

Our welfare provision continued to grow dramatically this past season, and there was a marked increase in welfare and food demand. We continue to work closely with other services, also referring into these services. As our centre did not open Christmas Day, Dreamsai agreed to open in our place and served hot meals to those people staying temporarily in hotels and to those on the streets.

Our Facebook presence has continued to be well used in the run up to and throughout the winter season. During Covid our social channels and e-mail newsletters have been developed and enhanced to help us communicate with and involve our large range of supporters.

Fundraising approach

To fund our vital work, we approach our supporters via grant applications, letters, email and where possible at events. We comply with current regulations and best practice set out by regulatory and professional membership bodies including the Fundraising Regulator, Institute of Fundraising, Direct Marketing Association and Advertising Standards Board.

Winter Night Shelter Milton Keynes and its Fundraising Department have the following aspirations and guidelines:

- We will commit to high standards in all of our work
- We will be clear, honest, and open
- We will be respectful when sharing guest stories
- We will be fair and reasonable
- We will be accountable and responsible with data, applications and reporting

We are continuing the process of diversifying our income streams, so we are even less reliant on a limited number of sources. These sources now include Charitable Trusts, Corporates, Individuals and Events as well as Statutory Sources.

We are immensely grateful to our donors and around 120 volunteers for their support helping us meet this urgent need and we do not take their support for granted. We ensure that every penny raised is used to the best of our ability to support our guests and users.

Looking forward

In response to seen need, and working alongside Milton Keynes Council's night shelter, we are planning to operate a night shelter again this coming season. We plan to open fifteen beds each night using eleven venues across the city. We will continue to invest in our welfare centre ensuring it is robust enough to support wide range of people accessing the service, from entrenched rough sleepers through to those needing assistance with benefits forms/debt advice etc to prevent many more finding themselves homeless.

Our fundraising activity to support the development of the Wolverton Drop-In Centre will continue over this period, as we seek to raise £2.2m to develop the site.

This is an incredibly exciting time for WNSMK as we seek to develop the reach and impact of our work with the homeless and vulnerable, whilst at the same time re-establishing our night shelters and re-engaging our large volunteer population.

We continue to seek building out and strengthening our partnerships and advocating for partnership working across the local council, charity and business communities.

Financial review

The Charity relies on voluntary donations from multiple sources and on institutions and charitable trusts/foundations awarding grants. With Covid having impacted our operations we have again been humbled by the level of support provided by our many supporters, especially knowing how challenging it has been within community fundraising. Fundraising income has been received from substantial individual donations, in addition to many corporate, church, and public entities who gave very generously. We are extremely grateful for all this generosity.

Our Unity Park Station base has continued to operate as a 'one stop shop' for homelessness charities in Milton Keynes providing a central hub for all, including the ability for circa 20 other local groups to access the facilities. The continued expansion of our drop in café has been very well received and gives our guests access to development welfare support, showers and laundry facilities, training and support, access to food and clothing aid.

Following the purchase of our property in Wolverton in March 2021, we have been working closely with planners and architects to progress our vision of our own bespoke centre. During the year we have begun our capital fundraising activities starting with a launch of our ambitious plans at a High-Net-Worth fundraising event in March 2022. Development of this property will take place in stages as we secure staged funding. We are pleased that we have been able to replenish reserves during 2021/22 following the purchase, replacing the charities reserves and giving a solid financial position to start this significant scheme. Our current facilities at the Unity Park Station, are provided under an eight-year lease extension which expires in March 2028, and we are optimistic that the new facilities will be completed and online before this time.

Pre Covid the charity benefitted from Housing Benefit from our guests which has been in the region of £30,000. Sadly, with a second year of restrictions this income has not been available. However, we have been fortunate as through the generosity of our kind supporters and fundraisers we have received an outstanding £109,424 from individual donations (2020/21 £72,501). The response from individuals and grant providers both locally and nationally resulted in an increase in income, rising to £357,015 (2020/21 £347,115).

We are pleased to report that following the property purchase in March 2021, our cash balances have started to recover and are now £101,074 (2020/21 £79,718) alongside the reduction in our mortgage which now stands at £351,740 (2020/21 £366,060) Our stable financial position through the two years of the pandemic, and following the property purchase, owes much to the great generosity and commitment of many individual donors, volunteers and supporting organisations. We are most grateful for this. Without it, the Shelter could not continue to evolve providing essential services.

Each year, the directors approve an annual budget which is tailored to the ongoing needs and emerging services that are needed. This year we reflected on the need for additional staffing to support the demand on the community café which has been particularly successful. Towards the end of the year Milton Keynes Council also sought to introduce facilities for the homeless in the upper floor of Unity Park Station which we support through the provision of volunteers and meals.

The directors closely monitor the financial results, variance from budgets and non-financial indicators, considering the risks with the changes Covid brought, the expansion of services and need to balance the skills and availability of our dedicated staff team.

During the year we recruited a Community Fundraising Manager. The impact of the further investment in our Fundraising team has continued to be significant during the financial year and the Directors anticipate this will continue to grow, providing the monies required to redevelop our future Drop-in Centre. The charity now employs 2 full time and 8 part time paid staff in addition to the many volunteers who continue to support us.

The independent examination was carried out without charge, for which we are very grateful.

No remuneration or personal expenses were paid to any director.

The Charity holds no funds or assets as custodian trustee.

Reserves Policy

The charity pays particular attention to its long-term viability. Accordingly, the directors have adopted a reserves policy. The policy will be to seek to end each season with enough free assets (net of the property fund) to meet the costs of operating the Shelter at one venue per night for the subsequent winter season. Whilst the night shelter was unable to open during 2021/22 due to a second year of Covid restrictions, the costs at current values are still considered to be in the region of £75,000. Following the purchase of the property in March 2021 and the consequent diminution in reserves last year, the directors are pleased to confirm that the level of reserves have grown as expected, meeting the reserves policy.

Public benefit statement

The Charity directors have exercised their powers with due regard to the guidance on public benefit published by the Charity Commission to promote the Charity's Objects by:

- Providing temporary accommodation together with evening meal and breakfast for single homeless persons
- Providing support and information to guests to change the direction of their lives for the better.

Principal risks and uncertainties

Risk Management

The Charity directors acknowledge their responsibility for the Charity's systems of internal control and risk management and recognise that such a system is designed to actively manage and minimise the risk of failure to achieve the Charity's objectives.

Due to the nature of the work we do, the directors have an open risk appetite in regard to the strategic work, finding new and innovative ways to support our aims and objectives. However, regarding risk in direct relation to our guests we have a cautious risk appetite. The directors review and monitor risk, taking appropriate action where risk does not align with appetite.

The following major categories of risk are relevant to the Charity:

Compliance risk

The Charity must comply with a range of legal and regulatory requirements including charity law, data protection, fundraising standards, health and safety, and safeguarding. To mitigate these risks the Charity has robust and embedded processes and policies, which are complemented by regular and rigorous review at Board meetings.

Reputational risk

There is always a reputational risk if someone were to die in our care. Given the nature of those that we work with, the numbers of our guests who have presenting addictions, and the trade-offs we have

to make between providing support services which carry some risks against the alternative of providing no support services, we will always carry some reputational risk if something untoward happens, if we misjudge a risk, or if outside bodies criticise the judgements and trade-offs, we are having to make daily.

Financial Risk

During the last financial year, the inability to provide overnight accommodation and to access housing benefits has created a challenge. However, due to the incredible level of support from individual donors, legacies, and grant support both locally and nationally, we have strengthened our financial position. However, as the pandemic continues, we recognise the increasing need to fundraise to enable the development and launch of our long-awaited Drop-in Centre whilst also meeting our long-term mortgage commitments.

Responsibilities of the Directors

The directors are responsible for preparing the Annual Report and the Financial Statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The financial statements have been prepared in accordance with the accounting policies set out in the notes to the accounts and comply with the charity's governing document, the Charities Act 2011 and Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland published on 16 July 2014. In preparing these financial statements, the directors are required to:

- Select suitable accounting policies and then apply them consistently
- Observe the methods and principles in the SORP FRS102
- Make judgements and estimates that are reasonable and prudent
- State whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements
- Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in operation.

The directors 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. The directors are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention of fraud and other irregularities.

In so far as the directors are aware:

- There is no relevant audit information of which the charitable company's independent examiner is unaware; and
- The directors have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the independent examiner is aware of that information.

Small Company Provisions

This report has been prepared in accordance with the special provisions for small companies under Part 15 of the Companies Act 2006.

Independent Examiner

Stephen Dunham of Broughton, Milton Keynes was appointed under section 487(2) of the Companies Act 2006.

Richard Wightman, Chair

15 December 2022

Independent Examiner's Report

I report to the directors of Winter Night Shelter Milton Keynes on the accounts for the year ending 30th April 2022 which are set out on pages 11-19.

Respective responsibilities of directors and examiner

The Charity's directors consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed.

It is my responsibility to:

- examine the accounts (under section 145 of the 2011 Act)
- follow the procedures laid down in the General Directions given by the Charity Commission (under section 145(5)(b) of the 2011 Act), and
- state whether particular matters have come to my attention.

Basis of independent examiner's report

My examination was carried out in accordance with the General Directions given by the Charity Commission. 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 consideration of any unusual items or disclosures in the accounts and seeking explanations from you as directors concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the accounts present a 'true and fair' view, and the report is limited to those matters set out in the statement below.

Independent examiner's statement

During my examination, no matter has come to my attention:

- which gives me reasonable cause to believe that, in any material respect, the requirements:
  - to keep accounting records in accordance with section 130 of the 2011 Act; and
  - to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Act; have not been met; or
- to which, in my opinion, attention should be drawn to enable a proper understanding of the accounts to be reached.

Independent Examiner

Stephen Dunham ACMA CGMA

Broughton, Milton Keynes

15 December 2022

Statement of Financial Activities

(incorporating income and expenditure)

	Note	2021/2022 Unrestricted	Restricted	Total	2020/2021 Total
		£	£	£	£
Income					
Individual Donations	2	99,911	9,513	109,424	72,501
Legacies		-	-	-	6,579
Corporate/Group Donations	3	94,724	36,660	131,384	59,813
Gift Aid		7,469	3,549	11,018	9,844
Grants from MK Council	4	26,492	2,800	29,292	25,000
Grants from other sources	4	1,282	42,315	43,597	169,454
Other Income	5	32,300	-	32,300	3,826
Interest		1	-	1	98
		262,179	**94,837**	**357,016**	**347,115**
Expenditure					
Staff salaries, contractor and Volunteer costs	8	124,745	64,210	188,955	137,922
Venue costs	6	6,749	6,403	13,152	10,946
Guest Transport & Support	7	149	14,516	14,665	53,689
Utilities		19,357	-	19,357	19,512
Management & Administration	6	65,420	30,620	96,040	41,550
		216,420	**115,749**	**332,169**	**263,619**
Surplus/(Deficit) for the year		**45,759**	**(20,912)**	**24,847**	**83,496**
Fund balance brought forward		251,510	48,472	299,982	216,486
Fund balance carried forward	15	**297,269**	**27,560**	**324,829**	**299,982**

Balance Sheet at as 30th April 2022

	Note	Unrestricted funds £	Restricted funds £	2021/22 Total funds £	2020/21 £
Fixed Assets	*9*	**570,479**	**3,649**	**574,128**	**589,058**
Current Assets					
Cash at bank		78,524	22,550	101,074	79,718
Debtors & Prepayments	*10*	6,797	4,020	10,817	538
		85,321	26,570	111,891	80,256
Creditors: amounts falling due within one year					
Creditors & Accruals	*11 & 13*	(31,648)	(2,659)	(34,307)	(28,129)
NET CURRENT ASSETS		**53,673**	**23,911**	**77,584**	**52,127**
Creditors: amounts falling due after more than one year	*11 & 12*	(326,883)	-	(326,883)	(341,203)
TOTAL NET ASSETS		**297,269**	**27,560**	**324,829**	**299,982**
Charity Reserves					
Designated Property Fund	*14.1*			216,945	213,995
General Funds				80,324	37,515
Restricted Funds	*15*			27,560	48,472
Total Funds				**324,829**	**299,982**

The notes on pages 13 to 19 form part of these financial statements.

For the financial year in question the company was entitled to exemption under section 477 of the Companies Act 2006 relating to small companies. No members have required the company to obtain an audit of its accounts for the year in question 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 the accounting records and for the preparation of the accounts.

These accounts have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime. These financial statements were approved by the directors of the Charity on 15th December 2022, and are signed on their behalf by:

RICHARD ERIC WIGHTMAN
Chair & Director

LINDA CHERRINGTON
Finance Director

Notes to the Accounts

1 Basis of accounting and accounting policies

The financial statements have been prepared under the historic cost convention and in accordance with the applicable United Kingdom accounting standards and comply with the Charities (Accounts and Reports) Regulations 2008 issued under the Charities Act 1993 and with the SORP FRS102.

1.1 Resources Expended

Expenditure has been accounted for on an accruals basis and has been classified under headings that aggregate costs within a category.

1.2 Fixed assets

All fixed assets are initially recorded at cost.

1.3 Depreciation

All assets are written off over their useful economic lives. The lives presently in use are:

- Buildings: 50 years
- Plant & Equipment: 5 years
- Office Equipment: 3 years

2 Individual Donations

Donations received direct from individuals are counted as 'individual'.

3 Corporate & Group Donations

Corporate/Group donations include gifts from companies and a variety of group fund raising activities from various supporting groups, schools, and employee groups. Much of this money is received through charity fundraising sites, such as JustGiving and Local giving. The Gift Aid that is claimed through the fundraising sites on these donations is included in this item.

4 Grants received

Milton Keynes Council made grants during the year which included £25,000 towards utilities and operating costs at Unity Park Station. In addition, further grants were also provided by other organisations as detailed in Note 15.

5 Other Income

Historically this has only been housing benefit, however due to the changes as a result of Covid, there has not been any applications submitted for housing benefit this financial year.

During 2021/22 other income relates to income from the sitting tenant of the Wolverton, being rental income together with contributions towards dilapidations and insurances due for the property prior to the end of the tenancy.

6 Expenditure

As a result of Covid, WNSMK expanded the delivery of the community café which resulted in the increase of staffing, and associated costs including the additional Covid compliance requirements.

Notes to the Accounts (continued)

7 Guest Transport & Support

As the night shelter operations were halted due to Covid restrictions, expenditure on guest transport and support considerably reduced.

8 Staff Costs & Employee Numbers

Within staff salaries, contractor and volunteer costs, the following employee costs are included:

	2021/22 £	2020/21 £
Wages & Salaries	159,580	132,287
Social Security Costs	6,823	3,524
Pension	3,952	2,111
	170,355	**137,922**

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

During the year the charity employed an average of 2 full time staff and 8 part time staff (2020/21: 2 full time and 10 part time)

Trustees do not receive remuneration but do receive reimbursed expenditure when incurred on behalf of the charity. Expenses of £484 (2020/21: £327) were incurred for administration costs during the charity's work and were reimbursed to the trustees.

9 Fixed Assets

	Land & Buildings £	Plant & Equipment £	TOTAL £
Cost			
Brought forward	581,995	10,606	592,601
Additions	-	-	-
Carried forward	**581,995**	**10,606**	**592,601**
Accumulated Depreciation			
Brought forward	(1,940)	(1,603)	(3,543)
Charge in the year	(11,640)	(3,290)	(14,930)
Carried forward	**(13,580)**	**(4,893)**	**(18,473)**
Net Book Value			
As at 30th April 2021	580,055	9,003	589,058
As at 30th April 2022	**568,415**	**5,713**	**574,128**

Notes to the Accounts (continued)

10 Debtors & Prepayments

	2021/22 £	2020/21 £
Donations & fundraising	4,768	496
Housing benefit	-	-
Other	6,049	42
Total	**10,817**	**538**

11 Creditors

11.1 Amounts falling due within one year

	2021/22 £	2020/21 £
Bank loans and overdrafts (see Note 12)	24,857	24,857
Fundraising expenses	2,000	2,000
Accrued costs	7,450	1,272
Total	**34,307**	**28,129**

11.2 Amounts falling due after more than one-year

	2021/22 £	2020/21 £
Bank loans (see note 12)	**326,883**	**341,203**

12 Secured Debts

The following secured borrowing is included within creditors:

	2021/22 £	2020/21 £
Bank loans	**351,740**	**366,060**

The freehold of the property Unit 1, Glyn Square, Wolverton was purchased on 8th March 2021. As of 30th April 2022, the mortgage outstanding stood at £351,740 (2021: £366,060). This is secured on the property and is repayable over 20 years, expiring March 2041. Interest is charged at a fixed rate for the first 36 months, ending in March 2024, and thereafter at a variable rate. The principal and interest are repayable in monthly instalments over the term of the mortgage.

Notes to the Accounts (continued)

13 Reserves

Reserves	2021/22 £	2020/21 £
Unrestricted	80,324	37,515
Designated	216,945	213,995
Restricted*	27,560	48,472
Total Reserves	**324,829**	**299,982**

In 2021 a designated property fund was created to reflect the purchase of Unit 1, Glyn Square, Wolverton. The represents the net book of the property excluding outstanding mortgage commitments.

Designated Reserve	2021/22 £	2020/21 £
Net book value on 30 April	568,415	580,055
Mortgage liability on 30 April	(351,470)	(366,060)
Total Reserves	**216,945**	**213,995**

*Details of restricted funds are included in Note 14.

Notes to the Accounts (continued)

14 Movement in funds

14.1 Funds held during the year:

	At 01/05/21	Net Movement in Funds *	At 30/04/22
	£	£	£
Unrestricted funds			
General funds	37,515	42,809	80,324
Designated fund: Property	213,995	2,950	216,945
	251,510	**45,759**	**297,269**
Restricted funds			
Homeless Link	5,553	(1,904)	3,649
MKCF[1] Covid Response Manager	12,257	(12,257)	-
MKCF[1] Food Grant	6,739	(6,739)	-
West Midlands Trains Ltd	16,767	(15,078)	1,689
Personal Medical Group	2,156	1,766	3,922
MCKS[2]	5,000	(3,308)	1,692
Welfare restricted donations	-	18,731	18,731
MKC Night Shelter at Unity Park Station	-	1,821	1,821
Garfield Weston	-	16,458	16,458
The Beatrice Laing Trust	-	2,288	2,288
Wolverton Building Project	-	(22,690)	(22,690)
	48,472	**(20,912)**	**27,560**
Total Funds	**299,982**	**24,847**	**324,829**

* There have been no transfers between funds during 2021/22.

Notes to the Accounts (continued)

14.2 Details of income and resources expended during the year:

	Incoming Resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General and designated funds (14.1)	262,179	(216,420)	45,759
Restricted funds			
Homeless Link	-	(1,904)	(1,904)
MKCF[1] Covid Response Manager	-	(12,257)	(12,257)
MKCF[1] Food Grant	-	(6,739)	(6,739)
MKCF[1] Counselling Grant	3,000	(3,000)	-
West Midlands Trains Ltd	3,000	(18,078)	(15,078)
Personal Medical Group	16,388	(14,622)	1,766
MCKS[2] Food Grant	-	(3,308)	(3,308)
Welfare restricted donations	25,234	(6,503)	18,731
Cummins	10,815	(10,815)	-
MKC Night Shelter at Unity Park Station	2,650	(829)	1,821
Garfield Weston	25,000	(8,542)	16,458
The Beatrice Laing Trust	5,000	(2,712)	2,288
Wolverton Building Project	3,750	(26,440)	(22,690)
	94,837	(115,749)	(20,912)
Total Funds	**357,016**	**(332,169)**	**24,847**

[1]MKCF - Milton Keynes Community Foundation
[2]MCKS - MCKS Charitable Foundation UK

Notes to the Accounts (continued)

14.3 Purpose of funds held

Restricted funds

Fund name	Purpose
Homeless Link	MHCLG (now DLUHC) Grant administered through Homeless Link to support the homeless during the Covid pandemic
MKCF[1] Covid Response Manager	To assist with the costs of employing staff to respond to the Covid pandemic
MCKS[2] Food Grant	To purchase food and kitchen equipment
MKCF[1] Counselling Grant	To provide counselling services
MKCF[1] Food Grant	To provide food services throughout Spring/Summer 2021
West Midlands Trains Ltd	To support the provision of services at Unity Park Station
Personal Medical Group	To support the provision of services at Unity Park Station
Welfare Restricted donations	To provide accommodation, clothes, travel tickets etc for guests
MKC Night Shelter at Unity Park Station	To provide food support and coordinate volunteers in support of the MK Council's night shelter opened at Unity Park Station (top floor)
Garfield Weston	To provide welfare services
The Beatrice Laing Trust	To provide welfare and support services
Cummins	To provide welfare, food and support services
Wolverton Building Project	Appeal to secure funding to renovate and refurbish the property at Glyn Square Wolverton, to provide a hub for welfare and other support services in the local area

15 Post Balance Sheet Event

On 20th October 2022, the Board approved in principle the change of name at a future date to be confirmed to UnityMK. It was agreed that this reflected the expansion in the provision of services throughout the year, supporting the changing needs of guests as a result of Covid.

Reference and administrative details

Registered charity name	Winter Night Shelter Milton Keynes
Charity registration number	1149480
Company registration number	08232340
Registered office	The Ridgeway Centre, Featherstone Road, Wolverton Mill South, Milton Keynes MK12 5TH

The Charity's directors
The directors and officers who have served the Charity during the financial year are as follows:

	Richard Wightman (Chair) Linda Cherrington (appointed October 2021) Emily Desborough (appointed September 2021) Donna Elliott Stuart Griffith Donna Harris Oliver Keeler (resigned September 2021) Emily Purchase (appointed October 2021) Wedgwood Swepston (appointed November 2021)
Company Secretary	Judith Dutton (appointed November 2021) Stella Wallace (resigned November 2021)
Independent Examiner	Stephen Dunham, Broughton, Milton Keynes
Bankers	Lloyds Bank plc, 15-17 The Square, Wolverton, MK12 5DG
Solicitors	Rutter and Rutter Solicitors St Audreys, Wincanton, Somerset, BA9 9DR

Web site: www.winternightsheltermk.org

Facebook: www.facebook.com/wnsmk

Our Supporters

This work has been assisted by funding from

Kuehne & Nagel

and very welcome grants and donations from:

Arnold Clark Automotives	Milton Keynes Tabernacle
Beatrice Laing Trust	Mindbomb Creative Services
Blue Marble Ltd	Mursley Singers
BLUM UK	Nationwide Building Society – Milton Keynes branches
Cauldwell Property Services	New Life Church Milton Keynes
Church Without Walls	Newport Pagnell Parochial Church Council
Church of Christ the Cornerstone	Neves Solicitors
Cranswick Convenience Foods	Personal Group
Cummins Global Giving	Residents of Boxberry Gardens - Christmas lights
Emmaus Village at Carlton	Parishioners of the St Barnabas Cluster of Parishes
Fortress Distribution Limited	Persimmon Homes
Garfield Weston	Milton Keynes Soroptimists
Grace Church	St Marys Roman Catholic Church, Woburn Sands
Grand Union Housing Group	Stantonbury Ecumenical Partnership
Green Motion	Students at Stowe School
HM Prison & Probation Service	Suzuki GB PLC
Homeless Support Woburn Sands	Thornton College
Homely Spaces Limited	Volkswagen Financial Services
Karl Halfacree	West Midland Trains
Loughton Baptist Church	Wharfside Electrical Wholesalers Ltd
LUSH Retail Limited	Whitehouse Community Council
MCKS	
MK Community Foundation	

And finally, to our officers, the venues and their volunteer teams

Thank you

UnityMK

England & Wales - Charity number 1149480

Accounts

Winter Night Shelter Milton Keynes

A company limited by guarantee

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Chair's Statement

The 2020–21 season is the tenth winter that the Winter Night Shelter Milton Keynes (WNSMK) has been operational. Due to Covid-19 and legal restrictions we were unable to provide overnight accommodation at all through this winter season. The government's "Everyone in" policy provided accommodation for all who were able to abide by the Council's behaviour policies, and the call on us for overnight accommodation was reduced.

However, the need for support services was massively increased, with most other services in town no longer operational. Our Reception Café and base, Unity Park Station (formerly the Old Bus Station), was open throughout the year as far as permitted. We carefully abided by all the government's rules, which meant that at times we provided sit down café style food provision, and at other times a takeaway service. As well as having a central place to meet with our welfare team, WNSMK guests have benefited from access to meals, showers and washing facilities.

In addition to providing nutritious meals the WNSMK has a dedicated welfare team to provide one-to-one support to enable guests to access services and benefits through the pandemic. We were one of very few services that remained open with face-to-face contact rather than telephone support alone, which we managed carefully in line with government direction. The closure of so many other services meant that demand was far higher this past season, most enquiries were far more complex, and follow-on support services were more difficult for us to access on behalf of our guests. At the height of the demand, we were seeing and providing welfare support to about 20 people on average each day. Including repeat visits, we saw about 100 people each week.

We are grateful to the 120 or so volunteers who helped us steadily through the pandemic. This itself was a massive reduction on our more usual support base of around 800 volunteers each season but reflected the wildly different environment in which we were operating. We are also very grateful to our welfare team, staff and volunteers alike, who continued to provide support to our guests throughout the year despite the often-trying conditions in which they had to operate. We thank all the volunteers, churches and other groups who have made food and services available to us, many at no charge to the WNSMK charity.

We thank Milton Keynes Council who again provided links to follow up services, and to the Homelessness Partnership that helped cover some of our costs. We are also grateful to those individuals who made direct personal donations or contributed to an organised collection or a fundraiser event (sponsored or otherwise) and are listed on the last page. Thank you, organisers.

Our practical purposes have expanded over the past year. Originally, we provided emergency overnight accommodation to save people from the risk of death through exposure, and we provided support into longer term accommodation. We have now added a third purpose, to help people sustain longer term accommodation. We achieve this through providing life skills, personal support and community. Our Tuesday and Wednesday community club has provided a good start to this. In addition, whilst all this was going on, the opportunity presented itself to purchase the freehold of a warehouse in the Wolverton area, which we did in March 2021, using our reserves and taking on a mortgage. This is currently occupied by a tenant, but in due course, when we have successfully fund-raised, will enable us to provide these support services to enable people to sustain tenancies from this building. As the reporting year ended, we embarked on a fundraising programme to raise the £2.2m necessary to restore the building and to fit it out for our future needs.

Thank you, one and all - we invite your ongoing support as we now start to prepare for next winter.

Directors' Annual Report

The directors have pleasure in presenting their report and the financial statements of the Charity for the year ended 30th April 2021.

Structure, governance and management

The Charity was registered as a Company limited by guarantee on 27 September 2012 with a Memorandum and Articles of Association and as a Charity on 25 October 2012.

The board consists of at least three directors with at least two present at any general meeting to form a quorum. To be eligible each director must be over the age of 18 and all must support the Objects. If any director is a corporate body (of which there are none at present) it must act through a named representative whose contact details are notified to the directors and there must be at least one individual director.

One third (or the number nearest one third) of the directors must retire each year, those longest in office retiring first and the choice between any of equal service being made by drawing lots.

A retiring director may be reappointed.

The directors may at any time co-opt any individual who is eligible as a director to fill a vacancy in their number or as an additional director, but a co-opted director holds office only for one year.

The Memorandum and Articles of Association authorise the directors to make and hold investments using the general funds of the Charity. No such investments are held currently.

The Charity is run through its board of directors who meet quarterly. In normal years there is also an operations group of Team Leaders meeting monthly from November each year, which did not meet this year.

We provided limited support services and takeaway food through the summer of 2020, constrained by government permissions.

Our operations from September 2020 were managed by a part-time C19 Response Manager. She oversaw our Covid 19 response throughout the changing restrictions and ensured our operations remained resilient and agile to the increasing need throughout this time. This included daytime operations at our main centre (UPS) and the planning for continuation of services into spring & summer. Working alongside her was the Operations Assistant who was responsible for allocating volunteers to opportunities and assisting with volunteer management in line with our Covid 19 response plan, and a role was created at our main centre to support volunteers with the delivery of our food services between January and March 2021.

Our Welfare Manager delivered face to face welfare support, liaised with other agencies and supported guests to the extent possible in addressing their needs. This included finding more settled accommodation, accessing benefits to which they were eligible and obtaining work opportunities. Additionally, an Assistant Welfare Manger was appointed to share the welfare workload, which

increased dramatically as most other services across Milton Keynes were either closed or moved to telephone/online support. This was augmented by some volunteer support.

Our part-time Finance Manager handled the day-to-day transactions and budgets, the Communications Manager and the Comms Assistant kept our profile high in the media (including local TV, radio and Citizen newspaper), and on Social Media, and the Fundraising Manager liaised with fund raisers, other supporters and grant giving bodies.

Objectives and activities

The Objects of the Charity are to relieve poverty, distress and homelessness in Milton Keynes and the surrounding area particularly by the provision of temporary emergency accommodation and/or Drop-In Centre facilities.

Achievements and performance

Having operated in its first year under the auspice of the YMCA MK, WNSMK has operated, for this its ninth autonomous season. This year, due to the Covid 19 pandemic we were unable to open a night shelter. The local council were funded by central government to adopt an 'everyone in' policy ensuring that every homeless person had access to temporary accommodation, regardless of their status. We therefore moved to provide support through a day centre, supporting people with access to welfare, food, clothing and showers.

Our homeless and vulnerable communities experienced acute isolation from their social groups and many who were temporarily housed did not have access to cooking facilities. For this reason, the WNSMK's primary focus was to rise to the challenge of ensuring that everyone who needed it had access to adequate food provision, welfare services and supportive companionship to combat isolation and loneliness.

We maximised all possible use of our centre and reception café at Unity Park Station (UPS), the old bus station, as a hub for the homeless & vulnerable. As we navigated the changing Covid restrictions we found ways to deliver our plans continuously, albeit in adapted forms. UPS established itself throughout this period as the place to feel welcomed, access meals, showers and laundry facilities, and as a venue to spend social time with frontline volunteers.

The speed with which Covid 19 restrictions changed throughout this period meant that our services continued to evolve. The provision of food was vital for many as the hospitality sectors closed and the impact of the pandemic left many income and/or housing insecure. Starting with a three day per week in person café & two day per week community club, we adapted continuously and ended the season with a well-established free take away food service operating five days per week, as well as daily welfare appointments.

During this time the Christmas period proved to be particularly challenging as guests were moved to hotels on the perimeter of MK, limiting their access to services and food provision. We were able to work with SMART and a local hotel to deliver Christmas Day food for their guests, as well as being able to offer a Christmas take away for those who remained closer to our central MK base.

Our welfare provision grew dramatically this season, as local businesses and services closed their doors. The Covid 19 pandemic, together with the impacts of the immigration arrangements as a result of Brexit, saw our caseloads increase as we supported people with housing, benefits, right to

remain documentation & important personal documentation (such as passports), mental health needs, addictions and employment. From the very small (help using a mobile phone), to the very large (homeless and in need of support) we saw, in person, everyone who came to our door.

The ground floor of Unity Park Station remained operational and available as a base for many of our partner charities for all but a short period. However, many felt unable to continue face to face work and so unfortunately the work with other organisations temporarily declined over the period. For the periods where we were able to have inside groups the Community Club was so successful on Tuesdays that an additional day was introduced on Wednesdays, increasing our reach out to the vulnerable and marginalised to understand them and their needs.

Whilst some of the organisations we normally work with scaled back over this period, we welcomed new partnerships who helped support our guests. This included Barker, who have worked with us to build trust and relationships with guests who may wish to repatriate. Dreamsai also worked alongside us delivering food parcels and food services from Unity Park Station. Costa provided free food over the festive period from their end of day supplies.

Our Facebook presence has continued to be well used in the run up to and throughout the winter season. During Covid our social channels and e-mail newsletters have been developed and enhanced to help us communicate with and involve our large range of supporters

Throughout the course of what has been a most unusual year we have remained open for all but two days, reflecting both the success of our Covid 19 response plan and the continued support of our volunteers. Our Welfare team have seen on average 15 people a day throughout the year. Our food service at its peak was feeding and providing supportive company to 190 people with 350 meals served each week. On average we were supporting around 25 per people per day over the course of the season.

Fundraising approach

To fund our vital work we approach our supporters via grant applications, letters, email and where possible at events now that the country is opening up again. We comply with current regulations and best practice set out by regulatory and professional membership bodies including the Fundraising Regulator, Institute of Fundraising, Direct Marketing Association and Advertising Standards Board.

Winter Night Shelter Milton Keynes and the Fundraising Department have the following aspirations and guidelines:

- We will commit to high standards in all of our work
- We will be clear, honest, and open
- We will be respectful when sharing guest stories
- We will be fair and reasonable
- We will be accountable and responsible with data, applications and reporting

We are currently in the process of diversifying our income streams, so we don't rely on one or two sources as we have in the past. These sources now include Charitable Trusts, Corporates, Individuals and Events as well as Statutory Sources.

We are immensely grateful to our donors and 800 volunteers for their support helping us meet this urgent need and we do not take their support for granted. We ensure that every penny raised is used to the best of our ability to support our guests and end users.

Looking forward

Since the end of the season, we have continued our food and welfare provision throughout the spring and summer. The need for supportive services and welfare in Milton Keynes has remained high throughout this period, and we expect this winter to be particularly challenging. There have been many factors that have increased need alongside the pandemic environment. The end to furlough, the removal of the Universal Credit uplift, the end of the ban on evictions and the passing of the deadline for right to remain status have all contributed. In addition, the impact of the pandemic environment on the availability of international travel, wider service and business sectors has meant that timescales for resolving issues have been significantly longer.

This winter the guidance has changed for night shelter provision. Central government have essentially shifted the burden of responsibility to organisations and individuals for controlling transmission of Covid 19 within their settings. In response to local need, we are planning to operate a night shelter again this season, managing some of the transmission risks by decreasing capacity from 30 to 15 beds each night, and decreasing rotations between venues (from seven to four venues between them providing these beds each night). In addition to the night shelter provision between November and March, we are seeking to build on our learnings from last season and are planning also to continue take away food, community club and daily welfare provision.

Alongside planning for our own night shelter provision, we are working closely with MK Council as they seek to establish a male only night shelter above us, on the upper floor of UPS, which, once open, they plan to operate continuously for the next three years. We are developing plans for how we synergise working and are supporting with volunteer recruitment and access to services within

our own venue. This project has its own timeline and so we remain responsive to their schedules as they develop over time.

We expect the winter season to remain an operationally difficult time. The Covid 19 pandemic environment is driving new ways of working and requiring additional management to ensure we can manage transmission risks as much as possible. It also has impacted our volunteer confidence levels, which is providing a challenging environment for our usual seasonal recruitment campaign.

The income environment is challenging as Covid 19 funds have started to decline, and new funding is highly contested. We have recruited a new Senior Fundraising Manager, a Fundraising Assistant and two specialist Fundraising Trustees to focus on this challenge, and the Directors continue to monitor closely.

Our fundraising activity to support the development of the Wolverton warehouse will continue over this period, as we seek to raise £2.2m to develop the site. We are currently working through plans to best utilise the fundraising and development schedule, ensuring we can start to deliver services from the site as soon as possible

This is an incredibly exciting time for WNSMK as we seek to develop the reach and impact of our work with the homeless and vulnerable, whilst at the same time re-establish our night shelter, albeit in a slightly different form, and to re-engage our large volunteer population.

Operating throughout Covid 19 we have discovered new strengths and are seeking to build on these this year, building out and strengthening our partnerships and advocating for partnership working across the local council, charity and business communities.

Financial review

The Charity is financially dependent on voluntary donations from many sources and on institutions and charitable trusts/foundations awarding grants. This year we have been humbled by the level of support afforded by our many supporters, particularly with the reduction of community fundraising opportunities as a result of Covid. Fundraising income has been received from substantial individual donations, in addition to many corporate, church, and public entities who gave very generously. We are extremely grateful for all this generosity.

The development of Unity Park Station as a 'one stop shop' for homelessness charities in Milton Keynes continued through the year. However, due to the changing government guidance as the pandemic continues, this enabled more innovative ways of supporting the homeless community. We introduced a range of services including a drop in café, access to welfare support, showers and laundry facilities, training and support, access to food and clothing aid. In addition, we have been able to continue providing facilities to support circa 20 local groups.

In March, we achieved our objective of purchasing a property at Glyn Square, Wolverton, which will be developed into our long-term solution for a Drop-in Centre. This was only possible due to the success in securing sufficient reserves during a challenging year. Development of this property will take place in stages as we secure further funding, restoring our reserves. Our current facilities at the Unity Park Station, are provided under an eight-year lease extension which expires in March 2028.

Due to Covid, we have been unable to claim our guests' Housing Benefit to which they would have been entitled if we had been providing overnight accommodation, which represented almost 15% of

our income during 2019/20 (£32,873). This financial year our services altered to meet government guidance and resulted in guests being accommodated in local hotels rather than the communal shelters. This provision of services was significantly more expensive and additional support was provided by grant funding from both local and national organisations, the largest being £67,050 from MHCLG administered through Homeless Link and £29,400 from Milton Keynes Community Foundation to support the Covid-19 response manager's role.

Overall, the year was highly positive financially with individual donations rising from £20,912 to a remarkable £72,501, complimented with legacies of a further £6,579. The response from individuals and grant providers both locally and nationally resulted in an increase in income, rising to £347,115 (2019/20 £225,357). Understandably, following the property purchase in March, our cash balances dropped by £147,038 alongside mortgage facilities of £366,060 to secure the purchase. Our stable financial position through the pandemic, and also following the property purchase, owes much to the great generosity and commitment of many individual donors, volunteers and supporting organisations. We are most grateful for this. Without it, the Shelter could not continue to evolve providing essential services.

The directors approve an annual budget that is regularly reviewed during the year. They also closely monitor the financial results, variance from budgets and non-financial indicators. Recognising the challenges the pandemic has brought, the budget for the 2021/22 season was split into two, the first to allow focus on the recently introduced summer services delivered from Unity Park Station and a second to consider the changes needed to support the winter season services. These two combined consider the risks and potential impacts of the Covid crisis and changes in government guidance, and the directors are still confident in the financial stability of the Charity.

During the year we recruited an essential and invaluable Covid-19 response manager, together with additional part time positions of Senior Fundraising Manager and Assistant Welfare Manager. This has increased the staff numbers to 2 full time and 10 part time paid staff in addition to the many volunteers who continue to support us. The impact of the investment in our Fundraising team has been significant during the financial year and the Directors anticipate this will continue to grow, providing the monies required to redevelop our future Drop-in Centre.

The independent examination was carried out without charge, for which we are thankful.

No remuneration or personal expenses were paid to any director.

The Charity holds no funds or assets as custodian trustee.

Reserves Policy

The charity pays particular attention to its long-term viability. Accordingly, the directors have adopted a reserves policy. The policy will be to seek to end each season with enough free assets (net of the property fund) to meet the costs of operating the Shelter at one venue per night for the subsequent winter season. Whilst this wasn't possible during 2020/21 due to Covid restrictions, the costs at current values are still considered to be in the region of £73,500. The directors note however that, following the purchase of a property during 2020/21, unrestricted, or general reserves have reduced to half of this target and a robust fundraising programme is in place to remedy this position during 2021/22.

Public benefit statement

The Charity directors have exercised their powers with due regard to the guidance on public benefit published by the Charity Commission to promote the Charity's Objects by:

- Providing temporary accommodation together with evening meal and breakfast for single homeless persons
- Providing support and information to guests to change the direction of their lives for the better.

Principal risks and uncertainties

Risk Management

The Charity directors acknowledge their responsibility for the Charity's systems of internal control and risk management and recognise that such a system is designed to actively manage and minimise the risk of failure to achieve the Charity's objectives.

Due to the nature of the work we do, the directors have an open risk appetite in regard to the strategic work finding new and innovative ways to support our aims and objectives. However, with regard to risk in direct relation to our guests we have a cautious risk appetite. The directors review and monitor risk, taking appropriate action where risk does not align with appetite.

The following major categories of risk are relevant to the Charity:

Compliance risk

The Charity must comply with a range of legal and regulatory requirements including charity law, data protection, fundraising standards, health and safety, and safeguarding. To mitigate these risks the Charity has robust and embedded processes and policies, which are complemented by regular and rigorous review at Board meetings.

Reputational risk

There is always a reputational risk if someone were to die in our care. Given the nature of those that we work with, the numbers of our guests who have presenting addictions, and the trade-offs we have to make between providing support services which carry some risks against the alternative of providing no support services, we will always carry some reputational risk if something untoward happens, if we misjudge a risk, or if outside bodies criticise the judgements and trade-offs, we are having to make daily.

Financial Risk

During the last financial year, the inability to provide overnight accommodation and to access housing benefits has created a challenge. However, due to the incredible level of support from individual donors, legacies, and grant support both locally and nationally, we have strengthened our financial position. However, as the pandemic continues, we recognise the increasing need to fundraise to enable the development and launch of our long-awaited Drop-in Centre whilst also meeting our long-term mortgage commitments.

Responsibilities of the Directors

The directors are responsible for preparing the Annual Report and the Financial Statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The financial statements have been prepared in accordance with the accounting policies set out in the notes to the accounts and comply with the charity's governing document, the Charities Act 2011 and Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland published on 16 July 2014. In preparing these financial statements, the directors are required to:

- Select suitable accounting policies and then apply them consistently
- Observe the methods and principles in the SORP FRS102
- Make judgements and estimates that are reasonable and prudent
- State whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements
- Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in operation.

The directors 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. The directors are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention of fraud and other irregularities.

In so far as the directors are aware:

- There is no relevant audit information of which the charitable company's independent examiner is unaware; and
- The directors have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the independent examiner is aware of that information.

Small Company Provisions

This report has been prepared in accordance with the special provisions for small companies under Part 15 of the Companies Act 2006.

Independent Examiner

Stephen Dunham of Broughton, Milton Keynes was appointed under section 487(2) of the Companies Act 2006.

Richard Wightman, Chair

17 November 2021

Independent Examiner's Report

I report to the directors of Winter Night Shelter Milton Keynes on the accounts for the year ending 30th April 2021 which are set out on pages 12-18.

Respective responsibilities of directors and examiner

The Charity's directors consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed.

It is my responsibility to:

- examine the accounts (under section 145 of the 2011 Act)
- follow the procedures laid down in the General Directions given by the Charity Commission (under section 145(5)(b) of the 2011 Act), and
- state whether particular matters have come to my attention.

Basis of independent examiner's report

My examination was carried out in accordance with the General Directions given by the Charity Commission. 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 consideration of any unusual items or disclosures in the accounts and seeking explanations from you as directors concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the accounts present a 'true and fair' view, and the report is limited to those matters set out in the statement below.

Independent examiner's statement

In the course of my examination, no matter has come to my attention:

- which gives me reasonable cause to believe that, in any material respect, the requirements:
  - to keep accounting records in accordance with section 130 of the 2011 Act; and
  - to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Act; have not been met; or
- to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Independent Examiner

Stephen Dunham ACMA CGMA

Broughton, Milton Keynes

17 November 2021

Financial Statements

Statement of Financial Activities

(incorporating income and expenditure)

	Note	2020/2021 Unrestricted £	2020/2021 Restricted £	2020/2021 Total £	2019/2020 Total £
Income					
Individual Donations	2	72,501	-	72,501	20,912
Legacies		6,579	-	6,579	-
Corporate/Group Donations	3	59,813	-	59,813	94,256
Gift Aid		9,844	-	9,844	6,527
Grants from MK Council	4	25,000	-	25,000	25,000
Grants from other sources	4	11,068	158,386	169,454	45,502
Rent received		4,035	-	4,035	-
Housing Benefit	5	(209)	-	(209)	32,873
Interest		98	-	98	287
		188,729	**158,386**	**347,115**	**225,357**
Expenditure					
Venue costs	6	7,336	3,610	10,946	19,949
Staff salaries and Volunteer costs	8	87,812	50,110	137,922	86,399
Guest Transport	6	626	578	1,204	27,472
Guest Support	7	14,069	38,416	52,485	19,727
Utilities		19,512	-	19,512	18,184
Refurbishment		-	-	-	500
Debt Write-off		-	-	-	12,500
Management & Administration	6	33,286	8,264	41,550	14,970
		162,641	**100,978**	**263,619**	**199,701**
Surplus for the year		**26,088**	**57,408**	**83,496**	**25,656**
Fund balance brought forward		216,486	-	216,486	190,830
Fund balance carried forward	15	**242,574**	**57,408**	**299,982**	**216,486**

Balance Sheet at as 30th April 2021

	Note	Unrestricted funds £	Restricted funds £	2020/2021 Total funds £	2019/2020 £
Fixed Assets	*9*	**583,505**	**5,553**	**589,058**	**1,660**
Current Assets					
Cash at bank		36,799	42,919	79,718	126,508
32 Day Notice Account		-	-	-	100,248
Debtors & Prepayments	*10*	538	-	538	6,892
		37,337	42,919	80,256	233,648
Creditors: amounts falling due within one year					
Creditors & Accruals	*11-13*	(28,129)	-	(28,129)	(18,822)
NET CURRENT ASSETS		**9,208**	**42,919**	**52,127**	**214,826**
Creditors: amounts falling due after more than one year	*12&13*	(341,203)	-	(341,203)	-
TOTAL NET ASSETS		**251,510**	**48,472**	**299,982**	**216,486**
Charity Reserves					
Designated Property Fund	*14.1*			213,995	90,000
General Funds				37,515	126,486
Restricted Funds	*15*			48,472	-
Total Funds				**299,982**	**216,486**

The notes on pages 14 to 18 form part of these financial statements.

For the financial year in question the company was entitled to exemption under section 477 of the Companies Act 2006 relating to small companies. No members have required the company to obtain an audit of its accounts for the year in question 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 the accounting records and for the preparation of the accounts.

These accounts have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime. These financial statements were approved by the directors of the Charity on 17th November 2021, and are signed on their behalf by:

RICHARD ERIC WIGHTMAN (Chair)
Director

LINDA CHERRINGTON FCA
Finance Director

Notes to the Accounts

1 Basis of accounting and accounting policies

The financial statements have been prepared under the historic cost convention and in accordance with the applicable United Kingdom accounting standards and comply with the Charities (Accounts and Reports) Regulations 2008 issued under the Charities Act 1993 and with the SORP FRS102.

1.1 Resources Expended

Expenditure has been accounted for on an accruals basis and has been classified under headings that aggregate costs within a category.

1.2 Fixed assets

All fixed assets are initially recorded at cost.

1.3 Depreciation

All assets are written off over their useful economic lives. The lives presently in use are:

- Buildings: 50 years
- Plant & Equipment: 5 years
- Office Equipment: 3 years

2 Individual Donations

Donations received direct from individuals are counted as 'individual'.

3 Corporate & Group Donations

Corporate/Group donations include gifts from companies and a variety of group fund raising activities from various supporting groups, schools, and employee groups. Much of this money is received through charity fundraising sites, such as JustGiving and Local giving. The Gift Aid that is claimed through the fundraising sites on these donations is included in this item.

4 Grant received

Milton Keynes Council made grants this year of £25,000 towards utilities and operating costs. In addition, further grants were provided by HMCLG (via the Homeless Link) and MK Community Foundation during the year.

5 Housing Benefit

No applications were submitted for Housing Benefit this year, because the Covid pandemic meant that accommodation historically used was not appropriate.

6 Expenditure

The running costs increased due to the increased staffing levels, Covid compliance costs incurred and the extension of the provision of services throughout the year, due to needs arising during the Covid pandemic.

7 Guest Support

We spent much more on guest expenses than budgeted for this year due to the Covid pandemic and additional funding received from the Homeless Link and other grant providers.

Notes to the Accounts (continued)

8 Staff Costs & Employee Numbers

Within staff salaries and venue costs, the following employee costs are included:

	2021/20	2019/20
	£	£
Wages & Salaries	132,287	83,931
Social Security Costs	3,524	266
Pension	2,111	2,202
	137,922	**86,399**

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

None of the trustees received remuneration or expenses during the period and no one employee is deemed to constitute key management personnel.

During the year the charity employed an average of 2 full time staff and 10 part time staff (2019/20: 1 full time and 7 part time)

9 Fixed Assets

	Land & Buildings	Plant & Equipment	TOTAL
	£	£	£
Cost			
Brought forward	-	1,840	1,840
Additions	581,995	8,766	590,761
Carried forward	**581,995**	**10,606**	**592,601**
Accumulated Depreciation			
Brought forward	-	(180)	(180)
Charge in the year	(1,940)	(1,423)	(3,363)
Carried forward	**(1,940)**	**(1,603)**	**(3,543)**
Net Book Value			
As at 30th April 2020	-	1,660	1,660
As at 30th April 2021	**580,055**	**9,003**	**589,058**

10 Debtors & Prepayments

	2020/21	2019/20
	£	£
Donations & Fundraising	496	5,445
Housing Benefit	-	732
Other	42	715
Total	**538**	**6,892**

Notes to the Accounts (continued)

11 Creditors: Amounts falling due within one year

	2020/21	2019/20
	£	£
Bank loans and overdrafts (see Note 13)	24,857	-
Deferred MKDP Grant	-	6,250
Deferred Covid-19 Grant	-	8,936
Fundraising Expenses	2,000	2,000
Accrued Costs	1,272	1,636
Total	**28,129**	**18,822**

12 Creditors: Amounts falling due after more than one year

	2020/21	2019/20
	£	£
Bank loans (see note 13)	341,203	-

13 Secured Debts

The following secured borrowing is included within creditors:

	2020/21	2019/20
	£	£
Bank loans	366,060	-

The freehold of the property Unit 1, Glyn Square, Wolverton was purchased on 8th March 2021. As of 30th April 2021, the mortgage outstanding stood at £366,060 (2020: £Nil). This is secured on the property and is repayable over 20 years, expiring March 2041. Interest is charged at a fixed rate for the first 36 months and thereafter at a variable rate. The principal and interest are repayable in monthly instalments over the term of the mortgage.

14 Reserves

14.1 Designated Property Fund

The property fund was maintained by the charity in case of future property related developments which may require major investment. During the year the £90,000 was released to secure the purchase of a property at Unit 1, Glyn Square, Wolverton. Further to the purchase, recognising the reduction in cash to support operational needs, the net book value of the property net of the mortgage commitments is now held in the designated property fund, giving transparency to the reduction in general reserves.

Notes to the Accounts (continued)

15 Reserves – Charity Funds

15.1 Movement in funds

	At 01/05/20	Net Movement in Funds	Transfers	At 30/04/21
Unrestricted funds				
General funds	126,486	(178,971)	90,000	37,515
Designated fund: Property fund	90,000	213,995	(90,000)	213,995
	216,486	35,024	-	251,510
Restricted funds				
Homeless Link	-	5,553	-	5,553
MKCF* Covid Response Manager	-	12,257	-	12,257
MKCF* Food Grant	-	6,739	-	6,739
West Midlands Trains Ltd	-	16,767	-	16,767
Personal Medical Group	-	2,156	-	2,156
MCKS*	-	5,000	-	5,000
	-	48,472	-	48,472
Total Funds	**216,486**	**83,496**	**-**	**299,982**

15.2 Details of all movement in funds during the year:

	Incoming Resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General funds	197,665	(162,641)	35,024
Restricted funds			
Homeless Link	67,050	(61,497)	5,553
MKCF* Covid Response Manager	29,400	(17,143)	12,257
MKCF* Small Grant	3,000	(3,000)	-
MKCF* DCMS	3,000	(3,000)	-
MCKS* Food Grant	5,000	-	5,000
MKCF* Food Grant	9,000	(2,261)	6,739
West Midlands Trains Ltd	27,000	(10,233)	16,767
Personal Medical Group	6,000	(3,844)	2,156
	149,450	(100,978)	48,472
Total Funds	**347,115**	**(263,619)**	**83,496**

*MKCF - Milton Keynes Community Foundation
*MCKS - MCKS Charitable Foundation UK

Notes to the Accounts (continued)

15.3 Purpose of funds held

Restricted funds

Fund name	Purpose
Homeless Link	HMCLG Grant administered through Homeless Link to support the homeless during the Covid pandemic
MKCF* - Covid Response Manager	To assist with the costs of employing staff to respond to the Covid pandemic
MCKS* Food Grant	Grant received to purchase food and kitchen equipment
MKCF* Food Grant	Grant received to provide food services throughout Spring/Summer 2021
West Midlands Trains Ltd	Grant received to help provide services at Unity Park Station
Personal Medical Group	Donation received to help provide services at Unity Park Station

Reference and administrative details

Registered charity name	Winter Night Shelter Milton Keynes
Charity registration number	1149480
Company registration number	08232340
Registered office	The Ridgeway Centre, Featherstone Road, Wolverton Mill South, Milton Keynes MK12 5TH

The Charity's directors
The directors who served the Charity during the period were as follows:

Richard Wightman (Chair)
Anne Crowter (resigned November 2020)
Emily Desborough (appointed September 2021)
Donna Elliott
Stuart Griffith
Donna Harris (appointed August 2020)
Oliver Keeler (resigned September 2021)
Brian Stocker (resigned August 2020)
Linda Cherrington (appointed October 2021)
Emily Purchase (appointed October 2021)

Company Secretary	Anne Crowter (resigned November 2020) Stella Wallace (appointed November 2020)
Finance Director	Oliver Keeler (resigned September 2021) Linda Cherrington (appointed October 2021)
Independent Examiner	Stephen Dunham, Broughton, Milton Keynes
Bankers	Lloyds Bank plc, 15-17 The Square, Wolverton, MK12 5DG
Solicitors	Rutter and Rutter Solicitors St Audreys, Wincanton, Somerset, BA9 9DR

Web site: www.winternightsheltermk.org

Facebook: www.facebook.com/wnsmk

Our Supporters

This work has been assisted by funding from

Kuehne & Nagel

and very welcome grant and donations from:

Amazon	MCKS
Avison Young	MHCLG/Homeless Link
Blue Marble Ltd	Mindbomb Creative Services
Blum UK	MK Community Foundation
Coca-Cola Community Fund	Newport Pagnell Parochial Church Council
Cranswick Convenience Foods	Neves Solicitors
David Lock Associates	Neville Funeral Services
Dawson Group PLC	Newport Pagnell Baptist Church
EIG Ecclesiastical Trust	NISA
Fairfields Primary School - Watling Academy	Personal Group
Grace Church	Residents of Boxberry Gardens - Christmas lights
Green Motion	Stantonbury International School
Green Park School	The Swan Salford
John Lewis Magna Park 3	Thornton College
Keunhe & Negel	Volkswagen Financial Services
All Saints Church, Lathbury	Waitrose
Lions Club Stony Stratford	West Midland Trains
Leckhampstead Village Carol Singing Group	XPO Supply Chain UK Limited
Lynx Networks	Zainabiya Islamic Centre

And finally, to our officers, the venues and their volunteer teams

Thank you