

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



UnityMK. A company limited by guarantee



Unity Park Station welfare centre



Winter night shelter emergency beds



Corporate volunteering opportunities



Daily café service

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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

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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

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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.

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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.

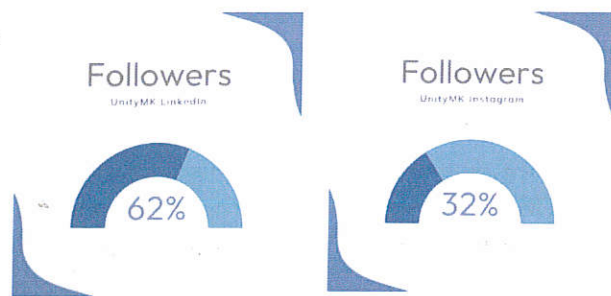
"I am indebted to all the staff and volunteers at the shelter. Their help and kindness has been wonderful at a very stressful time for me" Simon – Winter night shelter guest 2023-24

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.

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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.

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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.

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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).

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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

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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

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Statement of Financial Activities
(incorporating income and expenditure)

		Unrestricted	Restricted	Total Funds	22/23
<u>Income:</u>					
<u>Donations:</u>					
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
<u>Expenditure:</u>					
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

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Balance Sheet as at 30th April 2024

	<i>Note</i>	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
		<u>467,106</u>	<u>36,521</u>	<u>503,627</u>	<u>124,385</u>
Creditors: amounts falling due within one year					
Creditors & Accruals	14	(27,904)	(874)	(28,777)	(86,459)
NET CURRENT ASSETS		<u>439,203</u>	<u>35,648</u>	<u>474,850</u>	<u>37,926</u>
Creditors: amounts falling due after more than one year	15, 16 & 17	(639,515)	-	(639,515)	(309,371)
TOTAL NET ASSETS		<u><u>345,011</u></u>	<u><u>35,648</u></u>	<u><u>380,659</u></u>	<u><u>287,753</u></u>
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				<u><u>380,659</u></u>	<u><u>287,753</u></u>

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.

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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

¹Includes compliance costs such as data protection fees.

²Support costs include operational costs such as building maintenance, IT, training and recruitment.

³Admin 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.

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

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 £
<u>Cost</u>			
As at 30 th April 2024	581,995	10,606	592,601
<u>Accumulated Depreciation</u>			
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)
<u>Net Book Value</u>			
As at 30 th April 2023	556,775	2,423	559,198
As at 30 th 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

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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.

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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

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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
	<u>262,626</u>	<u>82,385</u>	<u>345,011</u>
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
	<u>25,127</u>	<u>10,520</u>	<u>35,648</u>
Total Funds	<u><u>287,753</u></u>	<u><u>92,905</u></u>	<u><u>380,659</u></u>

¹Wolverton Building Project and National Lottery Community Fund form part of Restricted Property Development reserve.

²MHCLG – Ministry of Housing, Communities and Local Government. This was previously called Department for Levelling Up, Housing and Communities (DLUHC).

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

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	<u>317,342</u>	<u>(234,957)</u>	<u>82,385</u>
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)
	<u>188,743</u>	<u>(178,223)</u>	<u>10,520</u>
Total Funds	<u><u>506,085</u></u>	<u><u>(413,180)</u></u>	<u><u>92,905</u></u>

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

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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

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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

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Our Supporters

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

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