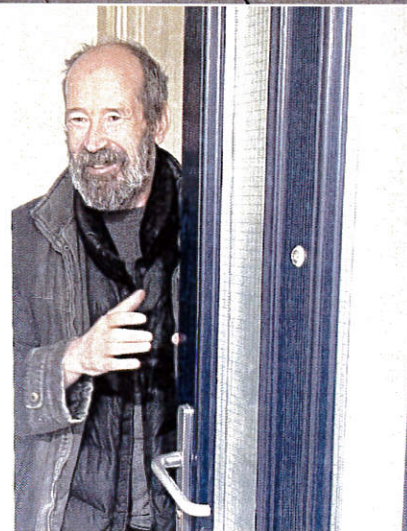


UnityMK
Annual Report and Financial Statements for the year ending 30th April 2025



Life saving accommodation;
Life giving support

www.unitymk.org



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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

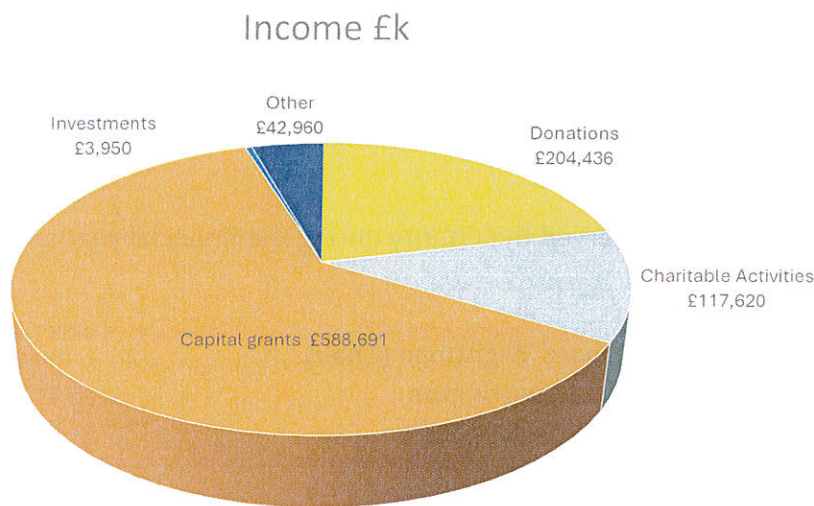
Facebook: www.facebook.com/unitymk

EXECUTIVE SUMMARY

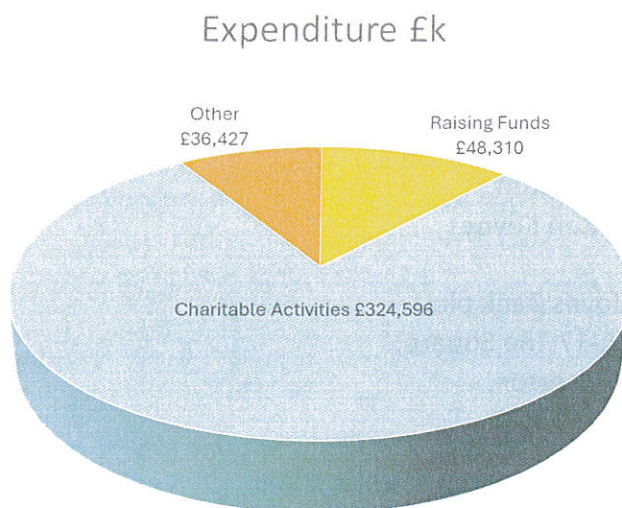
It's been another impactful year for our teams, continuing to deliver a broad range of essential services to support those facing or experiencing homelessness across our city.

"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

UnityMK

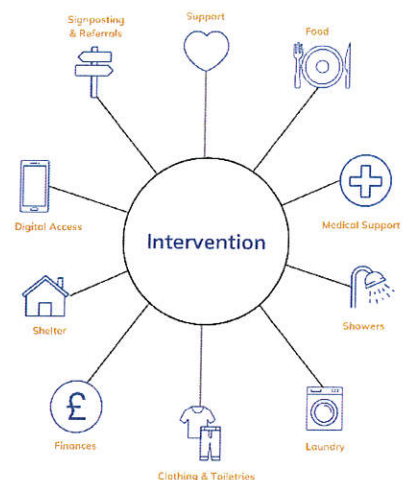
Annual Report and Financial Statements for the year ending 30th April 2025

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.

UnityMK

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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.

UnityMK

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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.

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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:

Accommodation

Meaningful Work

Community

Personal Development

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.

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

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

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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 employees and volunteers), and the venues who have provided a safe place and resources to our winter night shelter guests

Thank you

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

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.

UnityMK
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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

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

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

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BALANCE SHEET as at 30th April 2025

	<i>Note</i>	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

¹PCC: Office of the Police and Crime Commissioner for Thames Valley

²MHCLG: Ministry of Housing, Communities and Local Government

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

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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

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:

	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.

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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
<u>Additions/Purchases in the year</u>				
Wolverton Property Development	-	818,850	-	818,850
<u>Depreciation Charge in the Year</u>	(11,640)	-	(188)	(11,828)
Net Book Value on 30th April 2025	533,496	818,850	-	1,352,346

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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

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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.

	2024/25	2023/24
	£	£
Designated Reserve		
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.

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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.

²MHCLG: Ministry of Housing, Communities and Local Government

³PCC: Office of the Police and Crime Commissioner for Thames Valley

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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	<u>322,130</u>	<u>(343,012)</u>	<u>495,350</u>	<u>474,469</u>
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	-	-	-	-
	<u>635,526</u>	<u>(66,320)</u>	<u>(495,350)</u>	<u>73,856</u>
Total Funds	<u><u>957,656</u></u>	<u><u>(409,332)</u></u>	<u><u>-</u></u>	<u><u>548,324</u></u>

¹£495,350 movement between funds reflects the utilisation of funds restricted for development of Wolverton property to Designated Property.

²MHCLG: Ministry of Housing, Communities and Local Government.

³PCC: Office of the Police and Crime Commissioner for Thames Valley.

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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

