

# SHELTER COMMUNITY

England & Wales · Charity number 1151910

## Details

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**Other names** SHELTER COMMUNITY LONDON

**Status** Registered

**Legal form** CIO

**Registered** 2013-05-07

**Register** [View on the Charity Commission register](#)

## Contact

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London  
W4 1PE

**Phone** 07963023648

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**Website** [www.sc london.org](http://www.sc london.org)

## Activities

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**Objects:** TO ACT AS A RESOURCE, WITHIN A CHRISTIAN ETHOS, FOR YOUNG PEOPLE BY PROVIDING ADVICE AND ASSISTANCE AND ORGANISING PROGRAMMES OF PHYSICAL, EDUCATIONAL AND OTHER ACTIVITIES AS A MEANS OF: A) ADVANCING IN LIFE AND HELPING YOUNG PEOPLE BY DEVELOPING THEIR SKILLS, CAPACITIES AND CAPABILITIES TO ENABLE THEM TO PARTICIPATE IN SOCIETY AS INDEPENDENT, MATURE AND RESPONSIBLE INDIVIDUALS. B) ADVANCING EDUCATION. C) PROVIDING RECREATIONAL AND LEISURE TIME ACTIVITY IN THE INTERESTS OF SOCIAL WELFARE FOR PEOPLE LIVING IN THE AREA OF BENEFIT WHO HAVE NEED BY REASON OF THEIR YOUTH, AGE, INFIRMITY OR DISABILITY, POVERTY OR SOCIAL AND ECONOMIC CIRCUMSTANCES WITH A VIEW TO IMPROVING THE CONDITIONS OF LIFE OF SUCH PERSONS. D) PROTECTING AND PRESERVING GOOD HEALTH

**Activities:** Helping young people to recover from difficult life circumstances (loss of a loved one, burn out, abuse, demanding circumstances) within a community setting. Training young people to play an active part within the community. Providing support and activities which develop their skills, capacities and capabilities to enable them to participate in society as mature and responsible individuals.

## Classification

- **How:** Provides Buildings/facilities/open Space, Provides Services, Acts As An Umbrella Or Resource Body
- **What:** General Charitable Purposes, Education/training, Accommodation/housing, Religious Activities
- **Who:** Children/young People

## Geography

- Throughout London

## Finances

Period end	Income	Expenditure	Assets	Employees
2025-12-31	£131,601	£136,587	-	-
2024-12-31	£142,481	£126,142	-	-
2023-12-31	£123,167	£121,057	-	-
2022-12-31	£86,588	£110,674	-	-
2021-12-31	£66,278	£97,994	-	-

## Trustees

Name	Role	Appointed
<b>WEI-YI CHEN</b>	Chair	2018-05-03
Donna Wright		2019-11-13
IAN DOUGLAS MCLEISH		2017-05-18
Jason Andre Huggins Mr.		2023-01-28
SIMON PHILIP THOMAS		2013-04-04
Timothy Raymond Brown		2013-04-04
Victoria Jane Hasler		2017-05-18

**SHELTER COMMUNITY**

England & Wales - Charity number 1151910

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# Accounts

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# **Report of the Trustees & Financial Statements Shelter Community 2025**





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# WELCOME

## From the Chairman of Trustees

It's a privilege to journey with the young people who have overcome incredible challenges so early in life. We have seen many grow and flourish during their time with us, and it is with such joy we see them pursue their dreams with confidence - much like Simon, whose story you can read below, as he pursues a passion in theatre.

However, we remain acutely aware of the mounting pressures on the young generation. These include geopolitical tensions and conflicts, a declining labour market, and the rise of AI increasingly replacing entry-level roles. The need for a stable and supportive environment like ours has never been greater.

So, we are pleased to have received planning approval for a new project to create a new home in Chiswick. This will allow our young people to transition into more independent accommodation but still receive support from Shelter Community.

We are deeply grateful to our partner organisation, Jerico Trust, for their amazing support and generosity in making this project a reality. We thank all of our supporters, volunteers, donors, and partner organisations who make it possible to help these young people build a brighter future.

Yours sincerely,

Wei-Yi Chen | Chair of Trustees

## From the Charity Officer

We remain deeply grateful to our volunteers and partner organisations, whose dedication continues to make a profound difference. Their commitment helps create a nurturing environment where young people can build confidence, develop essential skills, and rediscover hope for their futures.

The journeys of the young people we support continue to challenge us, move us, and inspire us. Through each encounter, we are reminded of the strength of community and the importance of offering a true place of belonging.

Looking ahead, we are preparing to open a second home for young people in 2026, transforming a small office space into a safe and supportive place to live. This will require fundraising, building work, and the collaboration of many to bring this vision to life.

As we move forward, we do so with gratitude and determination, knowing that together we can create not only a place to stay but a genuine home within a caring and supportive community.

Yours sincerely,

Stephan Wiedmer | CEO

### Charity's principal address

Shelter Community  
62A Elliot Road  
London  
W4 1PE

### Independent examiner

Griffin Stone Moscrop & Co  
21-27 Lamb's Conduit Street  
London, WC1N 3GS

### Trustees

Mr Wei-Yi Chen  
Mr Simon Thomas  
Mr Timothy Brown  
Ms Victoria Hasler  
Ms Donna Wright  
Mr Ian McLeish  
Mr Jason Andre Huggins

Chair  
Vice Chair  
Secretary  
Treasurer  
Safeguarding Officer

### Bankers

HSBC  
139A North End  
Croydon Surrey  
CR0 1TN



# TRUSTEES' ANNUAL REPORT

for the year ended 31<sup>st</sup> December 2025

The trustees present their report and accounts for the period 1<sup>st</sup> January 2025 to 31<sup>st</sup> December 2025. The financial statements comply with current statutory requirements and the charity's constitution and have been prepared on the basis of section 133 of the Charities Act 2011. The charity is a Charitable Incorporated Organisation (CIO) and was registered on 7<sup>th</sup> May 2013.

## OUR VISION

Shelter Community's vision is to create safe home(s) for young people in a community setting in which they can flourish and grow in their personal and social skills.

## PURPOSE AND MISSION

Every night, there are young people in London facing the harsh reality that there is no safe **Shelter** for them and that there is no one there for them. Finding accommodation as a young person without a supportive **Community** can be overwhelmingly difficult and many are forced into a disruptive cycle which can have a negative impact on their education, employment, health, and well-being.



Shelter Community's mission is to be a **Community** driven by hope, love, and faith that creates a **Shelter** for such young people. Our vision is to create homes for young people in which they can flourish and grow in their personal and social skills.

We believe that we all need a "Shelter Community" in the midst of life's storms and that certain things can be best learnt in a community setting. By connecting our creativity, talents, and resources we can become the Shelter Community that protects and transforms lives for good.

## OUR OBJECTIVES

In our constitution we outline the following three objectives, which guide the decisions and activities of Shelter Community:



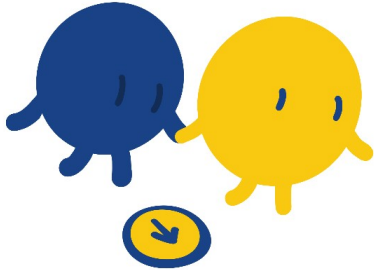
- **Helping young people to recover** from difficult life circumstances (loss of a loved one, burnout, abuse, or other demanding circumstances) within a community setting.
- **Providing support and activities** which develop their skills, capacities, and capabilities enabling them to participate in society as mature and responsible individuals.
- **Training young people** to play an active part within the community.

We refer to the Charity Commission's general guidance on public benefit when reviewing the objectives and aims of Shelter Community and in planning future activities.



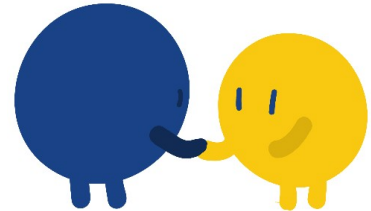
## OUR VALUES

Shelter Community's Christian ethos underpins our values. Our four core values that lie at the heart of all that we do and how we go about achieving our vision:



### PURPOSEFUL

To actively search and engage in opportunities to learn individually and as a community



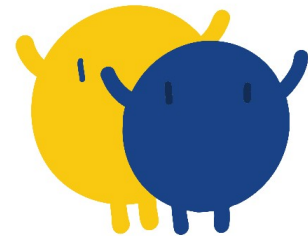
### RELATIONAL

To build relationships of trust with everyone we interact with



### INCLUSIVE

To show love and compassion to everyone, whomever they may be



### AUTHENTIC

To be consistent and genuine in our actions and interaction

## ACTIVITIES AND ACHIEVEMENTS

### Youth Community Home

The main activity in 2025 was to run the Youth Community Home that offers emergency and temporary accommodation to up to seven young adults in housing need in a community setting. One important focus for us is to nurture a culture in the house that reflects our values and helps the young people in preparing them for their next step towards independence.



Our approach is deeply personal, taking individual needs and capabilities into account to meet each young person at their point of need and help them to tackle their issues and achieve their goals. Every young person is supported by the live-in staff/volunteers, a social worker from one of our partner organisations and a volunteer coach. In meeting with the young people, we agree on next steps and how we can support them best to achieve their goals. Together with our partner organisations we support the young person so that they can learn social and other important skills. We support and encourage them to study and/or to find employment.

A key relationship for our young people is the volunteer coaches who meet one-to-one with each of the young people every week, we are so grateful for the investment they make in each young person and the friendship they extend. It is a real gift and makes such a difference in the progress of each young person and helps them to set achievable goals, dream about the future and meet regularly with someone who really believes in them and helps them to do the same!

### Accommodation

We welcomed **twelve** young people, who would otherwise be on the street or in unsafe places, to our home in 2025 for a total of **2,583 nights**. Thanks to donations and our landlord Highway One Trust we were able to offer two young persons in need rent-free accommodation for 305 nights (rent value £7,991.43) and can offer meals for free to the young people.



## **Art Studio**

Creating new spaces and pathways for the young people in our home is essential in helping them process their experiences, understand their past, and discover themselves. The art studio is one such space, a place for reflection, creativity, and joy. Art has a unique ability to give voice to emotions when words fall short, making it a powerful tool for building confidence and healing from past experiences.

It has been incredibly affirming to witness our young people, many of whom struggle to share their stories through words, find a sense of ownership and expression through art. In the studio, they experience the freedom of self-expression and, in many cases, uncover a new side of themselves for the first time.

## **Activities**

Over the past year, we had the opportunity to organize several day trips for the young individuals under our care. Among the highlights were excursions to bowling alleys and theatres. These outings, made possible by the generous support of Highway One Trust through a grant, played a vital role in fostering meaningful connections among the youth. Such positive experiences have been instrumental in strengthening the bonds within our community and providing enriching opportunities for personal growth.

We have been running weekly football sessions at Rocks Lane sportsground for our young people and refugees that get supported by the charity West London Welcome. We are very grateful that Rocks Lane give us a football pitch for a reduced rate each week and enable us to offer this positive activity.

## **Volunteers**

We continued to recruit teams of volunteers to help with hospitality, coaching and sports. We have 19 volunteers and have volunteers come regularly to the home to cook for and build relationships with the young people.

We have monthly volunteer meetings to train, encourage and learn together how to best support the young people on their journey. Every young person is supported by the live-in volunteers, a coach, and a social worker from the referral organisation. In addition, we have volunteers who come to teach English, go on bike rides, bake with the young people or create artwork with them.

## Hope, Stage Lights, and a Fresh Start

### UK Border



#### Arriving in the UK

When I stood in the passport queue at Gatwick, I was terrified. I slipped under the barrier, tapped a Border Control guard on the shoulder, and said, "I am here to claim asylum. I can't return."

I waited for an hour while the officer took my passport, and eventually I was led to a small interrogation room upstairs. As we walked, I overheard the two men escorting me saying, "We need to be clever about this one." When they searched my luggage they threw everything around, then told me to pick it all up and repack it.

Because I had arrived in the UK with a small amount of savings from working, I wasn't eligible for financial support. I travelled to Croydon, where the Home Office was, and stayed in a B&B for a week. That first week was frightening - I didn't know what I was supposed to do beyond waiting, and I worried constantly about whether I would receive help, or how long my little money needed to last. I barely ate.

I had read a lot about the asylum system, but nothing prepared me for its reality. The government says a claim takes 3-6 months, but that is far from true. It took me exactly one year to be granted asylum and even that is considered unusually fast. Many people wait two years or more.



I constantly chased the Home Office and even contacted three MPs to advocate for me. Eventually, I received a phone call offering me accommodation at an asylum hotel in Chiswick, where I stayed for just under a year.



Those first two weeks were the hardest. I needed something to do! I couldn't sit alone in that room all day. I connected with West London Welcome, a refugee centre, where I received legal advice and began volunteering every Tuesday. Through them I was introduced to Bollo Brook Youth Centre. Since I wasn't allowed to work, I threw myself into volunteering, and this is where I discovered my passion for acting, film, and theatre.

That became my life for a year. I volunteered on projects at Bollo Brook, and the minute I received my refugee status, they found me my first job on a film set. Volunteering was rewarding, but the year itself felt like living in limbo - powerless, and not in control of my own life.

#### Youth Community Home (YCH)

When my asylum status came through, I was shocked. I'd been convinced my claim would be refused and I'd need to win an appeal in court. Perhaps I was being pessimistic, but when I

opened the letter and saw that I had been granted asylum, I couldn't believe it. The letter gave me 30 days to leave the hotel and find somewhere to live. I told my friends and began searching for housing, but without the right to work I had no money for rent. I tried applying for council accommodation, and a week later I was told a space had opened at the Youth Community Home.

S. visited the refugee centre while I was volunteering to meet me, and after an interview I was offered a place.

Moving into YCH felt like a weight had lifted. I finally had security, a roof over my head and no fear of suddenly being forced out. Living with other young people was a learning experience! Even though some were also asylum seekers, their stories were completely different from mine. Everyone was friendly and easy to talk to.

One memory that stays with me is from my first week at YCH. I had just gotten my first UK job, working at Wyndham's Theatre. When I told J., she organised a spontaneous celebration that same day. I was so touched. They barely knew me, yet they celebrated my achievement as if I had been there for months.

YCH gave me the time and space to figure out my life. Many people find housing, but then have to take the first job they can just to afford rent, even if it's not what they love. Because of YCH, I had the freedom to pursue something I was passionate about and to discover what I actually wanted to do with my future. The low rent also allowed me to save enough to pay the deposit on the place I live in now.

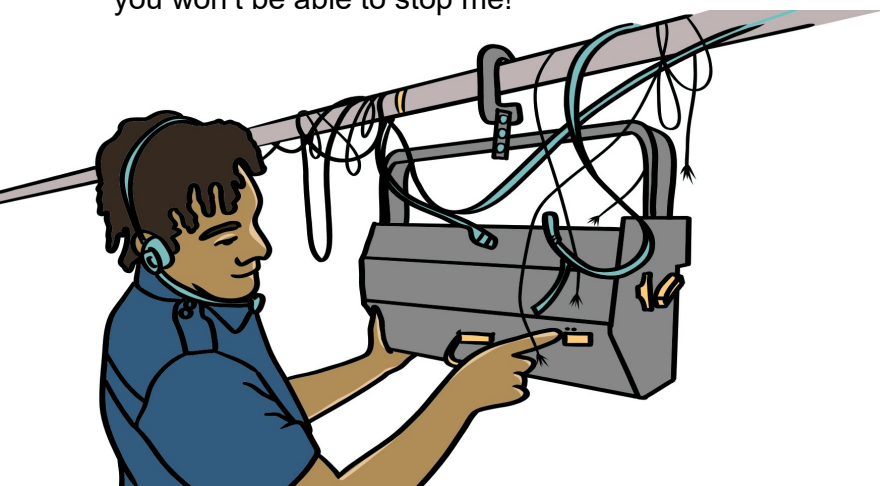
### Leaving YCH

I knew it was the right time to leave YCH. I think I had outgrown it. I no longer needed the support in the same way, and I felt that someone else needed that place more than I did.

I started university and now work mainly as a freelance Theatre Technician around my study schedule. I'm two years into my degree now and loving it.

And I will always return to visit YCH ...

you won't be able to stop me!





## STRUCTURE, GOVERNANCE AND MANAGEMENT

Shelter Community (SC), a Christian charity for young people in need, is a CIO (Charitable Incorporated Organisation) regulated and registered with the charity commission (charity number 1151910), having its registered office at 62A Elliot Road, London, W4 1PE.

Shelter Community is governed by a constitution dated 2nd May 2013 and by a Board of Trustees who are appointed by the existing trustees. All new trustees receive an induction to their role and the work of Shelter Community. All trustees give their time voluntarily and receive no benefits from the charity.

The day-to-day management of Shelter Community is delegated to the Charity Officer.

### Partnerships

The registered charity Highway One Trust (charity no 1164753) and Shelter Community share the same vision to create accommodation of a decent standard for people in housing need. In 2018 the Highway One Trust and Shelter Community signed an intention for lease for a property in Chiswick. The lease over 20 years was signed on the 30<sup>th</sup> October 2020. It was agreed that:

- Shelter Community will provide emergency and temporary accommodation in a community setting with the aim of helping young people in a holistic way and enabling them to move on to more permanent accommodation.

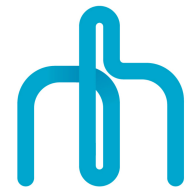
There is an informal partnership with the Swiss charity “Stiftung 34”. This charity is a fundraising trust that supports different social projects in Switzerland and other European countries. This partnership allows Shelter Community to raise funds in Switzerland.

Shelter Community has service level agreements with two charities that manage referrals and coordinate the support of the young people who come to stay with us, these charities are:

- New Horizon Youth Centre
- Housing Justice



Housing Justice



New Horizon Youth Centre

Shelter Community is one of the mission partners of three local churches who support the project: Christ Church W4, Saint Michael and All Angels Church and St Paul’s Hammersmith.



Christ Church W4



Saint Michael and All Angels Church  
Bedford Park





## **FINANCIAL REVIEW AND RISK MANAGEMENT**

The Trustees aim to have reserves to cover expenses for six months and to monitor cash flow accordingly. The trustees believe that this provides sufficient flexibility to cover temporary shortfalls in incoming resources and will allow the charity to continue its work and respond to unforeseen events whilst specific action plans are implemented.

The principal risk is a cash flow deficit, should insufficient funds be raised from grants and donations to meet the ongoing cost of operations. The additional risk for Shelter Community is linked with the maintenance work of the Youth Community Home in Chiswick. Therefore, the trustees decided to keep a designated Repairs and Maintenance fund of £50k.

On the 31st of December 2025 the charity had net free reserves, representing the net current assets position on the general fund of £214,807 (2024: £176,762).

The trustees continue to review and assess the key operational, governance, compliance and financial risks faced by Shelter Community.

### **Fundraising**

The income comes from individual supporters, grant making bodies and rental income. In 2025 we were able to raise £52,512 (2024: £65,479). We are grateful for all the support we have received. In particular, the trustees would like to thank the following for their generous contributions:

- Stiftung 34
- Christ Church W4
- St Paul's Hammersmith

Shelter Community also receives ongoing product donations from:

- Chiswick House & Gardens Trust – food donations
- Rocks Lane sports centre – discount on football pitch
- Wheelers of Chiswick Flowers & Garden Centre– Christmas trees

This report was approved by the trustees on 19.02.2026 and was signed on page 2.



# *Independent Examiner's Report to the Shelter Community*

I report to the charity trustees on my examination of the accounts of the company for the year ending 31 December 2024 which are set out on pages 11 to 18.

## **Responsibilities and basis of report**

As the charity's trustees you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the charity's accounts carried out under section 145 of the Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

## **Independent examiner's statement**

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

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

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

*Richard Hill*

Richard Hill FCA  
Griffin Stone Moscrop & Co  
Chartered Accountants  
21-27 Lamb's Conduit Street  
London  
WC1N 3GS

Date: 4/3/2026



**SHELTER COMMUNITY**  
**STATEMENT OF FINANCIAL ACTIVITIES**  
**FOR THE YEAR ENDED 31/12/2025**

	Note	Unrestricted Funds £	Restricted Funds £	Total 2025 £	Total 2024 £
<b>Income from</b>					
Donations and legacies	2	52,512	-	52,512	65,479
Charitable activities					
Rents receivable	3	70,677	-	70,677	70,716
Bank interest		8,412	-	8,412	6,286
<b>Total income</b>		<b>131,601</b>	<b>-</b>	<b>131,601</b>	<b>142,481</b>
<b>Expenditure on</b>					
Charitable activities	4	133,842	2,745	136,587	126,142
<b>Total expenditure</b>		<b>133,842</b>	<b>2,745</b>	<b>136,587</b>	<b>126,142</b>
<b>Net (expenditure)/income</b>		<b>(2,241)</b>	<b>(2,745)</b>	<b>(4,986)</b>	<b>16,338</b>
Transfers between funds	10	-	-	-	-
Total funds brought forward at 1 January		955,527	2,745	958,272	941,934
Total funds carried forward at 31 December		<b>953,286</b>	<b>-</b>	<b>953,286</b>	<b>958,272</b>

The statement of financial activities includes all gains and losses recognised in the above periods.

The attached notes form part of these financial statements.



## SHELTER COMMUNITY

### BALANCE SHEET

	Note	Unrestricted Funds £	Restricted Funds £	Total 2025 £	Total 2024 £
<b>Fixed assets</b>					
Tangible fixed assets	6	948,587	-	948,587	939,592
Less Accumulated Depreciation		(260,105)	-	(260,105)	(210,827)
		688,482	-	688,482	728,765
<b>Current assets</b>					
Cash at bank and in hand	7	267,076	-	267,076	222,703
Debtors	8	7,746	-	7,746	8,575
		274,822	-	274,822	231,277
Creditors: amounts falling due within one year	9	10,019	-	10,019	1,770
Net current assets		264,804	-	264,804	229,507
<b>Total assets less current liabilities</b>		953,286	-	953,286	958,272
<b>Charity Funds</b>					
Unrestricted funds	10	953,286	-	953,286	955,527
Restricted funds	10	-	-	-	2,745
<b>Total funds</b>		953,286	-	953,286	958,272

Approved by the board of Trustees and signed on its behalf by:

Mr Wei-Yi Chen  
TRUSTEE & CHAIR

Ms Victoria Hasler  
TREASURER

Date 19 February 2026

The attached notes form part of these financial statements.



**SHELTER COMMUNITY**  
**STATEMENT OF CASHFLOWS**  
**FOR THE YEAR ENDED 31 DECEMBER 2025**

	<b>2025</b>	<b>2024</b>
<b>Cash used in operating activities</b>	44,956	54,218
<b>Cash flows from investing activities</b>		
Purchase of tangible fixed assets	(8,995)	
Investment income	8,412	6,286
<b>Cash provided by investing activities</b>	(583)	6,286
Change in cash and cash equivalents in the year	44,373	60,504
Cash and cash equivalents at the beginning of the year	222,703	162,199
<b>Total cash and cash equivalents at the end of the year</b>	£ 267,076	222,703

**Reconciliation of net income to net cash flow from operating activities**

Net income	(4,986)	16,338
Deduct interest income shown in investment activities	(8,412)	(6,286)
Increase in debtors	829	(5,813)
Increase in creditors	8,248	(290)
Depreciation of tangible assets	49,278	50,268
<b>Net cash used in operating activities</b>	£ 44,956	54,218

**Analysis of net funds**

	Balance	Movements	Balance
	1 January 2025		31 December 2025
Cash at bank and in hand	222,703	44,373	267,076
	£ 222,703	£ 44,373	£ 267,076



## SHELTER COMMUNITY

### NOTES TO THE FINANCIAL STATEMENTS - 31/12/2025

#### 1 Accounting policies

##### a) Basis of preparation of financial statements

The financial statements have been prepared to give a 'true and fair' view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a 'true and fair' view. This departure has involved following the Charities SORP (FRS 102) issued in October 2019 rather than Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn.

The financial statements have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant notes to these financial statements. The financial statements have been prepared in accordance with the "Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)" issued in October 2019, the "Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102)" and the Charities Act 2011.

Shelter Community constitutes a public benefit entity as defined by FRS 102.

##### b) Fund accounting

General funds are unrestricted funds which are available for use at the discretion of the trustees in furtherance of the general objectives of the charity and which have not been designated for other purposes.

Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donors or which have been raised by the charity for particular purposes. The costs of raising and administering such funds are charged against the specific fund. The aim and use of each restricted fund is set out in the notes to the financial statements.

##### c) Income

Donations and gifts are reflected in the financial statements in the period in which they are received.

Income tax recoverable in respect of gift aid donations is brought into account in the same period as the relevant donation.

Rental income is recognised on a receivable basis.

Gifts in kind donated for distribution are included at valuation and recognised as income when they are distributed to the projects.



## SHELTER COMMUNITY

### NOTES TO THE FINANCIAL STATEMENTS - 31/12/2025

#### 1 Accounting policies (continued)

##### d) Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement, and the amount of the obligation can be measured reliably.

Expenditure on charitable activities is expenditure incurred on the charity's operations, including support costs and costs relating to the governance of the charity apportioned to charitable activities.

All expenditure is inclusive of irrecoverable VAT.

##### e) Tangible fixed assets and depreciation

All assets costing more than £1,000 are capitalised.

Tangible fixed assets are carried at cost or valuation, net of depreciation and any provision for impairment. Depreciation is not charged on freehold land. Depreciation is provided at rates calculated to write off the cost or valuation of fixed assets, less their estimated residual value, over their expected useful lives.

##### f) Operating leases

Rentals paid under operating leases are charged to the SOFA in the period to which they relate.

##### g) Debtors

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

##### h) Cash at bank

Cash at bank includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

##### i) Liabilities

Liabilities are recognised when there is an obligation at the balance sheet date as a result of a past event, it is probable that a transfer of economic benefit will be required in settlement, and the amount of the settlement can be estimated reliably. Liabilities are recognised at the amount that the charity anticipates it will pay to settle the debt or the amount it has received as advanced payments for the goods or services it must provide.

##### j) Financial instruments

The charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value with the exception of bank loans which are subsequently measured at amortised cost using the effective interest method.

##### k) Accounting estimates and areas of judgment

Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

The charity makes estimates and assumptions concerning the future. The resulting accounting estimates and assumptions will, by definition, seldom equal the related actual results.



## SHELTER COMMUNITY

### NOTES TO THE FINANCIAL STATEMENTS - 31/12/2025 (Continued)

#### 2 Donations and legacies

	Unrestricted Funds	Restricted Funds	Total 2025	Total 2024
	£	£	£	£
<b>Income from donations and legacies</b>				
Donations	52,512	-	52,512	65,479
<b>Total donations and legacies</b>	52,512	-	52,512	65,479

#### 3 Charitable activities

	Total 2025	Total 2024
Rent Payments	27,989	32,876
Housing Benefits	40,864	36,196
Service Charges	1,824	1,644
	70,677	70,716

#### 4 Expenditure on charitable activities

	Unrestricted Funds	Restricted Funds	Total 2025	Total 2024
	£	£	£	£
<b>Expenditure on charitable activities</b>				
Property Costs (rent, council tax, utility etc.)	19,277	-	19,277	17,344
Staff Costs	35,067	-	35,067	28,996
Costs for Service User*	1,389	2,015	3,403	2,426
Art & Creative activities	649	730	1,379	1,027
Meals	19,732	-	19,732	16,135
Insurance	3,759	-	3,759	3,354
General Expenses	2,495	-	2,495	4,133
Governance costs - Independent examination	1,920	-	1,920	1,770
Professional fees	276	-	276	690
Depreciation Expenses	49,279	-	49,279	50,268
<b>Total expenditure</b>	133,842	2,745	136,587	126,142

\*The charity Highway One Trust donated £7,500 for positive activities for the young people at the YCH. In 2023 the expenses for such activities were £3,330 and in 2024 £1,425 and £2,745 in 2025.

#### 5 Trustees & Analysis of staff costs

	Total 2025	Total 2024
	£	£
<b>Staff Costs</b>		
Wages and salaries (net)	26,588	22,463
PAYE & national insurance	5,816	4,629
Pension costs (employer and employee contributions)	1,907	1,510
Training costs	756	395
<b>Total Staff costs</b>	35,067	28,996

There was one full-time and one part-time member of staff.

None of the trustees, nor any persons connected with them, received any remuneration or benefits from the CIO during the year. One trustee made a donation of £500 in 2025. No donations were received from trustees in 2024.



## SHELTER COMMUNITY

### NOTES TO THE FINANCIAL STATEMENTS - 31/12/2025 (Continued)

	Total	Short-term leasehold property	Furniture & Equipment
	£	£	£
<b>6 Fixed assets</b>			
<b>Cost</b>			
At 1 January 2025	939,592	918,374	21,218
Additions	8,995	-	8,995
Disposals	-	-	-
At 31 December 2025	948,587	918,374	30,213
<b>Accumulated depreciation</b>			
At 1 January 2025	(210,827)	(192,933)	(17,894)
Charge for the year	(49,278)	(46,024)	(3,254)
Disposals	-	-	-
At 31 December 2025	(260,105)	(238,957)	(21,148)
<b>Net book value</b>			
At 1 January 2025	728,765	725,441	3,324
At 31 December 2025	688,482	679,417	9,065
<b>7 Cash at bank and in hand</b>		<b>2025</b>	<b>2024</b>
		£	£
Cash at bank and in hand		267,076	222,703
<b>8 Debtors</b>		<b>2025</b>	<b>2024</b>
		£	£
Tenants (due within one year)		3,169	3,640
Accrued income (1 year Fixe Rate Bond 5%, maturity date 17.02.25)		-	3,138
Accrued income (1 year Fixe Rate Bond 4.51%, maturity date 14.03.25)		-	1,797
Accrued income (1 year Fixe Rate Bond 4.65%, maturity date 17.02.26)		3,039	-
Accrued income (1 year Fixe Rate Bond, maturity date 17.04.26)		1,539	-
		7,746	8,575
<b>9 Creditors: amounts falling due within one year</b>		<b>2025</b>	<b>2024</b>
		£	£
Independent Examiner fee		1,920	1,770
Other Creditors		8,099	-
		10,019	1,770



## SHELTER COMMUNITY

### NOTES TO THE FINANCIAL STATEMENTS - 31/12/2025 (Continued)

#### 10 Statement of funds

Details of material funds held and movements during the current reporting period

	Fund balances brought forward	Income	Expenditure	Transfers in/(out)	Fund balances carried forward
<b>Unrestricted funds</b>					
General fund	180,086	131,601	(87,818)	-	223,869
<b>Unrestricted but designated fund</b>					
Youth Community Home	725,441	-	(46,024)	-	679,417
Repairs and Maintenance fund	50,000	-	-	-	50,000
<b>Restricted funds</b>					
Highway One Trust	2,745	-	(2,745)	-	-
<b>Total funds</b>	<u>£ 958,272</u>	<u>£ 131,601</u>	<u>£ (136,587)</u>	<u>£ -</u>	<u>£ 953,286</u>

#### 11 Analysis of net assets between funds

	Unrestricted Funds	Restricted Funds	Total 2025
Tangible fixed assets	688,482	-	688,482
Current assets	274,822	-	274,822
Creditors due within one year	(10,019)	-	(10,019)
	<u>£ 953,286</u>	<u>£ -</u>	<u>£ 953,286</u>

#### 12 Commitments under operating leases

As at 31 December 2025, total future minimum lease payments under non-cancellable operating leases were as follows:

	2025	2024
Amounts falling due:	£	£
not later than one year	50	50
Later than one year and not later than five years	100	150
Later than 5 years	-	-
	<u>150</u>	<u>200</u>

**SHELTER COMMUNITY**

England & Wales - Charity number 1151910

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# Accounts

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# **Report of the Trustees & Financial Statements Shelter Community 2024**





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# WELCOME

## From the Chairman of Trustees

Whilst Shelter Community is a small, independent charity, the work we do to support young people facing homelessness is vital. Every day, we stand alongside young people across the UK who are navigating incredibly difficult circumstances. Many have experienced trauma, instability, or have simply fallen through the cracks of a system.

Our approach goes beyond simply providing a roof over someone's head. We work to equip young people with the skills, confidence, and stability they need to rebuild their lives. That may include access to education, coaching to find employment, or simply having someone who listens and believes in them.

We are deeply grateful to all of our supporters, donors, volunteers, and partner organisations. Your commitment makes this work possible. Thank you for being part of this journey with us.

Yours sincerely,

Wei-Yi Chen  
Chair of Trustees

## From the Charity Officer

Opening our doors to young individuals is both a privilege and a profound responsibility. Their journeys are filled with moments that challenge us, move us to tears, and bring us joy. Yet, through it all, we are reminded of the power of community and the importance of providing a place to belong.

We are deeply grateful to our volunteers and partner organizations whose dedication and support have created a nurturing environment. Their collective efforts have helped equip young people with confidence, essential skills, and a renewed sense of hope for their futures.

The need for stable housing remains urgent and we are excited about our partnership with The Jericho Trust as we work towards securing a home for five young people with a host family.

As we continue this journey, we do so with immense gratitude and determination, knowing that together, we can create not just a place to live, but a true home within a caring and supportive community.

Yours,

Mr Stephan Wiedmer, Charity Officer

### Charity's principal address

Shelter Community  
62A Elliot Road  
London  
W4 1PE

### Trustees

Mr Wei-Yi Chen  
Mr Simon Thomas  
Mr Timothy Brown  
Ms Victoria Hasler  
Ms Donna Wright  
Mr Ian McLeish  
Mr Jason Andre Huggins

Chair  
Vice Chair  
Secretary  
Treasurer  
Safeguarding Officer

### Bankers

HSBC  
139A North End  
Croydon Surrey  
CR0 1TN

### Independent examiner

Griffin Stone Moscrop & Co  
21-27 Lamb's Conduit Street  
Holborn, London  
WC1N 3GS



# TRUSTEES' ANNUAL REPORT

for the year ended 31<sup>st</sup> December 2024

The trustees present their report and accounts for the period 1<sup>st</sup> January 2024 to 31<sup>st</sup> December 2024. The financial statements comply with current statutory requirements and the charity's constitution and have been prepared on the basis of section 133 of the Charities Act 2011. The charity is a Charitable Incorporated Organisation (CIO) and was registered on 7<sup>th</sup> May 2013.

## OUR VISION

Shelter Community's vision is to create safe home(s) for young people in a community setting in which they can flourish and grow in their personal and social skills.

## PURPOSE AND MISSION

Every night, there are young people in London facing the harsh reality that there is no safe **Shelter** for them and that there is no one there for them. Finding accommodation as a young person without a supportive **Community** can be overwhelmingly difficult and many are forced into a disruptive cycle which can have a negative impact on their education, employment, health, and well-being.

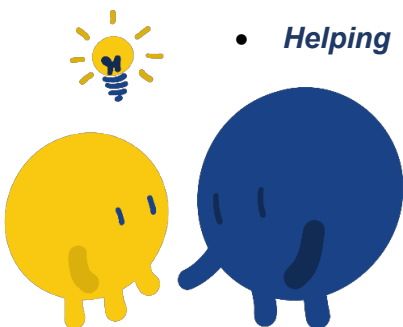


Shelter Community's mission is to be a **Community** driven by hope, love, and faith that creates a **Shelter** for such young people. Our vision is to create homes for young people in which they can flourish and grow in their personal and social skills.

We believe that we all need a "Shelter Community" in the midst of life's storms and that certain things can be best learnt in a community setting. By connecting our creativity, talents, and resources we can become the Shelter Community that protects and transforms lives for good.

## OUR OBJECTIVES

In our constitution we outline the following three objectives, which guide the decisions and activities of Shelter Community:



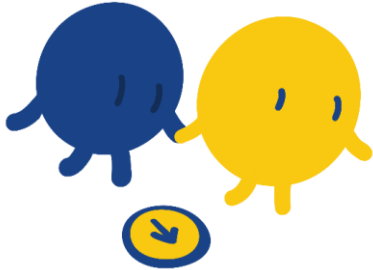
- **Helping young people to recover** from difficult life circumstances (loss of a loved one, burnout, abuse, or other demanding circumstances) within a community setting.
- **Providing support and activities** which develop their skills, capacities, and capabilities enabling them to participate in society as mature and responsible individuals.
- **Training young people to play an active part** within the community.

We refer to the Charity Commission's general guidance on public benefit when reviewing the objectives and aims of Shelter Community and in planning future activities.



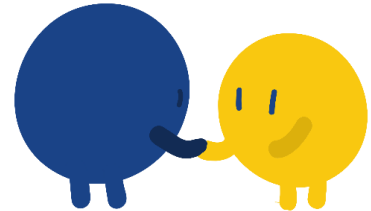
## OUR VALUES

Shelter Community's Christian ethos underpins our values. Our four core values that lie at the heart of all that we do and how we go about achieving our vision:



### PURPOSEFUL

To actively search and engage in opportunities to learn individually and as a community



### RELATIONAL

To build relationships of trust with everyone we interact with



### INCLUSIVE

To show love and compassion to everyone, whomever they may be



### AUTHENTIC

To be consistent and genuine in our actions and interaction

## ACTIVITIES AND ACHIEVEMENTS

### Youth Community Home

The main activity in 2024 was to run the Youth Community Home that offers emergency and temporary accommodation to up to seven young adults in housing need in a community setting. One important focus for us is to nurture a culture in the house that reflects our values and helps the young people in preparing them for their next step towards independence.



Our approach is deeply personal, taking individual needs and capabilities into account to meet each young person at their point of need and help them to tackle their issues and achieve their goals. Every young person is supported by the live-in staff/volunteers, a social worker from one of our partner organisations and a volunteer coach. In meeting with the young people, we agree on next steps and how we can support them best to achieve their goals. Together with our partner organisations we support the young person so that they can learn social and other important skills. We support and encourage them to study and/or to find employment.

A key relationship for our young people is the volunteer coaches who meet one-to-one with each of the young people every week, we are so grateful for the investment they make in each young person and the friendship they extend. It is a real gift and makes such a difference in the progress of each young person and helps them to set achievable goals, dream about the future and meet regularly with someone who really believes in them and helps them to do the same!

### Accommodation

We welcomed **thirteen** young people, who would otherwise be on the street or in unsafe places, to our home in 2024 for a total of **2,562 nights**. Thanks to donations and our landlord Highway One Trust we were able to offer one young person in need rent-free accommodation for 55 nights (rent value £1,374.20) and can offer meals for free to the young people.



## **Art Studio**

Creating new spaces and pathways for the young people in our home is essential in helping them process their experiences, understand their past, and discover themselves. The art studio is one such space—a place for reflection, creativity, and joy. Art has a unique ability to give voice to emotions when words fall short, making it a powerful tool for building confidence and healing from past experiences.

It has been incredibly affirming to witness our young people—many of whom struggle to share their stories through words—find a sense of ownership and expression through art. In the studio, they experience the freedom of self-expression and, in many cases, uncover a new side of themselves for the first time.

## **Activities**

Over the past year, we had the opportunity to organize several day trips for the young individuals under our care. Among the highlights were excursions to bowling alleys and theatres. These outings, made possible by the generous support of Highway One Trust through a grant, played a vital role in fostering meaningful connections among the youth. Such positive experiences have been instrumental in strengthening the bonds within our community and providing enriching opportunities for personal growth.

We have been running weekly football sessions at Rocks Lane sportsground for our young people and refugees that get supported by the charity West London Welcome. We are very grateful that Rocks Lane give us a football pitch for a reduced rate each week and enable us to offer this positive activity.

## **Volunteers**

We continued to recruit teams of volunteers to help with hospitality, coaching and sports. We have 21 volunteers and have volunteers come regularly to the home to cook for and build relationships with the young people.

We have monthly volunteer meetings to train, encourage and learn together how to best support the young people on their journey. Every young person is supported by the live-in volunteers, a coach, and a social worker from the referral organisation. In addition, we have volunteers who come to teach English, go on bike rides, bake with the young people or create artwork with them.

*"I had the joy of spending time with the incredible young people at Youth Community Home (YCH). From hitting the gym to writing songs and making music, each moment has been full of fun and connection. Building friendships with them has been deeply rewarding, allowing me to learn about their hobbies, passions, and perspectives on life. Spending time together brings meaningful opportunities for support, understanding, and conversation.*

*The young people are filled with talent, wisdom, creativity, and optimism—even after facing such significant challenges. It's been inspiring and uplifting to share this time with them."*

Ezra Miles

We were able to offer to two young people from overseas a volunteer experience in a community setting. They spent a total of 108 days with us and gained valuable experiences and skills.



## **MORE THAN SURVIVAL**

### **What It Means to Truly Live**

*My life began with challenges. Before I had the chance to know my father, he was imprisoned for his political beliefs. For my safety, my mother sent me to flee the country and to live with my aunt when I was four. Later, I learned my father had died in prison, and to this day, I don't know what became of my mother. When my aunt passed away during my teenage years, I was left to navigate life alone, hoping for a better future.*

*In November 2022, I reached one of the lowest points in my life. Homeless, with nowhere to go and unsure where to turn, I felt completely trapped and in despair. Then I reached out to Leyla from the charity West London Welcome, who responded quickly, even sending me a video to show what Youth Community Home (YCH) looked like.*



*The house seemed warm and welcoming, a place where young people were treated with love and care. Leyla encouraged me to see if I might feel at home there. To be honest, all I wanted was a safe place to rest, but YCH turned out to be so much more.*

*On my visit I worried that they might say no. What if they didn't like me? What if they thought I wouldn't fit in? But soon, I got the news: I was welcome to move in anytime.*

*Once I joined YCH, I slowly began to learn what it means to live, not just survive. I discovered the importance of socializing. I was gently encouraged to join everyone at dinner, and, like a family, we'd sit together, share a meal, and connect. Dinner became more than just food; it was a moment of belonging. Even when one of us wasn't feeling well, someone would bring food upstairs to ensure no one went without a meal. When we were down, they'd bring us flowers, encouragement cards, or even chocolates.*

*Game nights are big at YCH, with Exploding Kittens, Uno, and other card games bringing us together. Win or lose, the laughter and friendly competition bring us closer and give us a much-needed break from daily stress. Birthdays are equally special—even if the world forgets, YCH doesn't. They make sure we feel valued and celebrated.*

*Fridays are cleaning days, and keeping our space tidy has become a source of pride, helping us build responsibility and teamwork.*

*YCH has been essential in my education journey. When I arrived, I was a Level 1 student and an asylum seeker. With the support of everyone at YCH, I succeeded in my asylum case and am now studying biomedical science at Westminster University. I know I couldn't have achieved this without their guidance, encouragement, and belief in me.*

*During my time here, I've seen young people come and go. Some moved on sooner than others. I wasn't in a rush; I needed time to find my footing and grow. I'm grateful that I had the chance to stay on as a live-in volunteer, allowing me to help others, share my story, and be a supportive presence for those finding their way. Before YCH, my life was a mess, but now I've found a sense of belonging and direction. I'm truly grateful for the life I have now.*

*(Lydia Mekonnen)*



**STRUCTURE, GOVERNANCE AND MANAGEMENT**

Shelter Community (SC), a Christian charity for young people in need, is a CIO (Charitable Incorporated Organisation) regulated and registered with the charity commission (charity number 1151910), having its registered office at 62A Elliot Road, London, W4 1PE.

Shelter Community is governed by a constitution dated 2nd May 2013 and by a Board of Trustees who are appointed by the existing trustees. All new trustees receive an induction to their role and the work of Shelter Community. All trustees give their time voluntarily and receive no benefits from the charity.

The day-to-day management of Shelter Community is delegated to the Charity Officer.

**Partnerships**

The registered charity Highway One Trust (charity no 1164753) and Shelter Community share the same vision to create accommodation of a decent standard for people in housing need. In 2018 the Highway One Trust and Shelter Community signed an intention for lease for a property in Chiswick. The lease over 20 years was signed on the 30<sup>th</sup> October 2020. It was agreed that:

- Shelter Community will provide emergency and temporary accommodation in a community setting with the aim of helping young people in a holistic way and enabling them to move on to more permanent accommodation.

There is an informal partnership with the Swiss charity “Stiftung 34”. This charity is a fundraising trust that supports different social projects in Switzerland and other European countries. This partnership allows Shelter Community to raise funds in Switzerland.

Shelter Community has service level agreements with two charities that manage referrals and coordinate the support of the young people who come to stay with us, these charities are:

- New Horizon Youth Centre
- Housing Justice



Housing Justice



New Horizon Youth Centre

Shelter Community is one of the mission partners of three local churches who support the project: Christ Church W4, Saint Michael and All Angels Church and St Paul’s Hammersmith.



Christ Church W4



Saint Michael and All Angels Church  
Bedford Park





## **FINANCIAL REVIEW AND RISK MANAGEMENT**

The Trustees aim to have reserves to cover expenses for six months and to monitor cash flow accordingly. The trustees believe that this provides sufficient flexibility to cover temporary shortfalls in incoming resources and will allow the charity to continue its work and respond to unforeseen events whilst specific action plans are implemented.

The principal risk is a cash flow deficit, should insufficient funds be raised from grants and donations to meet the ongoing cost of operations. The additional risk for Shelter Community is linked with the maintenance work of the Youth Community Home in Chiswick. Therefore, the trustees decided in 2024 to create a designated Repairs and Maintenance fund of £50k.

On the 31st of December 2024 the charity had net free reserves, representing the net current assets position on the general fund of £176,762 (2023: £158,730).

The trustees continue to review and assess the key operational, governance, compliance and financial risks faced by Shelter Community.

### **Fundraising**

The income comes from individual supporters, grant making bodies and rental income. In 2024 we were able to raise £65,479. We are grateful for all the support we have received. In particular, the trustees would like to thank the following for their generous contributions:

- Highway One Trust
- Stiftung 34
- Christ Church W4
- St Michael and All Angels
- St Paul's Hammersmith

Shelter Community also receives ongoing product donations from:

- Chiswick House & Gardens Trust – food donations
- Earth Breeze – laundry detergent
- Rocks Lane sports centre – regular use of football and padel pitches
- Pines and needles – Christmas trees

This report was approved by the trustees on 12.06.2025 and has been signed on page 11.



# ***Independent Examiner's Report to the Shelter Community***

I report to the charity trustees on my examination of the accounts of the company for the year ending 31 December 2024 which are set out on pages 10 to 17.

## **Responsibilities and basis of report**

As the charity's trustees you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the charity's accounts carried out under section 145 of the Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

## **Independent examiner's statement**

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

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

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

*Richard Hill*

Richard Hill FCA  
Griffin Stone Moscrop & Co  
Chartered Accountants  
21-27 Lamb's Conduit Street  
London  
WC1N 3GS

Date: 8/7/2025



**SHELTER COMMUNITY**  
**STATEMENT OF FINANCIAL ACTIVITIES**  
**FOR THE YEAR ENDED 31/12/2024**

	Note	Unrestricted Funds £	Restricted Funds £	Total 2024 £	Total 2023 £
<b>Income from</b>					
Donations and legacies	2	65,479	-	65,479	73,100
Charitable activities					
Rents receivable	3	70,716	-	70,716	47,667
Bank interest		6,286	-	6,286	2,400
<b>Total income</b>		<b>142,481</b>	<b>-</b>	<b>142,481</b>	<b>123,167</b>
<b>Expenditure on</b>					
Charitable activities	4	124,718	1,425	126,142	121,057
<b>Total expenditure</b>		<b>124,718</b>	<b>1,425</b>	<b>126,142</b>	<b>121,057</b>
<b>Net (expenditure)/income</b>		<b>17,763</b>	<b>(1,425)</b>	<b>16,338</b>	<b>2,110</b>
Transfers between funds	10	-	-	-	-
Total funds brought forward at 1 January		937,764	4,170	941,934	939,824
Total funds carried forward at 31 December		<b>955,527</b>	<b>2,745</b>	<b>958,272</b>	<b>941,934</b>

The statement of financial activities includes all gains and losses recognised in the above periods.

The attached notes form part of these financial statements.



## SHELTER COMMUNITY

### BALANCE SHEET

	Note	Unrestricted Funds £	Restricted Funds £	Total 2024 £	Total 2023 £
<b>Fixed assets</b>					
Tangible fixed assets	6	939,592	-	939,592	939,592
Less Accumulated Depreciation		(210,827)	-	(210,827)	(160,559)
		728,765	-	728,765	779,033
<b>Current assets</b>					
Cash at bank and in hand	7	219,958	2,745	222,703	162,199
Debtors	8	8,575	-	8,575	2,762
		228,532	2,745	231,277	164,961
Creditors: amounts falling due within one year	9	1,770	-	1,770	2,060
Net current assets		226,762	2,745	229,507	162,901
<b>Total assets less current liabilities</b>		955,527	2,745	958,272	941,934
<b>Charity Funds</b>					
Unrestricted funds	10	955,527	-	955,527	937,764
Restricted funds	10	-	2,745	2,745	4,170
<b>Total funds</b>		955,527	2,745	958,272	941,934

Approved by the board of Trustees and signed on its behalf by:

Mr Wei-Yi Chen  
TRUSTEE & CHAIR

Ms Victoria Hasler  
TREASURER

Date 12.06.2025

The attached notes form part of these financial statements.



**SHELTER COMMUNITY**  
**STATEMENT OF CASHFLOWS**  
**FOR THE YEAR ENDED 31 DECEMBER 2024**

	2024	2023
<b>Cash used in operating activities</b>	(see below) 54,218	48,607
<b>Cash flows from investing activities</b>		
Purchase of tangible fixed assets	-	(284)
Investment income	6,286	2,400
<b>Cash provided by investing activities</b>	6,286	2,116
Change in cash and cash equivalents in the year	60,504	50,723
Cash and cash equivalents at the beginning of the year	162,199	111,476
<b>Total cash and cash equivalents at the end of the year</b>	£ 222,703	162,199

**Reconciliation of net income to net cash flow from operating activities**

Net income	16,338	2,110
Deduct interest income shown in investment activities	(6,286)	(2,400)
Increase in debtors	(5,813)	(1,841)
Decrease in creditors	(290)	470
Depreciation of tangible assets	50,268	50,268
<b>Net cash used in operating activities</b>	£ 54,218	48,607

**Analysis of net funds**

	Balance 1 January 2024	Movements	Balance 31 December 2024
Cash at bank and in hand	162,199	60,504	222,703
	£ 162,199	£ 60,504	£ 222,703



## SHELTER COMMUNITY

### NOTES TO THE FINANCIAL STATEMENTS - 31/12/2024

#### 1 Accounting policies

##### a) Basis of preparation of financial statements

The financial statements have been prepared to give a 'true and fair' view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a 'true and fair' view. This departure has involved following the Charities SORP (FRS 102) issued in October 2019 rather than Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn.

The financial statements have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant notes to these financial statements. The financial statements have been prepared in accordance with the "Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)" issued in October 2019, the "Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102)" and the Charities Act 2011.

Shelter Community constitutes a public benefit entity as defined by FRS 102.

##### b) Fund accounting

General funds are unrestricted funds which are available for use at the discretion of the trustees in furtherance of the general objectives of the charity and which have not been designated for other purposes.

Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donors or which have been raised by the charity for particular purposes. The costs of raising and administering such funds are charged against the specific fund. The aim and use of each restricted fund is set out in the notes to the financial statements.

##### c) Income

Donations and gifts are reflected in the financial statements in the period in which they are received.

Income tax recoverable in respect of gift aid donations is brought into account in the same period as the relevant donation.

Rental income is recognised on a receivable basis.

Gifts in kind donated for distribution are included at valuation and recognised as income when they are distributed to the projects.



## SHELTER COMMUNITY

### NOTES TO THE FINANCIAL STATEMENTS - 31/12/2024

#### 1 Accounting policies (continued)

##### d) Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement, and the amount of the obligation can be measured reliably.

Expenditure on charitable activities is expenditure incurred on the charity's operations, including support costs and costs relating to the governance of the charity apportioned to charitable activities.

All expenditure is inclusive of irrecoverable VAT.

##### e) Tangible fixed assets and depreciation

All assets costing more than £1,000 are capitalised.

Tangible fixed assets are carried at cost or valuation, net of depreciation and any provision for impairment. Depreciation is not charged on freehold land. Depreciation is provided at rates calculated to write off the cost or valuation of fixed assets, less their estimated residual value, over their expected useful lives.

##### f) Operating leases

Rentals paid under operating leases are charged to the SOFA in the period to which they relate.

##### g) Debtors

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

##### h) Cash at bank

Cash at bank includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

##### i) Liabilities

Liabilities are recognised when there is an obligation at the balance sheet date as a result of a past event, it is probable that a transfer of economic benefit will be required in settlement, and the amount of the settlement can be estimated reliably. Liabilities are recognised at the amount that the charity anticipates it will pay to settle the debt or the amount it has received as advanced payments for the goods or services it must provide.

##### j) Financial instruments

The charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value with the exception of bank loans which are subsequently measured at amortised cost using the effective interest method.

##### k) Accounting estimates and areas of judgment

Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

The charity makes estimates and assumptions concerning the future. The resulting accounting estimates and assumptions will, by definition, seldom equal the related actual results.



## SHELTER COMMUNITY

### NOTES TO THE FINANCIAL STATEMENTS - 31/12/2024 (Continued)

#### 2 Donations and legacies

	Unrestricted Funds	Restricted Funds	Total 2024	Total 2023
	£	£	£	£
<b>Income from donations and legacies</b>				
Donations	65,479	-	65,479	73,100
Legacies	-	-	-	-
<b>Total donations and legacies</b>	<u>65,479</u>	<u>-</u>	<u>65,479</u>	<u>73,100</u>

#### 3 Charitable activities

	Total 2024	Total 2023
Rent Payments	32,876	7,207
Housing Benefits	36,196	38,801
Service Charges	1,644	1,660
	<u>70,716</u>	<u>47,668</u>

#### 4 Expenditure on charitable activities

	Unrestricted Funds	Restricted Funds	Total 2024	Total 2023
	£	£	£	£
<b>Expenditure on charitable activities</b>				
Property Costs (rent, council tax, utility etc.)	17,344	-	17,344	14,911
Staff Costs	28,996	-	28,996	30,208
Costs for Service User*	1,001	1,425	2,426	3,628
Art & Creative activities	1,027	-	1,027	1,413
Meals	16,135	-	16,135	14,131
Insurance	3,354	-	3,354	3,207
General Expenses	4,133	-	4,133	1,392
Governance costs - Independent examination	1,770	-	1,770	1,680
Professional fees	690	-	690	219
Depreciation Expenses	50,268	-	50,268	50,268
<b>Total expenditure</b>	<u>124,718</u>	<u>1,425</u>	<u>126,142</u>	<u>121,057</u>

\*The charity Highway One Trust donated £7,500 for positive activities for the young people at the YCH. In 2023 the expenses for such activities were £3,330 and in 2024 £1,425, the rest will be used in 2025.

#### 5 Trustees & Analysis of staff costs

None of the trustees (or any person connected with them) received any remuneration or benefits from the CIO during the Year. There were no donations received from trustees in 2024 (2023 - £3,000).

There was one full-time member of staff.



## SHELTER COMMUNITY

### NOTES TO THE FINANCIAL STATEMENTS - 31/12/2024 (Continued)

	Total	Short-term leasehold property	Furniture & Equipment
	£	£	£
<b>6 Fixed assets</b>			
<b>Cost</b>			
At 1 January 2024	939,592	918,374	21,218
Additions	-	-	-
Disposals	-	-	-
At 31 December 2024	939,592	918,374	21,218
<b>Accumulated depreciation</b>			
At 1 January 2024	(160,559)	(146,909)	(13,650)
Charge for the year	(50,268)	(46,024)	(4,244)
Disposals	-	-	-
At 31 December 2024	(210,827)	(192,933)	(17,894)
<b>Net book value</b>			
At 1 January 2024	779,033	771,465	7,568
At 31 December 2024	728,765	725,441	3,324
<b>7 Cash at bank and in hand</b>		<b>2024</b>	<b>2023</b>
		£	£
Cash at bank and in hand		222,703	162,199
<b>8 Debtors</b>		<b>2024</b>	<b>2023</b>
		£	£
Tenants (due within one year)		3,640	1,324
Accrued income (1 year Fixe Rate Bond 3.3%, maturity date 16.02.24)		-	1,438
Accrued income (1 year Fixe Rate Bond 5%, maturity date 17.02.25)		3,138	-
Accrued income (1 year Fixe Rate Bond 4.51%, maturity date 14.03.25)		1,797	-
		8,575	2,762
<b>9 Creditors: amounts falling due within one year</b>		<b>2024</b>	<b>2023</b>
		£	£
Independent Examiner fee		1,770	1,680
Housing Benefits Overpayment		-	380
		1,770	2,060



## SHELTER COMMUNITY

### NOTES TO THE FINANCIAL STATEMENTS - 31/12/2024 (Continued)

#### 10 Statement of funds

Details of material funds held and movements during the current reporting period

	Fund balances brought forward	Income	Expenditure	Transfers in/(out)	Fund balances carried forward
<b>Unrestricted funds</b>					
General fund	166,299	142,481	(78,694)	(50,000)	180,086
<b>Unrestricted but designated fund</b>					
Youth Community Home	771,465	-	(46,024)	-	725,441
Repairs and Maintenance fund	-	-	-	50,000	50,000
<b>Restricted funds</b>					
Highway One Trust	4,170	-	(1,425)	-	2,745
<b>Total funds</b>	<u>£ 941,934</u>	<u>£ 142,481</u>	<u>£ (126,142)</u>	<u>£ -</u>	<u>£ 958,272</u>

£50,000 has been transferred from the general fund into a designated repairs and maintenance fund to facilitate the funding of future repairs and maintenance work as may be required for the Youth Community Home property.

#### 11 Analysis of net assets between funds

	Unrestricted Funds	Restricted Funds	Total 2024
Tangible fixed assets	728,765	-	728,765
Current assets	228,532	2,745	231,277
Creditors due within one year	(1,770)	-	(1,770)
	<u>£ 955,527</u>	<u>£ 2,745</u>	<u>£ 958,272</u>

#### 12 Commitments under operating leases

As at 31 December 2024, total future minimum lease payments under non-cancellable operating leases were as follows:

	2024	2023
Amounts falling due:	£	£
not later than one year	50	50
Later than one year and not later than five years	150	200
Later than 5 years	-	-
	<u>200</u>	<u>250</u>

**SHELTER COMMUNITY**

England & Wales - Charity number 1151910

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# Accounts

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Annual report of the trustees  
Shelter Community  
2023





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# WELCOME

## From the Chairman of Trustees

We are so grateful for the support of our partner charities, local organisations and volunteers as we continue to journey with our young guests. It's been a year full of impactful moments as our host family and volunteer coaches support the guests with the ongoing challenges life brings. The range of support we've provided includes dealing with difficult family dynamics, medical emergencies, work applications and college admissions. We are so inspired by our guests as they grow in confidence, continue to work on their skills and improve their situations day by day.

We have been liaising with other charities and local churches who have a heart for social justice and for tackling homelessness in the midst of a housing crisis. Through these conversations, our hope is to enable other organisations to embark on their own projects and where beneficial, to partner together to create more capacity for much needed housing supported by a caring community.

We look forward to this new year with hope and anticipation.

Yours,

Mr Wei-Yi Chen, Chair of Trustees

## From the Charity Officer

It's a privilege to open our doors to young individuals and share our lives with them. Their narratives bring forth a spectrum of emotions - from tears to laughter and present us with challenges and moments of pure joy.

We extend our deepest gratitude to the volunteers and partner organizations whose unwavering support has fostered a nurturing environment for everyone. This collective effort has made a profound impact, empowering them with confidence, skills, and a renewed sense of hope for their futures.

Looking ahead, we remain steadfast in our commitment to address the pressing issue of housing insecurity affecting many young people. While initial discussions in 2023 showed promise, concrete progress has yet to materialize. We are determined to press forward in our efforts to secure additional accommodation(s).

As we embark on the journey that lies ahead, we are filled with excitement and gratitude for all those who continue to believe in and support our mission. Together, we will continue to make a difference in the lives of these young individuals by creating a home in the middle of a caring community.

Yours,

Mr Stephan Wiedmer, Charity Officer

### Charity's principal address

Shelter Community  
62A Elliot Road  
London  
W4 1PE

### Trustees

Mr Wei-Yi Chen  
Mr Simon Thomas  
Mr Timothy Brown  
Ms Victoria Hasler  
Ms Donna Wright  
Mr Ian McLeish  
Mr Jason Andre Huggins

Chair  
Vice Chair  
Secretary  
Treasurer  
Safeguarding Officer

### Bankers

HSBC  
139A North End  
Croydon Surrey  
CR0 1TN

### Independent examiner

Griffin Stone Moscrop & Co  
21-27 Lamb's Conduit Street  
Holborn, London  
WC1N 3GS



# TRUSTEES' ANNUAL REPORT

for the year ended 31<sup>st</sup> December 2023

The trustees present their report and accounts for the period 1<sup>st</sup> January 2023 to 31<sup>st</sup> December 2023. The financial statements comply with current statutory requirements and the charity's constitution and have been prepared on the basis of section 133 of the Charities Act 2011. The charity is a Charitable Incorporated Organisation (CIO) and was registered on 7<sup>th</sup> May 2013.

## OUR VISION

Shelter Community's vision is to create safe home(s) for young people in a community setting in which they can flourish and grow in their personal and social skills.

## PURPOSE AND MISSION

Every night, there are young people in London facing the harsh reality that there is no safe **Shelter** for them and that there is no one there for them. Finding accommodation as a young person without a supportive **Community** can be overwhelmingly difficult and many are forced into a disruptive cycle which can have a negative impact on their education, employment, health, and well-being.

Shelter Community's mission is to be a **Community** driven by hope, love, and faith that creates a **Shelter** for such young people. Our vision is to create homes for young people in which they can flourish and grow in their personal and social skills.

We believe that we all need a "Shelter Community" in the midst of life's storms and that certain things can be best learnt in a community setting. By connecting our creativity, talents, and resources we can become the Shelter Community that protects and transforms lives for good.

## OUR OBJECTIVES

In our constitution we outline the following three objectives, which guide the decisions and activities of Shelter Community:

- **Helping young people to recover** from difficult life circumstances (loss of a loved one, burnout, abuse, or other demanding circumstances) within a community setting.
- **Providing support and activities** which develop their skills, capacities, and capabilities enabling them to participate in society as mature and responsible individuals.
- **Training young people to play an active part** within the community.

We refer to the Charity Commission's general guidance on public benefit when reviewing the objectives and aims of Shelter Community and in planning future activities.

## OUR VALUES

Shelter Community's Christian ethos underpins our values. Our four core values that lie at the heart of all that we do and how we go about achieving our vision are:

<b>PURPOSEFUL</b>	To actively search and engage in opportunities to learn individually and as a community
<b>RELATIONAL</b>	To build relationships of trust with everyone we interact with
<b>INCLUSIVE</b>	To show love and compassion to everyone, whomever they may be
<b>AUTHENTIC</b>	To be consistent and genuine in our actions and interaction



## ACTIVITIES AND ACHIEVEMENTS

### Youth Community Home

The main activity in 2023 was to run the Youth Community Home that offers emergency and temporary accommodation to up to seven young adults in housing need in a community setting. One important focus for us is to nurture a culture in the house that reflects our values and helps the young people in preparing them for their next step towards independence.



Our approach is deeply personal, taking individual needs and capabilities into account to meet each young person at their point of need and help them to tackle their issues and achieve their goals. Every young person is supported by the live-in staff/volunteers, a social worker from one of our partner organisations and a volunteer coach. In meeting with the young people, we agree on next steps and how we can support them best to achieve their goals. Together with our partner organisations we support the young person so that they can learn social and other important skills. We support and encourage them to study and/or to find employment.

A key relationship for our young people is the volunteer coaches who meet one-to-one with each of the young people every week, we are so grateful for the investment they make in each young person and the friendship they extend. It is a real gift and makes such a difference in the progress of each young person and helps them to set achievable goals, dream about the future and meet regularly with someone who really believes in them and helps them to do the same!

### Accommodation

We welcomed **ten** young people, who would otherwise be on the street or in unsafe places, to our home in 2023 for a total of **2,507 nights**.



Thanks to donations and our landlord Highway One Trust we were able to offer to three young people, who have no access to public funds, rent-free accommodation for 572 nights (rent value £11,753.80). It is a challenging situation for them as they wait for a decision from the Home Office. They often express that they feel as if their future is on hold until they get a decision and that they are grateful to have a home during this “waiting” period. We try to organise meaningful activities (education, volunteering) for these young people in the meantime.



### Art Studio

It is important for us to continue to create new spaces and pathways for the young people in the house to process and understand their traumas, experiences and ultimately themselves. For this reason, we have converted the small office into an art studio.



This marks a significant step in how we understand serving the diverse and beautiful personalities that young people bring to us. Art serves as a remarkable way to express when words fall short. We see it as an integral part of helping young people to build confidence and overcome past experiences.

It has been deeply affirming and encouraging to see our young people, many of whom would be uncomfortable or even unable to tell their story in writing or through conversation, take ownership of their own story through creative and artistic release.

In our studio space they are able to enjoy the freedom of self-expression and the discovery of a new side of themselves, in some cases for the very first time.

### Activities

Over the past year, we had the opportunity to organize several day trips for the young individuals under our care. Among the highlights were excursions to bowling alleys, go-kart tracks, theaters, mini-golf courses, and a memorable trip to the Cotswolds. These outings, made possible by the generous support of Highway One Trust through a grant, played a vital role in fostering meaningful connections among the youth. Such positive experiences have been instrumental in strengthening the bonds within our community and providing enriching opportunities for personal growth.



We have been running weekly football sessions at Rocks Lane sportsground for our young people and refugees that get supported by the charity West London Welcome. We are very grateful that Rocks Lane give us a football pitch for a reduced rate each week and enable us to offer this positive activity.

## MY STORY

My story starts in 2021. Before 2021 I had never had any difficult situations in my life or with my family. I was a happy teenage girl, just living my life. The problems with my family started with a marriage proposal.

In Asian culture when a girl is grown up (16 or 17), the relatives and neighbours start discussing and planning for her marriage. My family wasn't like this in the beginning. My father originally did not want me to get married: he wanted me to continue with my studies, as he had a plan in mind for how my life was meant to go. It seemed that the neighbours and relatives around them slowly changed his mind. Some of my uncles and aunts gave a proposal to my father for a man who was living and settled in the US.

But at this point I had already met the man I wanted to be with, the man who is now my husband. When I told my parents about him, they were angry, especially my father. His expectation was that I would automatically agree with his decision. In my family nobody had ever rejected their father's instruction. In my family he was the one who took all the decisions. Everyone was so shocked. They were all angry with me.



I was so lonely and depressed. No one from my family was there to help me. My parents confiscated all my electronic devices so I could not talk to anyone, especially not my husband. It was so hard.

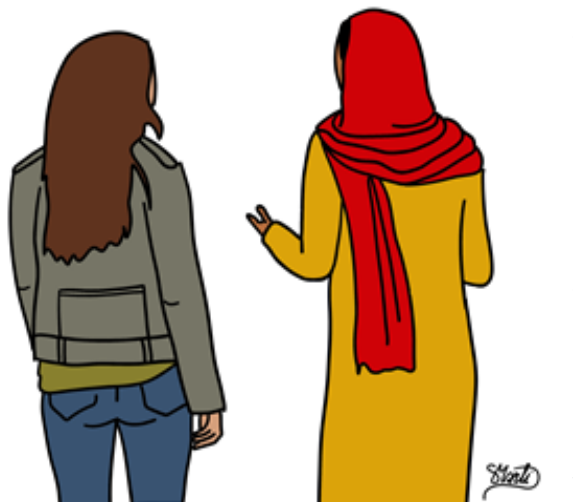
I was still allowed to go to college. At the college I was quiet, lonely and withdrawn. Two of my friends saw that I wasn't concentrating or acting at all like me. They asked what had happened and when I eventually told them, they told me to talk to the teacher. I told her everything.

My teacher got in touch with the safeguarding leader, who came, and I again told her all that had happened. She suggested we take a few days to see if the situation would fix itself, and if it didn't, we would make a decision as to how they would help me.

I was very afraid to go home to my family: I felt safe at the college, or anywhere outside the house, but home did not feel safe anymore. I spoke with my father a few days later, hoping he would have calmed down or changed his mind. He hadn't. He said that I had ruined his reputation and that all our relatives agreed with him. I do not know why he had changed so much: in the beginning he was often good to me, but over time he had become very controlling.

I had tried to speak with him, but he had shown me that he would not change his mind, so the next day I told the safeguarding leader. They took me straight from the college to Southall, to a charity who specialised in helping in these situations. I told the charity manager my story. On the same day she sent me to a place where I could stay, unknown to my parents. I didn't realise at the time that I was leaving my family. I was nervous and in shock as to how to feel: I was in over my head, and it was so overwhelming.

In this new place I was totally alone and had no one to talk or share with. Luckily there was one lady from my country there who helped me to speak to my husband. I didn't feel comfortable sharing what had happened with anyone but him. Things didn't always feel safe in this new place either. There was a shopkeeper and another person who was horrible to me. I was very scared. My husband told me to tell the teacher and not to speak to either of them. My teacher said the same thing, saying that if they do anything else then we would tell the police. That helped a bit.





I was there for three months and during that time I carried on going to college, which really helped me. It gave me a something to do, and a place to recover from what I had been through.

I didn't have any contact with anyone from my family at that time. After three months my teacher got in touch with New Horizons and they sent me to Hounslow for three months. That place was also ok, and I was able to talk to all the new people there. They helped me. After another three months I came to the Youth Community Home (YCH)



Slowly, slowly my life has changed. Everyone here at the YCH is so supportive, kind and friendly. When I first arrived I was very nervous and shy and didn't know how to talk to people or how to cope without contact from my friends and family, but since I came here I have learnt how to be confident and how to manage so many new situations, especially with new people. I am still studying and hoping to find a job soon. I am also married now and I feel so very happy with my life!

In the beginning I was nothing. I didn't have any skills that I could use. It was only the help and support from my teachers and husband that got me through the day. Now I have everything I need to cope with what happens!

I don't have my family, as they haven't changed, but I am happy with my life. My mum feels sad for me. I can see how she is in a difficult situation too. She cares for me but also cares for my dad. I speak to her every day and now we have a good relationship. I don't speak to anyone else in the family though.

It has been difficult for me to feel confident. With my family I was always different – I wasn't able or allowed to do anything on my own and I was afraid even to talk to my own parents. Now, as time passes, I can see that I am able to talk to other people! I can manage in many different situations.

My next goal is to move on from the YCH, start my study again and find a part time job. When I finish this academic year my plan is to move in with my husband and live with him. I'm not sure where that would be, as he's now in Italy. We don't know where we will start our life, but this decision is exciting too! My husband wants me to continue my studies, and. I feel confident about the unknown.

I still don't know who I am as a person. I am still confused by myself. Most of the people I have met say I am a kind hearted person and friendly, but I'm never sure who I really am. One thing I do know is that I am no longer the person who came here two years ago. That person was afraid of everything and didn't know how to do even the simplest things. The person I am now can manage, and knows how to do what she wants to do.

I am still hoping that my parents will one day accept us and we will be able to live a happy family life. I want to make my parents proud. For my father it was totally normal to be controlling. His parents were like this, his parents' parents too. It is a generational and cultural issue.

There are some parts of Asian culture that are very good, but some of it is very bad. Here in the UK, the government and the teacher can help, but in my home country no one would have helped or even cared. In my country to get help you have to give something. People always want to take advantage of a girl. I feel lucky to be able to stay in this country and have this kind of support.

Life for me is an adventure, made of ups and downs. Life is so full of adventure. I feel proud of what I did. Now I am a little bit stronger than before.

## Volunteers

We continued to recruit teams of volunteers to help with hospitality, coaching and sports. We have 22 volunteers and have volunteers come regularly to the home to cook for and build relationships with the young people at least two nights per week.

We have monthly volunteer meetings to train, encourage and learn together how to best support the young people on their journey. Every young person is supported by the live-in volunteers, a coach, and a social worker from the referral organisation. In addition, we have volunteers who come to teach English, go on bike rides, bake with the young people or create artwork with them.

We had a couple of volunteers who helped with collecting surplus donations of toiletries and groceries from two different companies, one was able to use working hours to help our charity as part of a Corporate Social Responsibility scheme in her company. This is a mutually beneficial relationship.

We were able to offer to two young people from overseas a volunteer experience in a community setting. They spent a total of 291 days with us and gained valuable experiences and skills. Simea Marti writes:

*“When I grew up. I came upon that one song that went:  
“If you want to see a change you got to love with your life.”  
It stuck with me until today.*

*For me volunteering at Shelter Community means exactly that. I want to see change in the world. I hope to be a part of the good that is happening here in London. Shelter Community gives me the opportunity to help people who are in need, to be there with an open ear and support them in their situations. I want people to feel the hope there is in the world.”*





## **STRUCTURE, GOVERNANCE AND MANAGEMENT**

Shelter Community (SC), a Christian charity for young people in need, is a CIO (Charitable Incorporated Organisation) regulated and registered with the charity commission (charity number 1151910), having its registered office at 62A Elliot Road, London, W4 1PE.

Shelter Community is governed by a constitution dated 2nd May 2013 and by a Board of Trustees who are appointed by the existing trustees. All new trustees receive an induction to their role and the work of Shelter Community. All trustees give their time voluntarily and receive no benefits from the charity.

The day-to-day management of Shelter Community is delegated to the Charity Officer.

### **Partnerships**

The registered charity Highway One Trust (charity no 1164753) and Shelter Community share the same vision to create accommodation of a decent standard for people in housing need. In 2018 the Highway One Trust and Shelter Community signed an intention for lease for a property in Chiswick. The lease over 20 years was signed on the 30<sup>th</sup> October 2020. It was agreed that:

- Shelter Community will provide emergency and temporary accommodation in a community setting with the aim of helping young people in a holistic way and enabling them to move on to more permanent accommodation.

There is an informal partnership with the Swiss charity “Stiftung 34”. This charity is a fundraising trust that supports different social projects in Switzerland and other European countries. This partnership allows Shelter Community to raise funds in Switzerland.

Shelter Community has service level agreements with two charities that manage referrals and coordinate the support of the young people who come to stay with us, these charities are:

- New Horizon Youth Centre
- Housing Justice



Housing Justice



New Horizon Youth Centre

Shelter Community is one of the mission partners of three local churches who support the project: Christ Church W4, Saint Michael and All Angels Church and St Paul's Hammersmith.



Christ Church W4



Saint Michael and  
All Angels Church  
Bedford Park





## **FINANCIAL REVIEW AND RISK MANAGEMENT**

The Trustees aim to have reserves to cover expenses for six months and to monitor cash flow accordingly. The trustees believe that this provides sufficient flexibility to cover temporary shortfalls in incoming resources and will allow the charity to continue its work and respond to unforeseen events whilst specific action plans are implemented.

The principal risk is a cash flow deficit, should insufficient funds be raised from grants and donations to meet the ongoing cost of operations. The additional risk for Shelter Community is linked with the maintenance work of the Youth Community Home in Chiswick.

On the 31 December 2023 the charity had net free reserves of £158,730 (2022: £110,807).

The trustees continue to review and assess the key operational, governance, compliance and financial risks faced by Shelter Community.

### **Fundraising**

The income comes from individual supporters, grant making bodies and rental income. In 2023 we were able to raise over £73,100. We are grateful for all the support we have received. In particular, the trustees would like to thank the following for their generous contributions:

- Highway One Trust
- Stiftung 34
- Christ Church W4
- St Michael and All Angels
- St Paul's Hammersmith

Shelter Community also receives ongoing product donations from:

- Earth Breeze – laundry detergent
- M&S Chiswick – surplus food and customer donations
- The Hygiene Bank Chiswick – surplus toiletries from Boots
- Rocks Lane sports centre – regular use of football and padel pitches
- Pines and needles – Christmas trees

This report was approved by the trustees on 15.03 and has been signed on page 2.



# *Independent Examiner's Report to the Shelter Community*

I report to the charity trustees on my examination of the accounts of the company for the year ending 31 December 2023 which are set out on pages 12 to 19.

## **Responsibilities and basis of report**

As the charity's trustees you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the charity's accounts carried out under section 145 of the Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

## **Independent examiner's statement**

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

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

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

*Richard Hill*

Richard Hill FCA  
Griffin Stone Moscrop & Co  
Chartered Accountants  
21-27 Lamb's Conduit Street  
London  
WC1N 3GS

Date: 18/3/2024



**SHELTER COMMUNITY**  
**STATEMENT OF FINANCIAL ACTIVITIES**  
**FOR THE YEAR ENDED 31/12/2023**

	Note	Unrestricted Funds £	Restricted Funds £	Total 2023 £	Total 2022 £
<b>Income from</b>					
Donations and legacies	2	65,600	7,500	73,100	45,829
Charitable activities					
Rents receivable	3	47,667	-	47,667	40,559
Bank interest		2,400	-	2,400	199
<b>Total income</b>		115,667	7,500	123,167	86,588
<b>Expenditure on</b>					
Charitable activities	4	117,727	3,330	121,057	110,674
<b>Total expenditure</b>		117,727	3,330	121,057	110,674
<b>Net (expenditure)/income</b>		<b>(2,059)</b>	<b>4,170</b>	<b>2,110</b>	<b>(24,086)</b>
Transfers between funds	10	-	-	-	-
Total funds brought forward at 1 January		939,824	-	939,824	963,910
Total funds carried forward at 31 December		937,764	4,170	941,934	939,824

The statement of financial activities includes all gains and losses recognised in the above periods.

The attached notes form part of these financial statements.



## SHELTER COMMUNITY

### BALANCE SHEET

	Note	Unrestricted Funds £	Restricted Funds £	Total 2023 £	Total 2022 £
<b>Fixed assets</b>					
Tangible fixed assets	6	939,592	-	939,592	939,308
Less Accumulated Depreciation		(160,559)	-	(160,559)	(110,291)
		779,033	-	779,033	829,017
<b>Current assets</b>					
Cash at bank and in hand	7	158,030	4,170	162,200	111,476
Debtors	8	2,762	-	2,762	921
		160,791	4,170	164,961	112,397
Creditors: amounts falling due within one year	9	2,060	-	2,060	1,590
Net current assets		158,731	4,170	162,901	110,807
<b>Total assets less current liabilities</b>		937,764	4,170	941,934	939,824
<b>Charity Funds</b>					
Unrestricted funds	10	937,764	-	937,764	939,824
Restricted funds	10	-	4,170	4,170	-
<b>Total funds</b>		937,764	4,170	941,934	939,824

Approved by the board of Trustees and signed on its behalf by:

Mr Wei-Yi Chen  
TRUSTEE & CHAIR

Ms Victoria Hasler  
TREASURER

Date... 15.03.2024

The attached notes form part of these financial statements.



**SHELTER COMMUNITY**  
**STATEMENT OF CASHFLOWS**  
**FOR THE YEAR ENDED 31 DECEMBER 2023**

	<b>2023</b>	<b>2022</b>
<b>Cash used in operating activities</b> (see below)	48,607	25,058
<hr/>		
<b>Cash flows from investing activities</b>		
Purchase of tangible fixed assets	(284)	-
Investment income	2,400	199
	<hr/>	<hr/>
<b>Cash provided by investing activities</b>	2,116	199
	<hr/>	<hr/>
Change in cash and cash equivalents in the year	50,723	25,257
	<hr/>	<hr/>
Cash and cash equivalents at the beginning of the year	111,476	86,219
	<hr/>	<hr/>
<b>Total cash and cash equivalents at the end of the year</b>	<b>£ 162,199</b>	<b>111,476</b>
	<hr/> <hr/>	<hr/> <hr/>

**Reconciliation of net income to net cash flow from operating activities**

Net income	2,110	(24,086)
Deduct interest income shown in investment activities	(2,400)	(199)
Increase in debtors	(1,841)	(921)
Decrease in creditors	470	(4)
Depreciation of tangible assets	50,268	50,268
	<hr/>	<hr/>
<b>Net cash used in operating activities</b>	<b>£ 48,607</b>	<b>25,058</b>
	<hr/> <hr/>	<hr/> <hr/>

**Analysis of net funds**

	Balance	Movements	Balance
	1 January 2023		31 December 2023
Cash at bank and in hand	111,476	50,724	162,200
	<hr/>	<hr/>	<hr/>
	<b>£ 111,476</b>	<b>£ 50,724</b>	<b>£ 162,200</b>
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>



## SHELTER COMMUNITY

### NOTES TO THE FINANCIAL STATEMENTS - 31/12/2023

#### 1 Accounting policies

##### a) Basis of preparation of financial statements

The financial statements have been prepared to give a 'true and fair' view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a 'true and fair' view. This departure has involved following the Charities SORP (FRS 102) issued in October 2019 rather than Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn.

The financial statements have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant notes to these financial statements. The financial statements have been prepared in accordance with the "Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)" issued in October 2019, the "Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102)" and the Charities Act 2011.

Shelter Community constitutes a public benefit entity as defined by FRS 102.

##### b) Fund accounting

General funds are unrestricted funds which are available for use at the discretion of the trustees in furtherance of the general objectives of the charity and which have not been designated for other purposes.

Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donors or which have been raised by the charity for particular purposes. The costs of raising and administering such funds are charged against the specific fund. The aim and use of each restricted fund is set out in the notes to the financial statements.

##### c) Income

Donations and gifts are reflected in the financial statements in the period in which they are received.

Income tax recoverable in respect of gift aid donations is brought into account in the same period as the relevant donation.

Rental income is recognised on a receivable basis.

Gifts in kind donated for distribution are included at valuation and recognised as income when they are distributed to the projects.



## SHELTER COMMUNITY

### NOTES TO THE FINANCIAL STATEMENTS - 31/12/2023

#### 1 Accounting policies (continued)

##### d) Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement, and the amount of the obligation can be measured reliably.

Expenditure on charitable activities is expenditure incurred on the charity's operations, including support costs and costs relating to the governance of the charity apportioned to charitable activities.

All expenditure is inclusive of irrecoverable VAT.

##### e) Tangible fixed assets and depreciation

All assets costing more than £1,000 are capitalised.

Tangible fixed assets are carried at cost or valuation, net of depreciation and any provision for impairment. Depreciation is not charged on freehold land. Depreciation is provided at rates calculated to write off the cost or valuation of fixed assets, less their estimated residual value, over their expected useful lives.

##### f) Operating leases

Rentals paid under operating leases are charged to the SOFA in the period to which they relate.

##### g) Debtors

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

##### h) Cash at bank

Cash at bank includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

##### i) Liabilities

Liabilities are recognised when there is an obligation at the balance sheet date as a result of a past event, it is probable that a transfer of economic benefit will be required in settlement, and the amount of the settlement can be estimated reliably. Liabilities are recognised at the amount that the charity anticipates it will pay to settle the debt or the amount it has received as advanced payments for the goods or services it must provide.

##### j) Financial instruments

The charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value with the exception of bank loans which are subsequently measured at amortised cost using the effective interest method.

##### k) Accounting estimates and areas of judgment

Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

The charity makes estimates and assumptions concerning the future. The resulting accounting estimates and assumptions will, by definition, seldom equal the related actual results.



## SHELTER COMMUNITY

### NOTES TO THE FINANCIAL STATEMENTS - 31/12/2023 (Continued)

#### 2 Donations and legacies

	Unrestricted Funds	Restricted Funds	Total 2023	Total 2022
	£	£	£	£
<b>Income from donations and legacies</b>				
Donations	65,600	7,500	73,100	45,829
Legacies	-	-	-	-
<b>Total donations and legacies</b>	<b>65,600</b>	<b>7,500</b>	<b>73,100</b>	<b>45,829</b>

#### 3 Charitable activities

	Total 2023	Total 2022
Rent Payments	7,207	13,396
Housing Benefits	38,801	24,438
Service Charges	1,660	2,725
	<b>47,667</b>	<b>40,559</b>

#### 4 Expenditure on charitable activities

	Unrestricted Funds	Restricted Funds	Total 2023	Total 2022
	£	£	£	£
<b>Expenditure on charitable activities</b>				
Property Costs (rent, council tax, utility etc.)	14,911	-	14,911	14,999
Staff Costs	30,208	-	30,208	25,796
Costs for Service User*	298	3,330	3,628	632
Art & Creative activities	1,413	-	1,413	-
Meals	14,131	-	14,131	12,170
Insurance	3,207	-	3,207	3,057
General Expenses	1,392	-	1,392	1,643
Governance costs - Independent examination	1,680	-	1,680	1,590
Professional fees	219	-	219	519
Depreciation Expenses	50,268	-	50,268	50,268
<b>Total expenditure</b>	<b>117,727</b>	<b>3,330</b>	<b>121,057</b>	<b>110,674</b>

\*The charity Highway One Trust donated £7,500 for positive activities for the young people at the YCH. In 2023 the expenses for such activities were £3,330, the remaining funds (£4,170) will be used in 2024.

#### 5 Trustees & Analysis of staff costs

None of the trustees (or any person connected with them) received any remuneration or benefits from the CIO during the Year. Total donations, across all funds, received from trustees amounted to £3,000 (2022 - £2,500).

There were two part-time members of staff.



## SHELTER COMMUNITY

### NOTES TO THE FINANCIAL STATEMENTS - 31/12/2023 (Continued)

6 <b>Fixed assets</b>	Total	Short-term leasehold property	Furniture & Equipment
	£	£	£
<b>Cost</b>			
At 1 January 2023	939,308	918,374	20,934
Additions	284	-	284
Disposals	-	-	-
At 31 December 2023	<u>939,592</u>	<u>918,374</u>	<u>21,218</u>
<b>Accumulated depreciation</b>			
At 1 January 2023	(110,291)	(100,885)	(9,406)
Charge for the year	(50,268)	(46,024)	(4,244)
Disposals	-	-	-
At 31 December 2023	<u>(160,559)</u>	<u>(146,909)</u>	<u>(13,650)</u>
<b>Net book value</b>			
At 1 January 2023	829,017	817,489	11,528
At 31 December 2023	<u>779,033</u>	<u>771,465</u>	<u>7,568</u>
<b>7 Cash at bank and in hand</b>		<b>2023</b>	<b>2022</b>
		£	£
Cash at bank and in hand		<u>162,200</u>	<u>111,476</u>
<b>8 Debtors</b>		<b>2023</b>	<b>2022</b>
		£	£
Tenants (due within one year)		1,324	921
Accrued income (1 year Fixe Rate Bond 3.3%, maturity date 16.02.24)		1,438	-
		<u>2,762</u>	<u>921</u>
<b>9 Creditors: amounts falling due within one year</b>		<b>2023</b>	<b>2022</b>
		£	£
Independent Examiner fee		1,680	1,590
Housing Benefits Overpayment		380	-
		<u>2,060</u>	<u>1,590</u>



## SHELTER COMMUNITY

### NOTES TO THE FINANCIAL STATEMENTS - 31/12/2023 (Continued)

#### 10 Statement of funds

Details of material funds held and movements during the current reporting period

	Fund balances brought forward	Income	Expenditure	Transfers in/(out)	Fund balances carried forward
<b>Unrestricted funds</b>					
General fund	122,335	115,667	(71,702)	-	166,300
<b>Unrestricted but designated fund</b>					
Youth Community Home	817,489	-	(46,024)	-	771,465
<b>Restricted funds</b>					
Highway One Trust	-	7,500	(3,330)	-	4,170
				-	-
				-	-
				-	-
<b>Total funds</b>	<u>£ 939,824</u>	<u>£ 123,167</u>	<u>£ (121,057)</u>	<u>£ -</u>	<u>£ 941,934</u>

#### 11 Analysis of net assets between funds

	Unrestricted Funds	Restricted Funds	Total 2023
Tangible fixed assets	779,033	-	779,033
Current assets	160,791	4,170	164,961
Creditors due within one year	(2,060)	-	(2,060)
	<u>£ 937,764</u>	<u>£ 4,170</u>	<u>£ 941,934</u>

#### 12 Commitments under operating leases

As at 31 December 2023, total future minimum lease payments under non-cancellable operating leases were as follows:

	2023	2022
Amounts falling due:	£	£
not later than one year	50	50
Later than one year and not later than five years	200	200
Later than 5 years	-	50
	<u>250</u>	<u>300</u>

**SHELTER COMMUNITY**

England & Wales - Charity number 1151910

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# Accounts

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# Annual report of the trustees **Shelter Community** **2022**





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# WELCOME

## From the Chairman of Trustees

2022 has been a year of upheaval. We've seen unprecedented political and economic instability in our country over this year. As we recover from the effect of a pandemic, we are all confronted with the challenge of the war in Ukraine and cost of living crisis amongst all the usual day to day stresses.

For our young guests especially, the world can seem and feel like a scary place full of uncertainties. So it's been amazing that, whenever I visit the house, there is a feeling of peace and calmness. This is a place of shelter for our guests to rest and to be supported when considering their future and to be given good advice and help in taking practical next steps.

2022 has also been the first year the house has been open fully, which has been an incredible blessing. We are so grateful to all our partner and supporters who have made this home available and for all the ways they are supporting us and our young guests.

We look forward to this new year ahead with hope and anticipation.

Yours,

Mr Wei-Yi Chen, Chair of Trustees

## From the Charity Officer

It is a privilege that we can welcome young people to our home and share our lives with them.

The stories of the young people bring tears, laughter, challenges, and joy to the home. It was lovely to see that some of them have formed strong friendships with each other and cared for the others in the home.

We are so grateful for all the volunteers and partner organisations that helped us to be a supportive community for the young people. This community has made such a difference and helped the young people to gain confidence, skills and hope for their future. We are thankful to the volunteer coaches who supported the young people in such an amazing way.

Highlights for the year were when we celebrated with the young persons who secured employment and others who found their own place to live.

We are excited for the year ahead, and hugely grateful to all those who believe in our mission and make it possible.

Yours,

Mr Stephan Wiedmer, Charity Officer

### Charity's principal address

Shelter Community  
62A Elliot Road  
London  
W4 1PE

### Trustees

Mr Wei-Yi Chen	Chair
Mr Simon Thomas	Vice Chair
Mr Timothy Brown	Secretary
Ms Victoria Hasler	Treasurer
Ms Donna Wright	Safeguarding Officer
Mr Ian McLeish	

### Bankers

HSBC  
139A North End  
Croydon Surrey  
CR0 1TN

### Independent examiner

Griffin Stone Moscrop & Co  
21-27 Lamb's Conduit Street  
Holborn  
London  
WC1N 3GS



# TRUSTEES' ANNUAL REPORT

for the year ended 31<sup>st</sup> December 2022

The trustees present their report and accounts for the period 1<sup>st</sup> January 2022 to 31<sup>st</sup> December 2022. The financial statements comply with current statutory requirements and the charity's constitution and have been prepared on the basis of section 133 of the Charities Act 2011. The charity is a Charitable Incorporated Organisation (CIO) and was registered on 7<sup>th</sup> May 2013.

## OUR VISION

Shelter Community's vision is to create safe home(s) for young people in a community setting in which they can flourish and grow in their personal and social skills.

## PURPOSE AND MISSION

Every night, there are young people in London facing the harsh reality that there is no safe **Shelter** for them and that there is no one there for them. Finding accommodation as a young person without a supportive **Community** can be overwhelmingly difficult and many are forced into a disruptive cycle which can have a negative impact on their education, employment, health, and well-being.

Shelter Community's mission is to be a **Community** driven by hope, love, and faith that creates a **Shelter** for such young people. Our vision is to create homes for young people in which they can flourish and grow in their personal and social skills.

We believe that we all need a "Shelter Community" in the midst of life's storms and that certain things can be best learnt in a community setting. By connecting our creativity, talents, and resources we can become the Shelter Community that protects and transforms lives for good.

## OUR OBJECTIVES

In our constitution we outline the following three objectives, which guide the decisions and activities of Shelter Community:

- **Helping young people to recover** from difficult life circumstances (loss of a loved one, burnout, abuse, or other demanding circumstances) within a community setting.
- **Providing support and activities** which develop their skills, capacities, and capabilities enabling them to participate in society as mature and responsible individuals.
- **Training young people to play an active part** within the community.

We refer to the Charity Commission's general guidance on public benefit when reviewing the objectives and aims of Shelter Community and in planning future activities.

## OUR VALUES

Shelter Community's Christian ethos underpins our values. Our three core values that lie at the heart of all that we do and how we go about achieving our vision are:

<b>PURPOSEFUL</b>	To actively search and engage in opportunities to learn individually and as a community
<b>RELATIONAL</b>	To build relationships of trust with everyone we interact with
<b>INCLUSIVE</b>	To show love and compassion to everyone, whomever they may be



## ACTIVITIES AND ACHIEVEMENTS

### Youth Community Home

The main activity in 2022 was to run the Youth Community Home that offers emergency and temporary accommodation to up to seven young adults in housing need in a community setting. One important focus for us is to nurture a culture in the house that reflects our values and helps the young people in preparing them for their next step towards independence.

Our approach is deeply personal, taking individual needs and capabilities into account to meet each young person at their point of need and help them to tackle their issues and achieve their goals. Every young person is supported by the live-in staff/volunteers, a social worker from one of our partner organisations and a volunteer coach. In meeting with the young people, we agree on next steps and how we can support them best to achieve their goals. Together with our partner organisations we support the young person so that they can learn social and other important skills. We support and encourage them to study and/or to find employment.

We welcomed **twelve** young people, who would otherwise be on the street or in unsafe places, to our home in 2022 for a total of **2,320 nights**. One young person shared about their arrival at the home:

*"When I reached the Youth Community Home - it was a huge relief,  
I felt like all the pressures just lifted.  
I realised I had to leave my family's home to get some closure.  
It was hard at the beginning stepping out and socialising with others in the house.  
People communicated with me on my level, nothing was forced onto me.  
Now - I feel able to socialise quite a bit,  
I'm not completely there but I do feel more confident in myself.  
People were always present in the house and that was a good thing,  
they were always supportive and available for me.  
Even with things they couldn't practically help with they would still be there with me,  
and they made me feel right at home.  
I felt supported by the team like they were my family."*

Thanks to donations and our landlord Highway One Trust we were able to offer to seven young people, who have no access to public funds, rent-free accommodation for 823 nights (rent value £16,911). It is a challenging situation for them as they wait for a decision from the Home Office. They often express that they feel as if their future is on hold until they get a decision and that they are grateful to have a home during this "waiting" period. We try to organise meaningful activities (education, volunteering) for these young people in the meantime.

A key relationship for our young people is the volunteer coaches who meet one-to-one with each of the young people every week, we are so grateful for the investment they make in each young person and the friendship they extend. It is a real gift and makes such a difference in the progress of each young person and helps them to set achievable goals, dream about the future and meet regularly with someone who really believes in them and helps them to do the same!

*"I felt comfortable enough to tell her any and everything."*

*"I like how I get pushed to achieve what I want to achieve."*

*My coach is nice, caring and polite."*



## **Volunteers**

We continued to recruit teams of volunteers to help with hospitality, coaching and sports. We have 25 volunteers and have volunteers come regularly to the home to cook for and build relationships with the young people at least two nights per week.

We have monthly volunteer meetings to train, encourage and learn together how to best support the young people on their journey. Every young person is supported by the live-in volunteers, a coach, and a social worker from the referral organisation. In addition, we have volunteers who come to teach English, go on bike rides, bake with the young people or create artwork with them.

In the last year we were able to do some daytrips with some of the young people. One highlight was bowling or the mini-golf afternoon.

We have been running weekly football sessions at Rocks Lane sportsground for our young people and refugees that get supported by the charity West London Welcome. We are very grateful that Rocks Lane give us a football pitch for free each week and enable us to offer this positive activity.

We had a couple of volunteers who helped with collecting surplus donations of toiletries and groceries from two different companies, one was able to use working hours to help our charity as part of a Corporate Social Responsibility scheme in her company. This is a mutually beneficial relationship.

We were able to offer to six young people from overseas a volunteer experience in a community setting. They spent a total of 165 days with us and gained valuable experiences and skills. Sabine Fankhauser wrote about her time with us:

***“The Youth Community Home is a fascinating place.  
I experienced how people who came into this beautiful home  
Immediately felt comfortable and welcome.***

***It has given my sometimes restless  
and impatient personality  
the space to slow down  
and really live in the moment.***

***I was able to spend many evenings doing puzzles with the young people.  
Especially in such - yet very simple and quiet - moments  
I experienced many beautiful and moving things.  
For example, a young woman who was usually rather quiet and reserved  
started to share a lot about her experiences  
in her home country and with her family.”***



## **STRUCTURE, GOVERNANCE AND MANAGEMENT**

Shelter Community (SC), a Christian charity for young people in need, is a CIO (Charitable Incorporated Organisation) regulated and registered with the charity commission (charity number 1151910), having its registered office at 62A Elliot Road, London, W4 1PE.

Shelter Community is governed by a constitution dated 2nd May 2013 and by a Board of Trustees who are appointed by the existing trustees. All new trustees receive an induction to their role and the work of Shelter Community. All trustees give their time voluntarily and receive no benefits from the charity.

The day-to-day management of Shelter Community is delegated to the Charity Officer.

### **Partnerships**

The registered charity Highway One Trust (charity no 1164753) and Shelter Community share the same vision to create accommodation of a decent standard for people in housing need. In 2018 the Highway One Trust and Shelter Community signed an intention for lease for a property in Chiswick. The lease over 20 years was signed on the 30<sup>th</sup> October 2020. It was agreed that:

- Shelter Community will provide emergency and temporary accommodation in a community setting with the aim of helping young people in a holistic way and enabling them to move on to more permanent accommodation.

There is an informal partnership with the Swiss charity "Stiftung 34". This charity is a fundraising trust that supports different social projects in Switzerland and other European countries. This partnership allows Shelter Community to raise funds in Switzerland.

Shelter Community has service level agreements with two charities that manage referrals and coordinate the support of the young people who come to stay with us, these charities are:

- New Horizon Youth Centre
- Housing Justice



Housing Justice



New Horizon Youth Centre

Shelter Community is one of the mission partners of three local churches who support the project: Christ Church W4, Saint Michael and All Angels Church and St Paul's Hammersmith.



Christ Church W4



Saint Michael and  
All Angels Church  
Bedford Park



ST PAUL'S  
HAMMERSMITH



## **FINANCIAL REVIEW AND RISK MANAGEMENT**

The Trustees aim to have reserves to cover expenses for six months and to monitor cash flow accordingly. The trustees believe that this provides sufficient flexibility to cover temporary shortfalls in incoming resources and will allow the charity to continue its work and respond to unforeseen events whilst specific action plans are implemented.

The principal risk is a cash flow deficit, should insufficient funds be raised from grants and donations to meet the ongoing cost of operations. The additional risk for Shelter Community is linked with the maintenance work of the Youth Community Home in Chiswick.

On the 31st of December 2022 the charity had net free reserves of £110,807 (2021: £87,595).

The trustees continue to review and assess the key operational, governance, compliance and financial risks faced by Shelter Community.

### **Fundraising**

The income comes from individual supporters, grant making bodies and rental income. In 2022 we were able to raise over £45,829. We are grateful for all the support we have received. In particular, the trustees would like to thank the following for their generous contributions:

- Highway One Trust
- Stiftung 34
- Christ Church W4
- St Michael and All Angels
- St Paul's Hammersmith

Shelter Community also receives ongoing product donations from:

- Earth Breeze – laundry detergent
- M&S Chiswick – surplus food and customer donations
- The Hygiene Bank Chiswick – surplus toiletries from Boots
- Rocks Lane sports centre – regular use of football and padel pitches
- Pines and needles – Christmas trees

This report was approved by the trustees on 9 March 2023 and has been signed on page 2.



# *Independent Examiner's Report to the Shelter Community*

I report to the charity trustees on my examination of the accounts of the company for the year ending 31 December 2022 which are set out on pages 9 to 16.

## **Responsibilities and basis of report**

As the charity's trustees you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the charity's accounts carried out under section 145 of the Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

## **Independent examiner's statement**

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

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

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

*Richard Hill*

Richard Hill FCA  
Griffin Stone Moscrop & Co  
Chartered Accountants  
21-27 Lamb's Conduit Street  
London  
WC1N 3GS

Date: 21/3/2023

**SHELTER COMMUNITY**  
**STATEMENT OF FINANCIAL ACTIVITIES**  
**FOR THE YEAR ENDED 31/12/2022**

	Note	Unrestricted Funds £	Restricted Funds £	Total 2022 £	Total 2021 £
<b>Income from</b>					
Donations and legacies	2	40,336	5,493	45,829	51,833
Charitable activities					
Rents receivable	3	40,559	-	40,559	14,433
Bank interest		199	-	199	12
<b>Total income</b>		<u>81,094</u>	<u>5,493</u>	<u>86,588</u>	<u>66,278</u>
<b>Expenditure on</b>					
Charitable activities	4	108,151	2,523	110,674	97,994
<b>Total expenditure</b>		<u>108,151</u>	<u>2,523</u>	<u>110,674</u>	<u>97,994</u>
<b>Net (expenditure)/income</b>		<b>(27,056)</b>	<b>2,970</b>	<b>(24,086)</b>	<b>(31,716)</b>
Transfers between funds	10	-	-	-	-
Total funds brought forward at 1 January		966,880	(2,970)	963,910	995,626
Total funds carried forward at 31 December		<u>939,824</u>	<u>-</u>	<u>939,824</u>	<u>963,910</u>

The statement of financial activities includes all gains and losses recognised in the above periods.

The attached notes form part of these financial statements.

**SHELTER COMMUNITY**  
**BALANCE SHEET**

	Note	Unrestricted Funds £	Restricted Funds £	Total 2022 £	Total 2021 £
<b>Fixed assets</b>					
Tangible fixed assets	6	939,308	-	939,308	939,308
Less Accumulated Depreciation		(110,291)	-	(110,291)	(60,023)
		829,017	-	829,017	879,285
<b>Current assets</b>					
Cash at bank and in hand	7	111,476	-	111,476	86,219
Debtors	8	921	-	921	-
		112,397	-	112,397	86,219
Creditors: amounts falling due within one year	9	1,590	-	1,590	1,594
Net current assets		110,807	-	110,807	84,625
<b>Total assets less current liabilities</b>		939,824	-	939,824	963,910
<b>Charity Funds</b>					
Unrestricted funds	10	939,824	-	939,824	966,880
Restricted funds	10	-	-	-	(2,970)
<b>Total funds</b>		939,824	-	939,824	963,910

Approved by the board of Trustees and signed on its behalf by:



Mr Wei-Yi Chen  
TRUSTEE & CHAIR



Ms Victoria Hasler  
TREASURER

Date...9 March 2023

The attached notes form part of these financial statements.

**SHELTER COMMUNITY**  
**STATEMENT OF CASHFLOWS**  
**FOR THE YEAR ENDED 31 DECEMBER 2022**

	<b>2022</b>	<b>2021</b>
<b>Cash used in operating activities</b> (see below)	25,058	(22,328)
<hr/>		
<b>Cash flows from investing activities</b>		
Purchase of tangible fixed assets	-	(51,645)
Investment income	199	12
<hr/>		
<b>Cash provided by investing activities</b>	199	(51,633)
<hr/>		
Decrease in cash and cash equivalents in the year	25,257	(73,961)
<hr/>		
Cash and cash equivalents at the beginning of the year	86,219	160,180
<hr/>		
<b>Total cash and cash equivalents at the end of the year</b>	<b>£ 111,476</b>	<b>86,219</b>
<hr/> <hr/>		

**Reconciliation of net income to net cash flow from operating activities**

Net income	(24,086)	(31,716)
Deduct interest income shown in investment activities	(199)	(12)
Increase in debtors	(921)	-
Decrease in creditors	(4)	(38,801)
Depreciation of tangible assets	50,268	48,201
<hr/>		
<b>Net cash used in operating activities</b>	<b>£ 25,058</b>	<b>(22,328)</b>
<hr/> <hr/>		

**Analysis of net funds**

	Balance 1 January 2022	Movements	Balance 31 December 2022
Cash at bank and in hand	86,219	25,257	111,476
<hr/>			
	£ 86,219	£ 25,257	£ 111,476
<hr/> <hr/>			

**SHELTER COMMUNITY**  
**NOTES TO THE FINANCIAL STATEMENTS - 31/12/2022**

**1 Accounting policies**

**a) Basis of preparation of financial statements**

The financial statements have been prepared to give a 'true and fair' view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a 'true and fair' view. This departure has involved following the Charities SORP (FRS 102) issued in October 2019 rather than Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn.

The financial statements have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant notes to these financial statements. The financial statements have been prepared in accordance with the "Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)" issued in October 2019, the "Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102)" and the Charities Act 2011.

Shelter Community constitutes a public benefit entity as defined by FRS 102.

**b) Fund accounting**

General funds are unrestricted funds which are available for use at the discretion of the trustees in furtherance of the general objectives of the charity and which have not been designated for other purposes.

Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donors or which have been raised by the charity for particular purposes. The costs of raising and administering such funds are charged against the specific fund. The aim and use of each restricted fund is set out in the notes to the financial statements.

**c) Income**

Donations and gifts are reflected in the financial statements in the period in which they are received.

Income tax recoverable in respect of gift aid donations is brought into account in the same period as the relevant donation.

Rental income is recognised on a receivable basis.

Gifts in kind donated for distribution are included at valuation and recognised as income when they are distributed to the projects.

**SHELTER COMMUNITY**  
**NOTES TO THE FINANCIAL STATEMENTS - 31/12/2022**

**1 Accounting policies (continued)**

**d) Expenditure**

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement, and the amount of the obligation can be measured reliably.

Expenditure on charitable activities is expenditure incurred on the charity's operations, including support costs and costs relating to the governance of the charity apportioned to charitable activities.

All expenditure is inclusive of irrecoverable VAT.

**e) Tangible fixed assets and depreciation**

All assets costing more than £1,000 are capitalised.

Tangible fixed assets are carried at cost or valuation, net of depreciation and any provision for impairment. Depreciation is not charged on freehold land. Depreciation is provided at rates calculated to write off the cost or valuation of fixed assets, less their estimated residual value, over their expected useful lives.

**f) Operating leases**

Rentals paid under operating leases are charged to the SOFA in the period to which they relate.

**g) Debtors**

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

**h) Cash at bank**

Cash at bank includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

**i) Liabilities**

Liabilities are recognised when there is an obligation at the balance sheet date as a result of a past event, it is probable that a transfer of economic benefit will be required in settlement, and the amount of the settlement can be estimated reliably. Liabilities are recognised at the amount that the charity anticipates it will pay to settle the debt or the amount it has received as advanced payments for the goods or services it must provide.

**j) Financial instruments**

The charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value with the exception of bank loans which are subsequently measured at amortised cost using the effective interest method.

**k) Accounting estimates and areas of judgment**

Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

The charity makes estimates and assumptions concerning the future. The resulting accounting estimates and assumptions will, by definition, seldom equal the related actual results.

## SHELTER COMMUNITY

### NOTES TO THE FINANCIAL STATEMENTS - 31/12/2022 (Continued)

#### 2 Donations and legacies

	Unrestricted Funds	Restricted Funds	Total 2022	Total 2021
	£	£	£	£
<b>Income from donations and legacies</b>				
Donations	40,336	5,493	45,829	50,833
Legacies	-	-	-	1,000
<b>Total donations and legacies</b>	<b>40,336</b>	<b>5,493</b>	<b>45,829</b>	<b>51,833</b>

#### 3 Charitable activities

	Total 2022	Total 2021
Rent Payments	13,396	5,042
Housing Benefits	24,438	8,219
Service Charges	2,725	1,171
	<b>40,559</b>	<b>14,432</b>

#### 4 Expenditure on charitable activities

	Unrestricted Funds	Restricted Funds	Total 2022	Total 2021
	£	£	£	£
<b>Expenditure on charitable activities</b>				
Property Costs (rent, council tax, utility etc.)	14,999	-	14,999	12,309
Staff Costs*	23,881	1,915	25,796	18,972
Costs for Service User	524	108	632	1,713
Meals	11,670	500	12,170	7,284
Insurance	3,057	-	3,057	2,711
General Expenses	1,643	-	1,643	4,529
Governance costs - Independent examination	1,590	-	1,590	1,440
Professional fees	519	-	519	836
Depreciation Expenses	50,268	-	50,268	48,201
<b>Total expenditure</b>	<b>108,151</b>	<b>2,523</b>	<b>110,674</b>	<b>97,995</b>

\*The charity Highway One Trust donated £10,000 for the part-time employment of a Community Engagement Officer, who started in May 2020. There was £1,915 remaining at the end of 2021 and used in 2022.

#### 5 Trustees & Analysis of staff costs

None of the trustees (or any person connected with them) received any remuneration or benefits from the CIO during the Year. Total donations, across all funds, received from trustees amounted to £2,500 (2021 - £0).

There were two part-time members of staff.

**SHELTER COMMUNITY**  
**NOTES TO THE FINANCIAL STATEMENTS - 31/12/2022 (Continued)**

6 <b>Fixed assets</b>	Total	Short-term leasehold property	Furniture & Equipment
	£	£	£
<b>Cost</b>			
At 1 January 2022	939,308	918,374	20,934
Additions	-	-	-
Disposals	-	-	-
At 31 December 2022	<u>939,308</u>	<u>918,374</u>	<u>20,934</u>
<b>Accumulated depreciation</b>			
At 1 January 2022	(60,023)	(54,861)	(5,162)
Charge for the year	(50,268)	(46,024)	(4,244)
Disposals	-	-	-
At 31 December 2022	<u>(110,291)</u>	<u>(100,885)</u>	<u>(9,406)</u>
<b>Net book value</b>			
At 1 January 2022	879,285	863,513	15,772
At 31 December 2022	<u>829,017</u>	<u>817,489</u>	<u>11,528</u>
<b>7 Cash at bank and in hand</b>		<b>2022</b>	<b>2021</b>
		£	£
Cash at bank and in hand		<u>111,476</u>	<u>86,219</u>
<b>8 Debtors</b>		<b>2022</b>	<b>2021</b>
		£	£
Outstanding rent and service charges		<u>921</u>	<u>-</u>
<b>9 Creditors: amounts falling due within one year</b>		<b>2022</b>	<b>2021</b>
		£	£
Independent Examiner fee		1,590	1,440
Water bill		-	154
		<u>1,590</u>	<u>1,594</u>

**SHELTER COMMUNITY**  
**NOTES TO THE FINANCIAL STATEMENTS - 31/12/2022 (Continued)**

**10 Statement of funds**

Details of material funds held and movements during the current reporting period

	Fund balances brought forward	Income	Expenditure	Transfers in/(out)	Fund balances carried forward
<b>Unrestricted funds</b>					
General fund	103,367	81,094	(62,126)	-	122,335
<b>Unrestricted but designated fund</b>					
Youth Community Home	863,513	-	(46,024)	-	817,489
<b>Restricted funds</b>					
Youth Community Home	(3,750)	3,750	-	-	-
Inspire Hounslow Games	(1,135)	1,243	(108)	-	-
Community Engagement officer	1,915	-	(1,915)	-	-
Cook Food Vouchers	-	500	(500)	-	-
<b>Total funds</b>	<u>£ 963,910</u>	<u>£ 86,588</u>	<u>£ (110,674)</u>	<u>£ -</u>	<u>£ 939,824</u>

**11 Analysis of net assets between funds**

	Unrestricted Funds	Restricted Funds	Total 2022
Tangible fixed assets	829,017	-	829,017
Current assets	112,397	-	112,397
Creditors due within one year	(1,590)	-	(1,590)
	<u>£ 939,824</u>	<u>£ -</u>	<u>£ 939,824</u>

**12 Commitments under operating leases**

As at 31 December 2022, total future minimum lease payments under non-cancellable operating leases were as follows:

	2022	2021
Amounts falling due:	£	£
not later than one year	50	50
Later than one year and not later than five years	200	200
Later than 5 years	50	100
	<u>300</u>	<u>350</u>

**SHELTER COMMUNITY**

England & Wales - Charity number 1151910

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# Accounts

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Annual report of the trustees  
**Shelter Community**  
**2021**



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## Trustees' Report and Accounts

The trustees present their report and accounts for the period 01<sup>st</sup> January 2021 to 31<sup>st</sup> December 2021. The financial statements comply with current statutory requirements and the charity's constitution and have been prepared on the basis of section 133 of the Charities Act 2011.

## WELCOME

### From the Chairman of Trustees

We are so pleased we've been able to open the doors of Youth Community Home and welcome young people from a variety of backgrounds through the challenging situations they are living through.

Whilst the pandemic made it challenging for our partner organisation to make the appropriate referrals, we have all learnt from and improved the respective processes and now have a full house.

The most rewarding aspect of our work is to start seeing the young people flourish during their stay with us. With the support of the hosts, helpers, coaches and the local community, some have completed vocational training and been offered employment, others have had success with their immigration status. But some young people are still struggling to find structure and stability in their lives. With your help, we will continue to pray for all the young people and look for more ways to support them.

Yours,

Mr Wei-Yi Chen, Chair of Trustees

### From the Charity Officer

The highlight of the year 2021 was for us to open the Youth Community Home and to welcome the first young people.

We faced a challenging 2021, as the pandemic has impacted us in several ways during the year. For example, we had to celebrate the opening of the Youth Community Home virtually, instead of having a celebration in the house. We are grateful that many partners, supporters, neighbours, and volunteers joined that virtual opening. The biggest impact of the pandemic was that our partner organisations struggled to properly assess candidates' suitability, as they were overwhelmed with enquiries and couldn't meet the young people in person. This meant that we needed to be patient before we were finally able to have a full house from the beginning of 2022.

I am very grateful for everyone who supports Youth Community Home.

Thank you.

Yours,

Mr Stephan A. Wiedmer, Charity Officer

### Charity's principal address

Shelter Community  
62A Elliot Road  
London  
W4 1PE

### Registered charity number

1151910

### Trustees

Mr Wei-Yi Chen	Chair
Mr Simon Thomas	Vice Chair
Mr Timothy Brown	Secretary
Ms Victoria Hasler	Treasurer
Ms Donna Wright	Safeguarding Officer
Mr Ian McLeish	

### Bankers

HSBC  
9 Wellesley Road  
Croydon Surrey CR9 2AA

### Independent examiner

Griffin Stone Moscrop & Co  
21-27 Lamb's Conduit Street  
Holborn  
London  
WC1N 3GS



## About Shelter Community

Every night, there are young people in London facing the harsh reality that there is no safe **Shelter** for them and that there is no one there for them. Finding accommodation as a young person without a supportive **Community** can be overwhelmingly difficult and many are forced into a disruptive cycle which can have a negative impact on their education, employment, health, and well-being.

Shelter Community's mission is to be a **Community** driven by hope, love, and faith that creates a **Shelter** for such young people. Our vision is to create homes for young people in which they can flourish and grow in their personal and social skills.

We believe that we all need a "Shelter Community" in the midst of life's storms and that certain things can be best learnt in a community setting. By connecting our creativity, talents, and resources we can become the Shelter Community that protects and transforms lives for good.

In our constitution we outline the following three objectives, which guide the decisions and activities of Shelter Community:

***Helping young people to recover from difficult life circumstances***  
*(loss of a loved one, burnout, abuse, or other demanding circumstances) within a community setting.*

***Providing support and activities which develop their skills, capacities, and capabilities***  
*enabling them to participate in society as mature and responsible individuals.*

***Training young people to play an active part within the community.***

### Our Vision

The Vision of Shelter Community is as follows:

To create safe home(s) for young people in a community setting  
in which they can flourish and grow in their personal and social skills.

### Our values

We have three core values that lie at the heart of all that we do and underpin our work and how we go about achieving our vision. Everything we do reflects these core values:

PURPOSEFUL	To actively search and engage in opportunities to learn individually and as a community
RELATIONAL	To build relationships of trust with everyone we interact with
INCLUSIVE	To show love and compassion to everyone, whomever they may be



## Activities and Achievements

### Youth Community Home

The focus for Shelter Community in 2021 was the official opening of the Youth Community Home project and to run the project despite the challenges of the pandemic. The Youth Community Home offers emergency and temporary accommodation to young adults in housing need. We house a mix of young people who are registered as homeless, asylum seeking or refugee with local councils or referral agencies.



### Completion of building work

The bulk of the construction work was completed in the beginning of 2021. The architect IGB Architect and the construction company LMS (London Modern Solutions) continued to support the finishing work until December of 2021.

### Supporting the first young people

In January we received a referral for the first young person and since then have hosted 14 young people in 2021 for a total of 768 nights. The start of the project was challenging for us and our referral organisations. For almost the whole first half year of 2021 the places the young people would normally contact for support in person like community centres, colleges and public spaces were still closed or had limited openings due to lockdowns and other restrictions during the pandemic. The result was that our referral organisation received a high number of phone enquiries and struggled to assess the needs of the young people to match them to the appropriate housing project. It was decided that we would partner with a second referral charity (Housing Justice) to increase the pool of possible young people. The situation slowly started to change in late 2021 and the beginning of 2022. The house was full in the spring of 2022.

### Launch celebrations

We ran online launch celebrations in March for funders, local community stakeholders, supporters, neighbours, and volunteers. This was an opportunity to publicly thank funders and volunteers, garner local press and share the vision of the project with other key figures.

We held one in person opening event with two funders; LandAid and StreetSmart to unveil a plaque on the Youth Community Home commemorating the opening of the building for social purposes. This event led to a piece of press in the Evening Standard and a number of local online news agencies.

### Volunteers

We continued to recruit teams of volunteers to help with hospitality, coaching and sports. We have run training in coaching skills for a group of 18 volunteers and have volunteers come regularly to the home to cook for and build relationships with the young people at least two nights per week. We have hosted five live-in volunteers during 2021.



## MY STORY

*(one of our young people shares his story in his own words and drawings)*

When I was 12 my mum left Ghana as she did not feel it was safe for her or her children anymore, so she settled in Germany with my sisters and sent me to London with an uncle.

My uncle was never really at home, he would often leave me with a friend of his who would ignore me and only cared for her own kids. He would disappear for days at a time, and I would often go to school hungry.

Then one day we received an eviction notice and my uncle left me, and he just never came back. I didn't have the qualifications or skills needed to be able to support myself at this point. When he left, it felt like someone blindfolded me and told me to just run around. I was given no blueprint for life!



I had to sofa surf with friends, but they could not always offer me a place....

...and so I had to sleep in parks. It was very scary.

When it got really cold, I contacted a charity that ran a centre and they put me in a night shelter temporarily.

I then got placed in a home with an old man outside of London and he was very kind and gave me space and encouragement to invest in my art and creativity!

Unfortunately, I was then bereaved of a good friend. I re-invested in my art as a way to cope with my sadness.

I then was offered a place at the **Youth Community Home**. Since coming here things have been going well, I've smiled a lot more, I'm feeling more positive about things and have time to focus on the things I want to do and trying new things. I'm continuing to develop my art practice which my friends, new and old, have been encouraging. I also had the opportunity to join a choir and see a therapist, I'm taking good care of my mental health now processing the past year since my uncle left.





## Structure, Governance and Management

Shelter Community (SC), a Christian charity for young people in need, is a CIO (Charitable Incorporated Organisation) regulated and registered with the charity commission (charity number 1151910), having its registered office at 62A Elliot Road, London, W4 1PE.

Shelter Community is governed by a constitution dated 2nd May 2013 and by a Board of Trustees who are appointed by the existing trustees. All new trustees receive an induction to their role and the work of Shelter Community. All trustees give their time voluntarily and receive no benefits from the charity.

The day-to-day management of Shelter Community is delegated to the Charity Officer.

### Partnerships

The registered charity Highway One Trust (charity no 1164753) and Shelter Community share the same vision to create accommodation of a decent standard for people in housing need. In 2018 the Highway One Trust and Shelter Community signed an intention for lease for a property in Chiswick. The lease over 20 years was signed on the 30<sup>th</sup> October 2020. It was agreed that:

- Shelter Community will provide emergency and temporary accommodation in a community setting with the aim of helping young people in a holistic way and enabling them to move on to more permanent accommodation.

There is an informal partnership with the Swiss charity “Stiftung 34”. This charity is a fundraising trust that supports different social projects in Switzerland and other European countries. This partnership allows Shelter Community to raise funds in Switzerland.

Shelter Community has service level agreements with two charities that manage referrals and coordinate the support of the young people who come to stay with us, these charities are:

- New Horizon Youth Centre
- Housing Justice



Housing Justice



New Horizon Youth Centre

Shelter Community is one of the mission partners of three local churches who support the project: Christ Church W4, St Paul's Hammersmith and Saint Michael and All Angels Church.



Christ Church W4



Saint Michael and All Angels Church  
Bedford Park



ST PAUL'S  
HAMMERSMITH



## Financial Review and Risk Management

The Trustees aim to have reserves to cover expenses for six months and to monitor cash flow accordingly. The trustees believe that this provides sufficient flexibility to cover temporary shortfalls in incoming resources and will allow the charity to continue its work and respond to unforeseen events whilst specific action plans are implemented.

The principal risk is a cash flow deficit, should insufficient funds be raised from grants and donations to meet the ongoing cost of operations. The additional risk for Shelter Community is linked with the construction work of the new Youth Community Home in Chiswick. The building committee is meeting on a regular basis to overview the progress on the building work and to monitor the costs.

On the 31st of December 2021 the charity had net free reserves of £87,595 (2020: £113,425). The charity is expecting that some of these reserves will be needed to complete the building work of the Youth Community Home.

The trustees continue to review and assess the key operational, governance, compliance and financial risks faced by Shelter Community.

## Fundraising

The income comes from individual supporters, grant making bodies and rental income. In 2021 we were able to raise over £51,833.38. We are grateful for all the support we have received. In particular, the trustees would like to thank the following for their generous contributions:

- Highway One Trust
- Stiftung 34
- LandAid
- Streetsmart
- Christ Church W4
- St Michael and All Angels
- St Paul's Hammersmith
- St Nicholas Chiswick

Shelter Community also receives ongoing product donations from:

- Earth Breeze – laundry detergent
- M&S Chiswick – surplus food
- The Hygiene Bank (Chiswick) – surplus toiletries
- Rocks Lane sports centre – regular use of football and padel pitches

Shelter Community received one-off product donations from:

- Inspire Hounslow
- Who Gives a Crap toilet paper
- Bags of Blessing, St Paul's Hammersmith



## Independent Examiner's Report to the Shelter Community

I report to the charity trustees on my examination of the accounts of the company for the year ending 31 December 2021 which are set out on pages 8 to 15.

### Responsibilities and basis of report

As the charity's trustees you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the charity's accounts carried out under section 145 of the Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

### Independent examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

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

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

*Richard Hill*

Richard Hill FCA  
Griffin Stone Moscrop & Co  
Chartered Accountants  
21-27 Lamb's Conduit Street  
London  
WC1N 3GS

Date: 21/10/2022

**SHELTER COMMUNITY**  
**STATEMENT OF FINANCIAL ACTIVITIES**  
**FOR THE YEAR ENDED 31/12/2021**

	Note	Unrestricted Funds £	Restricted Funds £	Total 2021 £	Total 2020 £
<b>Income from:</b>					
Donations and legacies	2	51,833	-	51,833	386,550
Charitable activities			-		
Rents receivable	3	14,433	-	14,433	7,700
Bank interest		11	-	11	227
<b>Total income</b>		<u>66,278</u>	<u>-</u>	<u>66,278</u>	<u>394,477</u>
<b>Expenditure on:</b>					
Charitable activities	4	92,415	5,580	97,994	56,172
<b>Total expenditure</b>		<u>92,415</u>	<u>5,580</u>	<u>97,994</u>	<u>56,172</u>
<b>Net income / (expenditure)</b>		<b>(26,136)</b>	<b>(5,580)</b>	<b>(31,716)</b>	<b>338,305</b>
Transfers between funds	10	3,750	(3,750)	-	-
Total funds brought forward at 1 January		989,266	6,360	995,626	657,321
Total funds carried forward at 31 December		<u>966,880</u>	<u>(2,970)</u>	<u>963,910</u>	<u>995,626</u>

The statement of financial activities includes all gains and losses recognised in the above periods.

The attached notes form part of these financial statements.

**SHELTER COMMUNITY**  
**BALANCE SHEET**

	Note	Unrestricted Funds £	Restricted Funds £	Total 2021 £	Total 2020 £
<b>Fixed assets</b>					
Tangible fixed assets	6	939,308	-	939,308	887,663
Less Accumulated Depreciation		(60,023)	-	(60,023)	(11,822)
		879,285	-	879,285	875,841
<b>Current assets</b>					
Cash at bank and in hand	7	89,189	(2,970)	86,219	160,180
		89,189	(2,970)	86,219	160,180
Creditors: amounts falling due within one year	8	1,593	-	1,593	40,395
Net current assets		87,595	(2,970)	84,625	119,785
<b>Total assets less current liabilities</b>		966,880	(2,970)	963,910	995,626
<b>Charity Funds:</b>					
Unrestricted funds	10	966,880	-	966,880	989,266
Restricted funds	10	-	(2,970)	(2,970)	6,360
<b>Total funds</b>		£ 966,880	£ (2,970)	£ 963,910	995,626

Approved by the board of Trustees and signed on its behalf by:



Mr Wei-Yi Chen  
TRUSTEE & CHAIR



Ms Victoria Hasler  
TREASURER

Date: 20/10/22

The attached notes form part of these financial statements.

**SHELTER COMMUNITY**  
**STATEMENT OF CASHFLOWS**  
**FOR THE YEAR ENDED 31 DECEMBER 2021**

	<b>2021</b>	<b>2020</b>
<b>Cash used in operating activities</b> (see below)	(22,326)	610,504
<b>Cash flows from investing activities</b>		
Purchase of tangible fixed assets	(51,645)	(887,663)
Investment income	11	227
<b>Cash provided by investing activities</b>	(51,634)	(887,436)
Decrease in cash and cash equivalents in the year	(73,961)	(276,932)
Cash and cash equivalents at the beginning of the year	160,180	437,112
<b>Total cash and cash equivalents at the end of the year</b>	£ 86,219	160,180

**Reconciliation of net income to net cash flow from operating activities**

Net income	(31,716)	338,305
Deduct interest income shown in investment activities	(11)	(227)
Decrease in debtors	-	221,409
Decrease in creditors	(38,800)	39,195
Depreciation of tangible assets	48,201	11,822
<b>Net cash used in operating activities</b>	£ (22,326)	610,504

**Analysis of net funds**

	Balance 1 January 2021	Movements	Balance 31 December 2021
Cash at bank and in hand	160,180	(73,961)	86,219
	£ 160,180	£ (73,961)	£ 86,219

## SHELTER COMMUNITY

### NOTES TO THE FINANCIAL STATEMENTS - 31/12/2021

#### 1 Accounting policies

##### a) Basis of preparation of financial statements

The financial statements have been prepared to give a 'true and fair' view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a 'true and fair' view. This departure has involved following the Charities SORP (FRS 102) issued in October 2019 rather than Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn.

The financial statements have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant notes to these financial statements. The financial statements have been prepared in accordance with the "Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)" issued in October 2019, the "Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102)" and the Charities Act 2011.

Shelter Community constitutes a public benefit entity as defined by FRS 102.

##### b) Fund accounting

General funds are unrestricted funds which are available for use at the discretion of the trustees in furtherance of the general objectives of the charity and which have not been designated for other purposes.

Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donors or which have been raised by the charity for particular purposes. The costs of raising and administering such funds are charged against the specific fund. The aim and use of each restricted fund is set out in the notes to the financial statements.

##### c) Income

Donations and gifts are reflected in the financial statements in the period in which they are received.

Income tax recoverable in respect of gift aid donations is brought into account in the same period as the relevant donation.

Rental income is recognised on a receivable basis.

Gifts in kind donated for distribution are included at valuation and recognised as income when they are distributed to the projects.

**SHELTER COMMUNITY**  
**NOTES TO THE FINANCIAL STATEMENTS - 31/12/2021**

**1 Accounting policies (continued)**

**d) Expenditure**

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement, and the amount of the obligation can be measured reliably.

Expenditure on charitable activities is expenditure incurred on the charity's operations, including support costs and costs relating to the governance of the charity apportioned to charitable activities.

All expenditure is inclusive of irrecoverable VAT.

**e) Tangible fixed assets and depreciation**

All assets costing more than £1,000 are capitalised.

Tangible fixed assets are carried at cost or valuation, net of depreciation and any provision for impairment. Depreciation is not charged on freehold land. Depreciation is provided at rates calculated to write off the cost or valuation of fixed assets, less their estimated residual value, over their expected useful lives.

**f) Operating leases**

Rentals paid under operating leases are charged to the SOFA in the period to which they relate.

**g) Debtors**

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

**h) Cash at bank**

Cash at bank includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

**i) Liabilities**

Liabilities are recognised when there is an obligation at the balance sheet date as a result of a past event, it is probable that a transfer of economic benefit will be required in settlement, and the amount of the settlement can be estimated reliably. Liabilities are recognised at the amount that the charity anticipates it will pay to settle the debt or the amount it has received as advanced payments for the goods or services it must provide.

**j) Financial instruments**

The charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value with the exception of bank loans which are subsequently measured at amortised cost using the effective interest method.

**k) Accounting estimates and areas of judgment**

Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

The charity makes estimates and assumptions concerning the future. The resulting accounting estimates and assumptions will, by definition, seldom equal the related actual results.

## SHELTER COMMUNITY

### NOTES TO THE FINANCIAL STATEMENTS - 31/12/2021 (Continued)

#### 2 Donations and legacies

	Unrestricted Funds	Restricted Funds	Total 2021	Total 2020
	£	£	£	£
<b>Income from donations and legacies</b>				
Donations	50,833	-	50,833	386,550
Legacies	1,000	-	1,000	-
<b>Total donations and legacies</b>	<b>51,833</b>	<b>-</b>	<b>51,833</b>	<b>386,550</b>

Shelter Community was promised in 2021 restricted donation of £1,264, however this is yet to be received and is not therefore in the above income. Shelter Community received £354,378 restricted and £32,172 unrestricted donations in 2020.

#### 3 Charitable activities

	Total 2021	Total 2020
Rent Payments	5,042	7,700
Housing Benefits	8,219	-
Service Charges	1,171	-
	<b>14,433</b>	<b>7,700</b>

#### 4 Expenditure on charitable activities

	Unrestricted Funds	Restricted Funds	Total 2021	Total 2020
	£	£	£	£
<b>Expenditure on charitable activities</b>				
Property Costs (rent, council tax, utility etc.)	12,309	-	12,309	21,762
Staff Costs*	14,527	4,445	18,972	14,906
Costs for Service User	578	1,135	1,713	-
Meals	7,284	-	7,284	-
Insurance	2,711	-	2,711	3,075
General Expenses	4,529	-	4,529	2,927
Governance costs - Independent examination	1,440	-	1,440	1,380
Professional fees	836	-	836	300
Depreciation Expenses	48,201	-	48,201	11,822
<b>Total expenditure</b>	<b>92,415</b>	<b>5,580</b>	<b>97,994</b>	<b>56,172</b>

\*The charity Highway One Trust donated £10,000 for the part-time employment of a Community Engagement Officer, who started in May 2020. There was £1,915 remaining at the end of 2021.

#### 5 Trustees & Analysis of staff costs

None of the trustees (or any person connected with them) received any remuneration or benefits from the CIO during the Year. Total donations, across all funds, received from trustees amounted to £0 (2020 - £0).

There were two part-time members of staff.

## SHELTER COMMUNITY

## NOTES TO THE FINANCIAL STATEMENTS - 31/12/2021 (Continued)

6 Fixed assets	Total	Short-tern leasehold property	Furniture & Equipment
	£	£	£
<b>Cost</b>			
At 1 January 2021	887,663	866,729	20,934
Additions	51,645	51,645	-
Disposals	-	-	-
At 31 December 2021	<u>939,308</u>	<u>918,374</u>	<u>20,934</u>
<b>Accumulated depreciation</b>			
At 1 January 2021	(11,822)	(10,834)	(988)
Charge for the year	(48,201)	(44,027)	(4,174)
Disposals	-	-	-
At 31 December 2021	<u>(60,023)</u>	<u>(54,861)</u>	<u>(5,162)</u>
<b>Net book value</b>			
At 1 January 2021	875,841	855,895	19,946
At 31 December 2021	<u>879,285</u>	<u>863,513</u>	<u>15,772</u>
<b>7 Cash at bank and in hand</b>		<b>2021</b>	<b>2020</b>
		£	£
Cash at bank and in hand		<u>86,219</u>	<u>160,192</u>
<b>8 Creditors: amounts falling due within one year</b>		<b>2021</b>	<b>2020</b>
		£	£
Independent Examiner fee		1,440	1,380
Water bill		153	1,227
Retention for building work Youth Community Home		-	37,788
		<u>1,593</u>	<u>40,395</u>

## SHELTER COMMUNITY

### NOTES TO THE FINANCIAL STATEMENTS - 31/12/2021 (Continued)

#### 10 Statement of funds

Details of material funds held and movements during the current reporting period

	Fund balances brought forward	Income	Expenditure	Transfers in/(out)	Fund balances carried forward
<b>Unrestricted funds</b>					
General fund	133,371	66,278	(48,388)	(47,895)	103,367
<b>Unrestricted but designated fund</b>					
Youth Community Home	855,895	-	(44,027)	51,645	863,513
<b>Restricted funds</b>					
Youth Community Home	-	-	-	(3,750)	(3,750)
Inspire Hounslow Games*	-	-	(1,135)	-	(1,135)
Community Engagement officer	6,360	-	(4,445)	-	1,915
<b>Total funds</b>	<u>£ 995,626</u>	<u>£ 66,278</u>	<u>£ (97,994)</u>	<u>£ -</u>	<u>£ 963,910</u>

The £3,750 deficit on Youth Community Home restricted fund has been made good in 2022 by the receipt of a final grant from LandAid.

\*The charity Inspire Hounslow has pledged a donation over £1,243.39 for games, balls and a football table.

#### 11 Analysis of net assets between funds

	Unrestricted Funds	Restricted Funds	Total 2021
Tangible fixed assets	879,285	-	879,285
Current assets	89,189	(2,970)	86,219
Creditors due within one year	(1,593)	-	(1,593)
	<u>£ 966,880</u>	<u>£ (2,970)</u>	<u>£ 963,910</u>

#### 12 Commitments under operating leases

As at 31 December 2021, total future minimum lease payments under non-cancellable operating leases were as follows:

	2021	2020
Amounts falling due:	£	£
not later than one year	50	50
Later than one year and not later than five years	200	200
Later than 5 years	100	150
	<u>350</u>	<u>400</u>