

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 31st December 2022

The trustees present their report and accounts for the period 1st January 2022 to 31st 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 7th 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:

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 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 30th 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



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.



**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 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 £
Income from					
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
Total income		81,094	5,493	86,588	66,278
Expenditure on					
Charitable activities	4	108,151	2,523	110,674	97,994
Total expenditure		108,151	2,523	110,674	97,994
Net (expenditure)/income		(27,056)	2,970	(24,086)	(31,716)
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		939,824	-	939,824	963,910

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

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

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

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
Net cash used in operating activities	£ 25,058	(22,328)

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
	£ 86,219	£ 25,257	£ 111,476

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
	£	£	£	£
Income from donations and legacies				
Donations	40,336	5,493	45,829	50,833
Legacies	-	-	-	1,000
Total donations and legacies	40,336	5,493	45,829	51,833

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
	40,559	14,432

4 Expenditure on charitable activities

	Unrestricted Funds	Restricted Funds	Total 2022	Total 2021
	£	£	£	£
Expenditure on charitable activities				
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
Total expenditure	108,151	2,523	110,674	97,995

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

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
Unrestricted funds					
General fund	103,367	81,094	(62,126)	-	122,335
Unrestricted but designated fund					
Youth Community Home	863,513	-	(46,024)	-	817,489
Restricted funds					
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)	-	-
Total funds	<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>