



The Last Chance Hotel
Report and Financial Statement
Year Ended 5th April 2025
Charity No.: 1157684

Reference & administration information

The trustees and officers who served during the year and up to the date of this report, unless stated otherwise, were as follows:

Trustees	Lisa Chambers Theresa Lydford Louisa Blum
Charity No.	1157684
Registered Office	14 Westdown Road Delabole Cornwall PL33 9DS

Report of the trustees for year ended 5th April 2025

The trustees are pleased to present their annual report and financial statement for the year ended 5th April 2025 for The Last Chance Hotel.

Structure, governance and management

The charity is an unincorporated association registered charity, governed by a constitution adopted on 4th May 2011. The activities of the charity are overseen by the Board of Trustees, who also manage the day to day operations.

New trustees are elected and appointed by existing trustees in the majority agreement based on their passion, commitment, integrity, knowledge, skills and experience.

The Board carries ultimate responsibility for the financial operations and legal obligations of the charity, along with a responsibility to ensure the delivery of its charitable purposes as stated in the charity's governance document. The trustees are highly dedicated to the work of Last Chance Hotel (LCH), with all of them performing vital operational roles within the organisation, giving them experienced insight into the day to day running of the charity. With the trustees being directly involved in the rescue and care of beneficiaries, including fostering, rehabilitating wildlife and being the first point of contact to the public, supporters are assured that their hands on running of the charity ensures its services are effective.

The charity has working relationships with the RSPCA's local officers, with the two organisations co-operating on local animal welfare issues.

The charity works with Cornwall's social service and police departments and is regularly asked to help with local animal cases in the knowledge, borne out of experience, that LCH is responsible and reliable.

Risk management

The trustees regularly actively review operational and business risks which the charity faces. The trustees take reasonable steps to provide sufficient resources to maintain the charity's integrity and resilience and establish systems to mitigate significant risks.

Acknowledgements

LCH is run by volunteers, including trustees, animal transporters, fosterers and fundraisers. We cannot stress our ongoing appreciation of our volunteers, without whom the charity would not be as successful or well known. We know that without their unpaid contribution to Last Chance Hotel around their personal and working lives we would be unable to continue our work. We take this opportunity to thank the hands-on volunteers who gave so much of their time and commitment at the sanctuary and helped with the daily care, welfare and husbandry of the wildlife and resident animals.

Objectives and activities for the public benefit

For the benefit of the public to relieve the suffering of all animals (in particular but not exclusively dogs) in need of care and attention and, in particular, to provide and maintain rescue homes or other facilities for the reception, care and treatment of such animals.

To promote humane behaviour towards animals by providing appropriate care, protection, treatment and security for animals which are in need of care and attention by reason of sickness, maltreatment, poor circumstances or ill usage and to educate the public in matters pertaining to animal welfare in general and the prevention of cruelty and suffering among animals.

LCH plays its part in the broad spectrum of animal rescue, rehabilitation and rehoming activity and in doing so brings a number of unique and valuable attributes to the local sector. These include, most notably:

~ a non-selective intake; LCH's ability to adopt such a policy is aided by (i) its broad fostering network, (ii) its wide range of contacts that allow the charity to draw upon specialist advice and support when needed

~ a primarily foster-based rehabilitation system for dogs - Last Chance Hotel relies on a network of dedicated fosterers to provide the all-important home environment and rehabilitation process for incoming domestic pets

~ expertise in rehabilitating and rehoming, or providing a lifetime sanctuary home for, dogs with severe trauma and behavioural issues

The trustees are aware of the guidance issued by the Charity Commission on public benefit, regarding the need for them to exercise their powers or duties for the benefit of the public, and every trustee has complied with their duty to have due regard to the guidance as the charity conducts its activities.

All of these attributes contribute to LCH being a vital component in Cornwall's support structure for animals at risk within the county and the broader community.

Achievements and performance

Due to increasingly difficult financial times, in order to safeguard the future of Last Chance Hotel and the charity our founder Sam left in her legacy, the trustees made the very difficult decision to close LCH's wildlife sanctuary. The decision to re-structure was made to protect Last Chance Hotel's future resilience, and the animals we have yet to help.

Operations began in September 2024 to wind down the sanctuary. We found special homes for the animals that lived on the sanctuary site, with people already known to LCH for their dedication to animal rescue, and each and every animal has been relocated with LCH's full rescue back up support.

As we built up the wildlife aspect of the charity, we made some exceptional trustworthy contacts and developed relationships with many reputable rehabbers within our county. And so our wildlife rescue continues through these relationships. LCH is still fully committed to helping wildlife, including working alongside and supporting other wildlife rescues and rehabbers, and advising and signposting finders whenever we can.

On a domestic level, pet surrender requests, being asked to access our temporary fostering services and requests for help with paying vet bills for owner's pets far outnumbered any other subject of communication LCH received by phone, email, social media or other channels.

Whilst still experiencing the ongoing consequences of the Covid-inspired surge in pet ownership, combined with the associated lack of socialisation in the early 2020's, and the ongoing 'cost of living' crisis, there continued to be an increased demand on our services to provide support whilst pets were still in their owner's care.

With social and economic issues now affecting a broader cross section of society, support from larger charities is neither an option, nor available, due to catchment area restraints or restrictive income based, means tested benefits eligibility criteria, and our services are increasingly in demand.

Throughout 24/25, LCH responded to emergencies by rescuing, treating, rehabilitating and neutering, and by providing veterinary care (that had good prognosis), foster homes and behavioural support.

By being flexible in our approach, our help, connections and resources were crucial in ensuring over 175 animal's health and welfare needs were supported and protected at the soonest possible opportunity.

Standard adoptions increased by approx. 20% compared to the previous year. And taking older animals, or those with diagnosed lifelong medical needs, into our permanent care for 'rest of life' foster also increased.

Our rescue activities, and co-operation with other rescues and contacts helped generate awareness and visibility, so our services were known and accessible to the community. This enabled the public to feel connected and have access to information and support, improving their knowledge and choices.

We continued to offer free advice around health care, training and behavioural matters to the public, as well as run our popular 'Sit Happens' training courses which are free for our fosterers to attend and low cost for other members of the public.

Our popular fun dog shows continued to be held, bringing together LCH adopted and foster dogs old and new, reinforcing LCH's community and commitment to all its animals. And we have continued to be fortunate to have supporters whose efforts and generosity have supported our activities. Supporters have undertaken fundraising events such as plant sales, table top sales, quiz nights, Facebook birthday fundraisers, raffles, and Halloween and Christmas light displays. We also received a £5k award from local company Cornish Oven after their fundraising campaign saw Last Chance Hotel be the most nominated rescue in the 'animal rescue charity' category.

Financial review

The charity's two principal sources of income continued to be donations and fundraising, and although a loss was recorded after the closure of the charity shop in 2024, overall, this income remained comparatively the same as the previous year. The trustees acknowledge this to be the charity's supporters continuing to advocate for LCH as it faces ongoing financial challenges and recognises the work it does to be crucial and effective in meeting the needs of the local community. The trustees take this opportunity to thank everyone who donates to and fundraises for Last Chance Hotel.

The charity did not receive any legacies and in this financial year reports a 35% decrease in total income compared to the previous year.

LCHs principal expense continued to be veterinary, as the charity took on many animals needing urgent medical treatment.

Last Chance Hotel continued to be impacted by increased demand for its services, ongoing increases in running costs, including veterinary expenses, animal food and fuel. This year the charity is showing a net loss in the accounts for the 2nd year running.

To enable Last Chance Hotel to continue to deliver its essential animal rescue work and associated activities into the future we will continue to look for opportunities to submit bids for funding and identify partners who deliver benefits to the public and animals whilst generating income for LCH (such as Pets at Home and Animal Friends Pet Insurance). We will continue to help and encourage our volunteers and supporters who fundraise for LCH through their own activities and wider organised endeavours. And we will continue to pursue our own face to face public fundraising and social media PR campaigns.

Grants Received

We thank the Hobhouse Trust and Animal Rescue Foundation for their grants awarded in this financial year.

Reserves policy

It is the charity policy to hold a sufficient level of reserves to enable operating activities to be supported for a minimum of 6 months. The trustees are satisfied the charity has closed the year with cash holding at the bank in line with that target.

These unrestricted reserves are held in order to ensure financial obligations can be met in the event of any unforeseen or adverse circumstances beyond the charity's control, or the winding down of the charity should it have been necessary.

Declaration

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees:

A handwritten signature in blue ink, appearing to read 'L Chambers', is written over a light blue rectangular background.

Lisa Chambers

Treasurer

22nd January 2026

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF THE LAST CHANCE HOTEL

I report on the accounts of the Trust for the year ended 5 April 2025, which are set out on the attached pages.

Respective responsibilities of trustees and examiner

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed.

It is my responsibility to:

examine the accounts under section 145 of the 2011 Act

follow the procedures laid down in the general Directions given by the commission under section 145(5)(b) of the 2011 Act

state whether particular matters have come to my attention

Basis of independent examiner's report

My examination was carried out in accordance with the general Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently no opinion is given as to whether the accounts present a 'true and fair view' and the report is limited to those matters set out in the next statement.

Independent examiner's statement

In connection with my examination, no matter has come to my attention:

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

Date: 26th January 2026

Signature:



Name of Examiner: Zoe Patterson

Address of Examiner: 51 Birch Grove, Underwood, Gwent, NP18 2HZ

Qualifications: MSc, BSc, MIBMS

The Last Chance Hotel
Profit And Loss Account
For the year ended 5th April 2025

		2025	2024
		£	£
Income	Donations	48,934	34,612
	Charitable activities	36,870	79,135
	Grants	7,000	0
	Legacies	0	30,312
Gross profit		<u>92,804</u>	<u>144,059</u>
		92,804	144,059
Expenses	Animal care	14,518	28,737
	Office and administration	4,003	3,790
	Volunteer fuel & misc costs	1,313	2,667
	Fundraising	1,959	12,715
	Insurance - LCH Liabilities	1,070	1,232
	Legal fees	1,591	0
	Sanctuary costs	51,224	39,136
	Vehicle running costs	1,518	4,705
	Veterinary	59,601	77,485
		<u>136,797</u>	<u>170,466</u>
Net (loss)/profit		<u>-43,993</u>	<u>-26,408</u>