

# **York Road Project**

Defeating Homelessness Together



**2024 – 2025**

**Trustees' Annual Report  
and Accounts**



## YORK ROAD PROJECT

### ANNUAL REPORT AND AUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDING 31 MARCH 2025

**Registered Address**

1 York Road, Woking, Surrey, GU22 7XH

**Trustees**

Timothy Henty (Chair)  
Nathan Bennett (Treasurer)  
Andrew Humphreys (Vice-Chair)  
Andrea Norman-Walker (Secretary)  
David Oliver  
Filippo Zanasi

**Charity number (England and Wales)** 1162835

**Independent Examiner**

Frances Wilde FCCA DChA  
Warner Wilde Limited  
Chartered Certified Accountants  
4 Marigold Drive  
Bisley  
Surrey  
GU24 9SF



The trustees present their annual report and financial statements for the year ended 31 March 2025.

The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the financial statements and comply with the charity's governing document, the Charities Act 2011, FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and the Charities SORP "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)"

### **PUBLIC BENEFIT STATEMENT**

The Charity serves the public benefit by reducing anti-social behaviour, crime and nuisance and thereby delivering a cost savings benefit to local authorities, the police, health services and Adult Social Care. The Charity also provides a service to the general public through raising awareness and providing information about the housing climate, and education about people rough sleeping in Woking and the surrounding areas.

### **THE OBJECTS OF YORK ROAD PROJECT**

To relieve need, distress and financial hardship among homeless people over the age of 18 within the Borough of Woking and environs, without discrimination, by:

- i. providing temporary housing to assist those who are homeless, at risk of being homeless or recovering from homelessness;
- ii. providing housing related support such as information, advice, training and onward referral or signposting to enable them to live more independent lives in the community;
- iii. assisting homeless people's integration into the community by educating the local community concerning the nature, causes and effects of homelessness.

### **FINANCIAL SUMMARY**

The Charity's total income for the year ending 31 March 2025 was £832,318, and total expenditure was £739,569, resulting in a surplus of £92,749. The Charity's unrestricted reserves, as of 31 March 2025, total £276,778.



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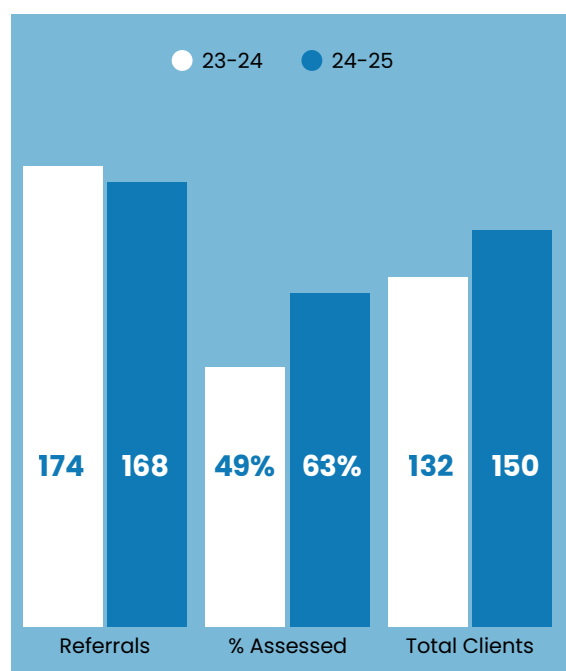
## A Letter From Our CEO

This year, York Road Project has continued its mission to support people experiencing homelessness in Woking, and I am proud of the resilience, dedication, and compassion our team has shown.

Over the past year, 168 people experiencing homelessness were referred to us for help, 105 of whom then received a full assessment and support from our team. 70% of them were new to our services. This was a similar number of referrals to those we received in 2023-24, but a significant 24% increase in the number of people who received a full assessment and support from our team. This led to a big increase in the number of clients we worked with throughout the year: 150 individuals across the 12 months.

We are seeing a clear rise in the number of people seeking and receiving our help. At the same time, client complexities are increasing: more people are coming to us after losing accommodation and still trying to hold down jobs; others are sleeping in their cars, struggling with high rents, or unable to find landlords willing to house them. These realities show just how vital our services are, offering safety and support where no other options exist in the local area.

True to our values, this year our team created a unique and personalised support plan for each client, using a mix of the different services that York Road Project delivers. 126 of our clients accessed our Resource Centre, including rough sleepers who had nowhere else to turn. For a small, locally-based charity, these numbers demonstrate the significant impact we have, providing vital support and a pathway to stability for people in crisis.



**Despite a similar number of referrals to 23-24, our team assessed and supported a higher percentage of clients, resulting in increased total clients this year.**



Our accommodation portfolio currently provides 24 beds, offering clients a safe sanctuary that allows them to address mental health, medical, and housing needs. In early 2025 we nearly secured a new property that would have expanded our services to 30 beds and allowed us to better support people back into work. Unfortunately this fell through at the last minute, but we remain committed to expanding our accommodation to meet the growing local need. We are currently exploring alternative options.

This year also saw the launch of Changing Journeys Coaching: a partnership between York Road Project and 1721 Coaching, funded by the Community Foundation for Surrey. This initiative was created to explore how we can use coaching techniques to better support people who are struggling with their mental health. Too many of our clients fall through the cracks of traditional mental health services, so we wanted to bring them practical tools that can help them cope with everyday life, build resilience, and take steps towards independence.

Through the year, we held a number of community engagement events including a successful open day at our Resource Centre to mark World Homeless Day. We have also worked with local schools, churches, Scout groups and other community organisations to raise awareness of our cause and connect with the wider Woking community.

In 2025–26 we will focus on collaborating further with services similar to ours, expanding our bed spaces, and growing programmes like Changing Journeys that give more clients the tools to regain independence and address their mental health needs.

I want to extend my heartfelt thanks to our incredible staff, volunteers, and trustees. Your dedication, compassion, and professionalism make York Road Project what it is: a small charity with a large impact, delivering life-changing support to the people who need it most.

**Cherisse Dealtry**  
**Chief Executive**



### **PURPOSE**

To relieve need, distress, and financial hardship among homeless individuals within Woking and surrounding areas by providing short-term housing, support services, and integration into the community.

### **VALUES**

**Empowerment** – We support people to take control of their lives to make positive changes.

**Inclusion** – We listen and respond to our staff, clients, and communities, valuing their diversity and treating everyone with respect.

**Belief** – We believe that everyone has the ability to make positive changes to their lives.







In order to support our clients at every stage of their journey, we have created a unique, connected suite of services.

### 1 York Road

1 York Road is our flagship service: providing short-term accommodation for those with nowhere else to turn. With 10 beds and 24 hour support, 1 York Road is Surrey's only direct-access accommodation provision.



This year we accommodated 62 clients at 1 York Road, with an average length of stay of 52 days.

Nearly 50% of those we supported are resettled within only 12 weeks, due to the high quality of service on offer.

### Resource Centre

Based in Woking town centre, our Resource Centre hosts Rough Sleeper Drop-In every morning: the only place in the local area where anyone sleeping rough can get showers, laundry, food and hot drinks alongside support from trained staff.

132 unique individuals accessed our Resource Centre this year: our highest numbers since the Covid-19 pandemic.

We deliver group workshops, social sessions, 1:1 meetings and operate our head office from the Resource Centre, in addition to daily Rough Sleeper Drop-Ins.





### Move-On Properties

We run four Move-On Properties in the local area, where clients who require further support can live for between 6 and 24 months at an affordable rent, with regular support from our expert team.



This year we supported 37 clients across our four properties.

On average, each client stays in our Move-On Properties for just over 6 months.

### Support Services

Our **Outreach Team** are typically the first to engage with rough sleepers in the local area. This year they supported more clients than in any year since the Covid-19 pandemic.

Our **Social Groups** help clients build their confidence and social skills, through creative activities such as painting and through group days out.



Our **Tenancy Sustainment Service** help clients remain in independent accommodation once they have found it, ensuring they do not need to return to homelessness. This service has a 100% success rate, making an enormous difference to clients' futures.



Our new **Changing Journeys** coaching service has had an incredibly successful pilot year, working with 24 clients and empowering them to regain control of their lives. Using techniques adapted from life-coaching, Changing Journeys helps our clients' self-development and independence.





"Without York Road the homeless wouldn't have anything. They are friendly, helpful and would do anything to help."

"Peaceful, supportive, opportunity, informative."

"York Road Project has provided me with a lifeline. Thanks to the charity, I got a bed to sleep in just when it looked like I would be spending a night under a bridge."

"It is all thanks to the team here, their hard work and generosity, that have helped me get to where I am today."

"Staff are kind, friendly and helpful."

"York Road as a whole is a good place to be if you want to get off the street and get your life sorted out. The people that live here are all different with different back stories, but it works. It is always warm and cosy."

"Everyone comes and goes and says hello. I enjoy being here and the staff are amazing. I am going to miss it here!"

"I am happy that I got the chance to be safe again and there is always someone to turn to and talk to if I have an issue."

"I arrived at the door of the York Road shelter having spent the last 6 months in a tent with no money and deteriorating health and contemplating suicide. Without YRP I would be dead! It's amazing and I still can't believe it. I'm sure I will wake up soon."



I first approached York Road Project due to a relationship breakdown and having to leave the family home. During this time my mental health was not good and I have had trauma in my life affecting this.

Staff supported me in making a referral to one of their 'move-on properties', which is a shared house with a garden. It is a lovely property and has given me my independence and a chance to start looking towards my future. I struggle to trust people, but built up trust with the York Road Project staff. They have supported me with many aspects of my life, ie contacting the GP to update my medications and get a diagnosis for ADHD.

I have been supported by Jayme, a Tenancy Sustainment Worker, and she continues to support me with many aspects of my life. We are working towards looking for accommodation of my own to call home.

York Road Project held an exhibition last year, to break down the stigma of homelessness. When you are homeless you feel really lost and people still do carry a perception of what a homeless person is: this can make you feel worthless as a person. I built up the confidence to take part in the exhibition and was really pleased I did. Hopefully it has helped educate people that we are human and make a change for those that homelessness affects in the future.

Over and above the practical help with housing, and the continued support I receive from everyone at York Road Project about my future, the feeling of self-belief that they have instilled in me has been so life-affirming. They have helped me enormously in my emotional journey, and made me feel like a worthwhile person who has the right to be treated with as much dignity and respect as anyone else.

For this, I will never be able to thank them enough.

## **Colin**

*Colin is now successfully living in his own accommodation.*





Due to a combination of external pressures, the need for us to secure fundraised income from voluntary sources has been higher this year than it has been in previous years.

In our financial year 2024-25, 15% of our income was raised from charitable sources.

We are incredibly grateful to everyone who has supported us by making donations, including the Garfield Weston Foundation, the Community Foundation for Surrey and the National Lottery Community Fund.

Our local community were incredibly generous when making contributions to our Christmas Campaign this year, donating a record-breaking £19,298. This is in addition to donations that over 150 local people made over the course of the year. We are especially grateful to those who make regular, monthly donations ensuring we have a reliable stream of voluntary income.

We would like to thank everyone who took on a challenge event, such as a sponsored run or cycle, in support of our work - including the team who tackled the Twilight Runway Challenge in September.

Finally, across the year we have received a lot of very generous, reliable support from local churches, schools, Scouts groups, the Woking Lions Club and other community organisations. We're very grateful to all these groups: we know it's essential for us to come together as a community - we can only defeat homelessness by working together!



### Staff

Our staff team is comprised of 13 permanent members of staff (10.5 FTE). Our staff are talented, trained individuals who make the difference for our clients every single day.

No two of our clients have the same story, and our staff provide personalised support that is different for each individual. From helping with cooking and cleaning to providing advice and advocacy; from signposting and supporting to running accommodation and helping find employment; from engaging rough sleepers on the streets to working with clients who are secure in their own accommodation, to ensure they never need return to homelessness. Our staff are always there for everyone we support – using a huge range of skills, talents and experience to help each client defeat homelessness for good.

“The staff here are always happy to talk and very welcoming, non-judgemental and kind. The support is always there for any situation.

Through such a traumatic moment in my life, becoming homeless, they have made life seem normal and made me feel like I'm part of a family.

”



### Trustees

Our Board of Trustees are all local volunteers who bring a collective wealth of experience in management, leadership, and engagement with the community.

Our Board provide a critical oversight of the charity's strategy, community engagement and fundraising, and financial management.





### Volunteers

We are preparing to grow our volunteer base in 2025. Many local residents help and engage with us in different ways, and we are looking for opportunities to make the most of this valuable support from the community.

We are incredibly grateful to everyone who donates items for our clients, cooks meals for us (at Christmas especially, and also throughout the year), and to the local businesses whose volunteer days have made such a difference to our Move On Properties and, consequently, to the lives of our clients.





## A Letter From Our Chair

I have been involved with York Road Project for 6 years now, initially as a volunteer and now as Chair of Trustees. In this time I have seen many changes that have impacted our Woking-based charity, including the financial collapse of Woking Borough Council and, most strikingly, the Covid-19 pandemic which had wide-ranging impacts on the charity sector as a whole. Through all of these changes, one thing has been consistent: the team at York Road Project have worked diligently and tirelessly to support anyone experiencing homelessness in our community.

2025 marks the 30th year that York Road Project has worked to tackle homelessness in Woking and the surrounding area. But this is not just a time for celebration; for looking back and being proud of the lives our charity has transformed over the years. This is a pivotal time, when things are continuing to change around us. We know that our charity must rise to a new set of challenges to ensure that we are still here, helping those who need us, in 30 more years' time.



Surrey's political landscape is changing, with local government unification marking an end to borough and district councils. York Road Project has been involved in many discussions with other charities and the councils themselves to ensure we are well positioned when this major transformation happens. We are excited for the opportunities this will create for us to widen our impact in west Surrey. We have also been closely involved in the consultation around the



incoming Supported Housing (Regulatory Oversight) Act 2023, to ensure that York Road Project's properties and services are impactful under new nationwide regulatory frameworks.

Finally, we have continued to work alongside our partners, landlords and supporters to ensure a stable future for each property we manage: committing to always having reliable buildings that act as a base for our clients, who need certainty and stability above all else.



When looking into the future, naturally there is always uncertainty. But I am confident that York Road Project will always be busily at work in Woking, empowering, including and believing in those who need us most.

Timothy Henty  
**Chair of Trustees**



### Structure, Governance and Management

The charity is a Charitable Incorporated Organisation (CIO). The members of the CIO are its trustees for the purposes of Charity law. The governing document of the Charity is the York Road Project Constitution, signed by the Chair on 08 February 2024.

The Board is constituted of a minimum of three Trustees including a Chair, a Secretary and a Treasurer. There is no maximum number of Trustees. The Trustees usually meet four to six times a year to determine the business of the Charity. The Board has appointed the Chief Executive to be an associate non-voting member.

Trustees of York Road Project serve for a period of three years after which they are eligible for re-appointment. New Trustees are appointed by resolution of the Board from suitable members of the community who have skills the Board requires. None of the trustees has any beneficial interest in the company. All of the trustees are members of the company and guarantee to contribute £1 in the event of a winding up.

### Trade Creditors

The company's current policy concerning the payment of trade creditors is to follow the CBI's Prompt Payers Code (copies are available from the CBI, Centre Point, 103 New Oxford Street, London WC1A 1DU), and to:

- settle the terms of payment with suppliers when agreeing the terms of each transaction;
- ensure that suppliers are made aware of the terms of payment by inclusion of the relevant terms in contracts;
- and pay in accordance with the company's contractual and other legal obligations.

### Reserves Policy

The charity shall hold at any one time no less than the cost of winding up the charity. In addition, the charity may hold up to 3 months of operating costs.

This trustees' report was approved by the Board of Trustees.

**Chair of Trustees**

Date: 27th January 2026



## INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF YORK ROAD PROJECT

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I report to the trustees on my examination of the financial statements of York Road Project (the charity) for the year ended 31 March 2025.

### Responsibilities and basis of report

As the trustees of the charity you are responsible for the preparation of the financial statements in accordance with the requirements of the Charities Act 2011.

I report in respect of my examination of the charity's financial statements carried out under section 145 of the Charities Act 2011. In carrying out my examination I have followed the Directions given by the Charity Commission under section 145(5)(b) of the Charities Act 2011.

### Independent examiner's statement

Since the charity's gross income exceeded £250,000, the independent examiner must be a member of a body listed in section 145 of the Charities Act 2011. I confirm that I am qualified to undertake the examination because I am a member of the Association of Chartered Certified Accountants, which is one of the listed bodies.

Your attention is drawn to the fact that the charity has prepared the financial statements in accordance with the relevant version of the Statement of Recommended Practice applicable to charities preparing their financial statements in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has now been withdrawn. I understand that this has been done in order for the financial statements to provide a true and fair view in accordance with UK Generally Accepted Accounting Practice.

I have completed my examination. I confirm that no 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 Charities Act 2011.
- 2 the financial statements do not accord with those records; or
- 3 the financial statements do not comply with the applicable requirements concerning the form and content of financial statements set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the financial statements 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 financial statements to be reached.

**Frances Wilde FCCA DChA**  
Warner Wilde Limited  
Chartered Certified Accountants  
4 Marigold Drive  
Bisley  
Surrey  
GU24 9SF

Date: 28th January 2026



# Statement of Financial Activities



**York Road Project**  
Defeating Homelessness Together

## YORK ROAD PROJECT

### STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

**FOR THE YEAR ENDED 31 MARCH 2025**

Current financial year		Unrestricted funds general 2025 £	Unrestricted funds designated 2025 £	Restricted funds 2025 £	Total 2025 £	Total 2024 £
	Notes					
<b>Income from:</b>						
Donations and legacies	3	122,381	-	295,755	418,136	451,297
Charitable activities	4	353,054	-	30,000	383,054	387,810
Other trading activities	5	-	-	5,820	5,820	-
Investments	6	25,308	-	-	25,308	14,589
<b>Total income</b>		<u>500,743</u>	<u>-</u>	<u>331,575</u>	<u>832,318</u>	<u>853,696</u>
<b>Expenditure on:</b>						
Raising funds	7	40,683	-	-	40,683	8,613
Charitable activities	8	354,006	-	344,880	698,886	769,046
<b>Total expenditure</b>		<u>394,689</u>	<u>-</u>	<u>344,880</u>	<u>739,569</u>	<u>777,659</u>
<b>Net income/(expenditure)</b>		106,054	-	(13,305)	92,749	76,037
Transfers between funds		(400,000)	400,000	-	-	-
<b>Net movement in funds</b>	10	(293,946)	400,000	(13,305)	92,749	76,037
<b>Reconciliation of funds:</b>						
Fund balances at 1 April 2024		570,724	-	148,561	719,285	643,248
<b>Fund balances at 31 March 2025</b>		<u>276,778</u>	<u>400,000</u>	<u>135,256</u>	<u>812,034</u>	<u>719,285</u>

The statement of financial activities includes all gains and losses recognised in the year. All income and expenditure derive from continuing activities.





## YORK ROAD PROJECT

### STATEMENT OF FINANCIAL ACTIVITIES (CONTINUED) INCLUDING INCOME AND EXPENDITURE ACCOUNT

**FOR THE YEAR ENDED 31 MARCH 2025**

Prior financial year		Unrestricted funds 2024 £	Restricted funds 2024 £	Total 2024 £
	Notes			
<b>Income from:</b>				
Donations and legacies	3	97,180	354,117	451,297
Charitable activities	4	387,810	-	387,810
Investments	6	14,589	-	14,589
<b>Total income</b>		<u>499,579</u>	<u>354,117</u>	<u>853,696</u>
<b>Expenditure on:</b>				
Raising funds	7	8,613	-	8,613
Charitable activities	8	269,889	499,157	769,046
<b>Total expenditure</b>		<u>278,502</u>	<u>499,157</u>	<u>777,659</u>
<b>Net income/(expenditure) and movement in funds</b>		221,077	(145,040)	76,037
<b>Reconciliation of funds:</b>				
Fund balances at 1 April 2023		349,647	293,601	643,248
<b>Fund balances at 31 March 2024</b>		<u>570,724</u>	<u>148,561</u>	<u>719,285</u>



## YORK ROAD PROJECT

### BALANCE SHEET

AS AT 31 MARCH 2025

	Notes	2025 £	£	2024 £	£
<b>Fixed assets</b>					
Tangible assets	14		21,405		24,527
<b>Current assets</b>					
Debtors	15	41,885		84,623	
Cash at bank and in hand		817,046		747,730	
		858,931		832,353	
<b>Creditors: amounts falling due within one year</b>	16	(68,302)		(137,595)	
<b>Net current assets</b>			790,629		694,758
<b>Total assets less current liabilities</b>			812,034		719,285
<b>The funds of the charity</b>					
Restricted income funds	19		135,256		148,561
Unrestricted funds - general	21		276,778		570,724
Unrestricted funds - designated	20		400,000		-
			812,034		719,285

The financial statements were approved by the trustees on 27th January 2026

Treasurer



## YORK ROAD PROJECT

### STATEMENT OF CASH FLOWS

**FOR THE YEAR ENDED 31 MARCH 2025**

	Notes	2025 £	£	2024 £	£
<b>Cash flows from operating activities</b>					
Cash generated from operations	25		51,706		78,619
<b>Investing activities</b>					
Purchase of tangible fixed assets		(7,698)		(24,291)	
Proceeds from disposal of tangible fixed assets		-		(452)	
Investment income received		25,308		14,589	
<b>Net cash generated from/(used in) investing activities</b>			17,610		(10,154)
<b>Net cash generated from financing activities</b>			-		-
<b>Net increase in cash and cash equivalents</b>			69,316		68,465
Cash and cash equivalents at beginning of year			747,730		679,265
<b>Cash and cash equivalents at end of year</b>			817,046		747,730
<b>Relating to:</b>					
Cash at bank and in hand			817,046		747,730



## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

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### 1 Accounting policies

#### Charity information

York Road Project is a Charitable Incorporated Organisation.

#### 1.1 Accounting convention

The financial statements have been prepared in accordance with the charity's governing document, the Charities Act 2011, FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and the Charities SORP "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)". The charity is a Public Benefit Entity as defined by FRS 102.

The financial statements 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 Statement of Recommended Practice for charities applying FRS 102 rather than the version of the Statement of Recommended Practice which is referred to in the Regulations but which has since been withdrawn.

The financial statements are prepared in sterling, which is the functional currency of the charity. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention, [modified to include the revaluation of freehold properties and to include investment properties and certain financial instruments at fair value]. The principal accounting policies adopted are set out below.

#### 1.2 Going concern

At the time of approving the financial statements, the trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. Thus the trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

#### 1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the trustees in furtherance of their charitable objectives.

Restricted funds are subject to specific conditions by donors or grantors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the financial statements.

Endowment funds are subject to specific conditions by donors that the capital must be maintained by the charity.





## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2025

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### 1 Accounting policies

(Continued)

#### 1.4 Income

Income is recognised when the charity is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

Cash donations are recognised on receipt. Other donations are recognised once the charity has been notified of the donation, unless performance conditions require deferral of the amount. Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Legacies are recognised on receipt or otherwise if the charity has been notified of an impending distribution, the amount is known, and receipt is expected. If the amount is not known, the legacy is treated as a contingent asset.

#### 1.5 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 is classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central staff costs are allocated on the basis of time spent, and depreciation charges are allocated on the portion of the asset's use.

#### 1.6 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Fixtures and fittings	3 years Straight Line
Computers	4 years Straight Line

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in the statement of financial activities.

#### 1.7 Impairment of fixed assets

At each reporting end date, the charity reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).





## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2025

### 1 Accounting policies

(Continued)

#### 1.8 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

#### 1.9 Financial instruments

The charity has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the charity's balance sheet when the charity becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

##### **Basic financial assets**

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

##### **Basic financial liabilities**

Basic financial liabilities, including creditors and bank loans are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of operations from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

##### **Derecognition of financial liabilities**

Financial liabilities are derecognised when the charity's contractual obligations expire or are discharged or cancelled.

#### 1.10 Employee benefits

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the charity is demonstrably committed to terminate the employment of an employee or to provide termination benefits.



## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

### FOR THE YEAR ENDED 31 MARCH 2025

#### 1 Accounting policies

(Continued)

##### 1.11 Retirement benefits

Payments to defined contribution retirement benefit schemes are charged as an expense as they fall due.

#### 2 Critical accounting estimates and judgements

In the application of the charity's accounting policies, the trustees are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

#### 3 Income from donations and legacies

	Unrestricted funds 2025 £	Restricted funds 2025 £	Total 2025 £	Unrestricted funds 2024 £	Restricted funds 2024 £	Total 2024 £
Donations and gifts	122,381	-	122,381	97,180	-	97,180
Grants	-	295,755	295,755	-	354,117	354,117
	<u>122,381</u>	<u>295,755</u>	<u>418,136</u>	<u>97,180</u>	<u>354,117</u>	<u>451,297</u>
<b>Grants</b>						
Housing Related Support	-	140,130	140,130	-	133,077	133,077
Waverley BC (Bedspace)	-	38,625	38,625	-	50,000	50,000
Woking Borough Council	-	-	-	-	43,290	43,290
Assertive Outreach worker	-	40,000	40,000	-	10,500	10,500
Tenancy Sustainment Officer	-	77,000	77,000	-	117,250	117,250
	<u>-</u>	<u>295,755</u>	<u>295,755</u>	<u>-</u>	<u>354,117</u>	<u>354,117</u>



## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2025

### 4 Income from charitable activities

	Unrestricted funds 2025 £	Restricted funds 2025 £	Total 2025 £	Unrestricted funds 2024 £	Restricted funds 2024 £	Total 2024 £
<b>Charitable activities</b>						
Other income	353,054	30,000	383,054	387,810	-	387,810

### 5 Income from other trading activities

	Restricted funds 2025 £	Restricted funds 2024 £
Fundraising events	5,820	-

### 6 Income from investments

	Unrestricted funds 2025 £	Unrestricted funds 2024 £
Other income	25,308	14,589

### 7 Expenditure on raising funds

	Unrestricted funds 2025 £	Unrestricted funds 2024 £
<b>Fundraising and publicity</b>		
Other fundraising costs	9,243	8,613
Staff costs	31,440	-
	40,683	8,613



## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

### FOR THE YEAR ENDED 31 MARCH 2025

#### 8 Expenditure on charitable activities

	Shelter	Resource Centre	Flats and houses	Admin	Tenancy Sustainment Officer	Coaching	Total
	2025 £	2025 £	2025 £	2025 £	2025 £	2025 £	2025 £
<b>Direct costs</b>							
Staff costs	153,092	42,642	13,413	49,156	36,792	-	295,095
Depreciation and impairment	-	10,820	-	-	-	-	10,820
Property maintenance & utilities	37,159	11,965	56,002	1,291	598	-	107,015
Rental & lease costs	-	-	62,371	-	-	-	62,371
Administration	20,400	6,823	4,995	20,162	2,818	-	55,198
Travel, training & recruitment	4,792	2,132	-	3,943	2,030	-	12,897
Insurance	1,343	1,250	6,314	255	67	-	9,229
Food & kitchen costs	4,570	867	743	-	-	-	6,180
Client activities/training/awards/travel/welfare	1,570	1,206	53	-	105	1,320	4,254
Agency project staff	132,474	-	-	-	-	-	132,474
	<u>355,400</u>	<u>77,705</u>	<u>143,891</u>	<u>74,807</u>	<u>42,410</u>	<u>1,320</u>	<u>695,533</u>
<b>Share of support and governance costs (see note 9)</b>							
Governance	1,075	336	202	1,606	134	-	3,353
	<u>356,475</u>	<u>78,041</u>	<u>144,093</u>	<u>76,413</u>	<u>42,544</u>	<u>1,320</u>	<u>698,886</u>
<b>Analysis by fund</b>							
Unrestricted funds - general	159,653	-	118,607	75,746	-	-	354,006
Restricted funds	196,822	78,041	25,486	667	42,544	1,320	344,880
	<u>356,475</u>	<u>78,041</u>	<u>144,093</u>	<u>76,413</u>	<u>42,544</u>	<u>1,320</u>	<u>698,886</u>



# Notes to the Financial Statements



**York Road Project**  
Defeating Homelessness Together

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2025

### 8 Expenditure on charitable activities

(Continued)

Previous year:	Shelter	Resource Centre	Flats and houses	Admin	Outreach	Tenancy Sustainment Officer	Total
	2024	2024	2024	2024	2024	2024	2024
	£	£	£	£	£	£	£
<b>Direct costs</b>							
Staff costs	141,136	28,343	21,798	24,436	47,778	74,498	337,989
Depreciation and impairment	-	796	-	-	-	-	796
Property maintenance & utilities	58,372	20,540	63,997	1,450	512	585	145,456
Rental & lease costs	-	-	59,992	-	-	-	59,992
Administration	16,208	10,724	7,894	20,346	2,595	3,583	61,350
Travel, training & recruitment	2,726	2,123	25	6,995	648	1,757	14,274
Insurance	483	7,607	632	1,668	413	421	11,224
Food & kitchen costs	4,870	158	200	-	-	6	5,234
Client activities/training/awards/travel/welfare	712	147	322	-	-	65	1,246
Agency project staff	129,492	-	-	-	-	-	129,492
	<u>353,999</u>	<u>70,438</u>	<u>154,860</u>	<u>54,895</u>	<u>51,946</u>	<u>80,915</u>	<u>767,053</u>
<b>Share of support and governance costs (see note 9)</b>							
Governance	797	199	80	797	20	100	1,993
	<u>354,796</u>	<u>70,637</u>	<u>154,940</u>	<u>55,692</u>	<u>51,966</u>	<u>81,015</u>	<u>769,046</u>
<b>Analysis by fund</b>							
Unrestricted funds - general	99,184	27,347	88,402	54,956	-	-	269,889
Restricted funds	255,612	43,290	66,538	736	51,966	81,015	499,157
	<u>354,796</u>	<u>70,637</u>	<u>154,940</u>	<u>55,692</u>	<u>51,966</u>	<u>81,015</u>	<u>769,046</u>



## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

### FOR THE YEAR ENDED 31 MARCH 2025

#### 9 Support costs allocated to activities

	2025 £	2024 £
Governance costs	3,353	1,993
<b>Analysed between:</b>		
Shelter	1,075	797
Resource Centre	336	199
Flats and houses	202	80
Admin	1,606	797
Outreach	-	20
Tenancy Sustainment Officer	134	100
	<u>3,353</u>	<u>1,993</u>

	2025 £	2024 £
<b>Governance costs comprise:</b>		
Independent examination fee	3,353	1,993
	<u>3,353</u>	<u>1,993</u>

#### 10 Net movement in funds

	2025 £	2024 £
The net movement in funds is stated after charging/(crediting):		
Fees payable for the independent examination of the charity's financial statements	3,353	1,993
Depreciation of owned tangible fixed assets	10,820	796
	<u>14,173</u>	<u>2,789</u>

#### 11 Trustees

None of the trustees (or any persons connected with them) received any remuneration or benefits from the charity during the year.

#### 12 Employees

The average monthly number of employees during the year was:

2025 Number	2024 Number
<u>11</u>	<u>12</u>



## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2025

### 12 Employees

(Continued)

Employment costs	2025 £	2024 £
Wages and salaries	297,611	309,357
Social security costs	23,171	22,514
Other pension costs	5,753	6,118
	<u>326,535</u>	<u>337,989</u>

There were no employees whose annual remuneration was more than £60,000.

#### Remuneration of key management personnel

The remuneration of key management personnel was as follows:

	2025 £	2024 £
Aggregate compensation	<u>139,292</u>	<u>156,935</u>

### 13 Taxation

The charity is exempt from taxation on its activities because all its income is applied for charitable purposes.

### 14 Tangible fixed assets

	Fixtures and fittings £	Computers £	Total £
<b>Cost</b>			
At 1 April 2024	24,291	1,032	25,323
Additions	<u>7,698</u>	<u>-</u>	<u>7,698</u>
At 31 March 2025	<u>31,989</u>	<u>1,032</u>	<u>33,021</u>
<b>Depreciation and impairment</b>			
At 1 April 2024	-	796	796
Depreciation charged in the year	<u>10,584</u>	<u>236</u>	<u>10,820</u>
At 31 March 2025	<u>10,584</u>	<u>1,032</u>	<u>11,616</u>
<b>Carrying amount</b>			
At 31 March 2025	<u>21,405</u>	<u>-</u>	<u>21,405</u>
At 31 March 2024	<u>24,291</u>	<u>236</u>	<u>24,527</u>



## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2025

### 15 Debtors

	2025 £	2024 £
<b>Amounts falling due within one year:</b>		
Trade debtors	-	38,625
Prepayments and accrued income	41,885	45,998
	<u>41,885</u>	<u>84,623</u>

### 16 Creditors: amounts falling due within one year

	Notes	2025 £	2024 £
Other taxation and social security		6,656	1,840
Deferred income	17	28,952	48,614
Trade creditors		29,840	50,893
Other creditors		1,709	1,589
Accruals		1,145	34,659
		<u>68,302</u>	<u>137,595</u>

### 17 Deferred income

	2025 £	2024 £
Other deferred income	<u>28,952</u>	<u>48,614</u>

Deferred income is included in the financial statements as follows:

	2025 £	2024 £
<b>Deferred income is included within:</b>		
Current liabilities	<u>28,952</u>	<u>48,614</u>
Deferred income at 1 April 2024	48,614	104,126
Released from previous periods	(48,614)	(104,126)
Resources deferred in the year	<u>28,952</u>	<u>48,614</u>
Deferred income at 31 March 2025	<u>28,952</u>	<u>48,614</u>



## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

### FOR THE YEAR ENDED 31 MARCH 2025

#### 18 Retirement benefit schemes

	2025	2024
	£	£
Defined contribution schemes		
Charge to profit or loss in respect of defined contribution schemes	5,753	6,118

The charity operates a defined contribution pension scheme for all qualifying employees. The assets of the scheme are held separately from those of the charity in an independently administered fund.

#### 19 Restricted funds

The restricted funds of the charity comprise the unexpended balances of donations and grants held on trust subject to specific conditions by donors as to how they may be used.

	At 1 April 2024 £	Incoming resources £	Resources expended £	At 31 March 2025 £
Tenancy Sustainment Worker	52,825	77,000	(86,098)	43,727
Indigo Contract	8,657	-	-	8,657
Outreach	70,902	40,000	(44,207)	66,695
Rough Sleeper Navigator	16,177	-	-	16,177
Waverley BC (Bedspace)	-	38,625	(38,625)	-
SCC- HRS	-	140,130	(140,130)	-
National Lottery	-	3,332	(3,332)	-
Co-op	-	500	(500)	-
B&Q	-	10,000	(10,000)	-
Garfield Weston	-	20,000	(20,000)	-
Coaching	-	1,320	(1,320)	-
Asda	-	668	(668)	-
	148,561	331,575	(344,880)	135,256



## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2025

### 19 Restricted funds

(Continued)

Previous year:	At 1 April 2023 £	Incoming resources £	Resources expended £	At 31 March 2024 £
HG Wells	102,381	-	(102,381)	-
Tenancy Sustainment Worker	53,282	117,250	(117,707)	52,825
Indigo Contract	8,657	-	-	8,657
Outreach	70,902	-	-	70,902
Rough Sleeper Navigator	16,177	-	-	16,177
Clothworkers	736	-	(736)	-
Assertive Outreach	41,466	10,500	(51,966)	-
Waverley BC (Bedspace)	-	50,000	(50,000)	-
Woking BC Community Grant	-	43,290	(43,290)	-
SCC- HRS	-	133,077	(133,077)	-
	<u>293,601</u>	<u>354,117</u>	<u>(499,157)</u>	<u>148,561</u>

### 20 Unrestricted funds - designated

These are unrestricted funds which are material to the charity's activities.

	At 1 April 2024 £	Transfers £	At 31 March 2025 £
Building fund	-	400,000	400,000

### 21 Unrestricted funds

The unrestricted funds of the charity comprise the unexpended balances of donations and grants which are not subject to specific conditions by donors and grantors as to how they may be used. These include designated funds which have been set aside out of unrestricted funds by the trustees for specific purposes.

	At 1 April 2024 £	Incoming resources £	Resources expended £	Transfers £	At 31 March 2025 £
General funds	<u>570,724</u>	<u>500,743</u>	<u>(394,689)</u>	<u>(400,000)</u>	<u>276,778</u>
Previous year:	At 1 April 2023 £	Incoming resources £	Resources expended £	Transfers £	At 31 March 2024 £
General funds	<u>349,647</u>	<u>499,579</u>	<u>(278,502)</u>	<u>-</u>	<u>570,724</u>



## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2025

### 22 Analysis of net assets between funds

	Unrestricted funds general 2025 £	Unrestricted funds designated 2025 £	Restricted funds 2025 £	Total 2025 £
<b>At 31 March 2025:</b>				
Tangible assets	10,585	-	10,820	21,405
Current assets/(liabilities)	266,193	400,000	124,436	790,629
	<u>276,778</u>	<u>400,000</u>	<u>135,256</u>	<u>812,034</u>

### 22 Analysis of net assets between funds

(Continued)

	Unrestricted funds general 2024 £	Unrestricted funds designated 2024 £	Restricted funds 2024 £	Total 2024 £
<b>At 31 March 2024:</b>				
Tangible assets	23,731	-	796	24,527
Current assets/(liabilities)	546,993	-	147,765	694,758
	<u>570,724</u>	<u>-</u>	<u>148,561</u>	<u>719,285</u>

### 23 Operating lease commitments

#### Lessee

At the reporting end date the charity had outstanding commitments for future minimum lease payments under non-cancellable operating leases, which fall due as follows:

	2025 £	2024 £
Within one year	44,297	23,297
Between two and five years	94,990	81,537
	<u>139,287</u>	<u>104,834</u>



## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2025

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### 24 Related party transactions

There were no disclosable related party transactions during the year (2024 - none).

25 Cash generated from operations	2025 £	2024 £
Surplus for the year	92,749	76,037
<b>Adjustments for:</b>		
Investment income recognised in statement of financial activities	(25,308)	(14,589)
Depreciation and impairment of tangible fixed assets	10,820	796
<b>Movements in working capital:</b>		
Decrease in debtors	42,738	13,405
(Decrease)/increase in creditors	(49,631)	58,482
(Decrease) in deferred income	(19,662)	(55,512)
<b>Cash generated from operations</b>	<b>51,706</b>	<b>78,619</b>

### 26 Analysis of changes in net funds

The charity had no material debt during the year.



# Thank You!



## York Road Project

Defeating Homelessness Together

### Thank you to everyone who has supported us this year, including:

Garfield Weston Foundation  
Community Foundation for Surrey  
National Lottery Community Fund  
The Tobit Trust  
Byfleet United Charity  
Woking Lions Club  
Churchill Contractors  
Yak Beard Ltd  
Fitco  
Ashen Ventures  
Martin & Rachel Ellis  
The Chaplin Foundation  
Mary Tobin  
Police & Crime Commissioner for Surrey  
Woking United Reformed Church  
St Hugh of Lincoln Church  
Our Lady Help of Christians, West Byfleet

All Saints Church, Woodham  
Emmanuel, Mayford  
Christ Church Woking  
St John's Church  
St Mary's Church  
Parish of Wisley with Pyrford  
Empty Bowls Woking  
Ridge and Partners  
Costco  
Asda  
Coop Local Community Fund  
Woking High School  
Fullbrook School  
1st Old Woking Scouts  
Mothers' Union, Guildford  
Woking Bridge Club



# York Road Project