



THE DWELLING PLACE

A Charitable Incorporated Organisation

Annual Report & Accounts
for the year ended 31 March 2023

THE DWELLING PLACE
ANNUAL REPORT AND FINANCIAL STATEMENTS
For the year ended 31 March 2023

Contents Page

INDEX

1	General Information
2-4	Report of the Trustees
5	Independent Examiner's Report
7	Statement of Financial Activities
8	Balance Sheet
9-11	Notes to the Accounts

THE DWELLING PLACE
ANNUAL REPORT AND FINANCIAL STATEMENTS
For the year ended 31 March 2023

Trustees

Andrew Taylor
Andrew Mahers
Kathleen Oliver
Lorraine Anstey
David Hubbard (appointed 5th October 2022)

Principal Office

The Sarum Hill Centre, Sarum Hill, Basingstoke RG21 8SR

Bankers

Barclays Bank

Independent Examiner

Brewers Chartered Accountants
Bourne House
Queen Street
Gomshall
Surrey GU5 9LY

Charity Registered No

1164606

THE DWELLING PLACE
ANNUAL REPORT AND FINANCIAL STATEMENTS
For the year ended 31 March 2023

REPORT OF THE TRUSTEES AND GENERAL INFORMATION

Principal Activity

The Dwelling Place provides supported housing for formerly homeless men.

Governing Instruments

The Charity is established as a Charitable Incorporated Organisation (CIO) and its activities are regulated by its constitution. The objects of the CIO are, for the public benefit, to provide supported housing accommodation with enhanced housing management services, in order to:

- Promote social inclusion by preventing in particular (but not exclusively) the formerly homeless or vulnerably housed including, ex-offenders, those effected by illegal substance and alcohol addictions and people effected by poor mental health, from being socially excluded.
- Relieve the needs of the formerly homeless and vulnerably housed who, as a result of homelessness, are suffering the effects of unemployment, financial hardship, ill health and disability, assisting them to integrate into society, living with dignity and purpose, through engaging with a care and support plan aimed at sustainable independent living and enhancing employability.

Trustees

The above named have served during the year. The Trustees are kept informed of the activities and performance of the charitable organisation and provided with regular management information. The composition of the board is kept under review and additional appointments will be made should the need arise. All trustees are made aware of their responsibilities.

The Trustees met at least quarterly, quorate on each occasion, on the following dates:

28th April 2022

23rd August 2022

1st December 2022

1st February 2023

15th March 2023

THE DWELLING PLACE

ANNUAL REPORT AND FINANCIAL STATEMENTS

For the year ended 31 March 2023

Board of Trustees

David Hubbard joined the board of trustees during this financial year. He has plenty of experience with helping the homeless including managing a venue for a local winter night shelter.

Management Team

We do not currently have a management team. Day to day affairs are overseen by the project lead, reporting to the board of Trustees as necessary.

Residents

A challenging year with rocketing price rises especially with energy costs! These increases have seen a slight loss in funds and so it was decided that although we have not increased our rent since we opened several years ago, now was the time to rectify this. An evaluation of costs and an application to Basingstoke and Dean Borough Council saw a 35% rental increase agreed by them from 1st January 2023. This will have a positive impact on our funds for 2023/24.

Occupancy for our accounting year has ticked along at around 80% however just before the close of this year's accounts we are now at 100% occupancy.

We are delighted to have supported another move on for a resident into his own apartment. Added help with furniture and essentials has meant that he is delighted with the new property, and is doing very well.

Emphasis will be placed on introducing some new activities for residents this year as we build our little community and help our residents move on to independent living.



THE DWELLING PLACE
ANNUAL REPORT AND FINANCIAL STATEMENTS
For the year ended 31 March 2023

Financial Review

During the year the charity has received donations and other income amounting to £41,007 and has incurred expenditure of £42,175.

Reserves

The Trustees seek to hold adequate reserves to meet three months operating costs equivalent to about £20,000.

Reserves at 31st March 2023 totalled: £30,602.

Risk Management

The Trustees have reviewed the major risks to which the charity is exposed and have taken steps to mitigate the potential impact of these.

Public Benefit

The Trustees have considered the guidance provided by the Charity Commission regarding public benefit and the work of the charity.

This report was approved by the Trustees on 13th Sept 2023 and signed on their behalf by:



ANDREW MAHERS

Trustee

THE DWELLING PLACE
ANNUAL REPORT AND FINANCIAL STATEMENTS
For the year ended 31 March 2023

Independent Examiner's Report to the Trustees of The Dwelling Place

I report to the trustees (who are also Directors for the purpose of company law) on my examination of the financial statements of The Dwelling Place ('the charitable company') for the year ended 31 March 2023 which comprise the Statement of Financial Activities, the Balance Sheet and related notes.

This report is made solely to the charity's trustees, as a body, in accordance with section 145 of the Charities Act 2011. My work has been undertaken so that I might state to the charity's trustees those matters I am required to state to them in this report and for no other purpose. To the fullest extent permitted by law, I do not accept or assume responsibility to anyone other than the charity and the charity's trustees as a body, for my work, for this report, or for the opinions I have formed.

Responsibilities and basis of report

As the trustees of the charitable company you are responsible for the preparation of the financial statements in accordance with the requirements of the Companies Act 2006 ('the 2006 Act').

Having satisfied myself that the financial statements of the charitable company are not required to be audited under Part 16 of the Act and are eligible for independent examination, I report in respect of my examination of the charitable company's financial statements carried out under section 145 of the Charities Act 2011 ('the 2011 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 2011 Act.

An independent examination does not involve gathering all the evidence that would be required in an audit and consequently does not cover all the matters that an auditor considers in giving their opinion on the financial statements. The planning and conduct of an audit goes beyond the limited assurance that an independent examination can provide. Consequently, I express no opinion as to whether the financial statements present a 'true and fair' view and my report is limited to those specific matters set out in the independent examiner's statement.

THE DWELLING PLACE
ANNUAL REPORT AND FINANCIAL STATEMENTS
For the year ended 31 March 2023

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:

- accounting records were not kept in respect of the charitable company as required by section 130 of the Charities Act; or
- the financial statements do not accord with those records; or
- the financial statements do not comply with the accounting requirements set out in the Charities Regulations 2008 Act 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; or
- the financial statements have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

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.

Andrew Skilton, ACA
Brewers
Bourne House
Queen Street
Surrey GU5 9LY

THE DWELLING PLACE
ANNUAL REPORT AND FINANCIAL STATEMENTS
For the year ended 31 March 2023

Statement of Financial Activities
for the year ended 31 March 2023

	Note	2023 Unrestricted Funds £	2023 Restricted Funds £	Total £	2022 Total £
INCOME AND ENDOWMENTS					
From:					
Donations		2,195	-	2,195	3,788
Charitable Activities		38,775	-	38,775	31,370
Interest Received		37	-	37	3
Total		41,007	-	41,007	35,161
EXPENDITURE on:					
Charitable activities		42,175	-	42,175	41,512
Total		42,175	-	42,175	41,512
Net (Deficit)/Income		(1,168)	-	(1,168)	(6,351)
Total Funds at 31st March 2022		31,770	-	31,770	38,121
Total Funds Carried Forward at 31st March 2023					
		30,602	-	30,602	31,770

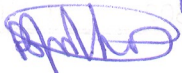
THE DWELLING PLACE
ANNUAL REPORT AND FINANCIAL STATEMENTS
For the year ended 31 March 2023

BALANCE SHEET
AS AT 31 MARCH 2023

	Note	2023 £	2022 £
CURRENT ASSETS			
Debtors		534	534
Cash at Bank		30,068	31,836
		<u>30,602</u>	<u>32,370</u>
CURRENT LIABILITIES			
Liabilities falling due within one year		-	600
Net Current Assets		<u>30,602</u>	<u>31,770</u>
NET ASSETS		<u>30,602</u>	<u>31,770</u>
FUND BALANCES			
Unrestricted funds		30,602	31,770
General Funds		-	-
Restricted Funds		-	-
		<u>30,602</u>	<u>31,770</u>

Approved by the Trustees and signed on their behalf

On 13th September 2023 by:



ANDREW MAHERS

Trustee

THE DWELLING PLACE
ANNUAL REPORT AND FINANCIAL STATEMENTS
For the year ended 31 March 2023

Notes to the Accounts
For year ended 31 March 2023

1 Accounting Policies

Basis of preparing the financial statements

The financial statements of the charitable company, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) '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) (effective 1 January 2015)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Companies Act 2006. The financial statements have been prepared under the historical cost convention.

a) Donated and Grants income:

Donated income and grants receivable are taken into account when received by the charity. Income received in circumstances where a claim for repayment of tax has been or will be made to HM Revenue & Customs is grossed up for the tax recoverable. Any amount of tax reclaimed from HM revenue & Customs but not yet received is shown within the charity's debtors.

b) Other income and expenditure:

Investment income is taken into account when receivable and expenditure, including irrecoverable VAT, when incurred by the charity, regardless of when payment is made. Grants payable are taken into account at the earlier of when they are paid or become constructive obligations.

c) Funds

Unrestricted funds are donations and other income received or generated for the objects of the charity without specified purpose and are available for purposes as directed by the trustees. Restricted funds are amounts received where the donor has specified the purpose for which it should be used.

d) Fund Accounting

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particularly restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

THE DWELLING PLACE
ANNUAL REPORT AND FINANCIAL STATEMENTS
For the year ended 31 March 2023

	2023 Unrestricted Funds £	2023 Restricted Funds £	2023 Total £	2022 Total £
2 Voluntary income				
Grants	-	-	-	1,000
General donations	2,195	-	2,195	3,788
tax Recoverable	-	-	-	1,320
	<u>2,195</u>	<u>-</u>	<u>2,195</u>	<u>6,108</u>
3 Income from Charitable Activities				
BDBC Housing Benefit	29,708	-	29,708	21,445
Service payments from residents	8,859	-	8,859	7,315
Other income	245	-	245	290
	<u>38,812</u>	<u>-</u>	<u>38,812</u>	<u>29,050</u>
4 Cost of Charitable Activities				
a Direct Charitable Costs				
Leasing Costs	19,935	-	19,935	19,935
Utilities and house	12,918	-	12,918	15,533
Maintenance	-	-	-	-
Staff and Training Costs	5,984	-	5,984	4,043
Other Administrative Costs	461	-	461	-
Counselling	415	-	415	589
	<u>39,713</u>	<u>-</u>	<u>39,713</u>	<u>38,642</u>
b Support & Administration				
Insurance	1,300	-	1,300	1,458
Independent Examination	780	-	780	720
Other Administrative Costs	382	-	382	692
	<u>2,462</u>	<u>-</u>	<u>2,462</u>	<u>2,870</u>
Total	<u>42,175</u>	<u>-</u>	<u>42,175</u>	<u>41,512</u>
5 Staff & Trustees				
The cost of employing staff in the year			5,984	4,043
Salary Costs			<u>5,984</u>	<u>4,043</u>

Power to pay remuneration to trustees is included in the charity's constitution. One trustee, L Anstey, is paid by the charity. No remuneration or expenses were paid to any other trustee during the year nor to any person connected to them.

THE DWELLING PLACE
ANNUAL REPORT AND FINANCIAL STATEMENTS
For the year ended 31 March 2023

	2023 Unrestricted Funds £	2023 Restricted Funds £	2023 Total £	2022 Total £
6 Debtors and Prepayments				
Trade Debtors	234	-	234	234
Tax Recoverable	300	-	300	300
	<u>534</u>	<u>-</u>	<u>534</u>	<u>534</u>
7 Cash at Bank and in Hand				
Bank Accounts	30,068	-	30,068	31,836
	<u>30,068</u>	<u>-</u>	<u>30,068</u>	<u>31,836</u>
8 Creditors: liabilities falling due within one year				
Creditors	-	-	-	600
Accruals	-	-	-	600
	<u>-</u>	<u>-</u>	<u>-</u>	<u>600</u>