



THE DWELLING PLACE

A Charitable Incorporated Organisation

Annual Report & Accounts
for the year ended 31 March 2025

THE DWELLING PLACE
ANNUAL REPORT AND FINANCIAL STATEMENTS
For the year ended 31 March 2025

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Trustees	Andrew Taylor Andrew Mahers Kathleen Oliver Lorraine Anstey David Hubbard
Principal Office	The Sarum Hill Centre, Sarum Hill, Basingstoke RG21 8SR
Bankers	Barclays Bank
Independent Examiner	Brewers Chartered Accountants Unit 3 Birtley Courtyard Bramley Surrey GU5 0LA
Charity Registered No	1164606

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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 affected 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:

8th April 2024

19th September 2024

5th December 2024

13th March 2025

Board of Trustees

There were no changes to the board of trustees this year.

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Management Team

This year our project lead who has served us diligently, and often beyond the call of duty decided it was time to move on. The Trustees are extremely grateful for her hard work and commitment over a number of years including during the pandemic, which made the job extremely difficult.

After a period of transition, we now have a new and experienced project lead who we are confident will take the project forward.

Residents

We have had approximately 80% occupancy throughout this financial year, with some new residents joining us and some moving on.

This year we decided that it was time that the house was redecorated, so all the communal areas were painted to a really good standard. This is an investment that we trust will last for some time.

Financial Review

During the year the charity has received donations and other income amounting to £45,488 and has incurred expenditure of £48,167.

Reserves

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

Reserves at 31st March 2025 totalled: £36,443

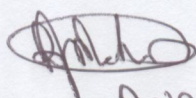
Risk Management

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 26th November and signed on their behalf by:
2025



ANDREW JOHN MAHERS
Trustee

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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 2025 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.

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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
Unit 3
Birtley Courtyard
Bramley
GU5 0LA

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Statement of Financial Activities
for the year ended 31 March 2025

	Note	2025 Unrestricted Funds £	2025 Restricted Funds £	2025 Total £	2024 Total £
INCOME AND ENDOWMENTS					
From:					
Donations		2,729	-	2,729	7,124
Charitable Activities		42,318	-	42,318	52,366
Interest Received		441	-	441	362
Total		45,488	-	45,488	59,852
EXPENDITURE on:					
Charitable activities		48,167	-	48,167	51,332
Total		48,167	-	48,167	51,332
Net (Deficit)/Income		(2,679)	-	(2,679)	8,520
Total Funds at 31st March 2024		39,122	-	39,122	30,602
Total Funds Carried Forward at 31st March 2025					
		36,443	-	36,443	39,122

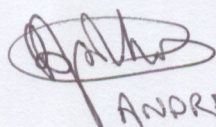
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BALANCE SHEET
AS AT 31 MARCH 2025

	Note	2025 £	2024 £
CURRENT ASSETS			
Debtors		940	734
Cash at Bank		35,503	38,388
		<u>35,503</u>	<u>39,122</u>
CURRENT LIABILITIES			
Liabilities falling due within one year		-	-
Net Current Assets		<u>36,443</u>	<u>39,122</u>
NET ASSETS		<u>36,443</u>	<u>39,122</u>
FUND BALANCES			
Unrestricted funds		36,443	39,122
General Funds		-	-
Restricted Funds		-	-
		<u>36,443</u>	<u>39,122</u>

Approved by the Trustees and signed on their behalf

On 26th November 2025 by:



ANDREW JOHN MAHERS

Trustee

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Notes to the Accounts
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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.

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	2025 Unrestricted Funds £	2025 Restricted Funds £	2025 Total £	2024 Total £
2 Voluntary income				
Grants	-	-	3,586	3,586
General donations	2,594	-	3,374	3,374
tax Recoverable	135	-	163	163
	<u>2,729</u>	<u>-</u>	<u>7,124</u>	<u>7,124</u>
3 Income from Charitable Activities				
BDBC Housing Benefit	33,458	-	42,704	42,704
Service payments from residents	8,860	-	9,662	9,662
Other income	-	-	-	-
	<u>42,318</u>	<u>-</u>	<u>52,366</u>	<u>52,366</u>
4 Cost of Charitable Activities				
a Direct Charitable Costs				
Leasing Costs	22,976	-	22,976	21,962
Utilities and house Maintenance	14,596	-	14,596	20,019
Staff and Training Costs	6,731	-	6,731	3,860
Other Administrative Costs	655	-	655	1,296
Counselling	510	-	510	1,255
	<u>45,468</u>	<u>-</u>	<u>45,468</u>	<u>48,392</u>
b Support & Administration				
Insurance	721	-	721	620
Independent Examination	870	-	870	931
Other Administrative Costs	1,108	-	1,108	1,389
	<u>2,699</u>	<u>-</u>	<u>2,699</u>	<u>2,940</u>
Total	<u>48,167</u>	<u>-</u>	<u>48,167</u>	<u>51,332</u>
5 Staff & Trustees				
The cost of employing staff in the year			6,731	3,860
Salary Costs			<u>6,731</u>	<u>3,860</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.

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	2025 Unrestricted Funds £	2025 Restricted Funds £	2025 Total £	2024 Total £
6 Debtors and Prepayments				
Other Debtors	940	-	940	434
Tax Recoverable	-	-	-	300
	-	-	940	734
7 Cash at Bank and in Hand				
Bank Accounts	35,503	-	35,503	38,388
	35,503	-	35,503	38,388
8 Creditors: liabilities falling due within one year				
Creditors	-	-	-	-
	-	-	-	-