



# Trustees' Annual Report for the period

Period start date  
From 08 November 2023 To 07 November 2024  
Period end date

## Section A

### Reference and administration details

Charity name JustUs

Other names charity is known by None

Registered charity number (if any) 1166198

Charity's principal address 16a De Parys Avenue

Bedford

Postcode

MK40 2TW

### Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	Mark Stedman			
2	Robert Muncaster			
3	Samantha Price			
4	Luke Larner		08/11/2023 to 06/02/2024	
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				

### Names of the trustees for the charity, if any, (for example, any custodian trustees)

Name	Dates acted if not for whole year

**Names and addresses of advisers (Optional information)**

Type of adviser	Name	Address

**Name of chief executive or names of senior staff members (Optional information)**

--

## Section B Structure, governance and management

**Description of the charity's trusts**

Type of governing document	Constitution
How the charity is constituted	Foundation
Trustee selection methods	Appointed by a resolution passed at a properly convened meeting of the charity trustees.

**Additional governance issues (Optional information)**

You **may choose** to include additional information, where relevant, about:

- policies and procedures adopted for the induction and training of trustees;
- the charity's organisational structure and any wider network with which the charity works;
- relationship with any related parties;
- trustees' consideration of major risks and the system and procedures to manage them.

--

## Section C Objectives and activities

**Summary of the objects of the charity set out in its governing document**

To promote the relief of need for the homeless or vulnerably housed by providing advice, advocacy and support.

Vulnerably housed is taken to include those who struggle to afford their accommodation and so are at risk of falling into rent arrears, those who struggle to manage their tenancy without support, those who live in properties where the physical condition significantly effects the wellbeing of the occupants, those who experience, or are at risk of experiencing abuse or harassment in their home and those where the landlord has not followed due procedures whilst renting out the property. These factors in

turn place the occupants at risk of homelessness or living in unacceptable conditions.

JustUs provides support and advocacy to the adult population of Bedford Borough who are socially excluded. This includes adults with dependent children who will indirectly benefit.

We include within our understanding of socially excluded those people who are living with mental health issues, people with substance misuse problems, people who are homeless or face the threat of homelessness, people who do not enjoy a basic standard of housing, people with learning difficulties, people fleeing violence (domestic or otherwise) and people facing prejudice and discrimination.

Support and advocacy includes anything that helps socially excluded people receive fair and ethical treatment from those that are duty-bound to provide it.

Because of the nature and enormity of social exclusion, we have initially focussed our efforts on homeless people, or those facing the threat of homelessness, and our priorities lie with securing accommodation and getting the wrap-around support that should go with that accommodation for such people. We recognise that homeless people are one of the most marginalised people groups in society and also recognise that the issues that go alongside homelessness often include the other issues mentioned in our objects. Many homeless people are failing to get the legal duty of assistance that is owed to them from Local Authority and other housing providers and are being overlooked when it comes to housing them in independent living accommodation. These individuals are poorly represented and may lack the knowledge around housing law to effectively argue their own case. JustUs challenges the Local Authority and other housing providers to ensure that these individuals are treated according to the law.

The trustees are aware of, and have had regard to the Charity Commission's guidance on public benefit when exercising any powers or duties to which the guidance is relevant.

**Summary of the main activities undertaken for the public benefit in relation to these objects (include within this section the statutory declaration that trustees have had regard to the guidance issued by the Charity Commission on public benefit)**

## Additional details of objectives and activities (Optional information)

You **may choose** to include further statements, where relevant, about:

- policy on grantmaking;
- policy programme related investment;
- contribution made by volunteers.



**Summary of the main achievements of the charity during the year**

In our last financial year JustUs had a total income of £35,622.85 and a total expenditure of £25,096.11.

Our total casework costs were £14,273.20. This includes caseworkers' holiday pay and caseworkers' professional supervisions.

During this year JustUs supported 86 individuals from 38 households. These households comprised of 45 adults (including 2 that were pregnant) and 41 children.

From these 38 households:

- 7 have moved into new homes.
- 20 remain in Local Authority temporary accommodation with the guarantee of a new home, however 1 household has disengaged.
- 1 under 18-year-old remains in his current accommodation with the support of his extended family and the Local Authority's Children's Services. JustUs helped facilitate the support from Children's Services.
- 1 mother and child have moved back home.
- 1 remains in her current accommodation as the family that were evicting her changed their minds.
- 1 remains in her current accommodation after mould and damp was successfully treated.
- 1 was evicted from supported accommodation but had no priority need and chose to be supported by his partner.
- 1 simply requested JustUs' oversight to ensure the smooth running of a court eviction. No other support was requested.
- 3 returned to the areas where they had local connection.
- 1 returned to prison but prior to that JustUs were able to get an intentional homeless decision overturned.
- 1 whose tenancy ended wanted information only.

This means that for reporting purposes JustUs were able to support each individual to a positive housing conclusion (75 people) for an average cost of £190.31 per person.

JustUs also spent £562.87 giving information to members of the public (43 people), local councillors (on 8 occasions) or other professionals so that they too could support people with their housing issues. Information was given to:

- Bedfordshire Pilgrims Housing Association
- New Opportunities and Horizons (NOAH)
- YouTurn Futures
- The Stroke Association

- Community Led Initiative (on 9 occasions)
- HMP Durham
- Migrant Help
- Bedford Women's Centre
- Bedford Borough Council's Safeguarding Team
- Surrey Hills Legal Services
- The Community Mental Health Team (on 2 occasions)
- Bedford Probation Service (on 3 occasions)
- Bedfordshire Rural Communities Charity
- Social Interest Group (Penrose) Holman House
- Forest of Dean Social Prescriber
- Path to Recovery (on 3 occasions)

JustUs has also supported another 15 individuals (including 1 that was pregnant) from a further 9 households (12 adults and 3 children) whose future housing has yet to be determined. These individuals remain open to us and will continue to receive support from JustUs throughout the next financial year until their housing situation reaches a conclusion.

In total JustUs supported 101 individuals (57 adults and 44 children) from 47 households.

From those 47 households:

- 3 individuals were suffering from anti-social behaviour. 1 individual was moved from his own home because the anti-social behaviour from others posed a risk to his safety, 1 individual was suffering from anti-social behaviour whilst in temporary accommodation and 1 individual was suffering from anti-social behaviour whilst in supported accommodation.
- 1 household is living with damp and mould with Bedford Borough Council's Environmental Health Team refusing to inspect the property.
- 2 households were placed in temporary accommodation that had damp and mould
- 1 mother and her 3 children were placed in temporary accommodation that had damp and mould and a rat infestation.
- 1 mother and her young daughter were placed in 3 separate rooms in the same hotel temporary accommodation all of which had fleas.
- 2 mothers with children were placed in temporary accommodation in the same block of flats and were suffering from anti-social behaviour as the block of flats was being used as a haven for street drinkers and drug dealers and users.
- 1 mother and her 5 children had to be moved from their temporary

accommodation because when it rained the roof leaked which flooded the bathroom.

- 1 pregnant lady had to be moved to a hotel whilst repair work was completed on her former temporary accommodation.
- 1 lady is inappropriately housed too close to where she was sexually assaulted and is still waiting to be temporarily rehoused.

To secure housing for some individuals and/or families, and as a natural part of our work JustUs have inevitably had to challenge Local Authorities at various stages in the process. This has resulted in:

- 8 successful reviews of the suitability of temporary accommodation. Twice for 1 household.
- 1 unsuccessful review of the suitability of temporary accommodation
- 2 reviews of the suitability of temporary accommodation final decisions pending
- 1 review of the suitability of temporary accommodation cancelled as the family were permanently housed before the review end date.
- 1 successful informal complaint regarding the suitability of temporary accommodation
- 1 stage 2 formal complaint regarding the suitability of temporary accommodation final decision pending.
- 1 prevention of eviction from temporary accommodation
- 1 successful formal complaint resulting in £300 compensation for a household that was given the wrong advice by the council
- 1 intentional homeless decision overturned
- 2 homeless applications gatekept on a lone approach by the clients but resolved on the second approaches with the support of JustUs.
- 1 gatekept temporary accommodation request overturned as a result of a solicitor's pre (court) action letter being sent to the council. The same person was left unnecessarily homeless for 73 days. Complaint upheld, decision on compensation pending.
- 1 gatekept temporary accommodation resolved following a formal complaint.
- 2 reviews of non-priority decisions pending.

For those that have been newly rehoused, either temporarily or permanently JustUs has spent £1,972.84 on furniture and small household goods by using our own funds or from funds kindly donated by:

- Help the Homeless
- The Bedford Homeless Partnership Real Change Fund, and



- Members of the public

JustUs also gave further assistance to those that moved into permanent accommodation by supporting them to complete Housing Benefit and Council Tax Support claims and to set-up utilities at a cost of £66.58

There are of course other costs incurred to enable us to do our work, and these are as follows:

- Administration (hours worked) £2,771.85
- Other admin costs (professional registrations, stationery, postage, printer ink website hosting) £758.28
- Promoting better practice (hours worked) £3,159.37
- Travel £535.35
- Parking £40.50
- IT support £118.17
- Insurance £437.10
- Consultation fees £220.00 and
- Gift vouchers for people with lived experience contributing to the JustUs/HBP forum £180.00

#### Items of Note

JustUs has finally (after approximately 8 years of campaigning) got Bedford Borough Council to commit to developing a stand-alone domestic abuse policy for homeless people. Development is currently underway.

As Bedford Borough Council's main focus is on the prevention of homelessness there is now a lot of pressure put on residents who have received a section 21 eviction notice to remain in their properties beyond the section 21 end date up to the date where a court has imposed a possession notice. This does not prevent homelessness it just defers it, and in most circumstances goes against the government's guidance. However, when it is in the interests of the resident to stay put for those extra few months and the section 21 eviction is clearly a 'no fault' eviction JustUs has got the council, based on a case-by-case assessment, to commit to paying the court costs that the resident will naturally incur.

JustUs has always hoped that its advocacy model would be replicated elsewhere around the country, so we were pleased when some volunteers from the London-based organisation Streets Kitchen CIC reached out to us because they wanted to set up their own 'legal clinic'. We are currently mentoring these volunteers to set up their own charity to do the same work that we do.

JustUs continues to push to improve practice within the homeless sector through our social media, as a member of the Bedford Homeless Partnership and by regularly putting forward questions to the local councillors sitting on Bedford Borough Council's Housing Committee. JustUs has also teamed up with Homeless Best Practice CIC to develop a forum of people with lived experience of homelessness to pose questions to the same Committee.



Finally, this year JustUs has been successful in securing funding from, and would like to thank:

- The Harpur Trust Main Grant second tranche of 3-year funding £8,596.50
- The Frank Branston Trust second tranche of 1-year funding £2,999.00
- The Steel Charitable Trust's Stability Fund via the Bedford and Luton Community Foundation first and second tranches of new 2-year funding £10,000.00
- Project Eidos £3,000.00

We also continue to receive regular monthly donations from our core supporters from the general public amounting to an amazing £8,902.40 with Gift Aid coming in at £2,124.95.

If you would like to donate to JustUs either as a one-off donation or as a regular donation then the best way to do this is by BACS transfer. Our bank details are:

Account name: JUSTUS

Account number: 68435681

Sort code: 60-02-13

Additionally, please email us at [info@justus.org.uk](mailto:info@justus.org.uk) so that we can discuss how to claim Gift Aid on your donation. All donations will be gratefully received.

## Section E

## Financial review

**Brief statement of the charity's policy on reserves**

At a meeting of the Trustees held on 11<sup>th</sup> December 2024 Trustees considered what level of funding the charity should hold in reserve.

It was agreed that JustUs would continue to hold 3 month's operational costs in reserve up until the review date of December 2025. Based on current levels of expenditure (a mean average of 3 month's operational costs equalling £4,084) £4,300 would remain in reserve.

**Details of any funds materially in deficit**

None

### Further financial review details (Optional information)

You may choose to include additional information, where relevant about:

- the charity's principal sources of funds (including any fundraising);
- how expenditure has supported the key objectives of the charity;
- investment policy and objectives including any ethical investment policy adopted.

## Section F


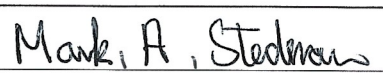
## Other optional information

## Section G

## Declaration

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

**Signed on behalf of the charity's trustees**

Signature(s)		
Full name(s)	SAMANTHA JANE PRICE	MARK STEDMAN
Position (eg Secretary, Chair, etc)	TRUSTEE	TRUSTEE,
Date	24/02/2025	



CHARITY COMMISSION  
FOR ENGLAND AND WALES

JustUs

1166198

## Receipts and payments accounts

CC16a

For the period  
from

08/11/2023

To

07/11/2024

### Section A Receipts and payments



	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
<b>A1 Receipts</b>					
Fundraising / Donations	-	3,040	-	3,040	3,320
Donations (Campaigning)	-	1,760	-	1,760	1,507
Training Fund	6,563	-	-	6,563	3,884
CAF Fund	539	-	-	539	275
BHP Real Change Fund	-	-	-	-	2,000
Harpur Trust Main Grant	-	-	-	-	13,000
BLCF Frank Branston Trust	-	2,999	-	2,999	7,000
Harpur Trust Main Grant 2	-	8,597	-	8,597	8,597
Sale of Laptops	-	-	-	-	544
BLCF Stability Fund	-	10,000	-	10,000	-
Gift Aid	2,125	-	-	2,125	-
<b>Sub total (Gross income for AR)</b>	<b>9,227</b>	<b>26,396</b>	<b>-</b>	<b>35,623</b>	<b>40,127</b>
<b>A2 Asset and investment sales, (see table).</b>					
	-	-	-	-	-
<b>Sub total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total receipts</b>	<b>9,227</b>	<b>26,396</b>	<b>-</b>	<b>35,623</b>	<b>40,127</b>
<b>A3 Payments</b>					
Fundraising / Donations	-	220	-	220	5,533
Training Fund	2,175	-	-	2,175	2,844
Harpur Trust Main Grant	-	2,833	-	2,833	20,167
CAF Fund	-	-	-	-	306
Arnold Clark Household Goods Fund	-	-	-	-	453
BHP Real Change Fund	-	487	-	487	803
Harpur Trust Covid-19 Fund	-	-	-	-	4,643
Donations (Campaigning)	-	-	-	-	2,105
BLCF Frank Branston Trust	-	6,891	-	6,891	3,108
Harpur Trust Main Grant 2	-	10,499	-	10,499	80
BLCF Stability Fund	-	1,991	-	1,991	-
<b>Sub total</b>	<b>2,175</b>	<b>22,921</b>	<b>-</b>	<b>25,096</b>	<b>40,042</b>
<b>A4 Asset and investment purchases, (see table)</b>					
	-	-	-	-	-
<b>Sub total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total payments</b>	<b>2,175</b>	<b>22,921</b>	<b>-</b>	<b>25,096</b>	<b>40,042</b>
<b>Net of receipts/(payments)</b>	<b>7,052</b>	<b>3,475</b>	<b>-</b>	<b>10,527</b>	<b>85</b>
<b>A5 Transfers between funds</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>A6 Cash funds last year end</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Cash funds this year end</b>	<b>7,052</b>	<b>3,475</b>	<b>-</b>	<b>10,527</b>	<b>85</b>



## Section B Statement of assets and liabilities at the end of the period

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
<b>B1 Cash funds</b>		-	-	-
		-	-	-
		-	-	-
	<b>Total cash funds</b>	<b>7,052</b>	<b>3,475</b>	<b>-</b>
	(agree balances with receipts and payments account(s))			
<b>B2 Other monetary assets</b>		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
<b>B3 Investment assets</b>		Fund to which asset belongs	Cost (optional)	Current value (optional)
			-	-
			-	-
			-	-
			-	-
			-	-
<b>B4 Assets retained for the charity's own use</b>		Fund to which asset belongs	Cost (optional)	Current value (optional)
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
<b>B5 Liabilities</b>		Fund to which liability relates	Amount due (optional)	When due (optional)
			-	
			-	
			-	
			-	
			-	

Signed by one or two trustees on behalf of all the trustees

Signature	Print Name	Date of approval
	SAMANTHA JANE PRICE	13.2.25
	MARK STEADMAN	21/2/25





CHARITY COMMISSION  
FOR ENGLAND AND WALES

Independent examiner's  
report on the accounts

Section A

Independent Examiner's Report

Report to the trustees/  
members of

Charity Name  
JustUs

On accounts for the year  
ended

7th November 2024

Charity no  
(if any)

1166198

Set out on pages

3

(remember to include the page numbers of additional sheets)

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended **07 / 11 / 2024**.

Responsibilities and  
basis of report

As the charity trustees of the Trust, 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 Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed 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 [REDACTED] in connection with the examination which gives me cause to believe that in, any material respect:

- accounting records were not kept in accordance with section 130 of the Act or
- the accounts do not accord with the accounting records

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in order to enable a proper understanding of the accounts to be reached.

*\* Please delete the words in the brackets if they do not apply.*

Signed: 

Date: 06/02/2025

Name: Mr Sanjay Vadher FCCA

Relevant professional  
qualification(s) or body  
(if any):

The Chartered Association of Certified Accountants

Address: 18 Astor Park

Maidstone, Kent

ME16 8FP

**Section B****Disclosure**

Only complete if the examiner needs to highlight matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

**Give here brief details of any items that the examiner wishes to disclose.**

NONE

