

# **COLIN BENNETT CHARITABLE TRUST FOR THE HOMELESS**

**Report of the year ended 25<sup>th</sup> July 2021.**

**"To relieve poverty of homeless people, those at risk  
of becoming homeless or those in insecure  
accommodation"**

Colin Bennett – Founder and Trustee	
Vivienne Wiggins -	Trustee
Ian Dewis	Trustee
Nigel Humphreys	Trustee

**Registered Charity No. 1168571**

## **COLIN BENNETT CHARITABLE TRUST FOR THE HOMELESS.**

Was founded through a trust deed dated 25<sup>th</sup> July 2016.

The four trustees named in this report have served during the year and continue to do so.

The initial settled sum was £750,000 from which two houses have been purchased and used to house the homeless. The property known as 6 Walsingham Road was donated by the settlor and added to this trust in 2019.

### **PUBLIC BENEFIT STATEMENT**

The trustees pay due regard to the Charity Commission guidance on public benefit in deciding what activities the charity should undertake and use their powers to provide accommodation for vulnerable people in the community.

### **RISK MANAGEMENT**

The trustees have an ongoing risk management strategy which is reviewed from time to time and at the Annual meetings. This strategy seeks to identify risk so that procedures and systems can be put in place to minimise damage if those risks materialise. We have comprehensive insurance in place on our property and place our funds with the CAF Bank which is justifiably trusted by most major UK charities. Confidentiality of our beneficiaries is assured through the experienced hands of Beacon House Ministries who act as our managing agents.

### **SAFEGUARDING**

We employ no staff and our beneficiaries are overseen by our managing agents who hold their well being and potential recovery to normality as the prime objective of this charity.

### **PROCEDURES AND CONTROLS**

We have no volunteers and none anticipated at the moment. Complaints will be dealt with by the trustees as and when they arise or at the trustee meetings if time permits. Similarly, reviews of our financial controls will be undertaken when any changes demand it, or at a minimum, at our Annual General meetings.

### **RESERVES POLICY**

Our reserves policy is designed to balance the needs of future and current beneficiaries, ensuring that reserve levels are sufficient to cover day-to-day activities, absorb setbacks and respond to change and opportunity. And, of course, we also need to ensure that essential beneficiary services are maintained.

# **COLIN BENNETT CHARITABLE TRUST FOR THE HOMELESS**

## **Report for year 2020/21**

The substantial increase in income and expenditure is a sign that the house in Walsingham Road has produced a full 12 months occupancy, but more importantly, there has been greater help provided to our ultimate beneficiaries, especially at the house in Meyrick Crescent and in the East Hill flats.

I am grateful to Steve Brown, CEO at Beacon House. He has identified ways of making the objects of this trust much more effective with the use of Beacon House staff and expertise to help our tenants to a more sustainable lifestyle. Regular visits are made to our properties by occupational therapists who encourage the tenants to make more use of the help and guidance within the Beacon House Day Centre. This can help many including those with a drug or alcohol history to get back to a more dependant life.

There is an underlying influence to use our properties as "move-on" accommodation and we are giving increased encouragement that our tenants use our assets as a platform which is a major step to self-fulfilment. Now that the pandemic exclusions are relaxed, we are in a position to focus on what can be done to build on the success we have enjoyed. We are exploring the possibility of using volunteers to help keep the gardens tidy and we are in the process of using a volunteer surveyor to advise us on the upkeep of the houses. This serves to help the tenants as well as the relations with neighbours. We anticipate that expenditure will be incurred in the next 12 months as we undertake new windows, doors, double glazing and other desirable/safety upgrades to our older houses.

I would direct you to the housing report which Lisa at Beacon House as again prepared. I am grateful to her and indeed those staff at Beacon House who help make the ambitions of this charity a living reality.

**COLIN BENNETT**  
**September 2021**

COLIN BENNETT CHARITABLE TRUST  
FOR THE HOMELESS

INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR TO 25th JULY 2021

	<u>2021</u>	<u>2020</u>
RENTS RECEIVED	<u>59,199</u>	<u>39,435</u>
LESS: EXPENSES		
Management Fees	11,840	7,887
Expenses	17,367	15,312
Insurance	2,431	2,172
Bank Charges	82	60
	<u>31,720</u>	<u>25,431</u>
NET SURPLUS FOR THE YEAR	27,479	13,004
SURPLUS BROUGHT FORWARD	18,333	5,229
SURPLUS CARRIED FORWARD	<u>45,812</u>	<u>18,233</u>



COLIN BENNETT CHARITABLE TRUST  
FOR THE HOMELESS  
BALANCE SHEET  
AS AT 25TH JULY 2021

FIXED ASSETS

FREEHOLD PROPERTY AT COST

	<u>2021</u>	<u>2020</u>
6, Walsingham Road	207,555	207,555
35, Meyrick Crescent	219,301	219,301
140, Hythe Hill	215,308	216,308
30 % share of East Hill Flats	290,368	286,165
	<u>932,532</u>	<u>929,329</u>

LESS: CURRENT ASSETS

Debtors	22,303	12,016
Cash at Bank	47,532	34,542
	<u>69,835</u>	<u>46,558</u>
	<u>1,002,367</u>	<u>975,887</u>

CAPITAL AND RESERVES

SETTLED FUNDS	957,505	957,505
ACCUMULATED RESERVES	45,812	18,333
	<u>1,003,317</u>	<u>975,838</u>

I have completed my examination. I confirm that no matters have come to my attention in connection with my examination giving me cause to believe that in any material respect

Accounting records were not kept as required by section 63 of the 2008 Act and section 130 of the 2011 Act or  
That the accounts do not accord with those records or  
That the accounts do not comply with the accounting requirements of the 2008 Act and the 2011 Act

I confirm that there are no other matters to which your attention should be drawn to enable a proper understanding of the accounts to be reached.

Dated

6/12/21.

R A INGRAM

33 Whitworth House, Stable Road, Colchester, CO2 7TL

# COLIN BENNETT CHARITABLE TRUST FOR THE HOMELESS

## Accounts for the year ended 25<sup>th</sup> July 2021

### NOTE 1

#### Details of rental income

	<u>Gross rental</u>	<u>Expenditure</u>	<u>Mangt fee</u>	<u>Net rec'd</u>
Meyrick Crescent	16,506.34	4017.72	3301.27	9187.35
Hythe Hill	9,985.49	5599.83	1997.10	2388.56
Walsingham Road	15,963.98	5088.73	3192.80	7682.45
30% share of East Hill flats	16,743.45	2660.24	3348.39	10,734.82
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TOTALS	59,199.26	17,366.52	11,839.56	29,993.18
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# Housing Report 2020 - 2021

## **35 Meyrick Crescent**

### **Meyrick Crescent has provided accommodation for 4 people**

One resident which we housed within Covid 19 has been clean from drug addiction for just over one year and is looking into further education and has a gym membership and is working hard to improve their life skills and health.

We housed another resident in Covid 19 who was street homeless with our support and partnership working they have addressed their drug misuse and is now on a script. With our support they have built a positive relationship with their family and children and have since moved to other accommodation with continued support so they can be closer to family and children.

## **8 Walsingham Road**

### **Walsingham Crescent has provided accommodation for 5 People**

One Resident has been a long-standing resident their health deteriorated during Covid 19, with our support he has addressed his health issues and has attended all appointments and has become more positive Re their future health. With continued support and advice, they have managed to secure more permanent accommodation which Beacon houses are supporting them to move on and will give continued support until they are settled.

One resident we housed in 2019 has settled well and is managing their finances as they have had the support of OT to do budgeting, their mental health has improved and they are volunteering within

## Housing Report 2020 - 2021

Beacon House one day a week, as they are working toward further education or working.

One resident moved on to more permanent accommodation with Beacon House support writing references and any relevant support needed due to wanting to support her own daughter and grandchildren.

New Resident moved in July 2021 has been supported to address alcohol intake and has shown positive behaviour in wanting to move forward. They are engaging well with Beacon house staff.

### **140 Hythe Hill**

#### **Hythe Hill has provided accommodation for 4 People**

Unfortunately, we had to seek possession of room one after many attempts to work with resident who was not ready to engage, we are still supporting the Guest at Beacon House and referred them to all relevant partnerships to gain the support needed to be rehoused.

One resident has moved onto a flat in East Hill as showed great understanding of taking responsibility and sustaining a property after engaging well with Beacon House staff.

One resident has moved onto permanent housing with the local council has been having Beacon House support occasionally to support them to settle.

Have a long-standing resident who is seeking employment to support them to move on and engaging well with Beacon House staff.



# Housing Report 2020 - 2021

## East Hill 90/91

### **90/ 91 East Hill provides accommodation for 9 people**

Two residents have found a permanent property and will be moving on in very near future. This allows Beacon House to move on those within shared accommodation that have shown they maintained shared property

One resident has moved into flat from one of Shared houses this resident who attended beacon house before we housed them was street homeless and drug dependant and has engaged well with drug rehabilitation and has been clean for a few years.

engaging well with Beacon House staff and sustaining property well and taking responsibilities for all utility bills and life skills within a flat.

Two Residents are now in employment and are saving to move on to more permanent accommodation

Report Completed by Lisa Loganimoce (Housing & Tenancy Manager)