

COLIN BENNETT CHARITABLE TRUST FOR THE HOMELESS
ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 25 JULY 2025



11 De Grey Square
De Grey Road
Colchester
Essex
CO4 5YQ

COLIN BENNETT CHARITABLE TRUST FOR THE HOMELESS

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COLIN BENNETT CHARITABLE TRUST FOR THE HOMELESS

COMPANY INFORMATION

Trustees	C N Bennett Dr I Dewis N Humphreys
Charity number	1168571
Independent examiner	TC Group 11 De Grey Square De Grey Road Colchester Essex CO4 5YQ

COLIN BENNETT CHARITABLE TRUST FOR THE HOMELESS

TRUSTEES REPORT

FOR THE YEAR ENDED 25 JULY 2025

The trustees present their annual report and financial statements for the year ended 25 July 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 trust's governing document, the Charities Act 2011 and "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)" (as amended for accounting periods commencing from 1 January 2016)

Objectives and activities

The trust's objects are to relieve poverty of homeless people, those at risk of becoming homeless or those in insecure accommodation.

Public benefit

The trustees have paid due regard to guidance issued by the Charity Commission in deciding what activities the trust should undertake.

Achievements and performance

Significant activities and achievements against objectives

The plans laid out in my/our report last year have all been completed.

With the sale of the houses, the final disposal of our interest in real property was completed with sale of our minority holding in the 9 East Hill flats to Beacon House Ministries, the majority owner.

Our assets therefore comprise first class investments and some uninvested cash, which provides an income to Beacon House. We paid £3000 monthly, rising to £3500 monthly to enable this worthwhile Christian charity expand its help to the homeless, and those threatened with homelessness. The trustees of both this trust and of Beacon House work closely together to find an efficient and effective safety net for our beneficiaries.

At the moment, we are viewing future likely demands on our resources, and subject to this, it is probable that we will explore what other effective grants and assistance which we can offer to a wider spectrum of those who seek to help our stated class of beneficiaries.

Financial review

A surplus of £6,043 (2024: £110,258) was made in the year which included a loss of £35,368 (2024: £59,811 profit) on the disposal of freehold property.

Structure, governance and management

The trustees who served during the year and up to the date of signature of the financial statements were:

C N Bennett

Dr I Dewis

N Humphreys

Recruitment and appointment of trustees

COLIN BENNETT CHARITABLE TRUST FOR THE HOMELESS

TRUSTEES REPORT (CONTINUED)

FOR THE YEAR ENDED 25 JULY 2025

The trustees report was approved by the Board of Trustees.

C N Bennett
Trustee

27 September 2025

COLIN BENNETT CHARITABLE TRUST FOR THE HOMELESS

INDEPENDENT EXAMINER'S REPORT

TO THE TRUSTEES OF COLIN BENNETT CHARITABLE TRUST FOR THE HOMELESS

I report to the trustees on my examination of the financial statements of Colin Bennett Charitable Trust for the Homeless (the trust) for the year ended 25 July 2025.

Responsibilities and basis of report

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

I report in respect of my examination of the trust's financial statements carried out under section 145 of the 2011 Act. 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.

Independent examiner's statement

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 trust as required by section 130 of the 2011 Act; or
- 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 accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts 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.

Jacqueline Frost ACA
TC Group

11 De Grey Square
De Grey Road
Colchester
Essex
CO4 5YQ

Dated: 29 September 2025

COLIN BENNETT CHARITABLE TRUST FOR THE HOMELESS

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

FOR THE YEAR ENDED 25 JULY 2025

	Notes	Unrestricted funds 2025 £	Unrestricted funds 2024 £
Income and endowments from:			
Charitable activities	2	10,267	12,227
Investments	3	30,164	17,831
Other income	4	-	59,811
		<hr/>	<hr/>
Total income		40,431	89,869
		<hr/>	<hr/>
Expenditure on:			
Charitable activities	5	39,384	16,993
Other expenditure	9	35,368	-
		<hr/>	<hr/>
Total expenditure		74,752	16,993
		<hr/>	<hr/>
Net gains/(losses) on investments	10	40,364	37,382
		<hr/>	<hr/>
Net income and movement in funds		6,043	110,258
		<hr/>	<hr/>
Reconciliation of funds:			
Fund balances at 26 July 2024		1,140,408	1,030,150
		<hr/>	<hr/>
Fund balances at 25 July 2025		1,146,451	1,140,408
		<hr/>	<hr/>

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

COLIN BENNETT CHARITABLE TRUST FOR THE HOMELESS

BALANCE SHEET

AS AT 25 JULY 2025

		2025		2024	
	Notes	£	£	£	£
Fixed assets					
Tangible assets	12		-		290,368
Investments			866,060		516,800
			<u>866,060</u>		<u>807,168</u>
Current assets					
Debtors	13	-		12,312	
Cash at bank and in hand		281,771		322,248	
		<u>281,771</u>		<u>334,560</u>	
Creditors: amounts falling due within one year	14				
		<u>(1,380)</u>		<u>(1,320)</u>	
Net current assets			<u>280,391</u>		<u>333,240</u>
Total assets less current liabilities			<u><u>1,146,451</u></u>		<u><u>1,140,408</u></u>
The funds of the trust					
Unrestricted funds	15		<u>1,146,451</u>		<u>1,140,408</u>
			<u><u>1,146,451</u></u>		<u><u>1,140,408</u></u>

The financial statements were approved by the trustees on 27 September 2025

C N Bennett
Trustee

COLIN BENNETT CHARITABLE TRUST FOR THE HOMELESS

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 25 JULY 2025

1 Accounting policies

Charity information

Colin Bennett Charitable Trust for the Homeless is a trust founded through a trust deed dated 25th July 2016.

1.1 Accounting convention

The financial statements have been prepared in accordance with the trust's [governing document], the Charities Act 2011, FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") 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)" (effective 1 January 2019). The trust is a Public Benefit Entity as defined by FRS 102.

The trust has taken advantage of the provisions in the SORP for charities not to prepare a Statement of Cash Flows.

The financial statements are prepared in sterling, which is the functional currency of the trust. 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 trust 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.

1.4 Incoming resources

Income is recognised when the trust 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.

1.5 Resources expended

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the trust to that expenditure, 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 accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

COLIN BENNETT CHARITABLE TRUST FOR THE HOMELESS

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 25 JULY 2025

1 Accounting policies

(Continued)

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 not provided on the freehold buildings as they are required to be maintained to a high standard, resulting in a residual value which would make any depreciation charges immaterial.

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 Fixed asset investments

Fixed asset investments are initially measured at transaction price excluding transaction costs, and are subsequently measured at fair value at each reporting date. Changes in fair value are recognised in net income/(expenditure) for the year. Transaction costs are expensed as incurred.

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.

2 Charitable activities

	Charitable Income 2025 £	Charitable Income 2024 £
Rental income	10,267	12,227

3 Income from investments

	Unrestricted funds 2025 £	Unrestricted funds 2024 £
Income from listed investments	24,742	5,202
Interest receivable	5,422	12,629
	30,164	17,831

COLIN BENNETT CHARITABLE TRUST FOR THE HOMELESS

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 25 JULY 2025

4 Other income

	Unrestricted funds 2025 £	Unrestricted funds 2024 £
Net gain on disposal of tangible fixed assets	-	59,811

5 Charitable activities

	Charitable Expenditure 2025 £	Charitable Expenditure 2024 £
Insurance	-	1,460
Bank charges	480	100
Rates	-	459
Surveyor costs	-	480
Accountancy	1,404	1,320
Legal costs	-	478
Parking	-	696
Donations- Beacon House	37,500	12,000
	39,384	16,993
	39,384	16,993

Expenditure consists of £1,404 (2024: £1,320) of support costs relating to accountancy fees.

6 Net movement in funds

	2025 £	2024 £
The net movement in funds is stated after charging/(crediting):		
Loss/(profit) on disposal of tangible fixed assets	35,368	(59,811)

7 Trustees

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

COLIN BENNETT CHARITABLE TRUST FOR THE HOMELESS

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 25 JULY 2025

8 Employees

The average monthly number of employees during the year was:

	2025 Number	2024 Number
Total	-	-

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:

9 Other expenditure

	Unrestricted funds 2025 £	Unrestricted funds 2024 £
Net loss on disposal of tangible fixed assets	35,368	-

10 Gains and losses on investments

	Unrestricted funds 2025 £	Unrestricted funds 2024 £
Gains/(losses) arising on:		
Revaluation of investments	40,364	37,382

11 Taxation

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

COLIN BENNETT CHARITABLE TRUST FOR THE HOMELESS

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 25 JULY 2025

12 Tangible fixed assets

	Freehold land and buildings £
At 26 July 2024	290,368
Disposals	(290,368)
Carrying amount	
At 25 July 2024	290,368

13 Debtors

	2025 £	2024 £
Amounts falling due within one year:		
Prepayments and accrued income	-	12,312

14 Creditors: amounts falling due within one year

	2025 £	2024 £
Accruals and deferred income	1,380	1,320

15 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 26 July 2024 £	Incoming resources £	Resources expended £	Gains and losses £	At 25 July 2025 £
General funds	1,140,408	40,431	(74,752)	40,364	1,146,451
Previous year:					
	At 26 July 2023 £	Incoming resources £	Resources expended £	Gains and losses £	At 25 July 2024 £
General funds	1,030,150	89,869	(16,993)	37,382	1,140,408

COLIN BENNETT CHARITABLE TRUST FOR THE HOMELESS

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 25 JULY 2025

16 Related party transactions

Colin Bennett is a Trustee of the Charitable Company and also a Trustee of Beacon House Ministries.

During the year the Charity disposed of the remaining 30% of the Freehold/Investment property to Beacon House Ministries for £255,000.

During the year the Charity made donations of £37,500 to Beacon House Ministries.