

SPELTHORNE RENTSTART

England & Wales · Charity number 1173709

Details

Status Registered

Legal form CIO

Registered 2017-07-07

Register [View on the Charity Commission register](#)

Contact

Address Spelthorne Rentstart
Council Offices
Knowle Green
Staines-Upon-Thames
TW18 1XB

Phone 01784446422

Email info@spelthornerentstart.org.uk

Website www.spelthornerentstart.org.uk

Activities

Objects: THE OBJECTS OF THE CIO ARE THE PREVENTION OR RELIEF OF POVERTY AMONG PEOPLE LIVING IN THE BOROUGH OF SPELTHORNE WHO ARE HOMELESS OR AT RISK OF BECOMING HOMELESS BY PROVIDING AND ASSISTING IN THE PROVISION OF HOUSING ADVICE, SUPPORT AND PRACTICAL ASSISTANCES AND BY SUCH OTHER MEANS AS THE TRUSTEES MAY IN THEIR ABSOLUTE DISCRETION THINK FIT.

Activities: To Help people living in the Borough of Spelthorne who are homeless or at risk of becoming homeless by providing housing advice, support and practical assistance and by such means as the trustees may think fit

Classification

- **How:** Provides Advocacy/advice/information
- **What:** Accommodation/housing
- **Who:** Other Defined Groups

Geography

- Surrey

Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£364,842	£301,960	-	-
2024-03-31	£248,141	£210,334	-	-
2023-03-31	£131,208	£101,987	-	-
2022-03-31	£99,194	£94,989	-	-
2021-03-31	£85,911	£88,634	-	-

Trustees

Name	Role	Appointed
HILARY STOKES		2017-07-07
Ligia Maria Pires Santos		2020-12-07
Linda Marshall		2020-12-07
MARGARETHE ABIGAIL HONEYWELL		2017-07-01
Malcolm Eric Beecher		2024-04-25
Martha Love		2022-10-27

SPELTHORNE RENTSTART

England & Wales - Charity number 1173709

Accounts



Trustees' Annual Report for the period

From 1 April 2024 to 31 March 2025

Charity name: SPELTHORNE RENTSTART

Charity registration number: 1173709

Objectives and Activities

	SORP reference	
Summary of the purposes of the charity as set out in its governing document	Para 1.17	The purposes of Spelthorne Rentstart are the prevention or relief of poverty among people living in the Borough of Spelthorne who are homeless or at risk of becoming homeless, by providing and assisting in the provision of housing advice, support and practical assistances and by such other means as the Trustees may in their absolute discretion think fit.
Summary of the main activities in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts.	Para 1.17 and 1.19	<p>Our service is open to any member of the public living or working in the Borough of Spelthorne who needs assistance in finding somewhere to live.</p> <p>This assistance varies according to the needs of each client. It may simply be in the form of advice on where to look for vacancies; it may involve help with benefit applications; it may continue during a tenancy in the form of periodic contact with the tenant and landlord to check that all is going well.</p> <p>For some clients' financial help is given by providing rent in advance, for others a 'deposit bond' is set aside in their name in our 'bond fund' which the landlord can apply to in the case of damage or unpaid rent, up to an agreed limit, at the end of the tenancy.</p>
Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit	Para 1.18	<p>The trustees have at all times had regard to the Charity Commission's guidance on public benefit.</p> <p>The trustees receive no remuneration or other benefits.</p>

Additional information (optional)

You may choose to include further statements where relevant about:

	SORP reference	
Contribution made by volunteers	Para 1.38	<p>The initial interviews with clients are often conducted by trained volunteers who also carry out follow up work with the clients.</p> <p>The members of the charity hold stalls at local events to promote the work of Rentstart in the local community. They also organise and take part in fund-raising events such as sponsored events, quizzes and coffee mornings.</p>

Achievements and Performance

	SORP reference	
Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole.	Para 1.20	<p>In the year to 31 March 2025 there has been a continued demand for our services. We have interviewed and given advice to 333 *(347) clients. Of these 94 (74) moved into accommodation directly assisted by us and 45 (27) of these needed a deposit bond in order to secure the tenancy. The amount of work needed to achieve these results can be seen from the number of follow-up interviews carried out by staff and volunteers, either by phone or in person, which for this period amounted to over 3,500 (4,600).</p> <p>*Comparatives from our 2023/24 financial year shown in brackets.</p> <p>Through our guaranteed rental scheme, we operated two houses of multiple occupancy providing accommodation for 12 of our client group.</p>

Financial Review

Review of the charity's financial position at the end of the period	Para 1.21	Spelthorne Rentstart previously presented receipts and payments accounts. Due to the growth in income the charity is now required to prepare accrual accounts. This has included restating the figures for the prior year on an accruals basis. The outcome for the year is a surplus on the general unrestricted fund of £29,795. (2024 £20,015 as restated)
Statement explaining the policy for holding reserves stating why they are held	Para 1.22	The charity has placed £67,760 (2024 £53,393) in a ring-fenced fund as a precaution against any future claims on the bond fund. This is calculated on a consistent basis each quarter to represent potential claims, redundancy and holiday pay obligations and costs of staff to wind down our operations should our funding sources cease.
Amount of reserves held	Para 1.22	At 31 March 2025 the charity held total reserves of £242,337 (2024 £179,455 as restated). The reserves include £87,660 of unrestricted reserves and £154,677 that is restricted. Restricted reserves are detailed in note 16 to the accounts.

Additional information (optional)

You may choose to include further statements where relevant about:

The charity's principal sources of funds (including any fundraising)	Para 1.47	The Charity is funded by grants from Spelthorne Borough Council with whom we have an extremely good working relationship. In the current year this also included a grant to support our bond fund. We have also been fortunate enough to have received a significant 5-year grant from the National Lottery Community Fund which started on 1 October 2022 and will run until 30 September 2027 and assistance from other smaller donations. The National Lottery funding has enabled us to establish a guaranteed rental scheme for two houses of multiple occupancy which enable us to have closer working with our clients to ensure we can adapt the accommodation to more closely meet their individual needs. The funding also enables us to provide more support to clients with multiple and complex needs.
Investment policy and objectives including any social investment policy adopted	Para 1.46	We hold our funds that are surplus to every day operations in savings accounts being mindful of the FSCS limit of £85,000.

Structure, Governance and Management

Description of charity's trusts:		
Type of governing document	Para 1.25	CIO Association Constitution
How is the charity constituted?	Para 1.25	CIO
Trustee selection methods including details of any constitutional provisions e.g. election to post or name of any person or body entitled to appoint one or more trustees	Para 1.25	Appointed by the existing Trustees

Reference and Administrative details

Charity name	Spelthorne Rentstart
Other name the charity uses	N/A
Registered charity number	1173709
Charity's principal address	Council Offices Knowle Green Staines-upon-Thames TW18 1XB

Further information

Further details of our activities are avail in our Annual Review (please contact the office at the above address or at info@spelthornerentstart.co.uk) or from our website www.spelthornerentstart.org.uk.

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	Hilary Stokes	Chair		
2	Martha Love	Treasurer		
3	Linda Marshall			
4	Abigail Honeywell	Secretary		
5	Jean Pinkerton		Resigned 25/07/2024	
6	Ligia Santos			
7	Malcolm Beecher		Appointed 25/04/2024	

Corporate trustees – names of the directors at the date the report was approved

Director name		
N/A		

Name of trustees holding title to property belonging to the charity



Trustee name	Dates acted if not for whole year	
N/A		

No Funds are held as custodian trustees on behalf of others

Declarations

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

Signed on behalf of the charity's trustees

Signature(s)		
Full name(s)	HILARY STOKES.	MARTHA LOVE
Position (eg Secretary, Chair, etc)	CHAIR.	TREASURER.
Date	13-10-25	



Spelthorne Rentstart		1173709	
Annual accounts for the period			
Period start date	01/04/2024	To	31/03/2025

Section A Statement of financial activities



	Unrestricted funds £	Restricted income funds £	Total funds £	Prior year funds £
Incoming resources (Note 3)				
Income and endowments from:				
Donations and legacies	896	3,600	4,496	2,504
Charitable activities	213,276	140,291	353,567	310,550
Investments	6,779	-	6,779	4,367
Total	220,951	143,891	364,842	317,421
Resources expended (Note 6)				
Expenditure on:				
Raising funds	125	-	125	-
Charitable activities	187,269	114,566	301,835	272,707
Total	187,394	114,566	301,960	272,707
Net income/(expenditure) before investment gains/(losses)	33,557	29,325	62,882	44,714
Net gains/(losses) on investments	-	-	-	-
Net income/(expenditure)	33,557	29,325	62,882	44,714
Extraordinary items	-	-	-	-
Transfers between funds	(3,762)	3,762	-	-
Other recognised gains/(losses):				
Other gains/(losses)	-	-	-	-
Net movement in funds	29,795	33,087	62,882	44,714
Reconciliation of funds:				
Total funds brought forward	57,865	121,590	179,455	134,741
Total funds carried forward	87,660	154,677	242,337	179,455

Section B

Balance sheet for the year ended 31 March 2025

	Unrestricted funds £	Restricted income funds £	Total this year £	Total last year £
Current assets				
Debtors (Note 13)	-	-	-	19,975
Investments (Note 12)	-	86,790	86,790	88,664
Cash at bank and in hand (Note 15)	89,285	69,515	158,800	71,148
Total current assets	89,285	156,305	245,590	179,787
Creditors: amounts falling due within one year (Note 14)	1,625	1,628	3,253	332
Net current assets	87,660	154,677	242,337	179,455
Total assets less current liabilities	87,660	154,677	242,337	179,455
Total net assets	87,660	154,677	242,337	179,455
Funds of the Charity				
Restricted income funds (Note 16)	-	154,677	154,677	121,590
Unrestricted funds	87,660		87,660	57,865
Total funds	87,660	154,677	242,337	179,455

Signed by two trustees on behalf of all the trustees

Signature	Full Name	Date of approval dd/mm/yyyy
	HILARY STOKES	13-10-25
	MARSHA LOVE	13-10-25

Note 1 Basis of preparation**1.1 Basis of accounting**

These accounts have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant note(s) to these accounts.

The accounts have been prepared in accordance with:

- the Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) issued on 16 July 2014
- the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102)
- and with the Charities Act 2011.

The charity constitutes a public benefit entity as defined by FRS 102.

1.2 Going concern

The trustees consider it appropriate to prepare the accounts on a going concern basis.

1.3 Change of accounting policy

The accounts present a true and fair view and the accounting policies adopted are those outlined in note 2.2.

As described in the Trustees Annual Report the income of the charity has grown and it is no longer appropriate for the charity to prepare receipts and payments accounts on a cash basis. These accounts have been prepared on an accruals basis using the template provided by the Charity Commission (CC17). This a change in basis of preparation not a change in accounting policy. The changes to the figures for the prior year are outlined at 2.1.

1.4 Changes to accounting estimates

No changes to accounting estimates have occurred in the reporting period (3.46 FRS 102 SORP).

1.5 Material prior year errors

No material prior year error have been identified in the reporting period (3.47 FRS 102 SORP).

Note 2 Accounting policies**2.1 RECONCILIATION WITH PREVIOUS PRESENTED ACCOUNTS FOR THE PRIOR YEAR****Reconciliation of opening funds per previous cash basis to funds under accruals basis**

	Unrestricted £	Restricted £	Total £
Fund balances as previously stated at 1 April 2023	30,872	91,133	122,005
Adjustments:			
Establishing opening debtors	9,552	3,184	12,736
Allocation of costs	(2,574)	2,574	0
Fund balance as restated	<u>37,850</u>	<u>96,891</u>	<u>134,741</u>

Reconciliation of net income per previous cash basis to net income under accruals basis

	Unrestricted £	Restricted £	Total £
Net income as previously stated	8,275	29,532	37,807
Adjustments:			
Increase in debtors	5,430	1,810	7,239
Increase in creditors	(107)	(225)	(332)
Allocation of costs	6,417	(6,417)	0
Previous period net income as restated	<u>20,015</u>	<u>24,700</u>	<u>44,714</u>

Note 2 Accounting policies

2.2 INCOME

This standard list of accounting policies has been applied by the charity except for those ticked "No" or "N/a". Where a different or additional policy has been adopted then this is detailed in the box below.

Recognition of income	These are included in the Statement of Financial Activities (SoFA) when: <ul style="list-style-type: none"> the charity becomes entitled to the resources; it is more likely than not that the trustees will receive the resources; and the monetary value can be measured with sufficient reliability. 	Yes	No	N/a
		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Offsetting	There has been no offsetting of assets and liabilities, or income and expenses, unless required or permitted by the FRS 102 SORP or FRS 102.	Yes	No	N/a
		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Grants and donations	Grants and donations are only included in the SoFA when the general income recognition criteria are met (5.10 to 5.12 FRS102 SORP).	Yes	No	N/a
		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Legacies	In the case of performance related grants, income must only be recognised to the extent that the charity has provided the specified goods or services as entitlement to the grant only occurs when the performance related conditions are met (5.16 FRS 102 SORP). Legacies are included in the SOFA when receipt is probable, that is, when there has been grant of probate, the executors have established that there are sufficient assets in the estate and any conditions attached to the legacy are either within the control of the charity or have been met.	Yes	No	N/a
		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Government grants	The charity has received government grants in the reporting period	Yes	No	N/a
		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Tax reclaims on donations and gifts	Gift Aid receivable is included in income when there is a valid declaration from the donor. Any Gift Aid amount recovered on a donation is considered to be part of that gift and is treated as an addition to the same fund as the initial donation unless the donor or the terms of the appeal have specified otherwise.	Yes	No	N/a
		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Contractual income and performance related grants	This is only included in the SoFA once the charity has provided the related goods or services or met the performance related conditions.	Yes	No	N/a
		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Donated goods	Donated goods are measured at fair value (the amount for which the asset could be exchanged) unless impractical to do so.	Yes	No	N/a
		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Donated services and facilities	Donated services and facilities are included in the SOFA when received at the value of the gift to the charity provided the value of the gift can be measured reliably. Donated services and facilities that are consumed immediately are recognised as income with an equivalent amount recognised as an expense under the appropriate heading in the SOFA.	Yes	No	N/a
		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Support costs	The charity has incurred expenditure on support costs.	Yes	No	N/a
		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Volunteer help	The value of any voluntary help received is not included in the accounts but is described in the trustees' annual report.	Yes	No	N/a
		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Income from interest, royalties and dividends	This is included in the accounts when receipt is probable and the amount receivable can be measured reliably.	Yes	No	N/a
		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Income from membership subscriptions	Membership subscriptions received in the nature of a gift are recognised in Donations and Legacies.	Yes	No	N/a
		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Settlement of insurance claims	Insurance claims are only included in the SoFA when the general income recognition criteria are met (5.10 to 5.12 FRS102 SORP) and are included as an item of other income in the SoFA.	Yes	No	N/a
		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Investment gains and losses	This includes any realised or unrealised gains or losses on the sale of investments and any gain or loss resulting from revaluing investments to market value at the end of the year.	Yes	No	N/a
		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
2.3 EXPENDITURE AND LIABILITIES				
Liability recognition	Liabilities are recognised where it is more likely than not that there is a legal or constructive obligation committing the charity to pay out resources and the amount of the obligation can be measured with reasonable certainty.	Yes	No	N/a
		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Governance and support costs	Support costs have been allocated between governance costs and other support. Governance costs comprise all costs involving public accountability of the charity and its compliance with regulation and good practice.	Yes	No	N/a
		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Grants with performance conditions	Where the charity gives a grant with conditions for its payment being a specific level of service or output to be provided, such grants are only recognised in the SoFA once the recipient of the grant has provided the specified service or output.	Yes	No	N/a
		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Note 2	Accounting policies (cont)	Yes	No	N/a
Grants payable without performance conditions	Where there are no conditions attaching to the grant that enables the donor charity to realistically avoid the commitment, a liability for the full funding obligation must be recognised.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Redundancy cost	The charity made no redundancy payments during the reporting period.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Deferred income	No material item of deferred income has been included in the accounts.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Creditors	The charity has creditors which are measured at settlement amounts less any trade discounts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Provisions for liabilities	A liability is measured on recognition at its historical cost and then subsequently measured at the best estimate of the amount required to settle the obligation at the reporting date	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Basic financial instruments	The charity accounts for basic financial instruments on initial recognition as per paragraph 11.7 FRS102 SORP. Subsequent measurement is as per paragraphs 11.17 to 11.19, FRS102 SORP.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.4 ASSETS				
Tangible fixed assets for use by charity	These are capitalised if they can be used for more than one year, and cost at least £2,000. They are valued at cost.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Intangible fixed assets	The charity has intangible fixed assets, that is, non-monetary assets that do not have physical substance but are identifiable and are controlled by the charity through custody or legal rights. The amortisation rates and methods used are disclosed in note 9.5 They are valued at cost.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Heritage assets	The charity has heritage assets, that is, non-monetary assets with historic, artistic, scientific, technological, geophysical or environmental qualities that are held and maintained principally for their contribution to knowledge and culture. The depreciation rates and methods used as disclosed in note 9.6.1.4. They are valued at cost.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Investments	Fixed asset investments in quoted shares, traded bonds and similar investments are valued at initially at cost and subsequently at fair value (their market value) at the year end. The same treatment is applied to unlisted investments unless fair value cannot be measured reliably in which case it is measured at cost less impairment. Investments held for resale or pending their sale and cash and cash equivalents with a maturity date of less than 1 year are treated as current asset investments	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Stocks and work in progress	Stocks held for sale as part of non-charitable trade are measured at the lower or cost or net realisable value. Goods or services provided as part of a charitable activity are measured at net realisable value based on the service potential provided by items of stock. Work in progress is valued at cost less any foreseeable loss that is likely to occur on the contract.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Debtors	Debtors (including trade debtors and loans receivable) are measured on initial recognition at settlement amount after any trade discounts or amount advanced by the charity. Subsequently, they are measured at the cash or other consideration expected to be received.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Current asset investments	The charity has investments which it holds for resale or pending their sale and cash and cash equivalents with a maturity date less than one year. These include cash on deposit and cash equivalents with a maturity date of less than one year held for investment purposes rather than to meet short term cash commitments as they fall due. They are valued at fair value except where they qualify as basic financial instruments.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

POLICIES ADOPTED ADDITIONAL TO OR DIFFERENT FROM THOSE ABOVE

Note 3 Analysis of income

Analysis		Unrestricted	Restricted	Total funds	Prior year
		funds	income funds		
				£	£
Donations and legacies:	Donations and gifts	896	3,600	4,496	2,504
	Other	-	-	-	-
	Total	896	3,600	4,496	2,504
Charitable activities:	Grants received	50,000	118,296	168,296	171,547
	Charitable rental income	96,665	-	96,665	69,063
	Funding to house clients	65,986	21,995	87,981	69,280
	Other	625	-	625	660
	Total	213,276	140,291	353,567	310,550
Income from investments:	Interest income	6,779	-	6,779	4,367
	Other	-	-	-	-
	Total	6,779	-	6,779	4,367
TOTAL INCOME		220,951	143,891	364,842	317,421

Other information:

All income in the prior year was unrestricted except for:
(please provide description and amounts)

£121,547 from The National Lottery for the Extra Project, £1,100 from Parochial Charity for client support and £17,320 for housing clients.

Note 4 Analysis of receipts of government

Description	This year	Last year
	£	£
Spelthorne Borough Council Housing Assistance Services	50,000	50,000
Spelthorne Borough Council Bond Fund	16,000	-
Spelthorne Borough Council Better Neighbourhood Grants	2,850	400
Total	68,850	50,400

Spelthorne Borough Council also provide the charity with office accommodation at the Council offices.

Note 5 Donated goods, facilities and services

The charity benefits for the contribution made by volunteers who are unpaid. We thank all concerned. No adjustment is made in the accounts for this contribution.

Note 6 Analysis of expenditure

Analysis	This year			Last year		
	Unrestricted funds	Restricted income funds	Total funds	Unrestricted funds	Restricted income funds	Total funds
Expenditure on raising funds:			£			£
Staging fundraising events	125	-	125			-
Total expenditure on raising funds	125	-	125	-	-	-
Expenditure on charitable activities:						
Staff costs	31,907	67,907	99,814	35,148	84,136	119,284
Agency Staff	-	9,196	9,196	-	-	-
Rental property expenses	87,989	-	87,989	65,106	-	65,106
Rents/deposits paid to house clients	62,305	20,768	83,073	56,265	18,755	75,020
Communications and IT	1,969	6,053	8,022	244	4,013	4,257
Other	3,099	10,642	13,741	487	8,553	9,040
Total expenditure on charitable activities	187,269	114,566	301,835	157,250	115,457	272,707

Note 7 Extraordinary items

There were no extraordinary items in the year. (Prior year nil)

**Note 8 Details of certain items of expenditure
Fees for examination of the accounts**

	This year £	Last year £
Independent examiner's fees	0	0
Assurance services other than audit or independent examination	0	0
Tax advisory fees	0	0
Other fees (for example: financial advice, consultancy, accountancy services)	0	0

Note 9 **Paid employees****9.1 Staff Costs**

	This year £	Last year £
Salaries and wages	88,818	105,592
Social security costs	4,792	6,398
Pension costs (defined contribution scheme)	6,204	7,294
Total staff costs	99,814	119,284

No employees received employee benefits (excluding employer pension costs) for the reporting period of more than £60,000. (Last year Nil)

9.2 Average head count in the year

	This year Number	Last year Number
Charitable Activities	2	3

Note 10 **Defined contribution pension scheme**

	This year £	Last year £
Amount of contributions recognised in the SOFA as an expense	6,204	7,294

Please explain the basis for allocating the liability and expense of defined contribution pension scheme between activities and between restricted and unrestricted funds.

Expense allocated in line with which activity staff are involved with	Expense allocated in line with which activity staff are involved with
---	---

Note 11 **Trustees**

No Trustee was remunerated for any services (2024 £nil).
There were no payments to trustees to reimburse expenses (2024 £nil).
There were no related party transactions during the year (2024 £nil.)

Note 12 Investment assets

Analysis of current asset investments

Cash or cash equivalents

	This year £	Last year £
	86,790	88,664
Total	86,790	88,664

Note 13 Debtors and prepayments

Trade debtors

Prepayments and accrued income

Other debtors

	This year £	Last year £
	0	0
	0	0
	0	19,975
Total	0	19,975

Note 14 Creditors and accruals

Taxation and social security

Other creditors

	Amounts falling due		Amounts falling due after	
	This year £	Last year £	This year £	Last year £
	2,113	-	-	-
	1,140	332	-	-
Total	3,253	332	-	-

Note 15 Cash at bank and in hand

Short term cash investments (less than 3 months maturity date)

Short term deposits

Cash at bank and on hand

Total

	This year £	Last year £
	-	-
	156,221	63,269
	2,579	7,879
Total	158,800	71,148

Section C Notes to the accounts (cont)

Note 16 Charity funds

16.1 Details of material funds held and movements during the CURRENT reporting period

* Key: R - restricted income funds of the charity; and UR - unrestricted funds

Fund names	*R or UR	Purpose and Restrictions	Fund balances brought forward £	Income £	Expenditure £	Transfers £	Gains and losses £	Fund balances carried forward £
General Funds	UR	For any charitable purpose, no restrictions	57,865	220,951	(187,394)	(3,762)	-	87,660
Bond fund	R	Reserve held with regard to bonds issued to landlords by the charity	53,393	16,000	(5,395)	3,762	-	67,760
RIA and Deposit Fund	R	For rents in advance payable or deposits to secure accommodation	13,080	24,845	(20,768)	-	-	17,157
Parochial Charity Fund	R	For household items for clients	-	750	(414)	-	-	336
The National Lottery	R	Funding for Extra Care project	55,117	102,296	(87,989)	-	-	69,424
		Total Funds	179,455	364,842	(301,960)	0	-	242,337

16.2 Details of material funds held and movements during the PREVIOUS reporting period

Fund names	R or UR	Purpose and Restrictions	Fund balances brought forward £	Income £	Expenditure £	Transfers £	Gains and losses £	Fund balances carried forward £
General Funds	UR	For any charitable purpose, no restrictions	37,850	177,454	(156,150)	(1,289)	-	57,865
Bond fund	R	Reserve held with regard to bonds issued to landlords by the charity	54,874	-	(2,770)	1,289	-	53,393
RIA and Deposit Fund	R	For rents in advance payable or deposits to secure accommodation	14,515	17,320	(18,755)	-	-	13,080
Parochial Charity Fund	R	For household items for clients	-	1,100	(1,100)	-	-	-
The National Lottery	R	Funding for Extra Care project	27,502	121,547	(93,932)	-	-	55,117
		Total Funds	134,741	317,421	(272,707)	0	-	179,455

The transfer between the general fund and bond fund is made after the calculation of the level of reserve that is required for the bond fund.



Section A Independent Examiner's Report

Report to the trustees	Charity Name Spelthorne Rentstart		
On accounts for the year ended	31 March 2025	Charity no (if any)	1173709
Set out on pages	1 to 10 <small>(remember to include the page numbers of additional sheets)</small>		

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31 March 2025.

Responsibilities and basis of report

As the charity's trustees, 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 all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

The charity's gross income exceeded £250,000 and I am qualified to undertake the examination by being a qualified member of the Institute of Chartered Accountants in England and Wales.

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination which gives me cause to believe that in, any material respect:

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did 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 accounts to be reached.

Signed: Date:

Name:

Relevant professional qualification(s) or body

Address: 238 Worple Road

Staines

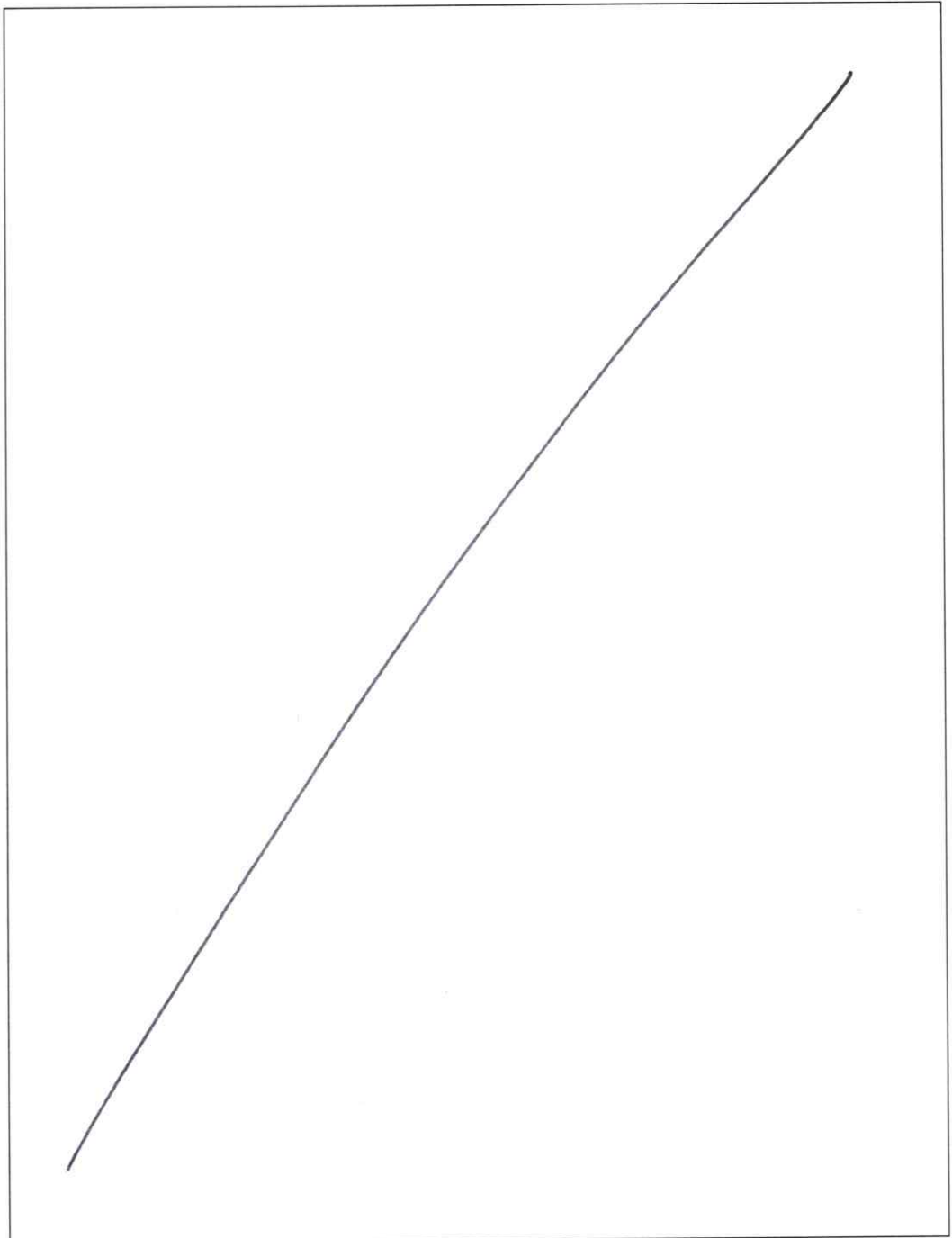
TW18 1HE

Section B

Disclosure

Only complete if the examiner needs to highlight material 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.



SPELTHORNE RENTSTART

England & Wales - Charity number 1173709

Accounts



Trustees' Annual Report for the period

Period start date: **01 04 2023** To Period end date: **31 03 2024**
 From To

Section A Reference and administration details

Charity name

Spelthorne Rentstart

Other names charity is known by

Registered charity number (if any)

1173709

Charity's principal address

Council Offices

Knowle Green

Staines-Upon-Thames

Postcode

TW18 1XB

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	Hilary Stokes	Chair		
2	Martha Love	Treasurer		
3	Linda Marshall			
4	Abigail Honeywell	Secretary		
5	Jean Pinkerton			
6	Ligia Santos			
7	Malcolm Beecher		Appointed 25/04/2024	
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 (eg. trust deed, constitution)	CIO Association Constitution
How the charity is constituted (eg. trust, association, company)	CIO
Trustee selection methods (eg. appointed by, elected by)	Appointed by the existing 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

The objects of the CIO are the prevention or relief of poverty among people living in the Borough of Spelthorne who are homeless or at risk of becoming homeless, by providing and assisting in the provision of housing advice, support and practical assistances and by such other means as the Trustees may in their absolute discretion think fit.

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)

The trustees have at all times had regard to the Charity Commission's guidance on public benefit. Our service is open to any member of the public living or working in the Borough of Spelthorne who needs assistance in finding somewhere to live.

This assistance varies according to the needs of each client. It may simply be in the form of advice on where to look for vacancies; it may involve help with benefit applications; it may continue during a tenancy in the form of periodic contact with the tenant and landlord to check that all is going well.

For some clients' financial help is given with rent in advance, for others a 'deposit bond' is set aside in their name in our 'bond fund' which the landlord can apply to in the case of damage or unpaid rent, up to an agreed limit, at the end of the tenancy.

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.

The initial interviews with clients are normally conducted by our trained volunteers, who often also do follow-up work with the clients.

The members of the charity hold stalls at local events to promote the work of Rentstart in the local community. They also organise and take part in fund-raising events such as sponsored walks, quizzes and Christmas Street collections.

The trustees will receive no remuneration or other benefits.

Summary of the main achievements of the charity during the year

In the year to 31 March 2024 there has been an increased demand for our services. We have interviewed and given advice to 347 *(302) clients. Of these 74 (71) moved into accommodation directly assisted by us and 27 (26) of these needed a deposit bond in order to secure the tenancy. The amount of work needed to achieve these results can be seen from the number of follow-up interviews carried out by staff and volunteers, either by phone or in person, which for this period amounted to over 4,600 (3,800).

*Comparatives from our 2022/23 financial year shown in brackets.

Section E

Financial review

Brief statement of the charity's policy on reserves

The Charity has placed £53,393 (2023 £54,874) in a ring-fenced fund as a precaution against any future claims on the bond fund. This represents the Bonds granted in the last six months and plus staff costs to meet our redundancy and holiday pay obligations plus three months salary for one member of staff to wind down operations if our funding sources ceased. This amount is checked on a quarterly basis.

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.

The Charity is funded by grants from Spelthorne Borough Council with whom we have an extremely good working relationship. We have also been fortunate enough to have received a significant 5-year grant from the National Lottery Community Fund which started on 1 October 2022 and will run until 30 September 2027 and assistance from other smaller donations.

The National Lottery funding has enabled us to establish a guaranteed rental scheme for two houses of multiple occupancy which enable us to have closer working with our clients to ensure we can adapt the accommodation to more closely meet their individual needs.

Section F

Other optional information

With the additional funding from the National Lottery the Charity's financial position is very secure, although we are seeing a higher demand from our clients for assistance with their rental payments, due to the rising energy and food costs.

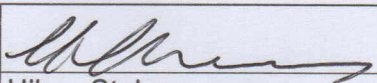

During the year we opened a second savings account to earn interest on our reserve funds and hold less than the FSCS limit of £85,000 with any one banking institution.

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)	Hilary Stokes	Martha Love
Position (eg Secretary, Chair, etc)	Chair	Treasurer
Date	18/10/2024	

Receipts and payments accounts

For the period from	Period start date 01/04/2023	To	Period end date 31/03/2024
---------------------	---------------------------------	----	-------------------------------

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 £
A1 Receipts					
Spelthorne BC	50,000	-		50,000	50,000
National Lottery	-	121,547		121,547	73,367
Rent Guarantee Scheme Income		69,063		69,063	18,822
Donations & community fundraising	2,504	-		2,504	6,130
Other	660	-		660	941
Deposit interest	4,367			4,367	770
Sub total (Gross income for AR)	57,531	190,610	-	248,141	150,030
A2 Asset and investment sales, (see table).					
Sub total				-	-
Total receipts	57,531	190,610	-	248,141	150,030
A3 Payments					
Wages	32,955	79,035		111,990	93,407
Pension costs	2,193	5,102		7,295	5,630
Rent Guarantee Scheme Expenses	329	64,670		64,999	21,397
Bond Payout	2,770	-		2,770	2,691
Rent in advance Paid	56,265	18,755		75,020	43,127
Rent in advance Repaid	46,531	15,510		62,041	54,915
Homeless protection payments				-	3,250
Insurance	1,275	1,275		2,550	2,153
Travel	-	1,768		1,768	840
Training	-	436		436	-
Printing and stationery	-	-		-	209
Professional subs	-	76		76	-
Telephone	-	1,316		1,316	954
Miscellaneous	-	143		143	1,107
IT	-	3,096		3,096	4,846
Consultancy	-	916		916	2,460
Meeting Rooms	-	-		-	153
Sub total	49,256	161,078	-	210,334	120,809
A4 Asset and investment purchases, (see table)					
Sub total				-	-
Total payments	49,256	161,078	-	210,334	120,809
Net of receipts/(payments)	8,275	29,532	-	37,807	29,221
A5 Transfers between funds	1,481	- 1,481	-	-	-
A6 Cash funds last year end	30,872	91,133	-	122,005	92,784
Cash funds this year end	40,628	119,184	-	159,812	122,005

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 £
B1 Cash funds		40,628	119,184	-
				-
				-
	Total cash funds	40,628	119,184	-
	(agree balances with receipts and payments account(s))	OK	OK	OK

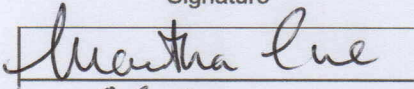

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B2 Other monetary assets		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-

Categories	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
B3 Investment assets			-	-
			-	-
			-	-
			-	-
			-	-

Categories	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
B4 Assets retained for the charity's own use			-	-
			-	-
			-	-
			-	-
			-	-
			-	-

Categories	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
B5 Liabilities			-	
			-	
			-	
			-	
			-	

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

Signature	Print Name	Date of approval
	Martha Love	18/10/24
	Hilary Stokes	18/10/24



Section A

Independent Examiner's Report

**Report to the trustees/
members of**

Charity Name
Spelthorne Rentstart

**On accounts for the year
ended**

31 March 2024 **Charity no
(if any)** 1173709

Set out on pages

1-2

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended DD / MM / YYYY.

**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 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.

Signed:

Date:

Name:

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

ACA

Address:

238 Worples Road
Staines
TW18 1HE

SPELTHORNE RENTSTART

England & Wales - Charity number 1173709

Accounts



Trustees' Annual Report for the period

Period start date

01 04 2022

Period end date

31 03 2023

From

To

Section A

Reference and administration details

Charity name

Spelthorne Rentstart

Other names charity is known by

Registered charity number (if any)

1173709

Charity's principal address

Council Offices

Knowle Green

Staines-Upon-Thames

Postcode

TW18 1XB

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	Hilary Stokes	Treasurer/Chair		
2	Martha Love		Appointed 27/10/2022	
3	Linda Marshall			
4	Abigail Honeywell	Secretary		
5	Jean Pinkerton			
6	Ligia Santos			
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 <small>(eg. trust deed, constitution)</small>	CIO Association Constitution
How the charity is constituted <small>(eg. trust, association, company)</small>	CIO
Trustee selection methods <small>(eg. appointed by, elected by)</small>	Appointed by the existing 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

The objects of the CIO are the prevention or relief of poverty among people living in the Borough of Spelthorne who are homeless or at risk of becoming homeless, by providing and assisting in the provision of housing advice, support and practical assistances and by such other means as the Trustees may in their absolute discretion think fit.

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)

The trustees have at all times had regard to the Charity Commission's guidance on public benefit. Our service is open to any member of the public living or working in the Borough of Spelthorne who needs assistance in finding somewhere to live.

This assistance varies according to the needs of each client. It may simply be in the form of advice on where to look for vacancies; it may involve help with benefit applications; it may continue during a tenancy in the form of periodic contact with the tenant and landlord to check that all is going well.

For some clients' financial help is given with rent in advance, for others a 'deposit bond' is set aside in their name in our 'bond fund' which the landlord can apply to in the case of damage or unpaid rent, up to an agreed limit, at the end of the tenancy.

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.

The initial interviews with clients are normally conducted by our trained volunteers, who often also do follow-up work with the clients.

The members of the charity hold stalls at local events to promote the work of Rentstart in the local community. They also organise and take part in fund-raising events such sponsored walks, quizzes and Christmas Street collections.

The trustees receive no remuneration or other benefits.

Summary of the main achievements of the charity during the year

During the year there has been continued demand for our services. We have interviewed and given advice to 302 *(286) clients. Of these 71 (83) moved into accommodation directly assisted by us and 26 (47) of these needed a deposit bond in order to secure the tenancy. The amount of work needed to achieve these results can be seen from the number of follow-up interviews carried out by staff and volunteers, either by phone or in person, which for this period amounted to over 3,800 (3,300).

*Comparatives from our 2021/22 financial year shown in brackets

Section E

Financial review

Brief statement of the charity's policy on reserves

The Charity has placed £54,874 in a ring-fenced fund as a precaution against any future claims on the bond fund. This represents the Bonds granted in the last six months £10,272 plus staff costs of £44,602 to meet our redundancy and holiday pay obligations plus three months salary for one member of staff to wind down operations if our funding sources ceased. This amount is checked on a quarterly basis.

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.

The Charity is funded by grants from Spelthorne Borough Council with whom we have an extremely good working relationship. We have also been fortunate enough to have received a significant 5-year grant from the National Lottery Community Fund which started on 1 October 2022 and will run until 30 September 2027 and assistance from other smaller donations.

The National Lottery funding has enabled us to embark on a guaranteed rental scheme for a house of multiple occupancy which will enable us to have closer working with our clients to ensure we can adapt the accommodation to more closely meet their individual needs.

Section F

Other optional information

With the additional funding from the National Lottery Community Fund the Charity's financial position is secure, although we are seeing a higher demand from our clients for assistance with their rental payments, due to the rising energy and food costs.

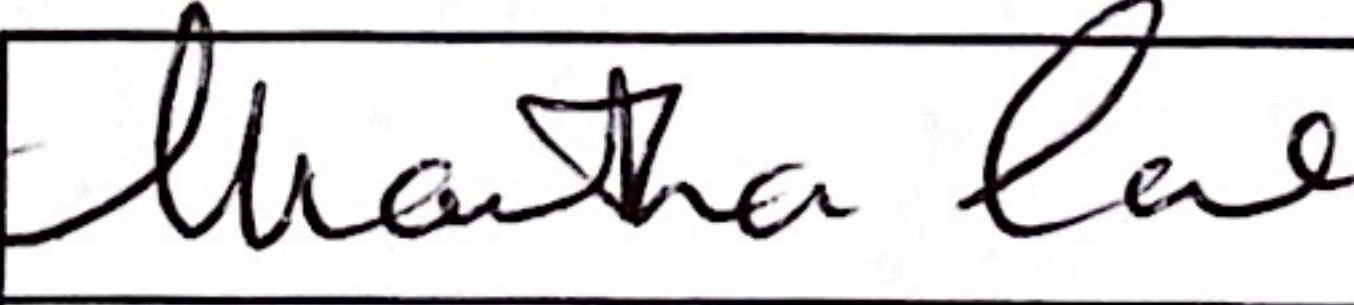
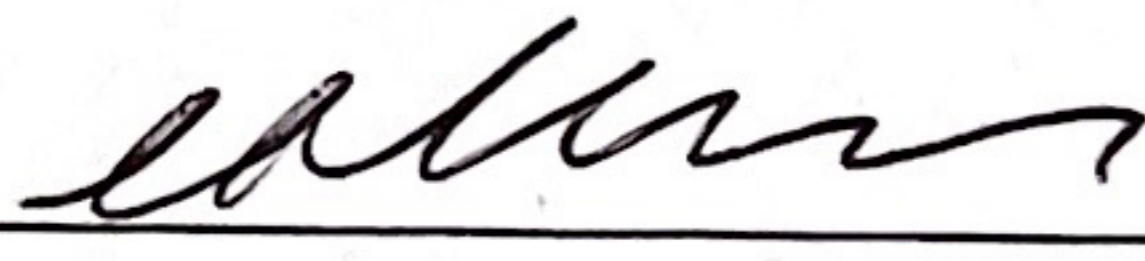
We have opened a new bank deposit account to benefit from the current increases in interest rates.

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)	MARTHA LOVE	Hilary Stokes
Position (eg Secretary, Chair, etc)	Trustee	Chair / Treasurer
Date	6/7/23	

Receipts and payments accounts

For the period from	Period start date 01/04/2022	To	Period end date 31/03/2023
---------------------	---------------------------------	----	-------------------------------

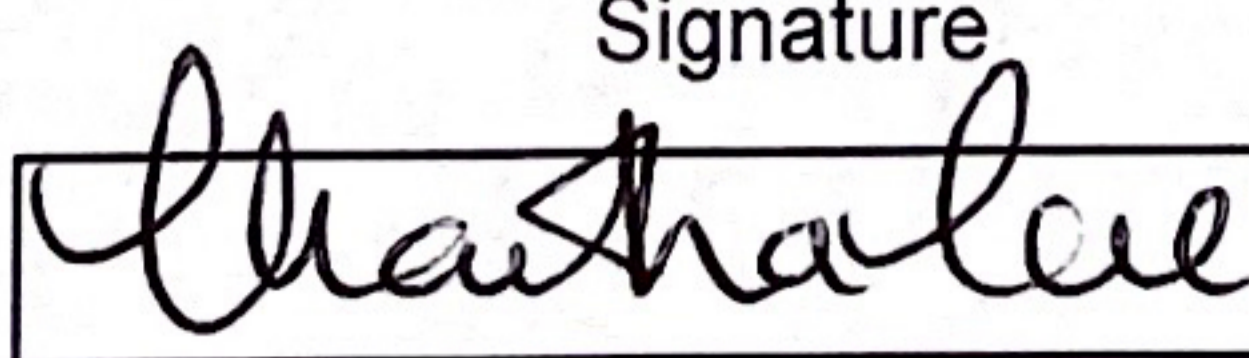
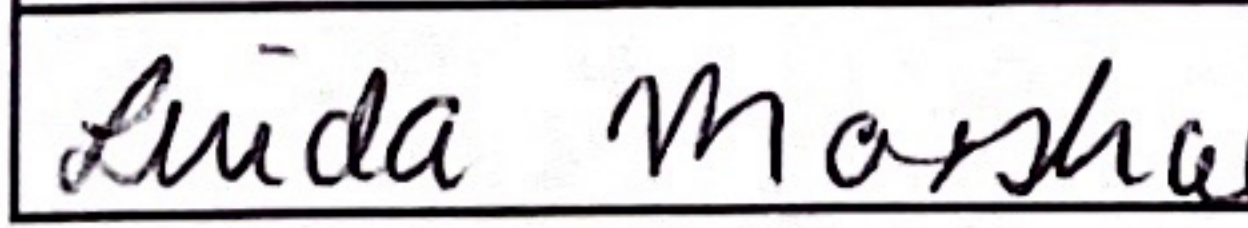
Section A Receipts and payments

	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 £
A1 Receipts					
Spelthorne BC	50,000	-		50,000	55,000
National Lottery	-	73,367		73,367	26,697
Mount Trust	-	-		-	2,000
Commuity Fundraising	544	-		544	
Surrey County Council		-		-	12,000
DWP Kickstart	941	-		941	2,441
Deposit Interest	770			770	
Donations	2,986	2,600		5,586	1,056
Sub total (Gross income for AR)	55,241	75,967	-	131,208	99,194
A2 Asset and investment sales, (see table).					
				-	-
				-	-
Sub total				-	-
Total receipts				131,208	99,194
A3 Payments					
Wages	55,960	37,447		93,407	74,692
Pension costs	3,720	1,911		5,630	4,805
Bond Payout	2,691	-		2,691	3,165
Rent in advance Paid	32,345	10,782		43,127	34,692
Rent in advance Repaid	41,186	13,729		54,915	34,927
Rent Guarantee Scheme Income	-	18,822		18,822	
Rent Guarantee Scheme Expenses		21,397		21,397	
Homeless protection payments	3,250			3,250	
Insurance	1,076	1,076		2,153	2,153
Travel	585	256		840	3,010
Training	-	-		-	172
Printing and stationery	209	-		209	67
Telephone	444	510		954	1,018
Miscellaneous	572	535		1,107	127
IT	717	4,129		4,846	4,303
Consultancy	2,460	-		2,460	1,713
Meeting Rooms	153	-		153	-
Sub total	56,495	45,492	-	101,987	94,989
A4 Asset and investment purchases, (see table)					
					-
					-
Sub total					-
Total payments	56,495	45,492	-	101,987	94,989
Net of receipts/(payments)	1,254	30,475	-	29,221	4,205
A5 Transfers between funds	12,476	12,476		-	-
A6 Cash funds last year end	44,602	48,182		92,784	88,580
Cash funds this year end	30,872	91,133	-	122,005	92,785

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 £
B1 Cash funds		30,872	91,133	-
				-
				-
	Total cash funds	30,872	91,133	-
	(agree balances with receipts and payments account(s))	OK	OK	OK
B2 Other monetary assets	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
B3 Investment assets	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
			-	-
			-	-
			-	-
			-	-
B4 Assets retained for the charity's own use	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
B5 Liabilities	Details	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
	Martha Love	6/7/23
	Abigail Honeywell Linda Marshall	6.7.23

Crowfield Village Hall Committee – Charity No 304737

Independent Examiners Report on Accounts for the year ended 31st December 2022

To the trustees of Crowfield Village Hall Management Committee

Respective responsibilities of trustees and examiner

As the charity's trustees you are responsible for the preparation of the accounts; you consider that the audit requirement of section 43(2) of the charities act 1993 (the Act) does not apply. It is my responsibility to state, on the basis if the procedures specified in the General Directions given by the Charity Commissioners under section 43(7)(b) of the Act, whether particular matters have come to my attention.

Basis of the Independent Examiner's report

My examination was carried out in accordance with the general directions given by the charity commissioners. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently I do not express an audit opinion on the view given by the accounts.

Independent Examiner's statement

In connection with my examination, no matter has come to my attention:

- 1 Which gives me reasonable cause to believe that in any material respect the requirements:
 - to keep accounting records in accordance with section 41 of the Act; and
 - to prepare accounts which accord with the accounting records and to apply with the accounting requirement of the Act
 - have not been met; or
- 2 To which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Signature Chris Raine

Date

CGH Raine
Enham House
Debenham Rd.
Crowfield
Ipswich
IP6 9TD

SPELTHORNE RENTSTART

England & Wales - Charity number 1173709

Accounts



Trustees' Annual Report for the period

	Period start date				Period end date		
From	01	04	2021	To	31	03	2022

Section A Reference and administration details

Charity name

Spelthorne Rentstart

Other names charity is known by

Registered charity number (if any) 1173709

Charity's principal address

Council Offices

Knowle Green

Staines-Upon-Thames

Postcode

TW18 1XB

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	Hilary Stokes	Treasurer/Chair		
2	Carol Parker	Chair	Resigned 11/03/2022	
3	Linda Marshall			
4	Abigail Honeywell	Secretary		
5	Jean Pinkerton			
6	Ligia Santos			
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
(eg. trust deed, constitution)

CIO Association Constitution

How the charity is constituted
(eg. trust, association, company)

CIO

Trustee selection methods
(eg. appointed by, elected by)

Appointed by the existing 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

The objects of the CIO are the prevention or relief of poverty among people living in the Borough of Spelthorne who are homeless or at risk of becoming homeless, by providing and assisting in the provision of housing advice, support and practical assistances and by such other means as the Trustees may in their absolute discretion think fit.

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)

The trustees have at all times had regard to the Charity Commission's guidance on public benefit. Our service is open to any member of the public living or working in the Borough of Spelthorne who needs assistance in finding somewhere to live.

This assistance varies according to the needs of each client. It may simply be in the form of advice on where to look for vacancies; it may involve help with benefit applications; it may continue during a tenancy in the form of periodic contact with the tenant and landlord to check that all is going well.

For some clients' financial help is given with rent in advance, for others a 'deposit bond' is set aside in their name in our 'bond fund' which the landlord can apply to in the case of damage or unpaid rent, up to an agreed limit, at the end of the tenancy.

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.

The initial interviews with clients are normally conducted by our trained volunteers, who often also do follow-up work with the clients.

The members of the charity hold stalls at local events to promote the work of Rentstart in the local community. They also organise and take part in fund-raising events such sponsored walks, quizzes and Christmas Street collections. Sadly, this has not been possible for most of the Financial Year due to COVID 19 restrictions and events needing to be cancelled. It is hoped that these will resume in the current financial year.

The trustees will receive no remuneration or other benefits.

Summary of the main achievements of the charity during the year

During the year there has been continued demand for our services. We have interviewed and given advice to 286 clients. Of these 83 moved into accommodation directly assisted by us and 47 of these needed a deposit bond in order to secure the tenancy. The amount of work needed to achieve these results can be seen from the number of follow-up interviews carried out by staff and volunteers, either by phone or in person, which for this period amounted to over 3,300.

Section E

Financial review

Brief statement of the charity's policy on reserves

The Charity has placed £42,398 in a ring-fenced fund as a precaution against any future claims on the bond fund. This represents the Bonds granted in the last six months £15,023 plus staff costs of £27,375 to meet our redundancy and holiday pay obligations plus three months salary for one member of staff to wind down operations if our funding sources ceased. This amount is checked on a quarterly basis.

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.

The Charity is funded by grants from Spelthorne Borough Council with whom we have an extremely good working relationship. We have also been fortunate enough to have received a significant 3-year grant from the National Lottery Community Fund which started on 1 October 2018 and ran until 20 September 2021, assistance from Surrey County Council, The Mount Trust and other smaller donations.

We have recently applied for continuation funding from the National Lottery for a five-year grant which will enable us to continue to focus more time and resource to individuals with complex needs. It is also hoped that we will be able to offer a guaranteed rental for a house of multiple occupancy which would enable us to have closer working with our clients to ensure we can adapt the accommodation to more closely meet their individual needs. Without this additional funding we will need to seek additional funding elsewhere or begin to scale back our operations.

Section F

Other optional information

Our finances have been impacted by Covid 19, fund raising has been harder over the last 2 years and we anticipate that many local businesses will not be in a position to make donations in the short to medium term. We are also concerned that if there are significant local job losses or a post covid recession we will see an increase in clients seeking help and potentially needing guarantee bonds. We have already seen a significant increase in clients requiring our assistance and the number of claims during 2020/21 and 2021/22.

Section G

Declaration

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

Signed on behalf of the charity's trustees

Signature(s)	Margaret Honeywell	Linda Marshall
Full name(s)	MARGARET HONEYWELL	Linda Marshall
Position (eg Secretary, Chair, etc)	Secretary	Trustee
Date	26 June 2022	



CHARITY COMMISSION
FOR ENGLAND AND WALES

Charity Name
Spelthorne Renstart Ltd

No (if any)
1173709

CC16a

Receipts and payments accounts

For the period from	Period start date 01/04/2021	To	Period end date 31/03/2022
------------------------	---------------------------------	----	-------------------------------

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 £
A1 Receipts					
Spelthorne BC	55,000			55,000	40,000
National Lottery		26,697		26,697	26,697
CAF					5,000
Mount Trust	2,000			2,000	3,000
Commuity Fund					5,000
Surrey County Council	12,000			12,000	-
DWP Kickstart	2,441			2,441	
Donations	1,056			1,056	6,214
Sub total (Gross income for AR)	72,497	26,697	-	99,194	85,911
A2 Asset and investment sales, (see table).					
					-
					-
Sub total					-
Total receipts					85,911
A3 Payments					
Wages	- 52,883	- 21,809		- 74,692	- 73,122
Pension costs	- 3,402	- 1,403		- 4,805	- 4,805
Bond Payout	- 3,165	-		- 3,165	- 1,335
Rent in advance Paid	- 26,019	- 8,673		- 34,692	- 28,427
Rent in advance Repaid	26,196	8,732		34,927	27,355
Insurance	- 1,076	- 1,076		- 2,153	- 2,086
Travel	- 1,505	- 1,505		- 3,010	- 1,069
Training	-	- 172		- 172	- 418
Printing and stationery	- 34	- 34		- 67	- 31
Telephone	- 509	- 509		- 1,018	- 1,149
Miscellaneous	- 63	- 63		- 127	- 87
IT	- 1,840	- 2,462		- 4,303	- 3,420
Consultancy	- 856	- 856		- 1,713	-
Sessional Workers	-	-		-	- 40
					-
Sub total	- 65,157	- 29,831	-	- 94,989	- 88,634
A4 Asset and investment purchases, (see table)					
					-
					-
Sub total					-
Total payments	- 65,157	- 29,831	-	- 94,989	- 88,634
Net of receipts/(payments)	7,340	- 3,134	-	4,205	- 2,723
A5 Transfers between funds	3,582	- 3,582			
A6 Cash funds last year end	33,680	54,900		88,580	91,303
Cash funds this year end	44,602	48,184		92,785	88,580

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 £
B1 Cash funds		44,602	48,184	-
				-
				-
	Total cash funds	44,602	48,184	-
	(agree balances with receipts and payments account(s))	OK	OK	OK

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B2 Other monetary assets		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-

Categories	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
B3 Investment assets			-	-
			-	-
			-	-
			-	-
			-	-

Categories	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
B4 Assets retained for the charity's own use			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-

Categories	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
B5 Liabilities			-	
			-	
			-	
			-	
			-	

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

Signature	Print Name	Date of approval
<i>Linda Marshall</i>	Linda Marshall	26-6-22
<i>MA Honeywell</i>	MA HONEYWELL	26-6-22



Section A

Independent Examiner's Report

**Report to the trustees/
members of**

Charity Name
Spelthorne Rentstart

**On accounts for the year
ended**

31 March 2022

**Charity no
(if any)**

1173709

Set out on pages

1-2

(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 31 March 2022.

**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 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.

Signed:

Martha Love

Date:

28 June 2022

Name:

Martha Love

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

ACA

Address:

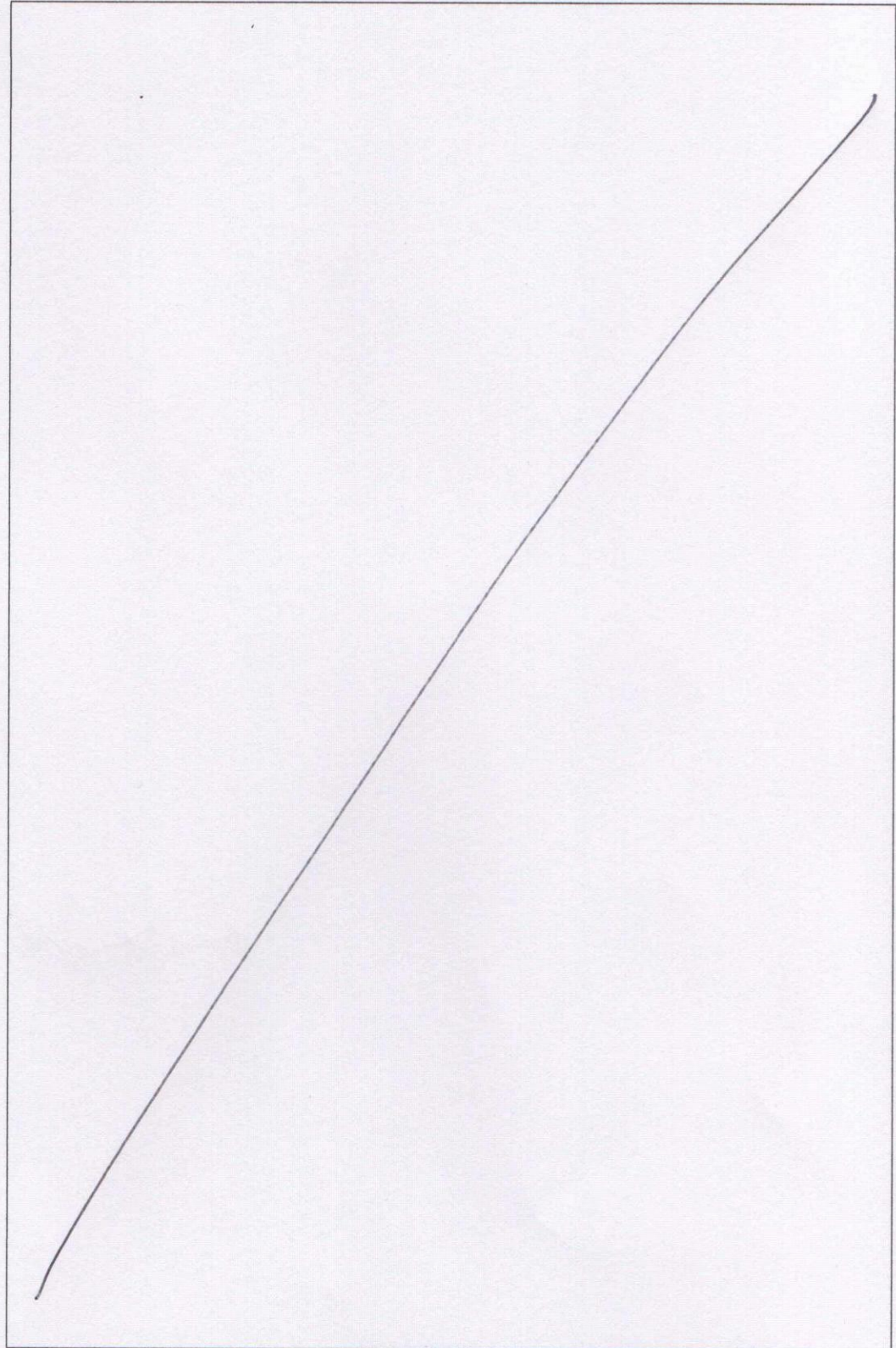
Beech Tree Cottage

Cotswold Close

Staines TW18 2DD

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.



SPELTHORNE RENTSTART

England & Wales - Charity number 1173709

Accounts



Section A

Independent Examiner's Report

**Report to the trustees/
members of**

Spelthorne Rentstart

**On accounts for the year
ended**

31 March 2021

**Charity no
(if any)**

1173709

Set out on pages

1-2

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31 March 2021.

**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").

**Independent
examiner's statement**

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.

I have completed my examination. I confirm that no material matters have come to my attention 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.

Signed:

Martha Love

Date:

11/10/21

Name:

Martha Love

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

ACA

Address:

Beech Tree Cottage

Cotswold Close

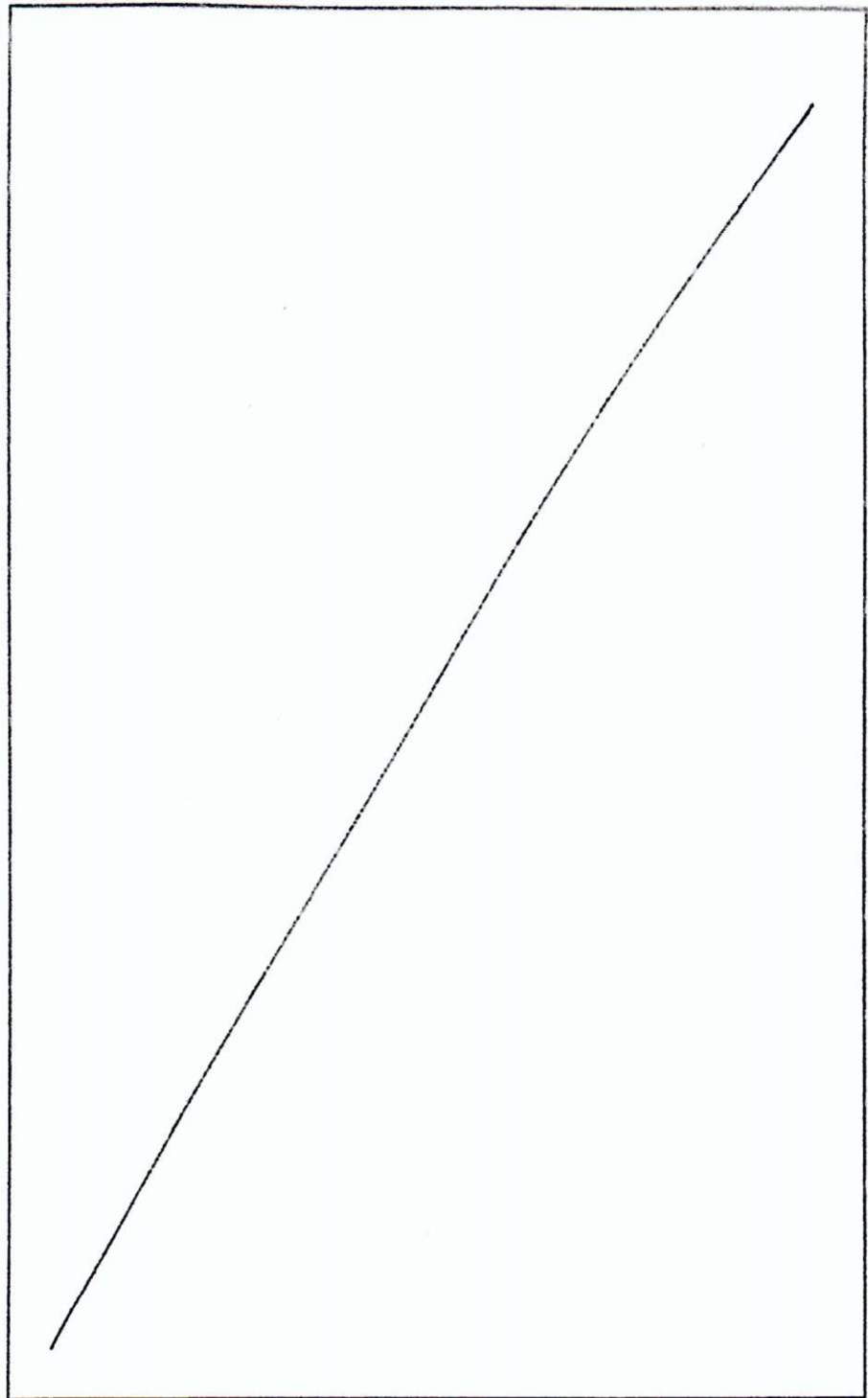
Staines, TW18 2DD

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.



Trustees' Annual Report for the period

From **01 04 2020** To **31 03 2021**
Period start date Period end date

Section A Reference and administration details

Charity name

Other names charity is known by

Registered charity number (if any)

Charity's principal address

Community Link Centre
Knowle Green
Staines-Upon-Thames
Postcode <input type="text" value="TW18 1XA"/>

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	Hilary Stokes	Treasurer		
2	Carol Parker	Chair		
3	Linda Marshall			
4	Abigail Honeywell	Secretary		
5	Jean Pinkerton			
6	Ligia Santos		07/12/2020	
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 <small>(eg. trust deed, constitution)</small>	CIO Association Constitution
How the charity is constituted <small>(eg. trust, association, company)</small>	CIO
Trustee selection methods <small>(eg. appointed by, elected by)</small>	Appointed by the existing 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

The objects of the CIO are the prevention or relief of poverty among people living in the Borough of Spelthorne who are homeless or at risk of becoming homeless, by providing and assisting in the provision of housing advice, support and practical assistances and by such other means as the Trustees may in their absolute discretion think fit.

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)

The trustees have at all times had regard to the Charity Commission's guidance on public benefit. Our service is open to any member of the public living or working in the Borough of Spelthorne who needs assistance in finding somewhere to live.

This assistance varies according to the needs of each client. It may simply be in the form of advice on where to look for vacancies; it may involve help with benefit applications; it may continue during a tenancy in the form of periodic contact with the tenant and landlord to check that all is going well.

For some clients' financial help is given with rent in advance, for others a 'deposit bond' is set aside in their name in our 'bond fund' which the landlord can apply to in the case of damage or unpaid rent, up to an agreed limit, at the end of the tenancy.

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.

The initial interviews with clients are normally conducted by our trained volunteers, who often also do follow-up work with the clients.

The members of the charity hold stalls at local events to promote the work of Rentstart in the local community. They also organise and take part in fund-raising events such sponsored walks, quizzes and Christmas street collections. Sadly, this has not been possible for most of the Financial Year due to COVID 19 restrictions and events needing to be cancelled.

The trustees will receive no remuneration or other benefits.

Summary of the main achievements of the charity during the year

During the year there has been a significant increase in demand for our services. We have interviewed and given advice to 433 clients. Of these, 105 moved into accommodation directly assisted by us and 79 of these needed a deposit bond in order to secure the tenancy. The amount of work needed to achieve these results can be seen from the number of follow-up interviews carried out by staff and volunteers, either by phone or in person, which for this period amounted to over 3,646.

Section E

Financial review

Brief statement of the charity's policy on reserves

The Charity has placed £45,980 in a ring-fenced fund as a precaution against any future claims on the bond fund. This represents the Bonds granted in the last six months £18,605 plus staff costs of £27,375 to meet our redundancy and holiday pay obligations plus three months salary for one member of staff to wind down operations if our funding sources ceased. This amount is checked on a quarterly basis.

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.

The Charity is funded by grants from Spelthorne Borough Council with whom we have an extremely good working relationship. We have also been fortunate enough to have received a significant 3-year grant from the National Lottery Community Fund which started on 1 October 2018 and will run until 20 September 2021, assistance from the Community Foundation for Surrey, CAF, The Mount Trust and other smaller donations.

Due to the additional funding by the National Lottery Community Fund, we have been able to focus more time and resource to individuals with complex needs and have had a great amount of success in building a network of support for these individuals to sustain more secure longer-term tenancies.

Section F

Other optional information

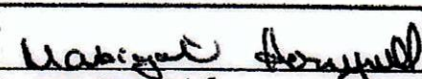
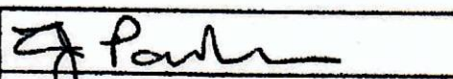
Our finances have been impacted by Covid 19, fund raising has been harder over the last year and we anticipate that many local businesses will not be in a position to make donations in the short to medium term. We are also concerned that if there are significant local job losses or a post covid recession we will see an increase in clients seeking help and potentially needing guarantee bonds. We have already seen a significant increase in clients requiring our assistance and the number of claims during 2020/21.

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)	MARGARET HONEYWELL	CAROL PARKER
Position (eg Secretary, Chair, etc)	Secretary	CHAIR.
Date	09/09/21	



CHARITY COMMISSION
FOR ENGLAND AND WALES

Charity Name
Spelthorne Renstart Ltd

No (if any)
1173709

Receipts and payments accounts

CC16a

For the period from	Period start date 01/04/2020	To	Period end date 31/03/2021
------------------------	---------------------------------	----	-------------------------------

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 £
A1 Receipts					
Spelthorne BC	40,000		-	40,000	45,000
National Lottery	-	26,697	-	26,697	51,765
CAF	-	5,000		5,000	-
Mount Trust	3,000			3,000	-
Commuity Fund	5,000		-	5,000	1,500
Community fundraising	-		-	-	951
Donations	6,214		-	6,214	13,664
Sub total (Gross income for AR)	54,214	31,697	-	85,911	112,880
A2 Asset and investment sales, (see table).					
	-	-	-	-	-
Sub total	-	-	-	-	-
Total receipts	54,214	31,697	-	85,911	112,880
A3 Payments					
Wages	32,639	40,483		73,122	75,309
Pension costs	3,410	1,395		4,805	4,133
Bond Payout	1,335			1,335	1,374
Rent in advance Paid	21,320	7,107		28,427	9,147
Rent in advance Repaid	20,516	6,839		27,355	2,836
Insurance	778	1,308		2,086	1,455
Travel	310	759		1,069	1,077
Training	-	418		418	2,085
Printing and stationary	-	31		31	116
Telephone	357	792		1,149	740
Miscellaneous	-	87		87	25
Meeting rooms	-			-	54
IT	-	3,420		3,420	8,282
Building Capabilities	-			-	7,926
Sessional Workers	-	40		40	295
Sub total	39,633	49,001	-	88,634	109,180
A4 Asset and investment purchases, (see table)					
	-	-	-	-	-
Sub total	-	-	-	-	-
Total payments	39,633	49,001	-	88,634	109,180
Net of receipts/(payments)	14,581	- 17,304	-	- 2,723	3,700
A5 Transfers between funds	2,140	- 2,140	-	-	-
A6 Cash funds last year end	16,959	74,344	-	91,303	87,603
Cash funds this year end	33,680	54,900	-	88,580	91,303

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 £
B1 Cash funds		22,675	65,905	-
		-	-	-
		-	-	-
	Total cash funds	22,675	65,905	-

(agree balances with receipts and payments account(s))

	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B2 Other monetary assets		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-

	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
B3 Investment assets			-	-
			-	-
			-	-
			-	-
			-	-

	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
B4 Assets retained for the charity's own use			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-

	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
B5 Liabilities			-	
			-	
			-	
			-	
			-	

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

Signature	Print Name	Date of approval
<i>Margaret Honeywell</i>	Margaret Honeywell	09/09/21
<i>E. P. Parizer</i>	CAROL PARIZER	09/09/21