

Robes Annual Report and Accounts – Year ended 30 April 2022  
Registered charity number – 1174060



# Supporting local people out of homelessness



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## 1. Introduction To Our Year



Tuesday Club guest enjoying hot drink.  
Photo by Eve Milner.

# Welcome



**Robes is a small local charity that works with over 750 volunteers and 29 Churches and Community Centres. It helps homeless people in the area to find their way to a better quality of life.**



**Robes is so blessed to have volunteers who have been with the programme for the past 15 years."**

Robes is a small charity that punches above its weight. Throughout the Covid pandemic, which is ongoing, Robes has offered relevant and guest-centred services to vulnerable adults to support them out of homelessness.

2021–2022 has been a challenging year. We had to move our project out of the boroughs we have always worked in. The upside of moving to neighbouring Tower Hamlets was it was cheaper, so we were able to offer three additional places. We found that running a static shelter with 18 guests 24/7 without the daily presence and support of our 750 volunteers (due to the pandemic) stretched our small staff team of four more than ever. We still delivered great services and support to our guests, and achieved long-term sustainable solutions. Our future priorities are the need for good mental health and wellbeing strategies for staff, volunteers and guests, and a longer-term strategy of how we can sustainably, safely, and fairly continue this great work.

I dedicate this year's hard work and impact in memory of my mother, Marianne Ogren 1945–2021.

**Nick Faraday**  
Charity Manager

A handwritten signature in black ink that reads "Nick".

## Impact this year

# 3,080

Bed spaces available

# 30

Guests supported in static shelter

# 27

Guests set for long-term accommodation

# 3

Guests moved into temporary accommodation

# 387

Food vouchers provided to 28 guests in static shelter

# 2,882

Meals provided in Tuesday Club

# 70

Guests supported with advice support in Tuesday Club



# About Robes

**For 15 years, Robes has been working in Southwark and Lambeth, and this year in Tower Hamlets, providing shelter for local homeless people.**

## Services we've provided in 2021–2022:

- Supporting the stay and move-on of 28 guests at Davies Court in Canary Wharf and 2 guests at Friendship House in Borough from October 2021–November 2022. Out of the 30 guests, 24 guests are set for long-term accommodation.
- Weekly support packages provided by winter night Shelter teams for 28 guests.
- Hot dinner service provided by 5 Shelter teams on allocated days for all 28 guests staying in Davies Court.
- Advice to access housing, welfare benefits, health support, legal advice, employment, and training.
- Wednesday Club service in partnership with Crossway URC – breakfast, hot lunch meal, shower and a advice service.
- Tuesday Club takeaway service in partnership with Holy Trinity Church – hot lunch meals, advice service and care packages (closed on 22 March 2022).
- Rotating Winter Night Shelter (on hold due to pandemic).

# Chair's Statement

**Despite the challenging Covid restrictions and ongoing changes, one thing has remained constant – the amazing ability of the Robes 'Family' to come together to help our homeless guests in Southwark and Lambeth, whose need for shelter, care, food and support was never greater.**

Showing incredible adaptability, Robes placed 30 guests in Covid-safe individual en suite rooms. Volunteer Shelter teams provided guests with 270 care packages and near 600 hot dinners, each team taking specific days.

Our frontline Advice Workers provided practical support and encouragement to guests, successfully finding sustainable solutions out of homelessness, including 27 into long-term accommodation.



Our Chair: Paul Venning.

Our partnership with Holy Trinity, Clapham provided 4,547 lunch meals, 2,554 care packages and 376 advice sessions. We've now moved back to Crossway URC at Elephant & Castle where we are repeating these achievements.

Future plans focus on securing Robes' vital work in the long-term through a mixture of static shelters and volunteer-supported night shelters and care provision.

Thank you all! Our 2021 SleepOut raised £34,345! Everyone can make a difference – 2022 SleepOut – Friday 25th November.

**Paul Venning**  
Chair of Trustees

A handwritten signature in black ink, appearing to read 'P. Venning'.

## 2. What we do



Tuesday Club guest at Holy Trinity Clapham.  
Photo by Eve Milner.

## Where are our guests now?



### **Joseph (Season 2017–2018)**

Joseph joined Robes shelter in 2018 when he was 60. He had moved to the UK from Jamaica when he was 16, and – despite being unable to legalise his situation – he managed to find enough cash-in-hand employment to survive day by day. But years of heavy lifting took a toll on his physical health, and when he was finally unable to keep working he became homeless.

Robes Project supported Joseph in accessing immigration support, and he was assigned a prestigious lawyer who is supporting him in legalising his situation. This is a very lengthy process, due to the complexity of the case and the difficulties of producing the required evidence. While the immigration case is being processed, he has no recourse to public funds, so to make sure he would be safe Robes referred him to other organisations offering support to people in this predicament, and he has been successfully accepted into supported accommodation provided by the council while he waits for his case to be resolved.

Joseph visits the Wednesday Club on a regular basis, where from time to time he volunteers as a cook.



### **Fernanda (Season 2017–2018)**

Fernanda joined Robes shelter in 2018, and Robes supported her by helping with writing supporting documents, filling out forms, and accompanying her to important appointments.

After her stay with Robes, Fernanda found temporary accommodation in New Cross, and Robes stayed in continuous touch to make sure everything she needed was in place. Then in 2020, she settled into new accommodation, where she is still living. Robes supported her with move-in items such as a chest of drawers, bedding, and a vacuum cleaner.

Through the pandemic, Robes continued to support Fernanda with a care package of food items delivered every two weeks, and she also started speaking to our check-in and chat volunteer on a weekly basis. She is in regular touch with Robes staff, and we still support her with groceries from time to time.

Above left: Wednesday Club guest. Above right: Shelter guest. To protect the guests' identity, the photos and the stories are unrelated. Photos by Eve Milner.



# Static Shelter

## Due to COVID-19, we were unable to operate a church-based winter night shelter this year.

This winter season, we supported the stay of 28 guests at Davies Court and 2 guests in Friendship House from October 2021 till the end of March 2022. All guests were placed in Covid-safe individual rooms with en suite facilities, sharing a communal kitchen.



Robes supported the stay and move on of 2 guests at Friendship House in Borough. Photo by Eve Milner.

Our 10 Shelter teams donated and provided 271 care packages to our 28 guests in Davies Court. Our five Shelter teams also provided 590 hot dinner service meals to guests on allocated days. We also supported their stay by providing laundry vouchers, food vouchers, clothing items, phones and tablets and weekly check-in calls.

Our Advice Workers also worked with Robes guests to provide support and encouragement in making helpful changes and finding a sustainable solution out of homelessness. We set 24 guests into long-term accommodation (18 are already in permanent accommodation, and a further six in council accommodation). Additionally, we supported 3 guests in temporary accommodation, and 2 guests in emergency accommodation. 1 guest has moved back to rough sleeping.



Robes supported the stay and move on of 28 guests at Davies Court, Canary Wharf from November 2021 - March 2022. Photo by Eve Milner.



Thank you for all the hot dinners. I liked all the hot dinners and especially talking to you. I won't forget your kindness ever. I don't know all of your names, but I am thankful to each one of you."

Robes Guest, 2021-2022



Robes volunteers in the Copleston Community Kitchen preparing hot takeaway dinner meals for guests staying at Davies Court, Canary Wharf.



The shelter, support packages, food vouchers, and transport support were very helpful for me."

Robes Guest, 2021-2022



Team Leaders from Chatsworth Baptist Church providing support packages to guests staying at Davies Court, Canary Wharf.

# Static Shelter

## Our support models – Stay and Move-on

### Step 1



### Step 2

#### Stay support



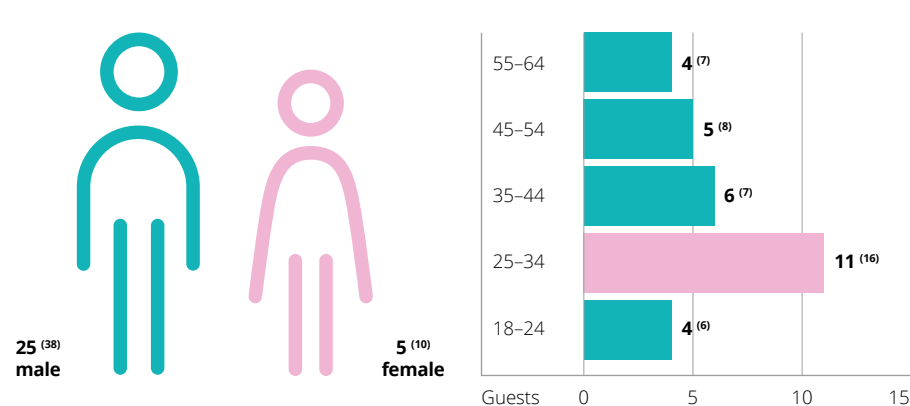
#### Move-on support



# Static Shelter

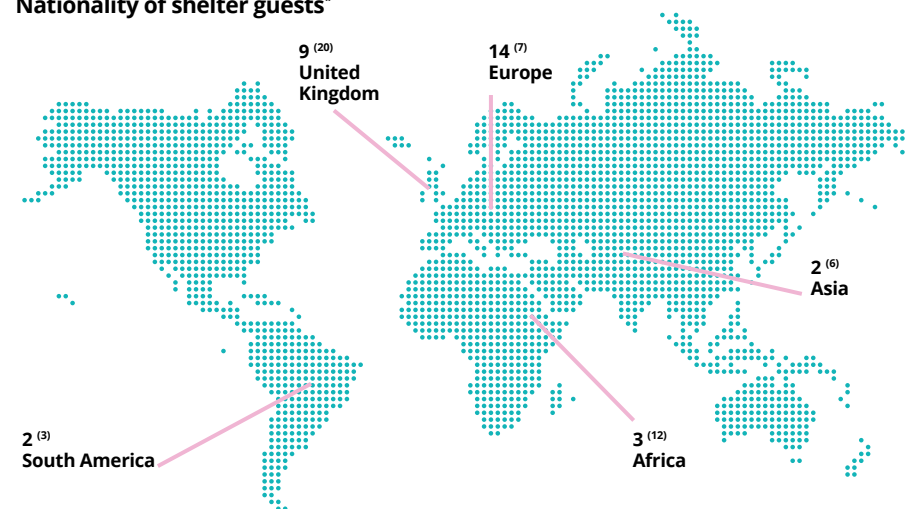
## Our guests

### Total guests between 2021–2022\*



Due to the COVID-19 pandemic, we were unable to run our usual shelter pattern alternating between a number of different communal venues. This winter season, we provided static accommodation at Davies Court for 28 guests and static accommodation at Friendship House for 2 guests.

### Nationality of shelter guests\*



\*The number in brackets show last winter season's statistics, which have been included for comparison.

# Static Shelter

## Outcomes

### Key outputs

271

Care packages provided to 28 guests

13

Deposits and rents paid

590

Hot meals provided

6

Move in packages provided

387

Food vouchers provided to 28 guests

9

Phones provided

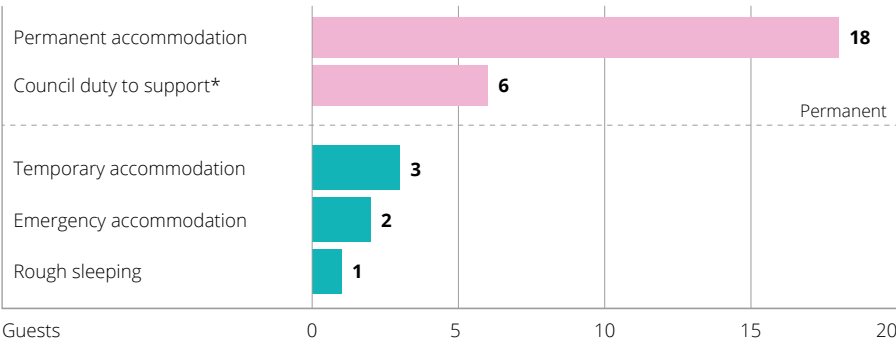
67

Monthly laundry vouchers provided to 28 guests

11

Tablets provided

### End of static shelter outcomes



\*Please note, 'council duty to support' means that, as a result of successful advocacy by Robes staff on behalf of our guests, the council has accepted their duty to provide suitable accommodation.

# Static Shelter

## Ben's story

**Ben is an EU citizen in his late fifties. He became street homeless after suffering domestic violence and the subsequent relationship breakdown. This recent trauma has resulted in poor mental health, and he requires regular hospital visits.**

Ben joined the Robes Shelter in early February, having spent some time sofa-surfing and sleeping on park benches. He has a beloved daughter, and the chaotic lifestyle which damaged his health made it almost impossible for him to see her and maintain contact.

Ben needed to stay within Tower Hamlets to be near her, and the Robes Shelter was the first regular accommodation he had had for months, providing respite and stability. He was soon able to see his daughter and take her to school. His mood lifted greatly and slowly he regained some confidence.

Thanks to contacts with the Robes Network, Ben was able to secure a long-term place in a local housing project who will continue to support him as he rebuilds his shattered life.



Shelter Guest. To protect the guest's identity the photo and story are unrelated. Photo by Eve Milner.



# Static Shelter

## Dan's story

**Dan joined the shelter in early February having been referred by the Manna Society. He is 26 and working. Originally from Nigeria, Dan had lived happily in London with his mother from a very young age.**

Dan was open about his sexuality, but this was not accepted by his mother's new partner and he was asked to leave his family home. The partner was staying for good and Dan was no longer welcome.

Dan received help and support from LGBTQ+ charities but he had no recourse to public funds (NRPF) and the charities were unable to support him into long-term housing. These charities referred Dan to Robes.

While at the Robes Shelter, Dan continued to work and to engage with the LGBTQ+ services. He was able to appeal against his NRPF status and overturn that decision. This meant that he could apply for Universal Credit to help top up his wages and support his rent.

Dan left Robes at the end March and moved into private rented accommodation found for him by Robes Advice Workers.



Shelter Guest. To protect the guest's identity the photo and story are unrelated. Photo by Eve Milner.

# Tuesday Club

**The Tuesday Club represents a space for vulnerable individuals to access support.**

Our partnership with Holy Trinity, Clapham began in 2020. In October 2021, we partnered with the breakfast club they provide, and moved into the church building. This meant that Robes guests were able to access breakfast provided by the team at Holy Trinity, Clapham and it provided a space for guests and volunteers to bond with one another. There our team continued to support the guests with takeaway lunch meals and advice support.

During this partnership, we were able to reach many more vulnerable individuals within the community than we did before. We supported 50-60 guests every Tuesday with takeaway lunch and supported 8/9 guests weekly with advice. We provided 2,882 hot lunch meals, 1,174 care packages, and 234 advice sessions. We also supported 3 guests in long-term accommodation.

Our eight volunteers supported the day to day running of the Tuesday Club by cooking, helping with the packing, serving lunch and cleaning.

We closed our Tuesday Club on 22 March 2022 and resumed our Wednesday Club service at Elephant and Castle.



Robes Tuesday Club was in partnership with the Breakfast Club at Holy Trinity Clapham. Photo by Eve Milner.

# Tuesday Club

## Outcomes

2,882

Hot lunch meals provided

1,174

Care packages provided

234

Advice sessions provided

70

Guests supported with advice

3

Guests supported into  
long-term accommodation

Please note the stats above are from 1st of May 2021 till 22nd of March 2022. Our Tuesday Club closed on the 22 March 2022.



Tuesday Club volunteers at Holy Trinity Clapham.

# Tuesday Club

## Susan's story

**Susan approached our Tuesday drop-in centre, worried about an imminent eviction.**

She was in a subletting arrangement and the property owner asked her to leave the accommodation with only a few weeks' notice. She also suffered from severe migraines, and doctors were concerned that it might be brain cancer.

Although she had access to benefits, she had no savings to cover a deposit and a first month's rent, she had limited English, and there seemed to be no way she could find affordable accommodation which would accept benefits.

Robes supported her in finding an affordable studio flat with a landlord who was happy to accept DSS payments, and funded her deposit and first month's rent. Susan is now in a safe place and can focus on her recovery.



Tuesday Club Guest. To protect the guest's identity the photo and story are unrelated. Photo by Eve Milner.



# Tuesday Club

## Volunteer comment



My name is Spencer Isaacs and I volunteer as a cook (and kitchen generalist!) for Robes Tuesday Club.

I first volunteered for Robes Tuesday Club in April 2021. It was at the end of the third lockdown and I was feeling I could do something more productive with my time when I was directed to the Robes ad. It was an 'all hands on deck' kind of induction and I loved it from the get-go.

I am an enthusiastic cook, not a professional one, so catering to the guest numbers was daunting at first. As a lead cook you are responsible for the menu planning and providing the shopping list to the project officer.

'Spinachgate' remains a catering highlight – the cooks had to work out what to do with about 25 bags of spinach that turned up with that week's order.

The thing I enjoy most about volunteering for Robes is the interaction with guests and fellow volunteers. It is a really supportive and friendly environment to be part of, and I really look forward to my shifts."

**Spencer Isaacs**  
Tuesday Club Cook



Spencer (volunteer cook) preparing meals for guests.

# Advice Work

**As Advice Workers, our main goal is to support our guests in finding their way out from homelessness.**

Collectively, we have experience of the Welfare System, Accommodation Options and Case Management, and constantly work to maintain and extend a network of partners that assist our guests with employment and legal aid.

We start by interviewing potential guests referred from local day centres and other charities. These partnerships are not just a source of referrals; they are also a main actor in the outcome of the guests, as they tend to know them better, including their strengths and risks.

For those interviewed and accepted as guests, we provide temporary accommodation, a food and travel allowance and ensure they can get to appointments and access services.

If successful, our guests will move into safe accommodation. It's the beginning of a new life for them, but also the start of a range of new challenges (flatmates, neighbours, landlords, utility bills, loneliness). For this reason, we are always happy to support guests after the shelter season, and we encourage them to contact us again in case we can be of any help.



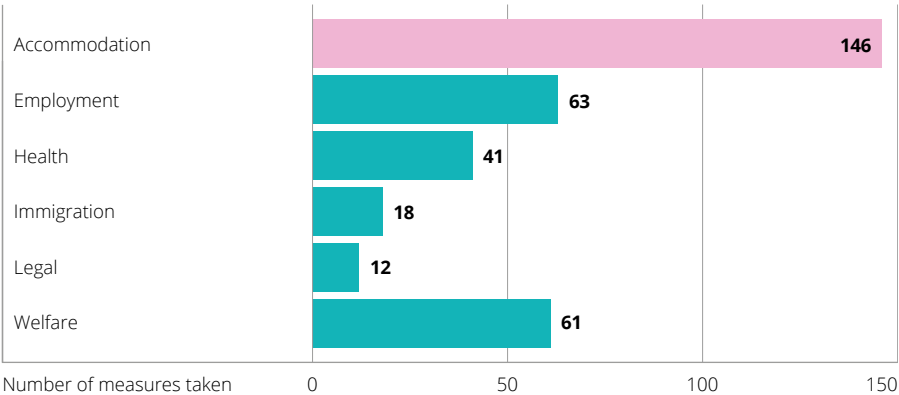
Marc (Advice Worker) with Tuesday Club guest. Photo by Eve Milner.



# Advice Work

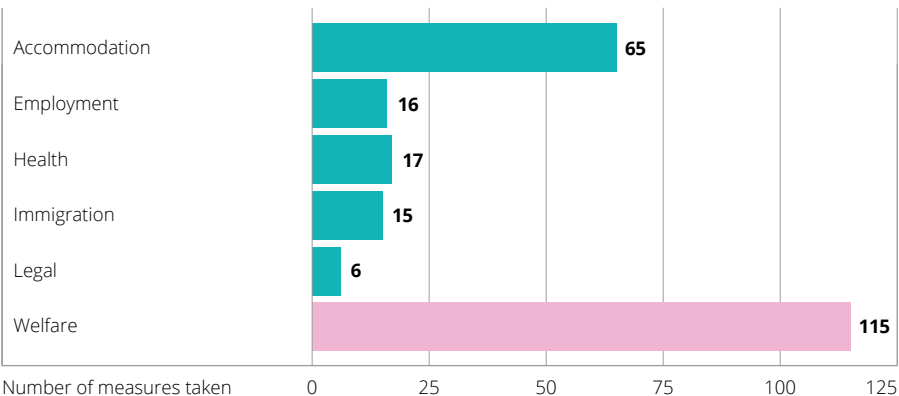
## Advice support

### Static Shelter



Please note that the figures above record the total advice support offered to our guests staying in our static accommodation.

### Tuesday Club



Please note that the figures above record the total advice support offered to Tuesday Club guests. Please note that the stats above are from 1 May 2021–22 March 2022. Our Tuesday Club closed on the 22 March 2022.

# Advice Work

## Fred’s journey

**Fred found himself homeless after an accident at work that left him with severe mobility issues.**



### 1. Interview client

We interview Fred and move him immediately into our shelter due to his physical health needs. We also put in place a move-on plan.



### 2. Provide him with a phone and food vouchers

We provide him with a phone so that he can contact us and other relevant organisations if he needs any support. We also provide him with food vouchers so he can start making nutritious meals in the kitchen for himself.



### 3. Follow up with his move-on plan

During our first advice session with Fred, we follow up on his move-on plans and readjust it to his current needs.



### 4. Immigration advice

We give Fred the immigration advice support he needs to complete a late Settlement Status application. We work alongside Fred to provide relevant information to the organisation supporting him with his immigration case.



### 5. Provide support with transport

We provide him with an Oyster card with a weekly bus pass top up so he can travel to see his doctor and attend his immigration appointments.



### 6. Referral to council accommodation for people with NRPF

Due to his vulnerabilities and having no resource to public funds we refer him to the council for them to provide him with temporary accommodation while his immigration case is being processed.



### 7. Client moves into accommodation

After presenting all the evidence and demonstrating that he is too vulnerable to go to the streets, the council accepts their duty towards him and provides Fred with accommodation and a card with £60 per week for his expenses.



### 8. Ongoing support after shelter season

We invite Fred to attend our Wednesday Club to keep supporting him with any new challenges that may present while he is in his new accommodation, and to also help gather any relevant information and evidence to the immigration advice agency. Once Fred has access to benefits, we will help him move from council accommodation into permanent accommodation.

### 3. How to get involved



SleepOut attendees at Southwark Cathedral  
SleepOut 2021 for Robes. Photo by Eve Milner.

## Events and future plans for 2022–2023

**At Robes Project, we are always looking for new fundraising opportunities and partners to ensure we can continue to provide support to our guests.**

#### **29 September 2022**

AGM and Volunteer Thank You event at Southwark Cathedral

#### **1 November 2022**

Start of Shelter Season

#### **25 November 2022**

SleepOut 2022  
Online Registration NOW OPEN  
(see details on page 24)

#### **31 March 2023**

End of Shelter Season

#### **24 November 2023**

Robes SleepOut @ Southwark Cathedral

If you are interested and would like to participate, please contact:  
[robes.admin@robes.org.uk](mailto:robes.admin@robes.org.uk)

#### **Shelter**

This winter we are looking into having a static shelter in Southwark, for which we are seeking a suitable building where we would be based for 3 years or more. We are exploring the possibility of a smaller, Covid-safe rotating shelter too.

#### **Wednesday Club**

We resumed our Wednesday Club service at Crossway United Reform Church in Elephant and Castle on 30 March 2022. The Wednesday Club represents a space of stability and security for ex and current Robes guests. Guests can socialise with one another, and enjoy a good breakfast and nutritious lunch, games, and advice support.

#### **Volunteers**

Volunteers are a really vital part of Robes. If you would like to know more about how you can help the Robes Project and make a difference to those who are homeless, then please contact:  
[robes.admin@robes.org.uk](mailto:robes.admin@robes.org.uk)

# Southwark Cathedral SleepOut for Robes

Southwark Cathedral is always proud to support Robes by hosting a SleepOut each November. It is the main domestic charity that the Cathedral helps financially.

Following the Sleep 'In' last year, it was good to return to something approaching normality. So we planned for the usual entertainment in the Cathedral before bedding down for the night, followed by breakfast in the morning. As is quite normal, it rained during the night but most people braved it through to the morning.

We had a wonderful entertainment with musical contributions from the Gospel choir Shalom Chorale and Samuel Johnson, a very talented young drummer. Our special guest was the actor Toby Jones, who talked about his acting career. This resonated especially with some of the younger people in the audience who realised that he was the voice of Golum in Harry Potter.

The numbers sleeping out were fewer than usual, but we were expecting this. However, there were groups who joined us for the entertainment and then went back to their own churches to sleep out. So overall the amount we raised, though down, was not as badly affected as we had predicted. We are looking forward to SleepOut 2022 and plans are already afoot.

## **Maggie Still**

Chair of SleepOut Committee



**Be part of Robes  
SleepOut 2022**

**Friday November 25th  
6.30pm–6am**

Help us to help local homeless people by giving up your bed for a night. Register now:

[www.robres.org.uk/sleepout-robres](http://www.robres.org.uk/sleepout-robres)

**There will be an evening  
of live entertainment.**

# Our Supporters

## **Partners**

Homeless Link  
Housing Justice  
Holy Trinity, Clapham  
LHA London

## **Referral agencies**

Crisis  
Manna Day Centre  
New Horizons Youth Centre  
Providence Row  
Shelter  
South London Refugee Association  
Southwark Day Centre for Asylum Seekers  
Spires Day Centre  
St. Mungo's SPOT Team  
Thames Reach  
The Passage

## **Winter night shelters**

Ace of Clubs  
All Saints, Clapham Park  
Bermondsey Central Methodist Church  
Chatsworth Baptist  
Christ Church, Clapham  
Christ Church, Southwark  
Copleston Church  
Finnish Church  
Holy Spirit  
Holy Trinity, Clapham  
Montgomery Hall  
Mostyn Road Methodist Church  
New Park Road Baptist  
Norwegian Church  
Salvation Army, Elephant and Castle  
St. Anne and All Saints  
St. George the Martyr  
St. John the Divine  
St. John's, East Dulwich  
St. John's, Waterloo  
St. Luke's, Peckham  
St. Luke's, West Norwood  
St. Mary Magdalen  
St. Matthew's at the Elephant  
St. Michael's, Stockwell  
St. Paul's, Clapham  
St Paul's and St. Saviour's, Herne Hill  
St. Peter's, Vauxhall  
St. Peter's, Walworth



## 4. Financial information



Ben (Tuesday Volunteer) packing meals for Tuesday Club guests. Photo by Eve Milner.

## Operational Information

**The Trustees are pleased to present their Annual Report together with the financial statements of the Charity for the year ended 30 April 2022.**

### **Structure, Governance and Management**

#### **Governing document**

The Robes Project was initially set up as an unincorporated charity by a Constitution adopted 1 October 2008, amended by Special Resolution on 20 July 2009. It was registered as a Charity on 10 November 2009 and is governed by a Committee of Trustees elected at the Annual General Meeting. The areas of benefit are the London Boroughs of Lambeth and Southwark.

On 1 August 2017 the Charity set up a separate Charitable Incorporated Organisation (CIO) called 'Robes Project'. The Charity and the CIO were merged on 18 January 2020. An asset transfer order was signed on 18 January 2020. The assets have now been transferred to the CIO and the old un-incorporated charity closed.

The number of Trustees shall not be less than 5, and until otherwise determined by a General Meeting, no more than 9.

# Operational Information

## Objectives

The objects of the CIO are the relief of poverty among people who are homeless in the London boroughs of Southwark and Lambeth by the provision of winter night shelters, food and advice, support and re-settlement services so as to help them re-build their lives.

## Public benefit statement

The Trustees consider that the work of the Robes Project is to provide relief to poor and disadvantaged people in the London Boroughs of Southwark and Lambeth by the provision of winter shelter, food and support helping to make these boroughs a safer, more humane place for everyone. All Trustees give their time voluntarily and no Trustee receives any private benefit from the Charity.

The Trustees confirm that they have complied with the duty in section 4 of the Charities act 2006 to have due regard to the public benefit guidance published by the Charity Commission in determining the activities undertaken by the Charity.

## Governance and management

The Charity is run by its Trustees who meet bi-monthly to determine the strategy of the Charity, to discuss operational matters and to formulate policy. The Charity Manager attends all Trustee meetings. Sub-committees dealing with specific functions support the Board of Trustees and certain items of executive responsibility are delegated to individual Trustees to facilitate decision-making and to support staff efforts. All delegated matters are closely reported upon to the Trustee Board.

The Trustees delegate responsibility for delivering day to day services to our guests primarily to the Charity Manager, staff and volunteer teams.

The Charity Manager is responsible for individual supervision of the staff team and also ensuring that the team continue to develop their skills and working practices in line with good practice.

## Recruitment and appointment of new Trustees

The Committee seek to recruit Trustees from among the churches participating in the Project who have relevant skills and experience to assist in running the Project. New Trustees are given an induction pack.

## Risk Management

The Trustees recognise that there are risks to which the Charity is exposed. Systems have been established to mitigate known risks, including financial controls, employment procedures, agreements with participating churches and volunteer training. The Trustees keep proper accounting records and take reasonable steps for the prevention and detection of fraud and other irregularities. Health and safety, equal opportunities and quality standards are prioritised. Records and archives are securely stored and electronic data carefully protected.

A significant risk the Charity faces is its over-reliance on the SleepOut as a fundraising event, as reflected in the events of both the current and previous year. It looks to mitigate against this risk by diversifying its funding sources which has continued to prove a successful venture. Another significant risk would be if a serious safeguarding issue were to cause the Charity to lose the confidence of guests and referring partners. The Charity mitigates against this by thorough training for staff and volunteers.

## Financial review

Total expenditure for the year ended 30 April 2022 was £335,517, up from £293,382 in the previous year. This reflects a significant increase in the costs incurred supporting our guests during the COVID-19 pandemic. During the year, income decreased by £31,724, an decrease of 10% on the previous year, due to a number of significant one-off grants in the prior period as a result of the COVID-19 pandemic.

At 30 April 2022, the total reserves stand at £340,544. Of these reserves, £5,951 is restricted to our ongoing projects. Another £80,000 of unrestricted reserves is designated to support 'Inn from the Cold' moving forward, leaving £254,593 as general funds.

# Operational Information

## Reserves Policy

As part of the annual review of the reserves policy, the Trustees of the Robes Project assess the financial risks surrounding the Charity's ability to provide the services we offer to the homeless in Lambeth and Southwark. In so doing the Trustees aim to hold a minimum free reserves level of £80,000–£150,000. The current free reserves of £254,593 are safely above this limit.

## Statement of Board of Trustees' Responsibilities

The Trustees are responsible for preparing the Trustees' Annual Report and the financial statements in accordance with applicable law and regulations.

Charity law requires the Trustees to prepare financial statements for each financial year. Under that law they are required to prepare the financial statements in accordance with UK Accounting Standards and applicable law (UK Generally Accepted Accounting Practice), including FRS 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland.

Under charity law the Trustees must not approve the financial statements unless they are satisfied that they give a 'true and fair' view of the state of affairs of the Charity and of the excess of income over expenditure for that period. In preparing these financial statements, the Trustees are required to:

- Select suitable accounting policies and then apply them consistently;
- Make judgements and estimates that are reasonable and prudent;
- State whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements; and,
- Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue its activities.

The Trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the Charity's transactions and disclose with reasonable accuracy at any time the financial position of the Charity and enable them to ensure that the financial statements comply with the Charities Act 2011. They have general responsibility for taking such steps as are reasonably open to them to safeguard the assets of the Charity and to prevent and detect fraud and other irregularities.

The Trustees are responsible for the maintenance and integrity of the corporate and financial information included on the Charity's website. Legislation in the UK governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

In addition, the Trustees confirm that they are happy that the content of the annual review in pages 1 to 31 of this document as well as the legal and administrative information on page 48, meet the requirements of the Trustees' Annual Report under charity law.

They also confirm that the financial statements have been prepared in accordance with the accounting policies set out in the notes to the accounts and comply with the Charity'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 FRS 102, The Financial Reporting Standard applicable in the UK and Republic of Ireland published on 16 July 2014.

This report was approved and authorised for issue by the Board of Trustees on 11 August 2022 and signed on its behalf by:



**Paul Venning**  
Chair of Trustees



# Independent Examiner's Report

## Independent examiner's report to the Board of Trustees of Robes Project Charitable Incorporated Organisation (CIO)

I report to the Trustees on my examination of the accounts of Robes Project (charity number 1174060) for the year ended 30 April 2022 set out on pages 34 to 47.

### Respective responsibilities of Trustees and examiner

The CIO's Trustees are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 (the Charities Act). The CIO's Trustees consider that an audit is not required for this year under section 144 of the Charities Act and that an independent examination is needed.

It is my responsibility to:

- Examine the accounts under section 145 of the Charities Act;
- To follow the procedures laid down in the general Directions given by the Charity Commission under section 145(5)(b) of the Charities Act; and,
- To state whether particular matters have come to my attention.

This report, including my statement, has been prepared for and only for the CIO's Trustees as a body. My work has been undertaken so that I might state to the CIO's Trustees those matters I am required to state to them in an independent examiner's report and for no other purpose. To the fullest extent permitted by law, I do not accept or assume responsibility to anyone other than the CIO and the CIO's Trustees as a body for my examination work, for this report, or for the statements I have made.

### Basis of independent examiner's statement

My examination was carried out in accordance with general directions given by the Charity Commission. An examination includes a review of the accounting records kept by the CIO 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 the Trustees concerning any such matters.

The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the accounts present a 'true and fair' view and the report is limited to those matters set out in the statement [below](#).

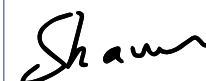
### Independent examiner's statement

Since the CIO's gross income exceeded £250,000 your examiner must be a member of a body listed in section 145 of the 2011 Act. I confirm that I am qualified to undertake the examination because I am a member of the Institute of Chartered Accountants in England & Wales, which is one of the listed bodies.

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

- Accounting records were not kept in respect of the CIO as required by section 130 of the Act; or
- The accounts do not accord with those records; or
- The accounts 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 accounts to be reached.



### Shaun Brownsmith FCA

For and on behalf of Haines Watts Chartered Accountants

Dated: 7 September 2022

4 Claridge Court  
Lower Kings Road  
Berkhamsted  
Hertfordshire  
HP4 2AF

## Statement of Financial Activities

For the year ended 30 April 2022

	Notes	Unrestricted funds year ended 30 April 2022 £	Restricted funds year ended 30 April 2022 £	Total funds year ended 30 April 2022 £	Total funds year ended 30 April 2021 £
<b>Income from:</b>					
Donations	2	159,574	126,909	286,483	299,528
Charitable activities	3	-	-	-	18,092
Investments	4	4	-	4	591
<b>Total income</b>		<b>159,578</b>	<b>126,909</b>	<b>286,487</b>	<b>318,211</b>
<b>Expenditure on:</b>					
Raising funds	5	10,396	-	10,396	12,403
Charitable activities	5 & 6	192,321	132,800	325,121	280,979
<b>Total expenditure</b>		<b>202,717</b>	<b>132,800</b>	<b>335,517</b>	<b>293,382</b>
<b>Net income/(expenditure)</b>		<b>(43,139)</b>	<b>(5,891)</b>	<b>(49,030)</b>	<b>24,829</b>
Transfer between funds	12	-	-	-	-
<b>Net movement in funds</b>		<b>(43,139)</b>	<b>(5,891)</b>	<b>(49,030)</b>	<b>24,829</b>
<b>Reconciliation of funds:</b>					
Total funds brought forward	12 & 13	377,732	11,842	389,574	364,745
Total funds carried forward	12 & 13	334,593	5,951	340,544	389,574

The notes on pages 36 to 47 form part of the financial statements.

## Balance Sheet

As at 30 April 2022

	Notes	£	Total funds 30 April 2022 £	£	Total funds 30 April 2021 £
<b>Fixed assets</b>					
Tangible fixed assets	9	-	-	-	7,279
<b>Current assets</b>					
Debtors and prepayments	10	1,722		7,216	
Cash at bank and in hand		349,962		382,305	
		351,684		389,521	
<b>Creditors: amounts falling due within one year</b>	11	<b>(11,140)</b>		<b>(7,226)</b>	
<b>Net current assets</b>			<b>340,544</b>		382,295
<b>Net assets</b>			<b>340,544</b>		389,574
<b>Funds of the charity</b>					
Restricted funds	12 & 13		5,951		11,842
Unrestricted funds:					
Designated funds	12 & 13	80,000		80,000	
General funds	12 & 13	254,593		297,732	
			334,593		377,732
			340,544		389,574

The notes on pages 36 to 47 form part of the financial statements.

The financial statements were approved and authorised for issue by the Board of Trustees on 11 August 2022 and signed on their behalf by:

Luke Whiteman  
Trustee



## Notes to the Financial Statements

### 1. Accounting policies

#### Basis of preparation of the financial statements

The financial statements have been prepared in accordance with 'Charities SORP (FRS 102) – Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) second edition (effective 1 January 2019), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006.

The effect of any event relating to the year ended 30 April 2022, which occurred before the date of approval of the financial statements by the Board of Trustees has been included in the financial statements to the extent required to show a true and fair view of the state of affairs at 30 April 2022 and the results for the year ended on that date.

Under the exemption available to smaller charities the Board of Trustees has chosen not to include a Statement of Cash Flows within the financial statements.

The functional currency of the Charity is sterling and amounts in the financial statements are rounded to the nearest pound.

#### Going concern

The financial statements have been prepared on the going concern basis as the Board of Trustees is confident that future reserves and future income is more than sufficient to meet current commitments. There are no material uncertainties that impact this assessment and the ongoing COVID-19 pandemic has no impact on this assessment due to the high reserves held by the Charity.

#### Legal status

The Robes Project is a charitable incorporated organisation registered in England & Wales and meets the definition of a public benefit entity. In the event of the Charity being wound up, the liability is limited to £1 per member of the Charity. The registered office is 11B Park Street, London, SE1 9AB.

#### Fund accounting

General funds are unrestricted funds which are available for use at the discretion of the Trustees in furtherance of the general objectives of the Charity and which have not been designated for other purposes.

Designated funds comprise of unrestricted funds that have been set aside by the Trustees for particular purposes. The aim and use of each designated fund are set out in note 12 of the financial statements.

Restricted funds are funds that are to be used in accordance with specific restrictions imposed by donors or that have been raised by the Charity for particular purposes. The cost of raising and administering such funds are charged against the specific fund. The aim and use of each restricted fund is set out in note 12 of the financial statements.

#### Income

Income is recognised when the charity has entitlement to the funds, any performance indicators attached to the item(s) of income have been met, it is probable that the income will be received, and the amount can be measured reliably.

Donations and income from fundraising events are recognised in full in the Statement of Financial Activities when entitled, receipt is probable and when the amount can be quantified with reasonable accuracy. Gift Aid receivable is included when claimable.

Grant income is credited to the Statement of Financial Activities when received or receivable whichever is earlier, unless the grant relates to a future year, in which case it is deferred.

Income from charitable activities is credited to the Statement of Financial Activities when received or receivable whichever is earlier, unless it relates to a specific future period or event, in which case it is deferred.

Interest is recorded when it is receivable.

## Notes to the Financial Statements

#### Expenditure and irrecoverable VAT

All expenditure is accounted for on an accruals basis and has been included under expense categories that aggregate all costs for allocation to activities.

Indirect costs, including governance costs, which cannot be directly attributed to activities, are allocated proportionate to direct staff costs allocated to each project area, as outlined in note 5 of the financial statements.

Irrecoverable VAT is charged against the category of expenditure for which it was incurred.

#### Tangible fixed assets and depreciation

All assets costing more than £1,000 are capitalised.

Tangible fixed assets are stated at cost less depreciation. Depreciation is provided at rates calculated to write off the cost of fixed assets, less their residual value, over their useful life, on a straight-line basis. The useful life used is:

Leasehold improvements – 5 years (life of the lease).

#### Operating leases

Rentals payable under operating leases are taken to the statement of financial activities on a straight-line basis over the lease term.

#### Pensions

The Robes Project operates a defined contribution pension scheme. Pension contributions are charged to the statement of financial activities when due and payable. These contributions are invested separately from the charity's assets.

#### Cash at bank and in hand

Cash at bank and in hand includes cash in hand, deposits with banks and funds that are readily convertible into cash at, or close to, their carrying values, but are not held for investment purposes.

#### Debtors and prepayments

Trade and other debtors are recognised at the settlement amount after any trade discount is applied. Prepayments are valued at the amount prepaid net of any trade discounts due.

#### Creditors

Creditors are recognised where the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party, and the amount due to settle the obligation can be measured or estimated reliably.

#### Critical estimates and judgements

In preparing financial statements it is necessary to make certain judgements, estimates and assumptions that affect the amounts recognised in the financial statements.

In the view of the Trustees in applying the accounting policies adopted, no judgements were required that have a significant effect on the amounts recognised in the financial statements nor do any estimates or assumptions made carry a significant risk of material adjustment in the next financial year.

#### Financial instruments

Basic financial instruments are measured at amortised cost other than investments which are measured at fair value.



## Notes to the Financial Statements

### 2. Income from donations and legacies

	Unrestricted funds year ended 30 April 2022 £	Restricted funds year ended 30 April 2022 £	Total funds year ended 30 April 2022 £
Donations	83,798	2,103	85,901
SleepOut	34,345	-	34,345
Other fundraising events	431	-	431
Trusts and foundations	41,000	124,806	165,806
	159,574	126,909	286,483

	Unrestricted funds year ended 30 April 2021 £	Restricted funds year ended 30 April 2021 £	Total funds year ended 30 April 2021 £
Donations	71,534	730	72,264
SleepIn	53,411	-	53,411
Other fundraising events	3,010	-	3,010
Trusts and foundations	2,500	168,343	170,843
	130,455	169,073	299,528

## Notes to the Financial Statements

### 3. Income from charitable activities

	Unrestricted funds year ended 30 April 2022 £	Restricted funds year ended 30 April 2022 £	Total funds year ended 30 April 2022 £
Contracts with statutory authorities	-	-	-
	-	-	-

	Unrestricted funds year ended 30 April 2021 £	Restricted funds year ended 30 April 2021 £	Total funds year ended 30 April 2021 £
Contracts with statutory authorities	18,092	-	18,092
	18,092	-	18,092

### 4. Income from investments

	Unrestricted funds year ended 30 April 2022 £	Restricted funds year ended 30 April 2022 £	Total funds year ended 30 April 2022 £
Bank interest	4	-	4
	4	-	4

	Unrestricted funds year ended 30 April 2021 £	Restricted funds year ended 30 April 2021 £	Total funds year ended 30 April 2021 £
Bank interest	591	-	591
	591	-	591

## Notes to the Financial Statements

### 5. Total expenditure

	Staff costs year ended 30 April 2022 £	Other direct costs year ended 30 April 2022 £	Indirect costs year ended 30 April 2022 £	Total costs year ended 30 April 2022 £
Raising funds	-	8,552	1,844	10,396
Charitable activities	128,633	138,813	57,675	325,121
	128,633	147,365	59,519	335,517

	Staff costs year ended 30 April 2021 £	Other direct costs year ended 30 April 2021 £	Indirect costs year ended 30 April 2021 £	Total costs year ended 30 April 2021 £
Raising funds	-	10,466	1,937	12,403
Charitable activities	125,639	111,453	43,887	280,979
	125,639	121,919	45,824	293,382

Indirect costs, including governance costs, which cannot be directly attributed to activities, were allocated between cost centres proportionate to the direct costs allocated to those activities. The prior year figures have been reallocated to show the support costs attributed to each activity.

All expenditure on raising funds was unrestricted in nature in both the current and previous financial years.

An analysis of charitable activities split between restricted and unrestricted funds can be found in note 6.

An analysis of staff costs can be found in note 7.

	Total costs year ended 30 April 2022 £	Total costs year ended 30 April 2021 £
<b>Indirect costs include the following costs:</b>		
Office rent	16,550	10,150
IT and communications	8,614	7,383
Administrative costs	6,891	3,245
Finance support	10,338	11,044
Depreciation on leasehold improvements	1,598	2,130
Loss on disposal of leasehold improvements	5,681	-
Governance costs	9,847	11,872
	59,519	45,824

## Notes to the Financial Statements

	Total costs year ended 30 April 2022 £	Total costs year ended 30 April 2021 £
<b>Governance costs include the following costs:</b>		
Independent examination fees	1,340	1,340
Statutory accounts preparation	1,464	1,464
Trustee recruitment	4,800	4,687
Governance review	-	1,800
Legal and other consultancy	-	1,074
Insurance	2,243	1,507
	9,847	11,872

### 6. Expenditure on charitable activities

	Unrestricted funds year ended 30 April 2022 £	Restricted funds year ended 30 April 2022 £	Total funds year ended 30 April 2022 £
Staff costs	98,640	29,993	128,633
Other direct costs	36,006	102,807	138,813
Indirect costs	57,675	-	57,675
	192,321	132,800	325,121

	Unrestricted funds year ended 30 April 2021 £	Restricted funds year ended 30 April 2021 £	Total funds year ended 30 April 2021 £
Staff costs	73,046	52,593	125,639
Other direct costs	25,755	85,698	111,453
Indirect costs	13,792	30,095	43,887
	112,593	168,386	280,979

## Notes to the Financial Statements

### 7. Staff numbers and costs

	Total costs year ended 30 April 2022 £	Total costs year ended 30 April 2021 £
Gross salaries	116,917	116,130
Employer's national insurance	7,047	6,845
Employer's pension	4,669	2,664
	128,633	125,639

The average headcount during the year was 4 persons (2021: 5 persons).

No employee received employee benefits of more than £60,000 (2021: NIL).

The total remuneration paid to key management personnel during the year was £41,409 (2021: £39,480).

### 8. Pension costs

The charitable company operates a defined contribution pension scheme. The assets of the schemes are held separately from those of the charity in independently administered funds. Contributions payable by the charity amounted to £4,669 (2021: £2,664).

£460 of employer contributions were outstanding at year end (2021: £222).

Pension costs are allocated between activities and funds on the same basis as relevant salary costs.

## Notes to the Financial Statements

### 9. Tangible fixed assets

	Leasehold improvements year ended 30 April 2022 £	Total assets year ended 30 April 2022 £
<b>Cost</b>		
As at 1 May 2021	10,652	10,652
Disposals in year	(10,652)	(10,652)
As at 30 April 2022	-	-
<b>Accumulated depreciation</b>		
As at 1 May 2021	3,373	3,373
Charge in year	1,598	1,598
Disposals in year	(4,971)	(4,971)
As at 30 April 2022	-	-
<b>Net book value</b>		
As at 1 May 2021	7,279	7,279
As at 30 April 2022	-	-

### 10. Debtors and prepayments

	Total year ended 30 April 2022 £	Total year ended 30 April 2021 £
Prepayments	1,141	3,591
Rent deposit	-	3,625
Cycle to work loan	581	-
	1,722	7,216

### 11. Creditors: amounts falling due within one year

	Total year ended 30 April 2022 £	Total year ended 30 April 2021 £
Trade creditors	4,570	2,095
Accruals	3,170	2,804
HMRC control account	2,571	1,809
Pension control account	829	518
	11,140	7,226



## Notes to the Financial Statements

### 12. Analysis of charity funds

	Balance brought forward year ended 30 April 2022 £	Income for the year ended 30 April 2022 £	Expenditure in the year ended 30 April 2022 £	Transfers between funds year ended 30 April 2022 £	Balance carried forward year ended 30 April 2022 £
<b>Unrestricted funds</b>					
Designated funds	80,000	-	-	-	80,000
Inn from the Cold	80,000	-	-	-	80,000
	297,732	159,578	(202,717)	-	254,593
General funds	377,732	159,578	(202,717)	-	334,593
<b>Restricted funds</b>					
Food vouchers	-	2,103	(2,103)	-	-
Homeless Link	-	92,420	(92,420)	-	-
Housing Justice	-	30,000	(30,000)	-	-
Guest support	5,891	-	(5,891)	-	-
Love Your Neighbour	-	2,386	(2,386)	-	-
Inn from the Cold	5,951	-	-	-	5,951
	11,842	126,909	(132,800)	-	5,951
	389,574	286,487	(335,517)	-	340,544

The **Inn from the Cold** designated fund has been earmarked for growing this project over the next few years.

The **food vouchers** funds were received to support the purchase of food vouchers for guests.

The **Homeless Link** funds were received to support the running of accommodation for guests during the winter season.

The **Housing Justice** funds were received to support moving guests on to more permanent accommodation.

The **Love Your Neighbour** funds were received to support the running of the Tuesday Club drop-in centre.

The **Inn from the Cold** restricted fund consists of donations and grants to support guests in accessing the private rented sector by providing help with the up-front costs of housing, direct access to landlords and ongoing support once in accommodation. During the year one of the main funders of this project agreed to release the funds for the Charity's ongoing work across all areas.

## Notes to the Financial Statements

	Balance brought forward year ended 30 April 2021 £	Income for the year ended 30 April 2021 £	Expenditure in the year ended 30 April 2021 £	Transfers between funds year ended 30 April 2021 £	Balance carried forward year ended 30 April 2021 £
<b>Unrestricted funds</b>					
Designated funds					
Inn from the Cold	80,000	-	-	-	80,000
	80,000	-	-	-	80,000
General funds	253,590	149,138	(124,996)	20,000	297,732
	333,590	149,138	(124,996)	20,000	377,732
<b>Restricted funds</b>					
COVID-19 funding	4,628	22,730	(27,358)	-	-
Winter Transformation Fund	-	65,000	(65,000)	-	-
Coronavirus Community Support Fund	-	50,000	(50,000)	-	-
Guest support	-	20,000	(14,109)	-	5,891
Love Your Neighbour	-	11,343	(11,343)	-	-
Inn from the Cold	25,951	-	-	(20,000)	5,951
ACTS 4:35	159	-	(159)	-	-
Glasspool	417	-	(417)	-	-
	31,155	169,073	(168,386)	(20,000)	11,842
	364,745	318,211	(293,382)	-	389,574

The **COVID-19** funds were funds received to support the organisation's response to the COVID-19 pandemic on beneficiaries from March 2020 to October 2020.

The **Winter Transformation Fund** funds were received to support moving beneficiaries from temporary accommodation to more permanent accommodation in early 2021.

The **Coronavirus Community Support Fund** funds were received from the National Lottery Community Fund to support beneficiaries with temporary accommodation in early 2021.

The **ACTS 4:35** funds consists of funds given to directly support guests with specific needs/requirements.

The **Glasspool** funds consists of funds given to directly support guests with specific needs/requirements.

## Notes to the Financial Statements

### 13. Analysis of net assets

	General funds year ended 30 April 2022 £	Designated funds year ended 30 April 2022 £	Restricted funds year ended 30 April 2022 £	Total funds year ended 30 April 2022 £
Current assets	265,733	80,000	5,951	351,684
Current liabilities	(11,140)	–	–	(11,140)
	<b>254,593</b>	<b>80,000</b>	<b>5,951</b>	<b>340,544</b>

	General funds year ended 30 April 2021 £	Designated funds year ended 30 April 2021 £	Restricted funds year ended 30 April 2021 £	Total funds year ended 30 April 2021 £
Fixed assets	7,279	–	–	7,279
Current assets	297,679	80,000	11,842	389,521
Current liabilities	(7,226)	–	–	(7,226)
	<b>297,732</b>	<b>80,000</b>	<b>11,842</b>	<b>389,574</b>

### 14. Trustee remuneration

During the year, no Trustee received any remuneration (2021: £NIL). No members of the Board of Trustees received reimbursement of travel and subsistence expenses (2021: £NIL).

## Notes to the Financial Statements

### 15. Related party transactions

During the year there were no transactions carried out with related parties (2021: £NIL).

### 16. Other financial commitments

At 30 April 2022, the Charity had future minimum lease payments under non-cancellable operating leases (all relating to land and buildings) as set out below:

	Total year ended 30 April 2022 £	Total year ended 30 April 2021 £
Operating leases due:		
Within one year	–	14,500
Within two to five years	–	35,042
	<b>–</b>	<b>49,542</b>

### 17. Guarantees and secured charges

As at 30 April 2022 Charity did not have any outstanding guarantees to third parties nor any debts secured against assets of the Charity (2021: £NIL).

# Legal & Admin

Legal and Administrative Information  
for the year ended 30 April 2022.

## Trustees

Paul Venning  
Wendy Thompson  
Luke Whiteman  
Neil Tryner  
Elinor Wakefield  
Myfanwy Lloyd  
Sam Forsdike  
Matthew Hanney  
Sam Johnson-Hill

## Treasurer

Luke Whiteman

The  
**co-operative**  
bank

## Principal Bankers

The Co-operative Bank  
PO Box 250  
Skelmersdale  
WN8 6WT

## Independent Examiner

Haines Watts  
4 Claridge Court  
Lower Kings Road  
Berkhamsted  
Hertfordshire  
HP4 2AF

Selection of photography including cover  
taken by Robes volunteer, Eve Milner  
([evemilner51@gmail.com](mailto:evemilner51@gmail.com)).



## Accountants

Andy Nash Accounting & Consultancy  
Units 24 & 25  
Goodsheds Container Village  
Hood Road  
Barry  
CF62 5QU



## Charity Registration Number

1174060

## Registered Address

Robes Project  
Southwark Cathedral  
London Bridge  
SE1 9DA

## Contact us

[Robes.admin@robes.org.uk](mailto:Robes.admin@robes.org.uk)  
[@RobesProject](https://www.instagram.com/RobesProject)  
020 7407 5623  
[Robes.org.uk](https://www.robes.org.uk)

# A Word from our Patron

It is impressive and important that the Robes Project did not stop work during Covid, even though we could not carry on as usual with our well-established annual winter accommodation in a number of south London churches. Safe overnight accommodation, meals, laundry, clothing, advice and phones provided throughout the winter was followed by the great achievement that nearly all our winter guests moved on into secure accommodation.

For as long as any of our brothers and sisters are on the street sleeping rough, Robes is needed. To all who give and help, a huge thank you. We are taking action to respond to the calls of Jesus – and of our streets. I ask every church in all inner south London boroughs to consider if you can support Robes and take direct responsibility for housing the homeless in the year ahead. Please bring this to your church meetings now – and work and pray for the people and means to help. Thank you.

## Rt Hon Sir Simon Hughes

Chancellor, London South Bank University







robes

# Southwark Cathedral's SleepOut 2023 for Robes

**Friday 24th November  
6.30pm to Saturday morning 6am**

Further details can be found at [robes.org.uk](https://robes.org.uk)  
or @RobesProject. Experience sleeping out for  
a night and fundraise for local homeless people.