



# Supporting local people out of homelessness





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## 1. Introduction to our year



# Welcome

**Robes is a small charity alleviating homelessness in the boroughs of Southwark and Lambeth with the assistance of over 550 incredible volunteers and 29 churches and community centres.**

This year Robes grew in strength, with the addition of new host venues and volunteers, allowing us to run a second circuit.

This enabled us to support 79 individuals over the winter period in our shelters, and 153 individuals in total through the shelters, Wednesday Club and floating support.

Seeing all the people that make up the Robes village in action and the welcome and warmth shown to our guests was a wonderful thing, demonstrating that community support can offer not just immediate relief but long-term hope, and proving that human connection can be a powerful force for positive change.

When communities come together, they can create networks of support that go beyond just providing food or shelter.

These networks can help those experiencing homelessness feel seen and valued, combating the isolation and stigma that often accompany living on the streets. Acts of kindness, whether through volunteering time,

donating resources, or simply offering a smile and a kind word, create an atmosphere of empathy and understanding.

The kindness our volunteers demonstrate fosters dignity. Treating those experiencing homelessness with respect, listening to their stories, and offering support without judgment can help rebuild our guests self-worth and trust in others.

These small yet meaningful acts can empower our guests to take the first steps toward rebuilding their lives, whether through accessing job training, mental health services, or stable housing.

Ultimately, kindness doesn't just transform lives; it transforms communities. When individuals collectively take action, whether big or small, the ripple effect extends far beyond immediate needs, creating a culture of compassion and collective responsibility for everyone's well-being.

Robes is the fulcrum bringing together the community to provide dignity and hope to our guests. Thank you so much to each and every person who has become part of the Robes village.

A very special thank you this year to some of our trustees – Paul, Neil, Elinor, Myfanwy and Sam JH, who are stepping down for personal reasons.



**“We now need the assistance of our supporters more than ever before.”**

Your support of both Robes and myself & the team has been outstanding, and we've been really lucky to have you as long as we have.

With gratitude.

**Lisa Moodie**  
Chief Executive Officer

A handwritten signature in dark ink, reading 'Lisa Moodie'.



# About Robes

## Robes has been supporting those experiencing homelessness in Southwark and Lambeth since 2007.

Robes provides a volunteer led Winter Night Shelter for those in need, providing safety, nourishment, a warm place to sleep, and a community to connect to. We offer tailored advice, guidance and referrals in all areas, and work in partnership with our guests to aid move on to longer term accommodation. Once in their new dwellings, we offer a tenancy sustainment floating support service, aimed at preventing repeat rough sleeping.



Rob Rinder at our SleepOut ready to bed down for the night

Both our current and former guests are welcome all year round at our Wednesday Club, where they can receive breakfast, a hot lunch and showers. Wednesday Club is an opportunity for our guests to reconnect with their community, play some games, have some laughs, and our dedicated advice workers are on hand to assist with any challenges they may be facing.

Robes is a small but mighty charity, and with the assistance of our amazing volunteers, we are proud to support those who need it most.

# Chair's statement

## Homelessness right here in Southwark and Lambeth continues to rise; budgets are getting tighter and cost of living increases are particularly impacting the most vulnerable in our society. Frontline support for those in real need has never been so critical.

Over 600 volunteers working with our core enthusiastic and talented frontline staff team, have successfully delivered secure, warm night shelters including hot meals, across the two London Boroughs during the winter season, with support and advice services for our Guests continuing through the year.

As part of Robes "round the year" support, the staff team and volunteers have continued to deliver Wednesday Club hosting breakfast, lunch and advice at Crossway URC, Elephant & Castle. Robes particular want to thank those volunteer "corporate teams" involved in such a unique and fun "team building opportunity", as part of their organisation's charitable support.

Robes future plan is to continue this vital work through volunteer-supported night shelters, developing additional services that directly help our Guests in securing somewhere safe they can call Home.

Finally, an enormous "Thank You" to all the Robes Family. Our 2024 Sleep Out raised over £60,000! This year Robes are aiming even higher with your support – please join us for this year's "Cold Night, Warm Toes, Winter Sleep Out" - Friday 21st November 2025.



**Paul Venning**  
Chair of Trustees

A handwritten signature of Paul Venning in black ink.

## 2. What we do



Shelter Guests – photography by @evemilnerphotography

## Winter Night Shelter

**This winter season we saw a high percentage of refugees who had been evicted from Home Office accommodation once they received their legal status, with around half of our guests experiencing this, primarily younger people. We also had a significant amount of guests over the retirement age, with our oldest guest being 81 years, and our youngest being 19.**

In total, 79 guests benefited from the hospitality and support offered through our network of dedicated partner churches. We also increased our provision by offering a second circuit after Christmas with the support of new host venues.

Over the course of the season, we provided 3,465 bed spaces, ensuring our guests had a secure place to rest each night. Thanks to the generosity of our volunteers, we also served an outstanding 7,663 hot meals, offering nourishing dinners and hearty breakfasts that gave our guests comfort and strength each day.

Our volunteers played a vital role in creating a warm, inclusive environment where guests could find not only respite but also encouragement and support.

Working alongside our Advice Workers, guests were empowered to take steps toward overcoming homelessness.

During the two-week Christmas circuit break, Robes provided alternative accommodation, along with food vouchers, in person visits and on-call staff support to assist with any issues that arose—ensuring continuous care during a critical time.

There continues to be challenges in securing move-on accommodation due to a continued to a rise in homelessness and a shortage of affordable housing. As a result, we extended shelter stays for some guests beyond our usual timeframe to ensure their continued safety and support. We are continuing to build on our partnerships and relationships to increase accommodation options for our guests.

We extend our deepest thanks to our volunteers, partner churches, and supporters for their unwavering compassion and commitment.

Together, we are making a real difference.



# Winter Night Shelter

## Our venues

### Winter Night Shelter venues

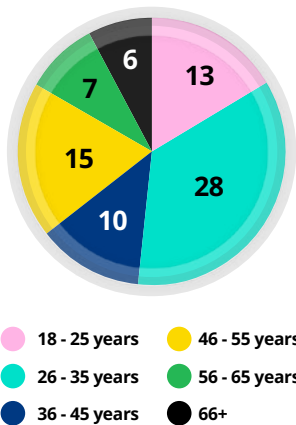
- Amott Road Baptist Church
  - Chatsworth Baptist Church
  - Christ Church Blackfriars
  - Christ Church Clapham
  - Copleston Church
  - Finnish Church
  - Haddon Hall Baptist Church
  - Holy Spirit Contact Centre
  - Montgomery Hall (St Mark's)
  - Mostyn Road Methodist Church
  - St Luke's Peckham
- St Michael's Stockwell
  - St Pauls Lorrimore Square
  - St Peters Clapham
  - St Saviours Herne Hill
  - St. John the Divine Kennington
  - St. John the Evangelist
  - St. John's Waterloo
  - St. Luke's West Norwood
  - St. Paul's Clapham



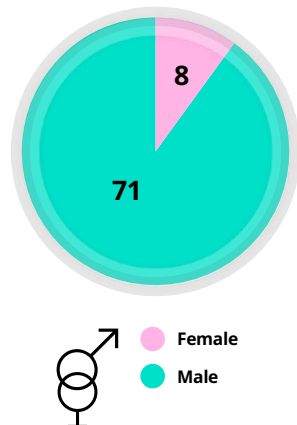
# Winter Night Shelter

## Our guests

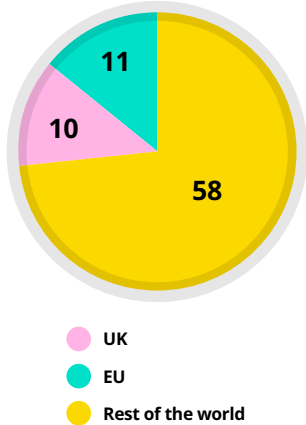
Age



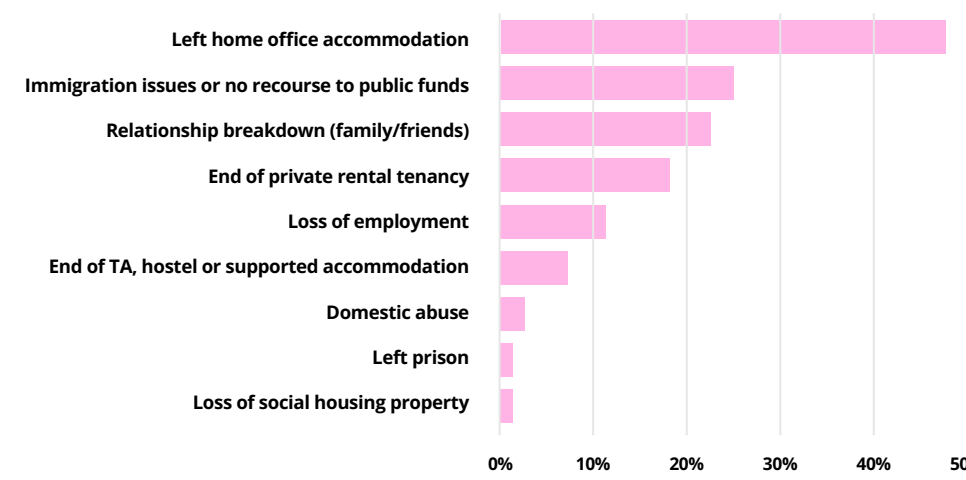
Sex



Nationality



### Reasons for homelessness



# Winter Night Shelter

## Yonas' story

**As a very young man Yonas left Eritrea several years ago as a refugee, seeking somewhere safe to live. He made the perilous journey via Russia and Poland.**

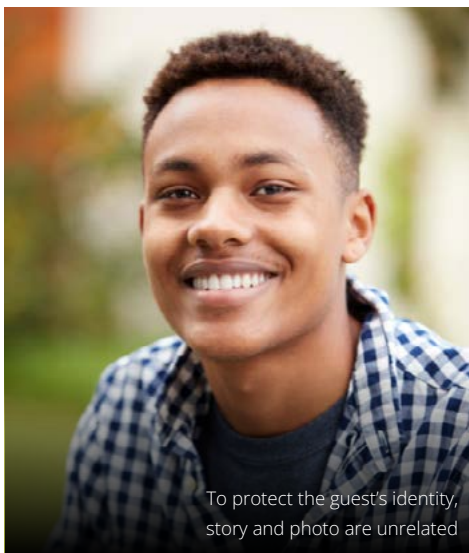
In Poland, he was held in detention as an illegal immigrant where he suffered beatings including having his arm broken by an overzealous security guard. Using public transport when he could and a lot of walking, he made his way across Europe and finally arrived in the UK in early 2024.

He was placed in Home Office accommodation in northern England until he was granted refugee status, and after this travelled down to London where he knew others from Eritrea. Aged 24, speaking very little English and with no real understanding of UK systems, he became street homeless. Yonas lived on the streets for around two months until he was picked up by St Mungo's rough sleeping outreach team in Southwark.

Yonas was referred to Robes shelter by St Mungo's where he received food, shelter, comfort and support for 9 weeks. He had previously been referred to New Horizon Youth Hub for under 25s in Bermondsey who were actively looking to accommodate him but they had a lengthy waiting list. As per his request, his Robes advice worker

looked for private rented accommodation. This was very difficult as rents in London are much higher than the Local Housing Allowance rates would allow, and as he was under 35 he was only entitled to a shared housing rate.

We then discussed other options with Yonas, and referred him to Housing Justice where he was accepted for the Refugee Lodgings Scheme. Housing Justice found him a room in a shared property and paid a deposit to the landlord. He is also being provided with a floating support service to help him maintain his tenancy. He is also waiting to start an English course as this will also greatly improve his ability to find employment.



To protect the guest's identity, story and photo are unrelated

# Winter Night Shelter

## Monique's story

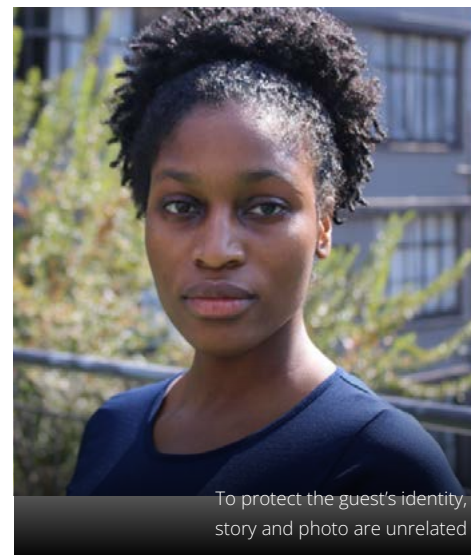
**Monique, 50 years old, arrived from the Ivory Coast in the early 00s and eventually was granted Indefinite Leave to Remain. Monique lived for a number of years in Croydon with her mother until her mother sadly passed away.**

After her mother's death, Monique lost her accommodation which was in her mother's name, and was unable to find an affordable alternative. She spent a very long time alternating between staying with different friends and periods of rough sleeping.

Monique had a number of different types of employment during this time including child minding, office admin and retail assistant, but with no secure home it was difficult to hold these jobs down. When she was referred to the Robes shelter by Spires, she was squatting in an abandoned house in Croydon.

Monique was at the shelter for almost 4 weeks, and had been granted £800 by Croydon Council to find accommodation in the private rented sector. She initially found work as a live-in au pair and left the shelters to start this role. She then revealed that this was only a short term role for a couple of weeks, and asked for Robes support to help find further accommodation.

Monique was also very proactive in looking for accommodation, and we linked her into the Night Shelter Lettings Network, which had affordable private rental properties. With encouragement and support from her advice worker at Robes, property viewings were arranged. Monique is now renting her own studio flat. This is giving her a solid base from which she is now looking more long-term, stable employment.



To protect the guest's identity, story and photo are unrelated

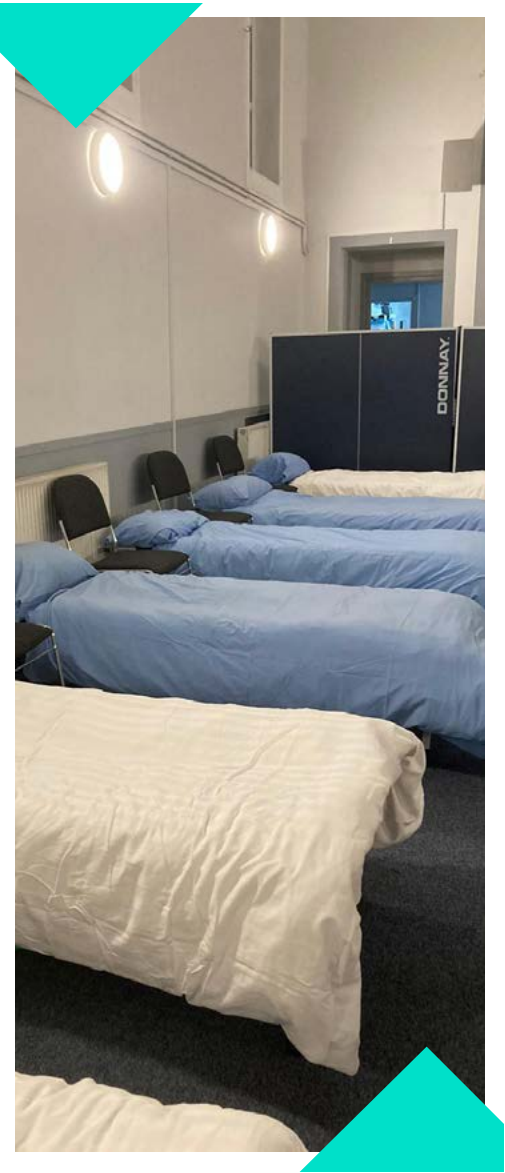
# Winter Night Shelter

## Guests comments

“  
You guys saved my life when I needed a place to stay and I was really helpless.”  
Robes Guest

“  
You provided shelter and food when I wouldn't have had anywhere else to go or sleep.”  
Robes Guest

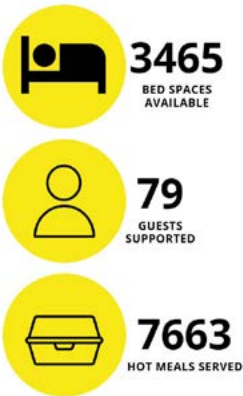
“  
Thank you so much with all my Heart. I was taken in at a time when I was very desperate, homeless and had no one to help me in this country. I love the team and I will never forget the help you gave me - You took care of me.”  
Robes Guest



# Winter Night Shelter

## Outcomes

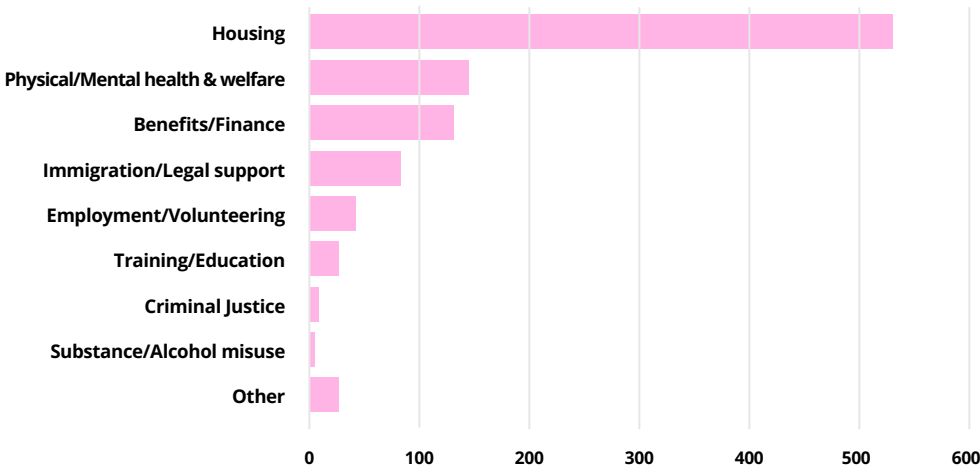
### Key outputs



### Shelter move on accommodation



### Shelter advice sessions

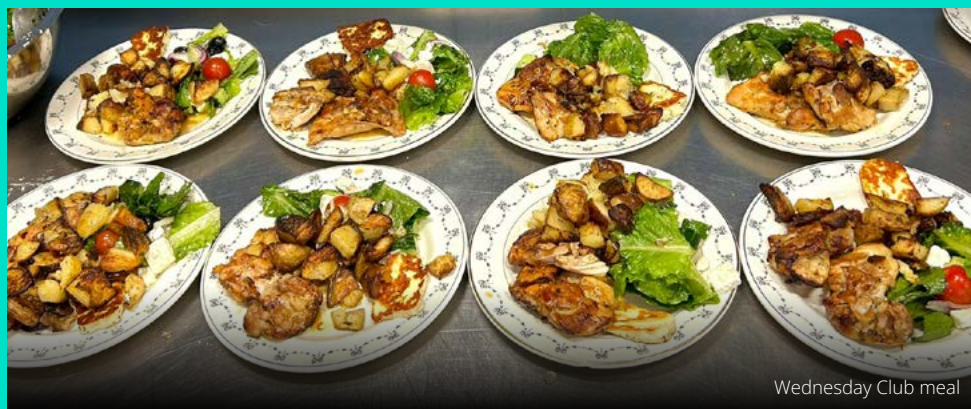




# Wednesday Club

**The Wednesday Club is Robes' weekly, year-round drop-in service, based at Crossways URC in Elephant & Castle. It's a safe, welcoming space where both past and present guests can come to relax, connect with others, and get the support they need.**

Every Wednesday, guests can enjoy a continental breakfast, a hot, home-cooked lunch, access to showers, Wi-Fi, device charging, and a warm, comfortable place to spend the day. Our Advice Workers are always available to offer practical support and guidance, while activities and games provide moments of lightness, fun, and community.



Wednesday Club meal

We want to say a huge thank you to everyone who helps make Wednesday Club possible. Over the past year, we've been supported by several corporate volunteering teams, as well as our core group of regular volunteers, who have gone above and beyond—preparing meals, keeping the space welcoming, and spending time with guests. Together, they've given over 800 hours of their time this year.

The Wednesday Club is about more than just services. It's the laughter, the friendly competition over board games, the conversations, the shared meals, and the genuine care that make it a place guests return to week after week. It's a space where people know they'll be welcomed, listened to, and supported—whatever stage of their journey they're on.

# Wednesday Club

## Oswaldo's story

**Oswaldo had been a former guest of the winter shelter. He arrived in the UK 2012 from the EU. He had a variety of temporary work on short-term contracts in London. He spent various periods of time being street homeless or in hostel accommodation provided by homeless outreach teams.**

Robes helped him to find a studio flat and Oswaldo subsequently found a job in the construction industry. The job ended within 6 months.

Unfortunately, he did not maintain contact with Robes and he eventually surrendered his tenancy as he was unable to continue paying the rent and was not familiar with the benefits system.

Several months ago he was picked up by a street homeless outreach team and provided with hostel accommodation. He then re-connected with Robes and has now resumed attending the Wednesday Club.

Our advice workers helped him to claim Universal Credit. He rekindled an interest in education and we supported him to enrol at college – he is now studying project management in construction.

He now seems more optimistic about his future as he has set himself his own realistic goals to achieve over the next couple of years. The Wednesday Club is there for him to flit in and out of as and when he needs to.



Wednesday Club guest – to protect the guest's identity story and photo are unrelated

# Wednesday Club

## Our volunteers

**A special thank you to Crossway URC, who host our Wednesday Club. It has given us the opportunity to provide hot meals for our guests with the support of our dedicated volunteers as well as offer advice and guidance. Elaina is one of our incredible Wednesday Club volunteers.**

### Elaina

Volunteering with Robes since 2008, Elaina supports our guests both at our Wednesday Club and in the night shelter at St. Mark's, St. Michael's Stockwell and Mostyn Road. In addition to helping prepare delicious lunches and dinners for our guests, Elaina also helps with serving meals, setting up tables and supporting guests with filling in forms.

Elaina enjoys connecting with our guests, listening to their stories and having meaningful conversations. Her most memorable day at Wednesday Club was when she was asked to register a guest onto the Night Shelter Lettings Network. The following week, the guest went to a viewing and was offered accommodation – he has lived there ever since. “He couldn't stop thanking me,” Elaina recalls. “Ever since my time at Robes, I've constantly enjoyed seeing the guests

smile, feel happy and be welcomed with good hospitality knowing they are cared for while at Wednesday Club.”

Elaina feels Robes has had a significant impact on the community by creating a sense of belonging and connecting people with others who genuinely care through something as simple but powerful as a hot meal. She believes volunteers play an essential role, not only by being someone to talk to, but also by helping guests with their progress in areas such as finances, accommodation or health and well-being.

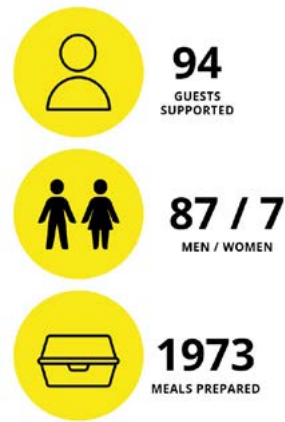
Elaina says volunteering with Robes has deepened her understanding and empathy towards people experiencing homelessness, highlighting the resilience of the human spirit. She describes the work Robes does as being of a high standard with strong dedication to guest well-being. She says it has been a very rewarding experience and encourages others to get involved. “It's a great way to give back to the community and make a positive impact.”



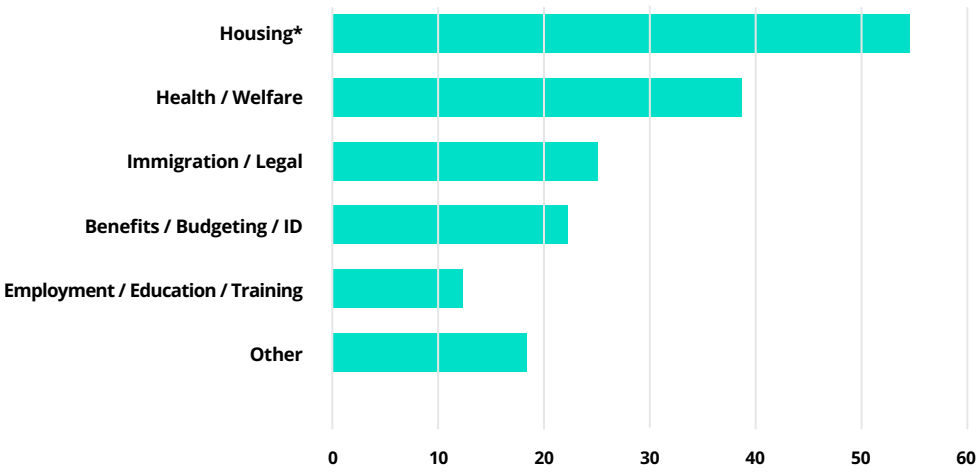
# Wednesday Club

## Outcomes

### Key outputs



### Wednesday Club advice sessions





# Wednesday Club

## Corporate partnerships

### A helping hand

Our corporate partners have played a vital role in supporting the Wednesday Club—donating ingredients and working together as teams to prepare and serve meals to our guests.

We are deeply grateful for their hands-on involvement, which provides not only nourishing food but also meaningful, practical support. Their commitment is a powerful example of how we can work together to tackle homelessness and make a lasting difference in people's lives.

### Wednesday Club corporate supporters

- AMV BBDO
- Baringa
- The Clearing
- Deep Mind
- UK Power Network

### Additional Support

- Faith Chapel – Christmas gifts for Wednesday Club
- Family Volunteering Club – Decorating Wednesday Club for Christmas
- Higgins Construction – presentation on employment opportunities in the construction industry
- Salvation Army Employment Plus – fortnightly attendance for support with employability



One of our corporate teams at Wednesday Club

# Advice work

### At Robes, our experienced Advice Workers are dedicated to supporting our guests in finding their way out of homelessness and into stable accommodation.

We do this by supporting the guests in all aspects of their lives that have an impact on their housing situation.

It is important for us to have a strong network of partner organisations, creating web of support for our guests.

Each year, we evaluate the support our guests need and update our information database so that we can signpost them to the most appropriate agency. Likewise, we look to deal with the challenges presented by guests and devise ways of providing a more responsive support service e.g. translations, immigration advice services, employment/training/education opportunities, mental health services, safeguarding strategies.

The journey starts with a referral from our partner agencies – local charities, day centres and homeless outreach teams. We review the referrals and invite potential guests in for an interview. If accepted into the shelter, guests will be provided with a warm, safe space to sleep at night, a hot and nutritious breakfast and dinner and travel

allowances to attend appointments and other commitments.

We work collaboratively with the guest and referral agency in finding stable accommodation. We attend property viewings and source funding for deposits/rent in advance/incentive payments. We provide a floating support service following a move-on to ensure tenancy sustainment.

Above all, the advice team at Robes is committed to highlighting the strengths of the guests they work with, fostering a supportive environment conducive to personal growth and empowerment.



Advice Worker with guest at Wednesday Club

# Advice work

## Tommy's story

**Tommy immigrated from Sri Lanka a long time ago and obtained Indefinite Leave to Remain. For many years he worked as a handy man for an estate, where accommodation was part of his salary package. He found himself homeless when the landlord sold the building without letting him know. Tommy was alone and scared, he had no one to help him get back on his feet.**

Tommy has no family in the UK. His wife and children are all back home, and due to long working hours he doesn't have a strong network of friends.

At the age of 76 Tommy had no choice but to sleep on the streets. He approached a local homeless support centre, Spires, who then referred him to Robes to attend the Winter night shelter.

Tommy stayed with Robes for around a month, whilst Robes approached his local council and petitioned for him to be placed in sheltered accommodation. Tommy has now moved into temporary accommodation through the local authority until a sheltered accommodation vacancy arises.

Tommy is so happy to be housed and is very appreciative for Robes support, both during the shelter and for the ongoing Floating Support he has received since.

During floating support, Tommy has been supported with a number of things. We helped him update his address with organisations that needed it. We assisted him to bring his belongings to his new flat from storage, and purchased some things to help him start out, such as cups, glasses and washing up liquid, milk, tea, coffee etc.

There has been issues with his pension credit – for 15 months he has only been receiving £75 a week instead of the £155 he should be getting. We have been working to resolve this – DWP have admitted an error, but only want to back date for 3 months instead of the 15 months he is entitled to, so we are currently supporting around challenging their decision.

Despite being 76, Tommy is still very keen to keep working. We have linked him in with some employment agencies, made appointments for him with the Salvation Army Employment Plus team, and invited him to a presentation from Higgins Construction who were offering roles in the sector.

Tommy has also been supported around getting dentistry, and we provided evidence and filled in a form so that he became exempt from paying for his NHS treatments.

## 3. How to get involved





# Events and future plans for 2025-2026

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

## 8<sup>th</sup> October 2025

AGM event at Southwark Cathedral

## 3<sup>rd</sup> November 2025

Start of Shelter Season

## 21<sup>st</sup> November 2025

SleepOut 2025 – celebrating the SleepOut's 15th anniversary - Registration now open

Further details at:

[robes.org.uk/sleepout-robles](https://robes.org.uk/sleepout-robles)

## 17<sup>th</sup> December 2025

Wednesday Club Christmas

## Feb/Mar 2026 (date TBC)

SleepOut Committee thank you dinner

## 31<sup>st</sup> March 2026

End of shelter season

## April 2026 (date TBC)

Team Leader thank you dinner

## 6<sup>th</sup> June 2026

Volunteer thank you event

## Shelter

We are hoping to run two circuits this year, so if your church hasn't been involved before, or it's been a while, please get in touch:

[project.officer@robles.org.uk](mailto:project.officer@robles.org.uk)

## Wednesday Club

Our Wednesday Club service continues at Crossway United Reform Church, providing stability and security for our current and former guests. We have been fortunate to have a number of corporate partners supporting this year, and look forward to more.

## Volunteers

Robes would be nothing without the incredible support of our volunteers. If you would like to join them and make a difference to those experiencing homelessness, then please contact: [project.offier@robles.org.uk](mailto:project.offier@robles.org.uk)

## Fundraising & events

Robes has been fortunate to have various corporate teams, community teams and individuals support us with fundraising this year. It's simple to do, and anyone can put on a fundraising event. For more information, go to: [robes.org.uk/fundraise](https://robes.org.uk/fundraise)

# Southwark Cathedral SleepOut for Robes

**Robes would like to acknowledge and express our deep gratitude to Maggie Still for her contribution as Chair of the SleepOut Committee for the past six years. Maggie has now stepped down and handed the reins over to Kristin Ruby.**

Once again Southwark Cathedral hosted the annual SleepOut for Robes.

This support given to Robes is seen as an important event in the yearly Cathedral calendar and is an essential component of the overall vision of the Cathedral community. The SleepOut does not aim to replicate the experience of rough sleeping but provides an opportunity for the community to come together to raise awareness and vital funds.

On the evening once everyone had officially registered it was time to grab their spot with their sleeping bags. Then it was soon time to enjoy the entertainment laid on.

We had invited the ever popular and ever supportive South London Jazz Orchestra and this time we had a wonderful group of dancers from Swing Patrol - a few of the audience even bravely joined in. Then Dean Mark Oakley interviewed our celebrity guest Rob Rinder. Rob proved a big draw in attracting an audience to come and donate

money to the night but who weren't sleeping out. He also insisted on sleeping out himself.

After the entertainment there was a short service of Compline which although not compulsory to attend proved a quiet moment before the bedding down and inevitable cold night that followed.

We were also able to include many more young people than in previous years who enjoyed pizza and a silent disco in the Library. They particularly enjoyed their surprise visitor who was no less than the Mayor of Southwark. The importance of the next generation who understand what Robes is for cannot be overstated.

This year we raised just over £60,000 which will go a good way to helping the work of Robes.

All in all a very successful and worthwhile evening - thanks to all who made it possible.

**Maggie Still**  
Chair of the SleepOut Committee

**Be part of Robes SleepOut 2025**

**Friday 21st November  
7pm - 7am**

Help us to help those experiencing homelessness by giving up your bed for the night. Register now:  
[robes.org.uk/sleepout-robles](https://robes.org.uk/sleepout-robles)

There will be an evening of live entertainment

# Our supporters

## Partners

- Alexander Trust
- AMV BBDO
- Byrne Bros
- The Clearing
- Cost of Living Crisis Concerts
- Elizabeth & Prince Zaiger Trust
- The George Goodsir Charitable Trust
- The Good Luck Charitable Trust
- Lambeth Estates Residents Association
- Norton Rose Fulbright
- The Shadworth Hodgson Bequest
- StreetSmart
- The Worshipful Company of Dyers

## Referral organisations

- Ace of Clubs
- Crisis
- Croydon Crisis
- De Paul Nightstop
- The Manna Society
- The Passage
- Shelter
- South London Refugee Association
- Southwark Day Centre for Asylum Seekers
- Spires
- St Mungos
- Thames Reach
- Webber Street Day Centre

## Churches who assisted with Shelters, volunteers and gifts for guests

- All Saints Church West Dulwich
- Amott Road Baptist Church
- Bermondsey Central Hall Methodist Church
- Brixton Hill Methodist Church
- Chatsworth Baptist Church
- Christ Church Blackfriars
- Christ Church Clapham
- Copleston Church
- Crossways United Reform Church
- Faith Chapel Peckham
- Finnish Church
- Haddon Hall Baptist Church
- Holy Spirit Clapham
- Mostyn Road Methodist Church
- Southwark Cathedral
- St Andrew's Waterloo
- St John the Evangelist East Dulwich
- St John the Divine Kennington
- St John's Waterloo
- St Luke's West Norwood
- St Luke's Peckham
- St Mark's Kennington (Montgomery Hall)
- St Mary Magdalen Bermondsey
- St Mary's Newington
- St Matthew at the Elephant
- St Michael's Church Stockwell
- St Paul's Clapham
- St Paul's Herne Hill
- St Paul's Lorrimore Square
- St Peter's Clapham
- St Peter's Streatham
- St Saviour's Herne Hill

# 4. Financial overview





# 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 2025.**

## 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.

### 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.

# Operational information

## 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 2025 was £295,067, up from £290,147 in the previous year. During the year, income decreased by £3,875, an decrease of 2% on the previous year.

At 30 April 2025, the total reserves stood at £177,901, Of these reserves, £374 is restricted to our ongoing projects. Another £80,000 of unrestricted reserves is designated to support 'Inn from the Cold' moving forward, leaving £97,527 as general funds.

## 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 £97,527 are safely within this bracket.

### 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 expenditure over income 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.



# Operational information

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 4 to 32 of this document as well as the legal and administrative information on page 45, 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 19 September 2025 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 2025 set out on pages 35 to 44.

### **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 overleaf.

# Independent examiner's report

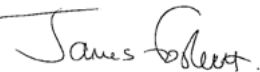
## Independent examiner's statement

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.



**James Foscett FCA**  
For and on behalf of Dux Advisory Limited

Dated: 18 December 2025

Kennel Club House  
Gatehouse Way  
Aylesbury  
Buckinghamshire  
HP19 8DB

## Statement of financial activities

For the year ended 30 April 2025

		Unrestricted funds year ended 30-Apr-25	Restricted funds year ended 30-Apr-25	Total funds year ended 30-Apr-25	Total funds year ended 30-Apr-24
	Notes	£	£	£	£
<b>Income from:</b>					
Donations	2	218,373	-	218,373	226,849
Investments	3	8,484	-	8,484	3,883
<b>Total income</b>		<b>226,857</b>	<b>-</b>	<b>226,857</b>	230,732
<b>Expenditure on:</b>					
Raising funds	4	5,238	-	5,238	11,734
Charitable activities	4 & 5	288,782	1,047	289,829	278,413
<b>Total expenditure</b>		<b>294,020</b>	<b>1,047</b>	<b>295,067</b>	290,147
<b>Net income/(expenditure)</b>		<b>(67,163)</b>	<b>(1,047)</b>	<b>(68,210)</b>	(59,415)
Transfer between funds	10	-	-	-	-
<b>Net movement in funds</b>		<b>(67,163)</b>	<b>(1,047)</b>	<b>(68,210)</b>	(59,415)
<b>Reconciliation of funds:</b>					
Total funds brought forward	10 & 11	244,690	1,421	246,111	305,526
Total funds brought forward	10 & 11	177,527	374	177,901	246,111

The notes on pages 37 to 44 form part of the financial statements.



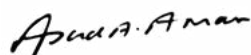
## Balance sheet

As at 30 April 2025

	Notes	£	Total funds 30-Apr-25 £	Total funds 30-Apr-24 £
<b>Current assets:</b>				
Debtors and prepayments	8	3,599		1,748
Cash at bank and in hand		186,181		254,892
<b>Total current assets</b>		<b>189,780</b>		256,640
<b>Creditors:</b> amounts falling due within one year				
	9	(11,879)		(10,529)
<b>Net current assets</b>			<b>177,901</b>	246,111
<b>Net assets</b>			<b>177,901</b>	246,111
<b>Funds of the charity</b>				
Restricted funds	10 & 11		<b>374</b>	1,421
Unrestricted funds:				
Designated funds	10 & 11	80,000		80,000
General funds	10 & 11	97,527		164,690
			<b>177,527</b>	244,690
			<b>177,901</b>	246,111

The notes on pages 37 to 44 form part of the financial statements.

The financial statements were approved and authorised for issue by the Board of Trustees on 19 September 2025 and signed on their behalf by:



Asad Ansari  
Treasurer

## 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 2025, 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 2025 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 economic environment has no impact on this assessment.

#### 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 Southwark Cathedral Office, Montague Chambers, Montague Close, London, SE1 9DA.

#### 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 10 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 10 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 4 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. There are no assets held over this level currently.

### 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 & legacies

	Unrestricted funds year ended 30-Apr-25	Restricted funds year ended 30-Apr-25	Total funds year ended 30-Apr-25
	£	£	£
Donations	69,229	-	69,229
SleepOut	60,556	-	60,556
Other fundraising events	14,288	-	14,288
Trusts and foundations	74,300	-	74,300
	218,373	-	218,373

	Unrestricted funds year ended 30-Apr-24	Restricted funds year ended 30-Apr-24	Total funds year ended 30-Apr-24
	£	£	£
Donations	95,127	-	95,127
SleepOut	60,241	-	60,241
Other fundraising events	7,445	-	7,445
Trusts and foundations	48,868	15,168	64,036
	211,681	15,168	226,849

### 3. Income from investments

	Unrestricted funds year ended 30-Apr-25	Restricted funds year ended 30-Apr-25	Total funds year ended 30-Apr-25
	£	£	£
Bank interest	8,484	-	8,484
	8,484	-	8,484

	Unrestricted funds year ended 30-Apr-24	Restricted funds year ended 30-Apr-24	Total funds year ended 30-Apr-24
	£	£	£
Bank interest	3,883	-	3,883
	3,883	-	3,883



## Notes to the financial statements

### 4. Total expenditure

	Staff costs year ended 30-Apr-25	Other direct costs year ended 30-Apr-25	Indirect costs year ended 30-Apr-25	Total costs year ended 30-Apr-25
	£	£	£	£
Raising funds	-	4,342	896	5,238
Charitable activities	179,132	61,123	49,574	289,829
	179,132	65,465	50,470	295,067

	Staff costs year ended 30-Apr-24	Other direct costs year ended 30-Apr-24	Indirect costs year ended 30-Apr-24	Total costs year ended 30-Apr-24
	£	£	£	£
Raising funds	-	10,065	1,669	11,734
Charitable activities	170,774	68,031	39,608	278,413
	170,774	78,096	41,277	290,147

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. Indirect costs include the following costs:

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 5.

An analysis of staff costs can be found in note 6.

	Total costs year ended 30-Apr-25	Total costs year ended 30-Apr-24
	£	£
Office rent	17,205	16,586
IT and communications	9,699	6,104
Administrative costs	4,613	2,949
Finance support	10,918	10,429
Other professional support	2,305	-
Governance costs	5,730	5,209
	50,470	41,277

## Notes to the financial statements

### 4. Total expenditure continued

	Total costs year ended 30-Apr-25	Total costs year ended 30-Apr-24
	£	£
Independent examination fees	2,244	1,764
Statutory accounts preparation	1,584	1,536
Insurance	1,902	1,909
	5,730	5,209

### 5. Expenditure on charitable activities

	Unrestricted funds year ended 30-Apr-25	Restricted funds year ended 30-Apr-25	Total funds year ended 30-Apr-25
	£	£	£
Staff costs	179,132	-	179,132
Other direct costs	60,076	1,047	61,123
Indirect costs	49,574	-	49,574
	288,782	1,047	289,829

	Unrestricted funds year ended 30-Apr-24	Restricted funds year ended 30-Apr-24	Total funds year ended 30-Apr-24
	£	£	£
Staff costs	158,541	12,233	170,774
Other direct costs	61,398	6,633	68,031
Indirect costs	38,776	832	39,608
	258,715	19,698	278,413

## Notes to the financial statements

### 6. Staff numbers and costs

	Total costs year ended 30-Apr-25	Total costs year ended 30-Apr-24
	£	£
Gross salaries	161,824	155,378
Employer's national insurance	11,359	9,926
Employer's pension	5,949	5,470
	179,132	170,774

The average headcount during the year was 5 persons (2024: 5 persons).

No employee received employee benefits of more than £60,000 (2024: NIL).

The total remuneration paid to key management personnel during the year was £60,095 (2024: £57,645).

### 7. 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 £5,949 (2024: £5,470).

£496 of employer contributions were outstanding at year end (2024: £477).

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

### 8. Debtors and prepayments

	Total costs year ended 30-Apr-25	Total costs year ended 30-Apr-24
	£	£
Prepayments	3,162	1,748
Other debtors	437	-
	3,599	1,748

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

	Total costs year ended 30-Apr-25	Total costs year ended 30-Apr-24
	£	£
Trade creditors	4,064	3,684
Accruals	4,224	3,666
HMRC control account	2,699	2,321
Pension control account	892	858
	11,879	10,529

## Notes to the financial statements

### 10. Analysis of charity funds

	Balance brought forward year ended 30-Apr-25	Income for the year year ended 30-Apr-25	Expenditure in the year year ended 30-Apr-25	Transfers between funds year ended 30-Apr-25	Balance carried forward year ended 30-Apr-25
	£	£	£	£	£
<b>Unrestricted funds</b>					
Designated funds					
Inn from the Cold	80,000	-	-	-	80,000
<b>Total designated funds</b>	80,000	-	-	-	80,000
General funds	164,690	226,857	(294,020)	-	97,527
<b>Total unrestricted funds</b>	244,690	226,857	(294,020)	-	177,527
<b>Restricted funds</b>					
Inn from the Cold	1,421	-	(1,047)	-	374
<b>Total restricted funds</b>	1,421	-	(1,047)	-	374
<b>Total funds</b>	246,111	226,857	(295,067)	-	177,901

	30-Apr-24	30-Apr-24	30-Apr-24	30-Apr-24	30-Apr-24
<b>Unrestricted funds</b>					
Designated funds					
Inn from the Cold	80,000	-	-	-	80,000
<b>Total designated funds</b>	80,000	-	-	-	80,000
General funds	219,575	215,564	(270,449)	-	164,690
<b>Total unrestricted funds</b>	299,575	215,564	(270,449)	-	244,690
<b>Restricted funds</b>					
National Lottery	-	15,168	(15,168)	-	-
Inn from the Cold	5,951		(4,530)		1,421
<b>Total restricted funds</b>	5,951	15,168	(19,698)	-	1,421
<b>Total funds</b>	305,526	230,732	(290,147)	-	246,111

The **Inn from the Cold** designated fund has been earmarked for providing help with the up-front costs of housing, direct access to landlords and ongoing support once in accommodation.

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.

The **National Lottery** restricted fund consists of a grant from the National Lottery Community Fund as part of their Community Organisations Cost of Living Fund.



## Notes to the financial statements

### 11. Analysis of net assets

	General Funds Year ended 30-Apr-25	Designated Funds Year ended 30-Apr-25	Restricted Funds Year ended 30-Apr-25	Total Funds Year ended 30-Apr-25
	£	£	£	£
Current assets	109,406	80,000	374	189,780
Current liabilities	(11,879)	-	-	(11,879)
	97,527	80,000	374	177,901

	General Funds Year ended 30-Apr-24	Designated Funds Year ended 30-Apr-24	Restricted Funds Year ended 30-Apr-24	Total Funds Year ended 30-Apr-24
	£	£	£	£
Current assets	175,219	80,000	1,421	256,640
Current liabilities	(10,529)	-	-	(10,529)
	164,690	80,000	1,421	246,111

### 12. Trustee remuneration

During the year, no trustee received any remuneration (2024: £NIL). No members of the Board of Trustees received reimbursement of travel and subsistence expenses (2024: £NIL).

### 13. Related party transactions

During the year there were no transactions (2024: £NIL) carried out with related parties other than unrestricted donations received from trustees totalling £1,200 (2024: £2,850).

### 14. Guarantees and secured charges

As at 30 April 2025 Charity did not have any outstanding guarantees to third parties nor any debts secured against assets of the Charity (2024: £NIL).

## Legal & admin

Legal and administrative information for the year ended 30th April 2025.

### Trustees

Paul Venning – Chair  
Asad Ansari – Treasurer  
Elinor Wakefield  
Matthew Hanney  
Myfanwy Lloyd  
Neil Tryner  
Sam Forsdike  
Sam Johnson-Hill  
Wendy Thompson

### Secretary to the Trustees

Nick Hodgson



### Principal Bankers

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

### Independent Examiner

Dux Advisory Limited  
Kennel Club House,  
Gatehouse Way,  
Aylesbury,  
Buckinghamshire,  
HP19 8DB



### Accountant

Enaid Accountancy Ltd  
Units 24 & 25  
Goodsheds Container Village  
Hood Road  
Barry  
CF62 5QU



### Charity Registration Number

1174060

### Registered Address

Robes Project  
Southwark Cathedral  
Montague Close  
London  
SE1 9DA

### Contact us

rob.es.admin@rob.es.org.uk  
020 7407 5623  
rob.es.org.uk

@rob.esproject\_

@rob.esproject

# The Robes Prayer

*Jesus said, 'Foxes have holes, and birds of the air have nests; but the Son of Man has nowhere to lay his head.' (Matthew 8.20).*

God of hospitality,  
as Jesus sat at the table of friend and stranger,  
as he accepted a space in the home of others,  
bless us as we offer  
a safe space to rest and eat and sleep  
to those who have nowhere to call home.  
As we receive our guests  
may we know that we receive you  
and as we feed and shelter others  
may we know that we are fed  
and held in your love.

**Amen**





# Southwark Cathedral's SleepOut 2026 for Robes

Friday 20<sup>th</sup> November 2026  
7pm to 7am Saturday morning

Further details can be found at [robes.org.uk](https://robes.org.uk) or [@RobesProject](https://twitter.com/RobesProject).

Support those experiencing homelessness locally and join in our sponsored SleepOut.