WEST DEVON SAFE HAVEN

England & Wales · Charity number 1174272

Details

Status	Registered
Legal form	CIO
Registered	2017-08-16
Register	View on the Charity Commission register

Contact

Address	104 Old Exeter Road Tavistock Devon PL19 0JD
Phone	01822617735
Email	westdevonsafehaven@gmail.com

Activities

Objects: THE RELIEF OF FINANCIAL HARDSHIP AMONGST THOSE GRANTED REFUGEE STATUS AND THEIR DEPENDANTS LIVING (TEMPORARILY OR PERMANENTLY) IN THE BOROUGH OF WEST DEVON AND THE SURROUNDING AREA;TO PRESERVE AND PROTECT THE PHYSICAL AND MENTAL HEALTH OF THOSE GRANTED REFUGEE STATUS AND THEIR DEPENDANTS;TO ADVANCE THE EDUCATION AND TRAINING OF THOSE GRANTED REFUGEE STATUS AND THEIR DEPENDANTS IN NEED THEREOF SO AS TO ADVANCE THEM IN LIFE AND ASSIST THEM TO ADAPT WITHIN A NEW COMMUNITY;TO ADVANCE THE EDUCATION OF THE PUBLIC IN GENERAL ABOUT THE ISSUES RELATING TO REFUGEES AND THOSE SEEKING ASYLUM .

Activities: The relief of hardship amongst those granted refugee status in the borough of West Devon. To preserve and protect their physical and mental health and that of their dependants. To advance their education and training so as to advance them in life and assist them to adapt within a new community. To advance the education of the public about the issues relating to refugees and those seeking asylum.

Classification

- **How:** Provides Advocacy/advice/information, Other Charitable Activities
- **What:** General Charitable Purposes
- **Who:** Other Defined Groups

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Geography

- Devon

Finances

Period end	Income	Expenditure	Assets	Employees
2025-01-31	£7,960	£10,292	-	-
2024-01-31	£7,560	£16,088	-	-
2023-01-31	£7,505	£8,078	-	-
2022-01-31	£9,147	£12,543	-	-
2021-01-31	£10,358	£13,888	-	-

Trustees

Name	Role	Appointed
Alison Margaret Stewart		2017-05-12
CHRISTINE DEW		2017-05-12
DAVID THOMSON		2017-05-12
GILLIAN MILL		2017-05-12
Peter Cyril Squire		2018-06-22
WENDY MILLS-HICKS		2017-05-12

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WEST DEVON SAFE HAVEN

England & Wales - Charity number 1174272

Accounts

CHARITY COMMISSION
FOR ENGLAND AND WALES

Trustees' Annual Report for the period

From 01/02/2024 To 31/01/2025

Charity name: West Devon Safe Haven

Charity registration number: 1174272

Objectives and Activities

Summary of the purposes of the charity as set out in its governing document	The relief of financial hardship amongst those granted refugee status and their dependents living (temporarily or permanently) in the borough of West Devon and the surrounding area; To preserve and protect the physical and mental health of those granted refugee status and their dependents; To advance the education and training of those granted refugee status and their dependents in need thereof so as to advance them in life and assist them to adapt within a new community; To advance the education of the public in general about the issues relating to refugees and those seeking asylum.
Summary of the main activities in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts.	WDSH has continued to support three families with housing matters. WDSH has organised internet provision for the homes of refugees in West Devon. WDSH volunteers have accompanied refugees to medical appointments when required. WDSH has liaised with schools when requested to do so by the families. WDSH has organised additional educational support for some of the refugee children. WDSH has helped with driving lessons.
Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit	The trustees confirm that we have had regard to the guidance issued by the Charity Commission on public benefit, at all times considering whether our activities further the objective of supporting and integrating refugees within the West Devon community.

Additional information

Policy on grant making	When considering whether to provide finance for any specific purpose WDSH considers whether the need results from the recipient's refugee status, rather than from their financial situation alone.
Contribution made by volunteers	WDSH has no paid employees, so all contributions of time come from volunteers. In addition to the voluntary financial donations contributed by members of the public WDSH also receives contributions of items such as household equipment, bicycles, garden furniture and clothing.

Achievements and Performance

Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole.	Five families of Syrian refugees settled in West Devon, though one later moved to Lancashire to be closer to other family members. The first two families arrived in June 2017. WDSH have helped these families to settle and feel secure, not least by being a first point of reference when potential problems arise. We have in the past helped some individuals to find part-time paid employment, which is important for their self-esteem as well as for their income. WDSH helped four of the families to move from their initial accommodation to new premises, thus helping the family to feel more 'at home' in the UK. The additional support sessions for children not only help to develop the families' education but also provide the reassurance that comes from regular contact with friendly faces. As families have become more established WDSH has focused less upon supporting the adults' language and more upon working with schools to support the children's learning. All of the four families have now been in the UK for more than five years, and WDSH supported them with the 'Right to Remain' process. While still offering help and support when needed, WDSH is increasingly focused on fostering greater independence amongst the families, encouraging them to make their own medical appointments and rely less upon volunteers for transport. As several of the adults still have limited English language skills this is not a straightforward process.

Financial Review

Review of the charity's financial position at the end of the period	Current assets: £33, 376 Fixed assets (land and building): £201, 094 Total assets: £234, 470
Statement explaining the policy for holding reserves stating why they are held	The reserves are held to cover the costs of maintaining the charity's property and for covering other property expenses.
Amount of reserves held	£234, 470 of which £33, 376 are current assets.

Additional information (optional)
You may choose to include further statements where relevant about:

The charity's principal sources of funds (including any fundraising)	In 2017 WDSH received a donation of £250,000 for the purpose of purchasing a house to provide accommodation for a family of Syrian refugees. The house purchase was completed in December 2017, leaving more than £50,000 in reserve for housing repairs and for funding future housing provision. In addition to this reserve WDSH has been receiving £665 per month in rent: this has recently increased to £710. These housing-related funds are primarily used for housing matters, including to facilitate families to move into new accommodation. Now that the families are largely independent, financial support of the families Is limited, and would usually be funded from charitable donations from individuals, from charitable trusts and from institutions such as churches.
A description of the principal risks facing the charity	WDSH does not appear to face significant risks, but we remain vigilant with regard to changing social and political situations.

Structure, Governance and Management

Type of governing document	CIO – Foundation Registered 16 Aug 2017
How is the charity constituted?	Charitable Incorporated Organisation
Trustee selection methods including details of any constitutional provisions e.g. election to post or name of any person or body entitled to appoint one or more trustees	Trustee selection is through co-option following a vote of current trustees.

Additional information

The charity's organisational structure and any wider network with which the charity works		The trustees meet approximately once every six weeks to organise activities, agree small payments and to draft policies. If large payments are proposed then any trustees absent from the meeting are given an opportunity to put forward their views before a final decision is taken. WDSH works with government bodies, notably Devon County Council (DCC) and West Devon Borough Council. We also work with refugee support charities appointed by DCC, namely Refugee Support Devon and Students and Refugees Together (START).

Reference and Administrative details

Charity name	West Devon Safe Haven
Registered charity number	1174272
Charity's principal address	104 Old Exeter Road, Tavistock, Devon, PL19 0JD

Names of the charity trustees who currently manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	Chris Dew			
2	Gillian Mill			
3	Wendy Mills-Hicks	Treasurer		
4	Alison Stewart			
5	David Thomson	Chair		
6				
7				
8				

Declarations

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

Signed on behalf of the charity's trustees

Signature(s)		
Full name(s)	David Thomson	Wendy Mills-Hicks
Position (eg Secretary, Chair, etc)	Chair	Treasurer

Date	23/10/2025

Registered Charity Number 1174272

WEST DEVON SAFE HAVEN

FINANCIAL STATEMENTS FOR

THE YEAR

TO 31 JANUARY 2025

Established as a

Charitable Incorporated Organisation

16 August 2017

Registered Office

104 Old Exeter Road Tavistock PL19 0JD

Business Address

104 Old Exeter Road Tavistock PL19 0JD

WEST DEVON SAFE HAVEN

COMPANY INFORMATION

		Appointed	Resigned
Directors/Trustees	Christine Dew	12 May 2017	
	Gillian Mill	12 May 2017	
	Wendy Mills-Hicks	12 May 2017	
	Peter Squire	22 June 2018	Died19th April 2025
	Alison Stewart	12 May 2017	
	David Thomson	12 May 2017	

Independent Examiner Michael Jefferies F C A

Church Avenue House

Church Avenue

Lamerton

Devon PL19 8RN

WEST DEVON SAFE HAVEN

Contents

1. Independent Examiner's Report

2. Profit and Loss Account

3. Balance sheet

CHARITY COMMISSION FOR ENGLAND AND WALES

Independent examiner's report on the accounts

Independent Examiner's Report

Report to the trustees	**West Devon Safe Haven**

On accounts for the year ended	**31st January 2025**	**Charity no (if any)**	**1174272**

Set out on pages	**following**

Respective responsibilities of trustees and examiner

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

It is my responsibility to:

4. examine the accounts under section 145 of the Charities Act,
5. 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
6. to state whether particular matters have come to my attention.

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 charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from 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

In connection with my examination, no material matters have come to my attention which gives me cause to believe that in, any material respect:

7. accounting records were not kept in accordance with section 130 of the Charities Act or
8. the accounts do not accord with the accounting records

I have come across no other matters in connection with the examination to which attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Signed:		**Date:**	

Name:	**Michael Stuart Jefferies**
Relevant professional qualification(s) or body (if any):	**Fellow of the Institute of Chartered Accountants in England and Wales** **FCA**
Address:	**Church Avenue House, Church Avenue, Lamerton, Devon PL19 8RN**

WEST DEVON SAFE HAVEN

PROFIT AND LOSS ACCOUNT

FOR THE YEAR ENDED

31 JANUARY 2025

INCOME	2025	2024
	£	£
Donations	340	400
Misc, etc	0	0
Rent Receivable	7,620	7,160
	7,960	7,560
EXPENDITURE		
Household Expenditure,		
Clothing, etc	1,444	3,297
Travel	0	68
Rent top-ups	3,503	4,202
Misc	898	1,732
Repairs and Renewals	4,447	6,789
	10,292	16,088
SURPLUS/(DEFICIT)	(2,332)	(8,528)

WEST DEVON SAFE HAVEN

BALANCE SHEET

AS AT

31 JANUARY 2025

	2025	2024
FIXED ASSETS	£	£
Land and Building	201,094	201,094
CURRENT ASSETS		
Cash	0	0
Bank Account	33,376	35,708
Net Current Assets	33,376	35,708
TOTAL ASSETS	234,470	236,802
RESERVES		
Balance at 1 February 2024	236,802	245,330
Surplus/(Deficit) for year	(2,332)	(8,528)

Balance at 31 January 2025	234,470	236,802

Based on the valuations of similar properties in Aspen Close, the Market Valuation of the freehold

property is approximately £285,000.

The Financial Statements for the year ended 31 January 2025 were approved by the Trustees on 8 May 2025

Signed: David Thomson (Chair)

WEST DEVON SAFE HAVEN

England & Wales - Charity number 1174272

Accounts

CHARITY COMMISSION
FOR ENGLAND AND WALES

Trustees' Annual Report for the period

From 01/02/2023 To 31/01/2024

Charity name: West Devon Safe Haven

Charity registration number: 1174272

Objectives and Activities

Summary of the purposes of the charity as set out in its governing document	The relief of financial hardship amongst those granted refugee status and their dependents living (temporarily or permanently) in the borough of West Devon and the surrounding area; To preserve and protect the physical and mental health of those granted refugee status and their dependents; To advance the education and training of those granted refugee status and their dependents in need thereof so as to advance them in life and assist them to adapt within a new community; To advance the education of the public in general about the issues relating to refugees and those seeking asylum.
Summary of the main activities in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts.	WDSH has continued to support three families with housing matters. WDSH has organised internet provision for the homes of refugees in West Devon. WDSH volunteers have accompanied refugees to medical appointments when required. WDSH has liaised with schools when requested to do so by the families. WDSH has organised additional educational support for some of the refugee children. WDSH has helped two of the adults with driving lessons.
Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit	The trustees confirm that we have had regard to the guidance issued by the Charity Commission on public benefit, at all times considering whether our activities further the objective of supporting and integrating refugees within the West Devon community.

Additional information

Policy on grant making	When considering whether to provide finance for any specific purpose WDSH considers whether the need results from the recipient's refugee status, rather than from their financial situation alone.
Contribution made by volunteers	WDSH has no paid employees, so all contributions of time come from volunteers. In addition to the voluntary financial donations contributed by members of the public WDSH also receives contributions of items such as household equipment, bicycles, garden furniture and clothing.

Achievements and Performance

Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole.	Five families of Syrian refugees settled in West Devon, though one later moved to Lancashire to be closer to other family members. The first two families arrived in June 2017. WDSH have helped these families to settle and feel secure, not least by being a first point of reference when potential problems arise. We have in the past helped some individuals to find part-time paid employment, which is important for their self-esteem as well as for their income. WDSH helped four of the families to move from their initial accommodation to new premises, thus helping the family to feel more 'at home' in the UK. The additional support sessions for children not only help to develop the families' education but also provide the reassurance that comes from regular contact with friendly faces. As families have become more established WDSH has focused less upon supporting the adults' language and more upon working with schools to support the children's learning. Three of the four families have now been in the UK for more than five years, and WDSH supported them with the 'Right to Remain' process. While still offering help and support when needed, WDSH is increasingly focused on fostering greater independence amongst the families, encouraging them to make their own medical appointments and rely less upon volunteers for transport. As several of the adults still have limited English language skills this is not a straightforward process.

Financial Review

Review of the charity's financial position at the end of the period	Current assets: £35, 708 Fixed assets (land and building): £201, 094 Total assets: £236, 802
Statement explaining the policy for holding reserves stating why they are held	The reserves are held to cover the costs of maintaining the charity's property and for covering other property expenses.
Amount of reserves held	£236, 802 of which £35, 708 are current assets.

Additional information (optional)
You may choose to include further statements where relevant about:

The charity's principal sources of funds (including any fundraising)	In 2017 WDSH received a donation of £250,000 for the purpose of purchasing a house to provide accommodation for a family of Syrian refugees. The house purchase was completed in December 2017, leaving more than £50,000 in reserve for housing repairs and for funding future housing provision. In addition to this reserve WDSH has been receiving £620 per month in rent: this has recently increased to £665. These housing-related funds are not used for 'regular' expenses but are reserved specifically for housing matters, including to facilitate families to move into new accommodation. The funds for the regular support of the families comes from charitable donations from individuals, from charitable trusts and from institutions such as churches.
A description of the principal risks facing the charity	WDSH does not appear to face significant risks, but if the organisations that we work with were forced to reduce their services this could pose a problem for the work of WDSH. The support WDSH provides depends upon the time provided by volunteers and if insufficient volunteers were available this would be a problem.

Structure, Governance and Management

Type of governing document	CIO – Foundation Registered 16 Aug 2017
How is the charity constituted?	Charitable Incorporated Organisation
Trustee selection methods including details of any constitutional provisions e.g. election to post or name of any person or body entitled to appoint one or more trustees	Trustee selection is through co-option following a vote of current trustees.

Additional information

The charity's organisational structure and any wider network with which the charity works		The trustees meet approximately once every six weeks to organise activities, agree small payments and to draft policies. If large payments are proposed then any trustees absent from the meeting are given an opportunity to put forward their views before a final decision is taken. WDSH works with government bodies, notably Devon County Council (DCC) and West Devon Borough Council. We also work with refugee support charities appointed by DCC, namely Refugee Support Devon and Students and Refugees Together (START).

Reference and Administrative details

Charity name	West Devon Safe Haven
Registered charity number	1174272
Charity's principal address	104 Old Exeter Road, Tavistock, Devon, PL19 0JD

Names of the charity trustees who currently manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	Chris Dew			
2	Gillian Mill			
3	Wendy Mills-Hicks	Treasurer		
4	Peter Squire			
5	Alison Stewart			
6	David Thomson	Chair		
7				
8				

Declarations

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

Signed on behalf of the charity's trustees

Signature(s)		
Full name(s)	David Thomson	Wendy Mills-Hicks
Position (eg Secretary, Chair, etc)	Chair	Treasurer

Date	24/10/2024

Registered Charity Number 1174272

WEST DEVON SAFE HAVEN

FINANCIAL STATEMENTS FOR

THE YEAR

TO 31 JANUARY 2024

Established as a

Charitable Incorporated Organisation

16 August 2017

Registered Office

104 Old Exeter Road Tavistock PL19 0JD

Business Address

104 Old Exeter Road Tavistock PL19 0JD

WEST DEVON SAFE HAVEN

COMPANY INFORMATION

		Appointed	Resigned
Directors/Trustees	Christine Dew	12 May 2017	
	Gillian Mill	12 May 2017	
	Wendy Mills-Hicks	12 May 2017	
	Peter Squire	22 June 2018	
	Alison Stewart	12 May 2017	
	David Thomson	12 May 2017	

Independent Examiner Michael Jefferies F C A

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WEST DEVON SAFE HAVEN

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CHARITY COMMISSION FOR ENGLAND AND WALES

Independent examiner's report on the accounts

Independent Examiner's Report

Report to the trustees	**West Devon Safe Haven**

On accounts for the year ended	**31st January 2024**	**Charity no (if any)**	**1174272**

Set out on pages	**following**

Respective responsibilities of trustees and examiner

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

It is my responsibility to:

4. examine the accounts under section 145 of the Charities Act,
5. 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
6. to state whether particular matters have come to my attention.

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 charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from 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

In connection with my examination, no material matters have come to my attention which gives me cause to believe that in, any material respect:

7. accounting records were not kept in accordance with section 130 of the Charities Act or
8. the accounts do not accord with the accounting records

I have come across no other matters in connection with the examination to which attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Signed:		**Date:**	

Name:	**Michael Stuart Jefferies**
Relevant professional qualification(s) or body (if any):	**Fellow of the Institute of Chartered Accountants in England and Wales** **FCA**
Address:	**Church Avenue House, Church Avenue, Lamerton, Devon PL19 8RN**

WEST DEVON SAFE HAVEN

PROFIT AND LOSS ACCOUNT

FOR THE YEAR ENDED

31 JANUARY 2024

INCOME	2024	2023
	£	£
Donations	400	545
Misc, etc	0	0
Rent Receivable	7,160	6,960
	7,560	7,505
EXPENDITURE		
Household Expenditure,		
Clothing, etc	3,297	2,921
Travel	68	148
Rent top-ups	4,202	3,502
Misc	1,732	1,507
Repairs and Renewals	6,789	0
	16,088	8,078
SURPLUS/(DEFICIT)	(8,528)	(573)

WEST DEVON SAFE HAVEN

BALANCE SHEET

AS AT

31 JANUARY 2024

FIXED ASSETS	2024	2023
	£	£
Land and Building	201,094	201,094
CURRENT ASSETS		
Cash	0	0
Bank Account	35,708	44,236
Net Current Assets	35,708	44,236
TOTAL ASSETS	236,802	245,330
RESERVES		
Balance at 1 February 2023	245,330	245,903
Surplus/(Deficit) for year	(8,528)	(573)
Balance at 31 January 2024	236,802	245,330

Based on the valuations of similar properties in Aspen Close, the Market Valuation of the freehold property is approximately £250,000.

The Financial Statements for the year ended 31 January 2024 were approved by the Trustees on 4 July 2024.

Signed David Thomson (Chair)

WEST DEVON SAFE HAVEN

England & Wales - Charity number 1174272

Accounts

CHARITY COMMISSION
FOR ENGLAND AND WALES

Trustees' Annual Report for the period

From 01/02/2022 To 31/01/2023

Charity name: West Devon Safe Haven

Charity registration number: 1174272

Objectives and Activities

Summary of the purposes of the charity as set out in its governing document	The relief of financial hardship amongst those granted refugee status and their dependents living (temporarily or permanently) in the borough of West Devon and the surrounding area; To preserve and protect the physical and mental health of those granted refugee status and their dependents; To advance the education and training of those granted refugee status and their dependents in need thereof so as to advance them in life and assist them to adapt within a new community; To advance the education of the public in general about the issues relating to refugees and those seeking asylum.
Summary of the main activities in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts.	WDSH has, in conjunction with Devon County Council, supported one of the families with the process of applying for 'Right to Remain', after 5 years residence. Two of the families underwent the process the previous year. This support included assistance with gathering the information required to support their application and transport to appointments. WDSH has organised internet provision for the homes of refugees in West Devon. WDSH volunteers have accompanied refugees to medical appointments when required. WDSH has liaised with schools when requested to do so by the families. WDSH has helped some of the adult refugees to apply for work. WDSH has organised additional educational support for some of the refugee children.

	WDSH has helped two of the adults with driving lessons.
Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit	The trustees confirm that we have had regard to the guidance issued by the Charity Commission on public benefit, at all times considering whether our activities further the objective of supporting and integrating refugees within the West Devon community.

Additional information

Policy on grant making	When considering whether to provide finance for any specific purpose WDSH considers whether the need results from the recipient's refugee status, rather than from their financial situation alone.
Contribution made by volunteers	WDSH has no paid employees, so all contributions of time come from volunteers. In addition to the voluntary financial donations contributed by members of the public WDSH also receives contributions of items such as household equipment, bicycles, garden furniture and clothing.

Achievements and Performance

Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole.	Five families of Syrian refugees settled in West Devon, though one later moved to Lancashire to be closer to other family members. The first two families arrived in June 2017. WDSH have helped these families to settle and feel secure, not least by being a first point of reference when potential problems arise. We have helped some individuals to find part-time paid employment, which is important for their self-esteem as well as for their income. WDSH has helped four of the families to move from their initial accommodation to new premises, thus helping the family to feel more 'at home' in the UK. The additional support sessions for children not only help to develop the families' education but also provide the reassurance that comes from regular contact with friendly faces. As families have become more established WDSH has focused less upon supporting the adults' language and more upon working with schools to support the children's learning. During the of Covid restrictions support continued to be given to the families though much of that support was remotely organised. Essential support was maintained at all times.

	Three of the four families have now been in the UK for more than five years, and WDSH supported them with the ‘Right to Remain’ process. While still offering help and support when needed, WDSH is increasingly focused on fostering greater independence amongst the families, encouraging them to make their own medical appointments and rely less upon volunteers for transport. As several of the adults still have limited English language skills this is not a straightforward process.

Financial Review

Review of the charity's financial position at the end of the period	Current assets: £44, 236 Fixed assets (land and building): £201, 094 Total assets: £245, 330
Statement explaining the policy for holding reserves stating why they are held	The reserves are held to cover the costs of maintaining the charity's property and for covering other property expenses.
Amount of reserves held	£245, 330 of which £44, 236 are current assets.

Additional information (optional)
You may choose to include further statements where relevant about:

The charity's principal sources of funds (including any fundraising)	In 2017 WDSH received a donation of £250,000 for the purpose of purchasing a house to provide accommodation for a family of Syrian refugees. The house purchase was completed in December 2017, leaving more than £50,000 in reserve for housing repairs and for funding future housing provision. In addition to this reserve WDSH has been receiving £580 per month in rent: this has recently increased to £620. These housing-related funds are not used for 'regular' expenses but are reserved specifically for housing matters, including to facilitate families to move into new accommodation. The funds for the regular support of the families comes from charitable donations from individuals, from charitable trusts and from institutions such as churches.
A description of the principal risks facing the charity	WDSH does not appear to face significant risks, but if the organisations that we work with were forced to reduce their services this could pose a problem for the work of WDSH. The support WDSH provides depends upon the time provided by volunteers and if insufficient volunteers were available this would be a problem.

Structure, Governance and Management

Type of governing document	CIO – Foundation Registered 16 Aug 2017
How is the charity constituted?	Charitable Incorporated Organisation
Trustee selection methods including details of any constitutional provisions e.g. election to post or name of any person or body entitled to appoint one or more trustees	Trustee selection is through co-option following a vote of current trustees.

Additional information

The charity's organisational structure and any wider network with which the charity works		The trustees meet approximately once every six weeks to organise activities, agree small payments and to draft policies. If large payments are proposed then any trustees absent from the meeting are given an opportunity to put forward their views before a final decision is taken. WDSH works with government bodies, notably Devon County Council (DCC) and West Devon Borough Council. We also work with refugee support charities appointed by DCC, namely Refugee Support Devon and Students and Refugees Together (START).

Reference and Administrative details

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Charity's principal address	104 Old Exeter Road, Tavistock, Devon, PL19 0JD

Names of the charity trustees who currently manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	Chris Dew			
2	Gillian Mill			
3	Wendy Mills-Hicks	Treasurer		
4	Peter Squire			
5	Alison Stewart			
6	David Thomson	Chair		
7				
8				

Declarations

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

Signed on behalf of the charity's trustees

Signature(s)		
Full name(s)	David Thomson	Wendy Mills-Hicks
Position (eg Secretary, Chair, etc)	Chair	Treasurer

Date	05/10/23

Registered Charity Number 1174272

WEST DEVON SAFE HAVEN

FINANCIAL STATEMENTS FOR

THE YEAR

TO 31 JANUARY 2023

Established as a

Charitable Incorporated Organisation

16 August 2017

Registered Office

21 Watts Road Tavistock PL19 8LG

Business Address

104 Old Exeter Road Tavistock PL19 0JD

WEST DEVON SAFE HAVEN

COMPANY INFORMATION

		Appointed	Resigned
Directors/Trustees	Christine Dew	12 May 2017	
	Gillian Mill	12 May 2017	
	Wendy Mills-Hicks	12 May 2017	
	Jan Simpson	12 May 2017	07/09/2023
	Peter Squire	22 June 2018	
	Alison Stewart	12 May 2017	
	David Thomson	12 May 2017	

Independent Examiner Michael Jefferies F C A

Church Avenue House

Church Avenue

Lamerton

Devon PL19 8RN

WEST DEVON SAFE HAVEN

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1. Independent Examiner's Report

2. Profit and Loss Account

3. Balance sheet

CHARITY COMMISSION FOR ENGLAND AND WALES

Independent examiner's report on the accounts

Independent Examiner's Report

Report to the trustees	**West Devon Safe Haven**

On accounts for the year ended	**31st January 2023**	**Charity no (if any)**	**1174272**

Set out on pages	**following**

Respective responsibilities of trustees and examiner

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

It is my responsibility to:

4. examine the accounts under section 145 of the Charities Act,
5. 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
6. to state whether particular matters have come to my attention.

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 charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from 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

In connection with my examination, no material matters have come to my attention which gives me cause to believe that in, any material respect:

7. accounting records were not kept in accordance with section 130 of the Charities Act or
8. the accounts do not accord with the accounting records

I have come across no other matters in connection with the examination to which attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Signed:		**Date:**	

Name:	**Michael Stuart Jefferies**
Relevant professional qualification(s) or body (if any):	**Fellow of the Institute of Chartered Accountants in England and Wales** **FCA**
Address:	**Church Avenue House, Church Avenue, Lamerton, Devon PL19 8RN**

WEST DEVON SAFE HAVEN

PROFIT AND LOSS ACCOUNT

FOR THE YEAR ENDED

31 JANUARY 2023

INCOME	2023	2022
	£	£
Donations	545	1,052
Misc, etc	0	1,615
Rent Receivable	6,960	6,480
	7,505	9,147
EXPENDITURE		
Household Expenditure,		
Clothing, etc	2,921	5,463
Travel	148	92
Rent top-ups	3,502	3,502
Misc	1,507	3,486
	8,078	12,543
SURPLUS/(DEFICIT)	(- 573)	(-3,396)

WEST DEVON SAFE HAVEN

BALANCE SHEET

AS AT

31 JANUARY 2023

FIXED ASSETS	2023	2022
	£	£
Land and Building	201,094	201,094
CURRENT ASSETS		
Cash	0	51
Bank Account	44,236	44,758
Net Current Assets	44,236	44,809
TOTAL ASSETS	245,330	245,903
RESERVES		
Balance at 1 February 2022	245,903	249,299
Surplus/(Deficit) for year	(573)	(3,396)
Balance at 31 January 2023	245,330	245,903

Based on the valuations of similar properties in Aspen Close, the Market Valuation of the freehold property is approximately £250,000.

The Financial Statements for the year ended 31 January 2023 were approved by the Trustees on 20th July 2023. Signed: David Thomson (chair).

WEST DEVON SAFE HAVEN

England & Wales - Charity number 1174272

Accounts

CHARITY COMMISSION
FOR ENGLAND AND WALES

Trustees' Annual Report for the period

From 01/02/2021 To 31/01/2022

Charity name: West Devon Safe Haven

Charity registration number: 1174272

Objectives and Activities

Summary of the purposes of the charity as set out in its governing document	The relief of financial hardship amongst those granted refugee status and their dependents living (temporarily or permanently) in the borough of West Devon and the surrounding area; To preserve and protect the physical and mental health of those granted refugee status and their dependents; To advance the education and training of those granted refugee status and their dependents in need thereof so as to advance them in life and assist them to adapt within a new community; To advance the education of the public in general about the issues relating to refugees and those seeking asylum.
Summary of the main activities in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts.	WDSH has, in conjunction with Devon County Council, supported two of the families with the process of applying for 'Right to Remain', after 5 years residence. This support included assistance with gathering the information required to support their application and transport to appointments. WDSH has organised internet provision for the homes of refugees in West Devon. WDSH volunteers have accompanied refugees to medical appointments when required. WDSH has liaised with schools when requested to do so by the families. WDSH has helped some of the adult refugees to apply for work. WDSH has organised additional educational support for some of the refugee children. WDSH has helped two of the adults with driving lessons.

Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit	The trustees confirm that we have had regard to the guidance issued by the Charity Commission on public benefit, at all times considering whether our activities further the objective of supporting and integrating refugees within the West Devon community.

Additional information

Policy on grant making	When considering whether to provide finance for any specific purpose WDSH considers whether the need results from the recipient's refugee status, rather than from their financial situation alone.
Contribution made by volunteers	WDSH has no paid employees, so all contributions of time come from volunteers. In addition to the voluntary financial donations contributed by members of the public WDSH also receives contributions of items such as household equipment, bicycles, garden furniture and clothing.

Achievements and Performance

Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole.	Five families of Syrian refugees settled in West Devon, though one later moved to Lancashire to be closer to other family members. The first two families arrived in June 2017. WDSH have helped these families to settle and feel secure, not least by being a first point of reference when potential problems arise. We have helped some individuals to find part-time paid employment, which is important for their self-esteem as well as for their income. WDSH has helped four of the families to move from their initial accommodation to new premises, thus helping the family to feel more 'at home' in the UK. The additional support sessions for children not only help to develop the families' education but also provide the reassurance that comes from regular contact with friendly faces. As families have become more established WDSH has focused less upon supporting the adults' language and more upon working with schools to support the children's learning. During the of Covid restrictions support continued to be given to the families though much of that support was remotely organised. Essential support was maintained at all times.

Financial Review

Review of the charity's financial position at the end of the period	Current assets: £44, 809 Fixed assets (land and building): £201, 094 Total assets: £245, 903
Statement explaining the policy for holding reserves stating why they are held	The reserves are held to cover the costs of maintaining the charity's property and for covering other property expenses.
Amount of reserves held	£245, 903 of which £44, 809 are current assets.

Additional information (optional)
You may choose to include further statements where relevant about:

The charity's principal sources of funds (including any fundraising)	In 2017 WDSH received a donation of £250,000 for the purpose of purchasing a house to provide accommodation for a family of Syrian refugees. The house purchase was completed in December 2017, leaving more than £50,000 in reserve for housing repairs and for funding future housing provision. In addition to this reserve WDSH receives £580 per month in rent. These housing-related funds are not used for 'regular' expenses but are reserved specifically for housing matters, including to facilitate families to move into new accommodation. The funds for the regular support of the families comes from charitable donations from individuals, from charitable trusts and from institutions such as churches.
A description of the principal risks facing the charity	WDSH does not appear to face significant risks, but if the organisations that we work with were forced to reduce their services this could pose a problem for the work of WDSH. The support WDSH provides depends upon the time provided by volunteers and if insufficient volunteers were available this would be a problem.

Structure, Governance and Management

Type of governing document	CIO – Foundation Registered 16 Aug 2017
How is the charity constituted?	Charitable Incorporated Organisation
Trustee selection methods including details of any constitutional provisions e.g. election to post or name of any person or body entitled to appoint one or more trustees	Trustee selection is through co-option following a vote of current trustees.

Additional information

The charity's organisational structure and any wider network with which the charity works		The trustees meet approximately once every six weeks to organise activities, agree small payments and to draft policies If large payments are proposed then any trustees absent from the monthly meeting are given an opportunity to put forward their views before a final decision is taken. Sometimes other volunteers attend the meetings and their views are welcomed, though they cannot vote on proposals. WDSH works with government bodies, notably Devon County Council (DCC) and West Devon Borough Council. We also work with refugee support charities appointed by DCC, namely Refugee Support Devon and Students and Refugees Together.

Reference and Administrative details

Charity name	West Devon Safe Haven
Registered charity number	1174272
Charity's principal address	104 Old Exeter Road, Tavistock, Devon, PL19 0JD

Names of the charity trustees who currently manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	Chris Dew			
2	Gillian Mill			
3	Wendy Mills-Hicks			
4	Jan Simpson	Treasurer		
5	Peter Squire			
6	Alison Stewart			
7	David Thomson	Chair		
8				
9				
10				

Declarations

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

Signed on behalf of the charity's trustees

Signature(s)		
Full name(s)	David Thomson	Jan Simpson
Position (eg Secretary, Chair, etc)	Chair	Treasurer
Date	29/09/22	

Registered Charity Number 1174272

WEST DEVON SAFE HAVEN

FINANCIAL STATEMENTS FOR

THE YEAR

TO 31 JANUARY 2022

Established as a

Charitable Incorporated Organisation

16 August 2017

Registered Office

21 Watts Road Tavistock PL19 8LG

Business Address

104 Old Exeter Road Tavistock PL19 0JD

WEST DEVON SAFE HAVEN

COMPANY INFORMATION

		Appointed	Resigned
Directors/Trustees	Christine Dew	12 May 2017	
	Gillian Mill	12 May 2017	
	Wendy Mills-Hicks	12 May 2017	
	Jan Simpson	12 May 2017	
	Peter Squire	22 June 2018	
	Alison Stewart	12 May 2017	
	David Thomson	12 May 2017	

Independent Examiner Michael Jefferies F C A

Church Avenue House

Church Avenue

Lamerton

Devon PL19 8RN

WEST DEVON SAFE HAVEN

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CHARITY COMMISSION FOR ENGLAND AND WALES

Independent examiner's report on the accounts

Independent Examiner's Report

Report to the trustees	**West Devon Safe Haven**

On accounts for the year ended	**31st January 2022**	**Charity no (if any)**	**1174272**

Set out on pages	**following**

Respective responsibilities of trustees and examiner

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

It is my responsibility to:

4. examine the accounts under section 145 of the Charities Act,
5. 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
6. to state whether particular matters have come to my attention.

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 charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from 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

In connection with my examination, no material matters have come to my attention which gives me cause to believe that in, any material respect:

7. accounting records were not kept in accordance with section 130 of the Charities Act or
8. the accounts do not accord with the accounting records

I have come across no other matters in connection with the examination to which attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Signed:		**Date:**	

Name:	**Michael Stuart Jefferies**
Relevant professional qualification(s) or body (if any):	**Fellow of the Institute of Chartered Accountants in England and Wales** **FCA**
Address:	**Church Avenue House, Church Avenue, Lamerton, Devon PL19 8RN**

WEST DEVON SAFE HAVEN

PROFIT AND LOSS ACCOUNT

FOR THE YEAR ENDED 31 JANUARY 2022

INCOME	2022	2021
	£	£
Donations	1,052	720
Misc, etc	1,615	1,446
Rent Receivable	6,480	8,192
	9,147	10,358
EXPENDITURE		
Household Expenditure,		
Clothing, etc	5,463	5,666
Travel	92	821
Rent top-ups	3,502	5,548
Misc	3,486	1,852
	12,543	13,888
SURPLUS/(DEFICIT)	(3,396)	(3,530)

WEST DEVON SAFE HAVEN

BALANCE SHEET

AS AT

31 JANUARY 2022

	2021	2020
FIXED ASSETS	£	£
Land and Building	201,094	201,094
CURRENT ASSETS		
Cash	51	51
Bank Account	44,758	48,154
Net Current Assets	44,809	48,205
TOTAL ASSETS	245,903	249,299
RESERVES		
Balance at 1 February 2021	249,299	252,829
Surplus/(Deficit) for year	(3,396)	(3,530)
Balance at 31 January 2021	245,903	249,299

The Financial Statements for the year ended 31 January 2022 were approved by the Trustees on 24th March 2022.

Signed: David Thomson (chair)

WEST DEVON SAFE HAVEN

England & Wales - Charity number 1174272

Accounts

CHARITY COMMISSION
FOR ENGLAND AND WALES

Trustees' Annual Report for the period

From 01/02/2020 To 31/01/2021

Charity name: West Devon Safe Haven

Charity registration number: 1174272

Objectives and Activities

Summary of the purposes of the charity as set out in its governing document	The relief of financial hardship amongst those granted refugee status and their dependents living (temporarily or permanently) in the borough of West Devon and the surrounding area; To preserve and protect the physical and mental health of those granted refugee status and their dependents; To advance the education and training of those granted refugee status and their dependents in need thereof so as to advance them in life and assist them to adapt within a new community; To advance the education of the public in general about the issues relating to refugees and those seeking asylum.
Summary of the main activities in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts.	WDSH has helped with the costs associated with a family moving house within Tavistock. WDSH is, in conjunction with Devon County Council, supporting families in the process of applying for 'Right to Remain', due after 5 years residence. This support will include assistance with transport to appointments. WDSH has organised internet provision for the homes of refugees in West Devon. WDSH volunteers have accompanied refugees to medical appointments when required. WDSH has liaised with schools when requested to do so by the families. WDSH assisted one family to move within the UK in order to be closer to relatives. WDSH has helped some of the adult refugees to apply for work. WDSH has organised additional educational support for some of the refugee children.
Statement confirming whether the trustees have had regard to the guidance issued by the Charity	The trustees confirm that we have had regard to the guidance issued by the Charity Commission on public benefit, at all times considering whether our activities further the

Commission on public benefit	objective of supporting and integrating refugees within the West Devon community.

Additional information

Policy on grant making	When considering whether to provide finance for any specific purpose WDSH considers whether the need results from the recipient's refugee status, rather than from their financial situation alone.
Contribution made by volunteers	WDSH has no paid employees, so all contributions of time come from volunteers. In addition to the voluntary financial donations contributed by members of the public WDSH also receives contributions of items such as household equipment, bicycles, garden furniture and clothing.

Achievements and Performance

Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole.	Five families of Syrian refugees have settled in West Devon: the first two families arrived in June 2017. WDSH have helped these families to settle and feel secure, not least by being a first point of reference when potential problems arise. We have helped some individuals to find part-time paid employment, which is important for their self-esteem as well as for their income. WDSH has helped four of the families to move from their initial accommodation to new premises, thus helping the family to feel more 'at home' in the UK. The additional support sessions for children not only help to develop the families' education but also provide the reassurance that comes from regular contact with friendly faces. As families have become more established WDSH has focused less upon supporting the adults' language and more upon working with schools to support the children's learning. During the period from March 2020 to the present Covid restrictions have impacted upon the work of WDSH in various ways. No AGM was possible in 2020. Fundraising events have not been possible which has reduced funds as well as public awareness. Much of the support given to the families has been remotely organised as it has not always been possible to meet them in their own homes. Nevertheless, essential support has been maintained.

Financial Review

Review of the charity's financial position at the end of the period	Current assets: £48, 205 Fixed assets (land and building): £201, 094 Total assets: £249, 299
Statement explaining the policy for holding reserves stating why they are held	The reserves are held to cover the costs of maintaining the charity's property and for covering other property expenses.
Amount of reserves held	£249, 299 of which £48, 205 are current assets.

Additional information (optional)
You may choose to include further statements where relevant about:

The charity's principal sources of funds (including any fundraising)	In 2017 WDSH received a donation of £250,000 for the purpose of purchasing a house to provide accommodation for a family of Syrian refugees. The house purchase was completed in December 2017, leaving more than £50,000 in reserve for housing repairs and for funding future housing provision. In addition to this reserve WDSH receives £580 per month in rent. These housing-related funds are not used for 'regular' expenses but are reserved specifically for housing matters, including to facilitate families to move into new accommodation. The funds for the regular support of the families comes from charitable donations from individuals, from charitable trusts and from institutions such as churches.
A description of the principal risks facing the charity	WDSH does not appear to face significant risks, but if the organisations that we work with were forced to reduce their services this could pose a problem for the work of WDSH. The support WDSH provides depends upon the time provided by volunteers and if insufficient volunteers were available this would be a problem.

Structure, Governance and Management

Type of governing document	CIO – Foundation Registered 16 Aug 2017
How is the charity constituted?	Charitable Incorporated Organisation
Trustee selection methods including details of any constitutional provisions e.g. election to post or name of any person or body entitled to appoint one or more trustees	Trustee selection is through co-option following a vote of current trustees.

Additional information

The charity's organisational structure and any wider network with which the charity works		The trustees meet approximately once a month (during Covid the meetings have been online) to organise activities, agree small payments and to draft policies If large payments are proposed then any trustees absent from the monthly meeting are given an opportunity to put forward their views before a final decision is taken. Sometimes other volunteers attend the meetings and their views are welcomed, though they cannot vote on proposals. WDSH works with government bodies, notably Devon County Council (DCC) and West Devon Borough Council. We also work with refugee support charities appointed by DCC, namely Refugee Support Devon and Students and Refugees Together. We liaise with language schools such as Olive Tree (Exeter) and Open Doors (Plymouth).

Reference and Administrative details

Charity name	West Devon Safe Haven
Registered charity number	1174272
Charity's principal address	104 Old Exeter Road, Tavistock, Devon, PL19 0JD

Names of the charity trustees who currently manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	Chris Dew			
2	Gillian Mill			
3	Wendy Mills-Hicks			
4	Jan Simpson	Treasurer		
5	Peter Squire			
6	Alison Stewart			
7	David Thomson	Chair		
8				
9				
10				

Declarations

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

Signed on behalf of the charity's trustees

Signature(s)		
Full name(s)	David Thomson	Jan Simpson
Position (eg Secretary, Chair, etc)	Chair	Treasurer
Date	28/10/21	

Registered Charity Number 1174272

WEST DEVON SAFE HAVEN

FINANCIAL STATEMENTS FOR

THE YEAR

TO 31 JANUARY 2021

Established as a

Charitable Incorporated Organisation

16 August 2017

Registered Office

21 Watts Road Tavistock PL19 8LG

Business Address

104 Old Exeter Road Tavistock PL19 0JD

WEST DEVON SAFE HAVEN

COMPANY INFORMATION

		Appointed	Resigned
Directors/Trustees	Christine Dew	12 May 2017	
	Gillian Mill	12 May 2017	
	Wendy Mills-Hicks	12 May 2017	
	Jan Simpson	12 May 2017	
	Peter Squire	22 June 2018	
	Alison Stewart	12 May 2017	
	David Thomson	12 May 2017	
	Helen Tworkowski	12 May 2017	Resigned 19 June 2020

Independent Examiner Michael Jefferies F C A

Church Avenue House

Church Avenue

Lamerton

Devon PL19 8RN

WEST DEVON SAFE HAVEN

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CHARITY COMMISSION FOR ENGLAND AND WALES

Independent examiner's report on the accounts

Independent Examiner's Report

Report to the trustees	**West Devon Safe Haven**

On accounts for the year ended	**31st January 2021**	**Charity no (if any)**	**1174272**

Set out on pages	**following**

Respective responsibilities of trustees and examiner

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

It is my responsibility to:

4. examine the accounts under section 145 of the Charities Act,
5. 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
6. to state whether particular matters have come to my attention.

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 charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from 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

In connection with my examination, no material matters have come to my attention which gives me cause to believe that in, any material respect:

7. accounting records were not kept in accordance with section 130 of the Charities Act or
8. the accounts do not accord with the accounting records

I have come across no other matters in connection with the examination to which attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Signed:		**Date:**	

Name:	**Michael Stuart Jefferies**
Relevant professional qualification(s) or body (if any):	**Fellow of the Institute of Chartered Accountants in England and Wales FCA**
Address:	**Church Avenue House, Church Avenue, Lamerton, Devon PL19 8RN**

WEST DEVON SAFE HAVEN

PROFIT AND LOSS ACCOUNT

FOR THE YEAR ENDED

31 JANUARY 2021

INCOME	2021	2020
	£	£
Donations	720	2,894
Misc, etc	1,446	846
Rent Receivable	8,192	6.932
	10,358	10,672
EXPENDITURE		
Household Expenditure,		
Clothing, etc	5,666	6,603
Travel	821	2,480
Rent top-ups	5,548	3.014
Misc	1,852	2,040
	13,888	14,137
SURPLUS/(DEFICIT)	(3,530)	(3,465)

WEST DEVON SAFE HAVEN

BALANCE SHEET

AS AT

31 JANUARY 2021

	2021	2020
FIXED ASSETS	£	£
Land and Building	201,094	201,094
CURRENT ASSETS		
Cash	51	165
Bank Account	48,154	51,570
Net Current Assets	48,205	51,735
TOTAL ASSETS	249,299	252,829
RESERVES		
Balance at 1 February 2020	252,829	256,294
Surplus/(Deficit) for year	(3,530)	(3,465)
Balance at 31 January 2021	249,299	252,829

The Financial Statements for the year ended 31 January 2021 were approved by the Trustees on 28 October 2021.

Signed David Thomson (Chair)