



**CHARITY COMMISSION
FOR ENGLAND AND WALES**

Trustees' Annual Report for the period

From 1 October 2024 to 30 September 2025

Charity name: Cambridge Churches Homeless Project

Charity registration number: 1174768

Objectives and Activities

	SORP reference	
Summary of the purposes of the charity as set out in its governing document	Para 1.17	To help individuals and churches to compassionately engage with and support people experiencing or at risk of homelessness in our city. We provide caring, supportive chaplaincy and lead outreach, groups and activities for the homeless community. We also train volunteers to get involved in our work of addressing the root causes of homelessness: poverty of resources, relationships and identity.
Summary of the main activities in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts.	Para 1.17 and 1.19	1. Support of the Cambridge winter homeless shelter at Crossways by a) provision of evening meals for residents, volunteers and staff, b) provision of volunteers from its volunteer database to undertake provision of those meals and other support activities, and c) provision of a paid part-time project co-ordinator to organise the volunteer input and provide support to the shelter managers. The charity is planning to end its direct involvement with the homeless shelter in winter 2025-26 as its focus moves to the chaplaincy role set out in 3 & 4 below although it will continue to encourage volunteering there and the Bishop's Officer for the Homeless and Outreach Support

		<p>Manager will continue to be involved on a regular basis.</p> <p>2. Provision of emergency short-term hotel accommodation for rough sleepers referred to the charity by various statutory and voluntary bodies working with the homeless. Usually these are people considered at risk on the street and who have no recourse to public funding or are awaiting statutory provision. This aspect of the charity's work reduced substantially from the previous year and is expected to remain a similar level.</p> <p>3. Provision of funding for the role of Bishop of Ely's Officer for the Homeless to provide chaplaincy services to the homeless community.</p> <p>4. Provision of practical support to the Bishop's Officer in undertaking this role, primarily through provision of a part-time paid Outreach Support Manager (from April 2025).</p>
Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit	Para 1.18	<p>The trustees have taken due regard to the Charity Commission guidance on public benefit in the fulfilment of their obligations.</p>

Additional information (optional)

You may choose to include further statements where relevant about:

	SORP reference	
Policy on grant making	Para 1.38	The charity does not make grants.
Policy on social investment including program related investment	Para 1.38	To spend our limited resources wisely in delivering the purposes of the charity
Contribution made by volunteers	Para 1.38	<p>Approximately 60 active volunteers took part in provision of meals and support at the Cambridge winter homeless shelter between November 2024 and March 2025.</p> <p>In addition the trustees undertook co-ordination with various statutory and</p>

		charitable bodies involved in the sector to arrange emergency accommodation for a number of homeless people without recourse to public funds throughout the year.
Other		

Achievements and Performance

	SORP reference	
Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole.	Para 1.20	<p>CCHP provided evening meals and support at the Cambridge winter homeless shelter for up to 20 guests per night. Over the winter period approximately 50 different individuals were accommodated at the shelter and provided with safe, warm and comfortable accommodation and food and provided with support to move on. In addition it provided a part-time paid co-ordinator for the duration of the winter shelter (to March 2025) to undertake the complex task of organising the volunteer rota and provide support to the shelter managers.</p> <p>In addition, 3 individuals without recourse to public funds were accommodated for a total of 150 nights in shared houses provided by a partner charitable organisation over the summer period when no accommodation was available in formal shelters. These individuals were awaiting resolution of their residency status and would otherwise have been rough sleeping.</p> <p>CCHP has also continued to fully finance the role of Bishop of Ely's Officer for the Homeless. This is a full-time honorary position which provides chaplaincy and practical support to the wider homeless community in and around Cambridge but receives no direct funding from the Diocese. In addition to provision of direct pastoral care the Bishop's Officer has developed a lay chaplaincy to the homeless course</p>

		<p>with the aim of creating a network of lay chaplains in the network of Cambridge Churches. A pilot course was run during the summer of 2025 and the course is now being fine-tuned before a wider roll-out in 2025-26.</p> <p>CCHP also funded a part-time Outreach Support Manager to provide support to the Bishop's Officer. This role has included direct pastoral care of the homeless as well as development of a number of activities for the homeless including an art group and cookery classes. Further development of this role is planned for 2025-26.</p>
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Additional information (optional)

You may choose to include further statements where relevant about:

Achievements against objectives set	Para 1.41	
Performance of fundraising activities against objectives set	Para 1.41	
Investment performance against objectives	Para 1.41	
Other		

Financial Review

Review of the charity's financial position at the end of the period	Para 1.21	<p>Income showed a small increase compared with 2023-24, thanks to a major grant of £25k in support of the role of Bishop's Officer for the Homeless. However, giving generally was significantly down on the previous year. This reflects the general economic climate and also that the charity has not made a major fundraising effort in the year as it transitions to the chaplaincy model. Overall, the year ended with a small deficit of £1,195, although this excludes some £13k of Bishop Officer funding delayed to the 2025-26 financial year. Notwithstanding this, the charity continues to hold healthy reserves, which are sufficient to cover some three years' budgeted expenditure. It is recognised that a significant increase in income will be needed over the coming years if the chaplaincy model is to be developed and sustained over an extended period.</p>
Statement explaining the policy for holding reserves stating why they are held	Para 1.22	<p>Policy is to hold reserves equal to</p> <ul style="list-style-type: none"> • 30% of unrestricted fund expenditure in the previous financial year plus • three months' employment costs plus • three months' funding for the role of Bishop's Officer for the Homeless. <p>It is necessary to maintain this substantial level of reserves to ensure that that we can continue to provide these people-centred services as a sudden termination due to lack of funds would be potentially catastrophic for the beneficiaries.</p>
Amount of reserves held	Para 1.22	<p>As at 30 September 2025 the charity held unrestricted cash reserves totalling £154,315.</p>
Reasons for holding zero reserves	Para 1.22	<p>Not applicable.</p>
Details of fund materially in deficit	Para 1.24	<p>Not applicable.</p>

Explanation of any uncertainties about the charity continuing as a going concern	Para 1.23	Not applicable.
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Additional information (optional)

You may choose to include further statements where relevant about:

The charity's principal sources of funds (including any fundraising)	Para 1.47	The charity is wholly dependent on grant funding and charitable giving by individuals, local places of worship and commercial organisations.
Investment policy and objectives including any social investment policy adopted	Para 1.46	The charity holds no investments. All funds are held in a current account and a bank deposit account.
A description of the principal risks facing the charity	Para 1.46 carry it through a short-term	The principal financial risk is a significant reduction in giving. The charity is confident that the current level of cash reserves are sufficient to carry it through a short-term event of this nature.
Other		

Structure, Governance and Management

Description of charity's trusts:		
Type of governing document (trust deed, royal charter)	Para 1.25	CIO Foundation Constitution
How is the charity constituted? (e.g. unincorporated association, CIO)	Para 1.25	CIO Foundation
Trustee selection methods including details of any constitutional provisions e.g. election to post or name of any person or body entitled to appoint one or more trustees	Para 1.25	Nomination and secondment by Trustees in a Trustee meeting followed by a vote of the full Trustee Board.

Additional information (optional)

You may choose to include further statements where relevant about:

Policies and procedures adopted for the induction and training of trustees	Para 1.51	
The charity's organisational structure and any wider network with which the charity works	Para 1.51	The charity's day-to-day operations are delegated to The Bishop's Officer for the Homeless under the oversight of the Trustee Board as a whole.
Relationship with any related parties	Para 1.51	The charity works collaboratively with churches across the city of Cambridge and with other charities in the homeless sector including It Takes a City, Wintercomfort, Jimmy's Night Shelter and Cambridge Cyrenians.
Other		

Reference and Administrative details

Charity name	Cambridge Churches Homeless Project
Other name the charity uses	CCHP
Registered charity number	1174768
Charity's principal address	PO Box 1454 Cambridge CB1 0LG

Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	Gavin Howard	Chair		
2	Keith Cowley	Treasurer		
3	George Hawker			
4	Ank Rigelsford			
5	Robert Mackley		To 8 April 2025	
6	Ann-Marie Morgan			
7	James Ferguson			
8				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				

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

[illegible]

Name of trustees holding title to property belonging to the charity

[illegible]

Funds held as custodian trustees on behalf of others

Description of the assets held in this capacity	Not applicable.
Name and objects of the charity on whose behalf the assets are held and how this falls within the custodian charity's objects	Not applicable
Details of arrangements for safe custody and segregation of such assets from the charity's own assets	Not applicable

Additional information (optional)

Names and addresses of advisers (Optional information)

Type of adviser	Name	Address
Independent Examiner of Accounts	Prentis & Co LLP	115c Milton Road, Cambridge CB4 1XE

Name of chief executive or names of senior staff members (Optional information)

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Exemptions from disclosure

Reason for non-disclosure of key personnel details

Not applicable

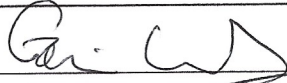

Other optional information

During the year the trustees were reimbursed expenses amounting to £159 (£600 in 2022-23)

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)	GAVIN KOWALO	GEORGE HAWKER
Position (eg Secretary, Chair, etc)	CHAIR	TRUSTEE

Date	25/3/26
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CHARITY COMMISSION
FOR ENGLAND AND WALES

Charity Name
Cambridge Churches Homeless Project

No (if any)
9174768

Receipts and payments accounts

CC16a

For the period from	Period start date	To	Period end date
	01/10/2024		30/09/2025

Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
A1 Receipts					
Grants	1,196	27,500	-	28,696	5,000
Income from Charitable Activities (fundraising events)	-	-	-	-	895
Income from Donations and Legacies	41,627	3,847	-	45,474	61,940
Investment Income	3,380	-	-	3,380	3,859
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
Sub total (Gross income for AR)	46,203	31,347	-	77,551	71,694
A2 Asset and investment sales, (see table).					
	-	-	-	-	-
	-	-	-	-	-
Sub total	-	-	-	-	-
Total receipts	46,203	31,347	-	77,551	71,694
A3 Payments					
Charity Management & Administration	7,232	-	-	7,232	3,349
Employee Costs	24,650	-	-	24,650	17,656
Homeless Support	5,548	-	-	5,548	41,081
Winter Shelter	1,382	6	-	1,388	1,990
Support of Bishop's Officer for the Homeless)	6,832	33,096	-	39,928	5,555
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
Sub total	45,643	33,102	-	78,745	69,631
A4 Asset and investment purchases, (see table)					
Office equipment and telephones	-	-	-	-	710
	-	-	-	-	-
Sub total	-	-	-	-	710
Total payments	45,643	33,102	-	78,745	70,341
Net of receipts/(payments)	560	1,755	-	1,195	1,353
A5 Transfers between funds	-	-	-	-	-
A6 Cash funds last year end	153,814	1,755	-	155,569	154,216
Cash funds this year end	154,374	0	-	154,374	155,569

Section B Statement of assets and liabilities at the end of the period

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B1 Cash funds	Current Account	22,536	-	-
	Deposit Account	131,779	-	-
	Credit due from HMRC	59	-	-
	Total cash funds (agree balances with receipts and payments account(s))	154,374	-	-

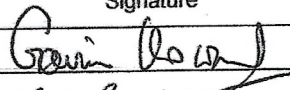

	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B2 Other monetary assets			-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-

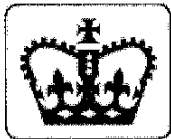
	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
B3 Investment assets			-	-
			-	-
			-	-
			-	-
			-	-
			-	-

	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
B4 Assets retained for the charity's own use	Laptop computers	Unrestricted	265	212
	Laptop computers	Bishop's Officer for the Homeless	133	106
	Smartphones	Unrestricted	200	160
	Printer/scanner	Bishop's Officer for the Homeless	112	90
			-	-
			-	-
			-	-
			-	-

	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
B5 Liabilities	See B1 above		-	
			-	
			-	
			-	
			-	
			-	

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

Signature	Print Name	Date of approval
	Gavin Howard (Chair)	25/3/26
	Keith Cowley (Treasurer)	23/03/26



Section A

Independent Examiner's Report

Report to the trustees/
members of

Charity Name

CAMBRIDGE CHURCHES HOMELESS PROJECT

On accounts for the year
ended

30TH SEPTEMBER 2025

Charity no
(if any)

1174768

Set out on pages

CC16a PAGES 1 AND 2

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 30th September 2025.

Responsibilities and
basis of report

As the charity's trustees, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent
examiner's statement

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

- accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts do not accord with the accounting records; or
- the accounts did not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

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

Signed:

Date:

9th April 2026

Name:

Ian W Shipley FCCA

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

FCCA

Address:

Prentis & Co LLP

115c Milton Road

Cambridge, CB4 1XE

Only complete if the examiner needs to highlight matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

Give here brief details of any items that the examiner wishes to disclose.