

HOPE INTO ACTION: READING

England & Wales · Charity number 1175092

Details

Other names HIAR

Status Registered

Legal form Charitable company

Company number [09358716](#)

Registered 2017-10-11

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

Contact

Address Argyle Community Church
Argyle Road
Reading
RG1 7YL

Phone 07967681020

Email mary.lewis@hopeintoaction.org.uk

Website reading.hopeintoaction.org.uk

Activities

Objects: THE CHARITY'S OBJECTS ("OBJECTS") ARE FOR THE PUBLIC BENEFIT AND ARE SPECIFICALLY RESTRICTED TO RELIEVE SICKNESS AND FINANCIAL HARDSHIP AND TO PROMOTE AND PRESERVE GOOD HEALTH BY THE PROVISION OF FUNDS, GOODS OR SERVICES OF ANY KIND, INCLUDING THROUGH THE PROVISION OF ACCOMMODATION IN SUCH PARTS OF THE UNITED KINGDOM OR THE WORLD AS THE TRUSTEES FROM TIME TO TIME MAY THINK FIT.

Activities: HIAR exists to alleviate homelessness and poverty

Classification

- **How:** Provides Buildings/facilities/open Space, Provides Services, Provides Advocacy/advice/information
- **What:** Education/training, The Prevention Or Relief Of Poverty
- **Who:** Other Defined Groups, The General Public/mankind

Geography

- Bracknell Forest
- Reading
- West Berkshire
- Wokingham

Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£115,514	£121,552	-	-
2024-03-31	£101,882	£104,849	-	-
2023-03-31	£104,301	£91,729	-	-
2022-03-31	£72,188	£81,633	-	-
2021-03-31	£104,896	£96,273	-	-

Trustees

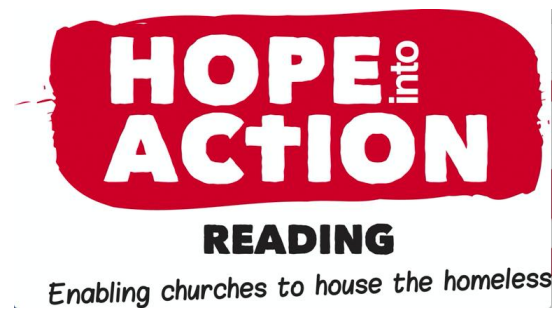
Name	Role	Appointed
Dr RICHARD PAUL CROFT	Chair	2017-12-10
Dr Joubert Gratia Gama		2025-09-16
Mary Langshaw		2019-06-25
Susan Rosalind Ralph		2018-09-30

HOPE INTO ACTION: READING

England & Wales - Charity number 1175092

Accounts

HOPE INTO ACTION READING



TRUSTEES'/DIRECTORS' REPORT AND ACCOUNTS

FOR THE YEAR ENDED 31 MARCH 2025

Company Registration No. 09358716
(England and Wales)

Charity Registration No. 1175092

CONTENTS

Page

Reference and Administrative Details	3
Objectives And Activities	4
Achievements and Performance	4
Future Plans	5
Financial Review	5
Risk and Reserves Policy	6
Structure, Governance And Management	6
Independent Examiner's Report	8
Statement Of Financial Activities	9
Balance Sheet 31 March 2025	10
Note 1 Basis Of Preparation	11
Note 2 Accounting Policies	11
Note 3 Analysis of Income	12
Note 4 Analysis of Expenditure	13
Note 5, 6, 7 Debtors, Creditors, Fixed Assets	14
Note 8 Charity Funds	15

REFERENCE AND ADMINISTRATIVE DETAILS

Charity name: HOPE INTO ACTION READING

Charity registration number: 1175092

Company number: 09358716

Appointment Date

Trustee / Director: Dr Richard Croft (chair) 10.12.17

Mrs Susan Ralph 30.09.18

Mrs Mary Langshaw 25.06.19

Mr Joubert Gama 16.09.25

Franchise Manager Mary Lewis 01.01.21

Franchise Holder Hope into Action UK

Bankers The Co-operative Bank (from September 2023)

Independent Examiner Mr Mervyn Thomas

OBJECTIVES AND ACTIVITIES

The Charity's objectives are for the public benefit and are specifically to relieve sickness and financial hardship and to promote and preserve good health by the provision of funds, goods, or services of any kind, including the provision of accommodation in such parts of the United Kingdom or the world as the Trustees from time to time may think fit.

Hope into Action: Reading (HiAR) is a Christian housing charity with the objective of breaking the cycle of housing poverty in Reading. HiAR is a franchise of Hope into Action UK (formerly Hope into Action East of England) (see the section on Structure and Governance). We enable churches to provide homes for those who find themselves without a home. In the period covered by this report, we maintained three houses, two for men and one for women (or single mothers with a child). The tenants have been supported by paid 'Empowerment Workers' (EWs) who keep the tenants focussed on maintaining their tenancy, building networks of support around them, accessing public funds, and, if applicable, maintaining employment.

Each house is also partnered with a local church providing a team of volunteers, the 'Friendship and Support (F&S) team' who befriend the tenants and help in the process of widening their social network. The EWs and F&S team meet with the tenants on a weekly basis, sometimes more often.

The tenants are provided with support in the following areas: maintaining their tenancy; recidivistic behaviours; substance misuse, addiction, recovery and self-harming; physical health in relation to doctors' appointments, general health, and well-being; mental health and wellbeing including confidence and self-esteem as well as more pronounced mental health issues; encouraging them to get involved in volunteering and social activities; education, employment and training appropriate to the individual; improving family relationships where they have broken down; finance, budgeting, and debt assistance.

HiAR provides housing by finding people who are prepared to invest sums of money in buying a house which is then leased to the charity. The investors receive a small return on their investment (2%) which they receive monthly or quarterly.

ACHIEVEMENTS AND PERFORMANCE

HiAR and our partner churches have supported 9 tenants over the year, and as of 31 March 2025, we had 8 tenants being supported across our 3 houses. Our outcome reporting for 2024/25 included the following tenant achievements:

- 100% of those who have had previous custodial sentences have not returned to prison
- 89% of tenants saw improvements in positive social relationships with friends / family
- 100% were empowered to work at and achieve their main goals during the year
- 67% found employment, attended training or volunteer regularly
- 100% of move-ons were positive to more permanent, appropriate, and independent housing

Three of our tenants received recognition at the Hope into Action national tenant awards in March 2025. One of our tenants won the award for Improving Physical Health and another two tenants were runners up in the categories for Addressing Offending Behaviour and Education, Training and Employment.

Both of the men's houses are well supported by English Martyrs, St James and St William of York Roman Catholic churches; and the women's house by St John & St Stephen's Anglican church. Our church Friendship and Support (F&S) teams have continued to grow this year.

The staff team consists of the HiAR Franchise Manager and two Empowerment Workers (one part and one full time) who work alongside the churches who support our HiAR houses, in particular with the church Friendship and Support team volunteers. The staff team work hard to provide professional support to the tenants, including signposting to other specialist services where appropriate, and helping them move on to new accommodation as that becomes possible. Our Empowerment Workers also support and empower the Friendship and Support team volunteers in their roles to befriend, mentor, provide practical and prayer support for our tenants. HiAR employed a second Empowerment Worker this year from May 2024 to prepare for two new HiAR properties and to grow our Friendship and Support teams ready to support a greater number of tenants.

The fourth Hope into Action Reading home opened in June 2025 and is currently being supported by several of the Roman Catholic Churches in Reading. This has given us the opportunity to provide homes for three more tenants.

FUTURE PLANS

The search for a suitable property in Shinfield for our fifth Hope into Action Reading home took much longer than expected. However, the purchase has now finally completed. The property is close to Shinfield Community Church, who will partner with us to support the tenants in this house. The first tenants are very likely to be a family who will move in at the beginning of 2026.

FINANCIAL REVIEW

This financial year, HiAR's income has been boosted by an increase in both donations and rental income. Donations increased from the prior year as a result of more church giving, fundraising events and a large single donation of £5,000. HiAR's rental income increased as any void time between tenants was kept as short as possible. Rents are reviewed annually using a model developed by HiA UK which incorporates the actual cost of providing the housing and what is eligible to be paid by Housing Benefit. This resulted in an increase applied to rents from 1 May 2024. Rents will continue to be reviewed annually. Hope into Action's commitment remains to keep rents as low as possible and we continue to prioritise the support for tenants in their transition into work as well as we can.

In this financial year there was also an increase in expenditure. The most significant increase was to staff salaries as the number of staff employed increased from two to three when a new Empowerment Worker was appointed in May 2024. As noted above, this was to prepare for two new HiAR properties and to grow our Friendship and Support teams ready to support a greater number of tenants. The fourth home opened in June 2025 and the fifth home is planned to open in February 2026. Therefore the increase in rental income from opening two more properties was not seen in this financial year, and overall expenditure exceeded income by just over £6,000. The rental income from the two additional properties will be evident in the next financial year ended 31 March 2026 and it is expected that the financial position will improve by this time.

HiAR's debtor policy is to write off debtors older than 90 days unless there is a payment plan in place to collect the debts. No debtors have been written off this financial year.

RISK and RESERVES POLICY

In relation to risk and risk management, policies and procedures are in place to manage risk. Logs are maintained in order to record any incidents that may present a risk to the organisation and how risk is being managed.

Operating policies and procedures are in place for Continuity of Operations; Safeguarding; Critical Incidents and Sudden Death; First Aid incidents; Data Protection Breaches; Staff Training and HR.

In the event of major incidents, the Executive Director/Franchise Manager liaises with the Chair of Trustees, who keeps the board informed of ongoing developments. Discussions take place to learn from the experience and to do things differently where required. Written reports are made of all major incidents, subsequent discussions, policy changes as a result, and amended practices.

A personal security breach report was submitted to the ICO in July 2024 following the theft of a work laptop and notebook. The breach was fully investigated internally and all relevant parties / organisations made aware. The ICO accepted our submission and reported that 'no further action was required'. Since then, all staff and Trustees have been reminded of our data protection policy and received further training where applicable.

Our reserves policy is to hold at least 3 months' worth, but no more than 6 months' worth, of charitable expenditure in reserve unless there are specific requirements for so doing. The Trustees continue to hold a designated fund to enable future development.

In addition, the Trustees hold designated funds which are investor reserves for specific houses.

The movement of all funds is disclosed in Note 8 of the accounts.

The Trustees consider that the Charity is a 'going concern' as there are adequate reserves. After 'redesignating' £20,000 from the future Development Fund, the reserves are now at 3 months of budgeted overhead.

STRUCTURE, GOVERNANCE AND MANAGEMENT

The organisation is governed by Articles of Association and is constituted as a Charitable Company (limited by guarantee). It is overseen by a board of trustees who are self-appointed.

Current and any new trustees are referred to guidance from the Charity Commission on their website under the heading of "Trustee Role and Board." The trustees have developed an induction pack that includes guidance from the charity commission, and information about the charity itself including a section on the vision of the charity and how the organisational structure, business/growth plan, and marketing/fundraising plans all serve the vision of the organisation.

Current trustees all have experience of being on boards of either companies or charities and substantial experience in their respective fields and capacities within which they act as trustees of the charity. There is also support available to the trustees from HIA's national operation.

Hope into Action: Reading is a full franchisee of Hope into Action UK. The franchisor updates the Hope into Action model on a regular basis to keep it in line with best practice, legislation and to continually improve on the methods employed to achieve the best outcomes possible. Regular training advice and assistance are offered by way of away days, quality franchise assessments, leadership training and an annual two-day retreat for all staff.

Whilst there is a requirement to maintain the core elements of the Hope into Action model as part of being a franchisee, Hope into Action: Reading is free as an independent organisation to adapt the model to local circumstances and requirements. The trustees take this responsibility seriously and are keen to ensure that the charity implements the model faithfully since it has been demonstrated that it works but also to make sure that there is also an aspect of local expression and development.

The Trustees, who are also the directors for the purpose of company law, and who served during the year and up to the date of signature of the financial statements were:

Dr Richard Croft (chair)	(Appointed 10.12.17)
Mrs Susan Ralph	(Appointed 30.09.18)
Mrs Mary Langshaw	(Appointed 25.06.19)
Mrs Chris Gothard	(Appointed 06.10.23, Resigned 17.02.25)
Mr Joubert Gama	(Appointed 16.09.25)

The Trustees' report was approved by the Board of Trustees.

SIGNED ON BEHALF OF THE TRUSTEES



Susan Ralph (Trustee) 23/12/2025

INDEPENDENT EXAMINER'S REPORT

I report to the charity trustees on my examination of the accounts of the charity for the year ended 31 March 2025 as set out on pages 9 - 15.

As the charity's trustees of the Company (who are also the directors of the company for the purposes of company law), you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ("the 2006 Act").

Having satisfied myself that the accounts of the Company are not required to be audited for this year under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of your charity's accounts as carried out under section 145 of the Charities Act 2011 ("the 2011 Act"). In carrying out my examination, I have followed the directions given by the Charity Commission (under section 145(5)(b) of the 2011 Act).

I have completed my examination. I confirm that no material matters have come to my attention, which gives me cause to believe that:

- accounting records were not kept in accordance with section 386 of the Companies Act 2006; or
- the accounts do not accord with such records; or
- the accounts do not comply with relevant accounting requirements under section 396 of the Companies Act 2006 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; or
- the accounts have not been prepared in accordance with the Charities SORP (FRS102).

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

Signed:

Dated: 23/12/2025



Address: 128 Putnoe Lane, Bedford, MK41 8LS

STATEMENT OF FINANCIAL ACTIVITIES

For the year ended 31st March 2025	Notes	Unrestricted	Designated	Total 2025	Total 2024
		£	£	£	£
Incoming resources					
Donations and Legacies	3	21,044	-	21,044	14,229
Grants		3,000	-	3,000	3,000
Incoming resources from charitable activities	3	91,456	14	91,470	84,653
Total Incoming Resources		<u>115,500</u>	<u>14</u>	<u>115,514</u>	<u>101,882</u>
Resources expended					
Costs of Generating Funds	4	162	-	162	66
Charitable activities	4	120,658	482	121,140	104,533
Governance costs	4	250	-	250	250
Total resources expended		<u>121,070</u>	<u>482</u>	<u>121,552</u>	<u>104,849</u>
Net incoming/(outgoing) resources		(5,570)	(468)	(6,038)	(2,967)
Transfers between funds		20,000	(20,000)	-	-
Net movement in funds		14,430	(20,468)	(6,038)	(2,967)
Total funds brought forward		18,618	29,724	48,342	51,309
Total funds carried forward		<u>33,048</u>	<u>9,256</u>	<u>42,304</u>	<u>48,342</u>

BALANCE SHEET for the year ended 31st March 2025

	Notes	Unrestricted	Designated + Restricted	Total 2025	Total 2024
		£	£	£	£
Fixed Assets					
Tangible assets	7	-	-	-	-
Total Fixed Assets		-	-	-	-
Cash at bank and in hand		31,400	9,256	40,656	39,593
Debtors	5	7,260	-	7,260	9,252
Total current assets		38,660	9,256	47,916	48,845
Creditors: amounts falling due within one year	6	(5,612)	-	(5,612)	(503)
Net current assets/(liabilities)		33,048	9,256	42,304	48,342
Total Net Assets /(Liabilities)		<u>33,048</u>	<u>9,256</u>	<u>42,304</u>	<u>48,342</u>
Funds of the Charity	8				
Unrestricted funds		33,048	-	33,048	18,618
Designated Funds		-	9,256	9,256	29,724
Total funds		<u>33,048</u>	<u>9,256</u>	<u>42,304</u>	<u>48,342</u>

Signed on behalf of the trustees:



Susan Ralph Dated: 23/12/2025

NOTE 1 BASIS OF PREPARATION

1.1 Basis of accounting

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

The accounts have been prepared in accordance with:

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

The charity constitutes a public benefit entity as defined by FRS 102 and The Charity Commission of England and Wales.

1.2 Going concern

The charity is a going concern as adequate reserves are maintained at all times.

The accounts present a true and fair view and the accounting policies adopted are those outlined in note 2.

1.3 Changes to accounting estimates

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

1.4 Material prior year errors

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

NOTE 2 ACCOUNTING POLICIES

Basis of preparation of financial statements

The financial statements have been prepared on a going concern basis under the historical cost convention.

The charity constitutes a public benefit entity as defined by FRS 102. The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice: applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable to the UK and Republic of Ireland (FRS 102) issued on 16 July 2014, the Charities Act 2011 and UK Generally Accepted Accounting Practice as it applies from 1 April 2016.

The Trustees consider that there are no material uncertainties about the charity's ability to continue as a going concern due to the amount of cash held in comparison to annual expenditure.

There have been no changes in the accounting policies during the year.

Donations, Legacies, and Similar Incoming Resources

These are included in the Statement of Financial activities when: the charity becomes entitled to the donation, legacy, or similar income and any conditions for receipt are met; the trustees are reasonably certain they will receive it, and the trustees are reasonably certain that the value can be reliably measured.

Tax Reclaims on Donations and Gifts

Incoming resources from tax claims are included in the Statement of Financial activities at the time of receipt as this is considered to be the only time at which the trustees can be certain that it will be received. (This statement will be changed to conform to the SORP in 2024)

Liability Recognition

Generally, liabilities are recognized as soon as there is a legal or constructive obligation committing the charity to the expenditure.

Pension Costs

The trust contributes to the personal pension schemes of staff members. Contributions payable are charged as expenditure in the period to which they relate.

Fund accounting

General funds are unrestricted funds that 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.

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

Designated funds are discretionary funds established by the trustees for specific purposes.

Resources expended

All expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all costs related to the category. Where costs cannot be directly attributed to particular headings, they have been allocated on a basis consistent with the use of resources.

Governance costs are those incurred in connection with the administration of the charity and compliance with constitutional and statutory requirements.

Note 3 Analysis of income

	Unrestricted Funds	Designated Funds	Total Funds 2025	Total Funds 2024
	£	£	£	£
Donations and Grants				
Donations	18,775	-	18,775	12,743
Gift Aid	2,269	-	2,269	1,486
Grants	3,000	-	3,000	3,000
Total Donations and Grants	24,044	-	24,044	17,229
Charitable activities:				
Rental Income	88,260	-	88,260	83,142
Other Income relating to property	2,639	-	2,639	1,336
Interest	557	14	571	175
Total Charitable activities	91,456	14	91,470	84,653
TOTAL INCOME	<u>115,500</u>	<u>14</u>	<u>115,514</u>	<u>101,882</u>

Note 4 Analysis of expenditure

	Unrestricted Funds	Designated Funds	Total Funds 2025	Total Funds 2024
Expenditure on raising funds:	£	£	£	£
Marketing and Advertising	162	-	162	66
Professional Services	-	-	-	-
Total expenditure on raising funds	162	-	162	66
Expenditure on charitable activities				
Administration				
Salaries	76,479	-	76,479	56,094
Pensions (Employer)	1,699	-	1,699	1,237
Staff training and welfare	2,263	-	2,263	2,259
Office and Administration	1,097	-	1,097	1,246
Office Equipment Depreciation	-	-	-	247
Insurances	497	-	497	456
Travel Expenses	859	-	859	791
Governance	250	-	250	250
Direct Cost of property	-			
Discretionary Workers' Bursaries	4,853	-	4,853	5,636
Investors' Return	19,266		19,266	19,266
HIA Franchise Fee	1,500	-	1,500	1,500
Council Tax	5,524	-	5,524	5,265
Water rates	1,423	-	1,423	1,265
Repair and Maintenance	1,629	-	1,629	4,375
House Costs paid from Investor Reserves	-	482	482	499
Welfare and Investment in Tenants	3,569	-	3,569	4,094
Bad Debt Write off	-	-	-	303
Total expenditure on charitable activities	120,908	482	121,390	104,783
TOTAL EXPENDITURE	<u>121,070</u>	<u>482</u>	<u>121,552</u>	<u>104,849</u>

Note 4.2 Disclosures

No Trustees were remunerated and no Trustees received expenses for trustee related duties.
 The number of staff employed was 3 in the year ended 31 March 2025 (2 at the year end 31 March 2024).

NOTE 5 DEBTORS

Analysis of debtors	Amounts falling due within one year	
	2025	2024
	£	£
Trade debtors	6,903	9,044
Client Loans	357	208
	-	-
Total	<u>7,260</u>	<u>9,252</u>

NOTE 6 CREDITORS

Analysis of Creditors	Amounts falling due within one year	
	2025	2024
	£	£
Accruals	95	-
Payroll Creditors	5,186	-
Trade Creditors	331	503
Total	<u>5,612</u>	<u>503</u>

NOTE 7 FIXED ASSETS

The company holds £988 of fully depreciated equipment.

8 CHARITY FUNDS

8.1 Details of All Funds with movements during the CURRENT reporting period 2025

Fund names	Fund balances brought forward	Income	Expenditure	Transfers	Fund balances carried forward
	£	£	£	£	£
Unrestricted Funds					
General Charity	18,618	115,500	(121,070)	20,000	33,048
Designated/Restricted Funds					
Future Development	28,000	-	-	(20,000)	8,000
Investor Reserve Fund	1,724	14	(482)	-	1,256
Total Designated/Restricted Funds	29,724	14	(482)	(20,000)	9,256
Total Funds	<u>48,342</u>	<u>115,514</u>	<u>(121,552)</u>	=	<u>42,304</u>

8.2 Details of All Funds with movements during the PRIOR reporting period 2024

Fund names	Fund balances brought forward	Income	Expenditure	Transfers	Fund balances carried forward
	£	£	£	£	£
Unrestricted Funds					
General Charity	21,094	101,874	(104,350)	-	18,618
Designated/Restricted Funds					
Building Fund	28,000	-	-	-	28,000
Development Third House	2,215	8	(499)	-	1,724
Total Designated/Restricted Funds	30,215	8	(499)	-	29,724
Total Funds	<u>51,309</u>	<u>101,882</u>	<u>(104,849)</u>	=	<u>48,342</u>

HOPE INTO ACTION: READING

England & Wales - Charity number 1175092

Accounts

HOPE INTO ACTION READING



TRUSTEES'/DIRECTORS' REPORT AND ACCOUNTS

FOR THE YEAR ENDED 31 MARCH 2024

Company Registration No. 09358716
(England and Wales)

Charity Registration No. 1175092

CONTENTS

Page

Reference and Administrative Details	3
Objectives And Activities	4
Achievements and Performance	4
Future Plans	5
Financial Review	5
Risk and Reserves Policy	6
Structure, Governance And Management	6
Independent Examiner's Report	8
Statement Of Financial Activities	9
Balance Sheet 31 March 2024	10
Note 1 Basis Of Preparation	11
Note 2 Accounting Policies	11
Note 3 Analysis of Income	12
Note 4 Analysis of Expenditure	13
Note 5 - 7 Debtors, Creditors, Fixed Assets	14
Note 8 Charity Funds	15

REFERENCE AND ADMINISTRATIVE DETAILS

Charity name: HOPE INTO ACTION READING

Charity registration number: 1175092

Company number: 09358716

Appointment Date

Trustee / Director: Dr Richard Croft (chair) 10.12.17

Mrs Susan Ralph 30.09.18

Mrs Mary Langshaw 25.06.19

Mrs Chris Gothard 06.10.23

Franchise Manager Mary Lewis 01.01.21

Franchise Holder Hope into Action UK

Bankers Barclays Bank (until September 2023)

The Co-operative Bank (from September 2023)

Independent Examiner Mr Mervyn Thomas

OBJECTIVES AND ACTIVITIES

The Charity's objectives are for the public benefit and are specifically to relieve sickness and financial hardship and to promote and preserve good health by the provision of funds, goods, or services of any kind, including the provision of accommodation in such parts of the United Kingdom or the world as the Trustees from time to time may think fit.

Hope into Action: Reading (HiAR) is a Christian housing charity with the objective of breaking the cycle of housing poverty in Reading. HiAR is a franchise of Hope into Action UK (formerly Hope into Action East of England) (see the section on Structure and Governance). We enable churches to provide homes for those who find themselves without a home. In the period covered by this report, we maintained three houses, two for men and one for women (or single mothers with a child). The tenants have been supported by paid 'Empowerment Workers' (EWs) who keep the tenants focussed on maintaining their tenancy, building networks of support around them, accessing public funds, and, if applicable, maintaining employment.

Each house is also partnered with a local church providing a team of volunteers, the 'Friendship and Support (F&S) team' who befriend the tenants and help in the process of widening their social network. The EWs and F&S team meet with the tenants on a weekly basis, sometimes more often.

The tenants are provided with support in the following areas: maintaining their tenancy; recidivistic behaviours; substance misuse, addiction, recovery and self-harming; physical health in relation to doctors' appointments, general health, and well-being; mental health and wellbeing including confidence and self-esteem as well as more pronounced mental health issues; encouraging them to get involved in volunteering and social activities; education, employment and training appropriate to the individual; improving family relationships where they have broken down; finance, budgeting, and debt assistance.

HiAR provides housing by finding people who are prepared to invest sums of money in buying a house which is then leased to the charity. The investors receive a small return on their investment (2%) which they receive monthly or quarterly.

ACHIEVEMENTS AND PERFORMANCE

HiAR and our partner churches have supported 11 tenants over the year, and as of 31 March 2024, we had 8 tenants being supported across our 3 houses. Our outcome reporting for 2023/24 included the following tenant achievements:

- 100% of those who have had previous custodial sentences have not returned to prison
- 80% of tenants saw improvements in positive social relationships with friends / family
- 90% were empowered to work at and achieve their main goals during the year
- 70% found employment, attended training or volunteer regularly
- 100% of move-ons were positive to more permanent, appropriate, and independent housing

Three of our tenants received recognition at the Hope into Action national tenant awards in March 2024. One of our tenants received an award for Managing Finances and another two tenants received awards in the category for Education, Employment and Training.

Both of the men's houses are well supported by English Martyrs, St James and St William of York Roman Catholic churches; and the women's house by St John & St Stephen's Anglican church. Our church Friendship and Support (F&S) teams have continued to grow this year.

The staff team, Mary Lewis (HiAR Franchise Manager) and Marta Gibas (HiAR Empowerment Worker) work alongside the churches who support our 3 HiAR houses, in particular with the Friendship and Support team volunteers who support the tenants. Mary and Marta work hard to provide professional support to the tenants, including signposting to other specialist services where appropriate, and helping them move on to new accommodation as that becomes possible. During the year, we also employed a part time administrator for 3 months to assist with some of the paperwork and filing in the office.

FUTURE PLANS

Within the next financial year, we hope to open a fourth Hope into Action Reading home. A property has already been purchased by an investor and is currently being refurbished. The supporting church will be confirmed in the near future.

A fifth Hope into Action Reading home is also likely to open later in 2025. Sufficient investment has been pledged by individuals who will form a multi-investor group to purchase the property. This is likely to be a 3-bedroom property close to Shinfield Community Church, who will partner with us to support the tenants in this house. The church are considering whether they would like to first support a family, or 3 single adults. There are a group of volunteers at the church ready to form the Friendship & Support team, and we are actively now searching for a suitable property.

HiAR employed a new Empowerment Worker in May 2024 as the work of the charity is expanding. In 2025 we expect to move from supporting three to five HiAR homes with a resulting increased number of tenants and church team volunteers.

FINANCIAL REVIEW

This financial year, HiAR's income has been significantly boosted by an increase in rental income. Hope into Action have always had a commitment to charge as low rent as possible to give the best opportunity to empower our tenants into paid employment. HiAR's rent levels had not increased for several prior years, but in 2023 a full review of rents was carried out with the use of a rent setting model developed by HiA UK. The model was used by HiA UK and HiA franchises to set rent levels in 2023. The model incorporated the actual cost of providing the housing and what is eligible to be paid by Housing Benefit. This resulted in an increase applied to rents from 1 May 2023 and rents will continue to be reviewed annually. Hope into Action's commitment remains to keep rents as low as possible and we continue to prioritise the support for tenants in their transition into work as well as we can.

The number of regular donors to HiAR increased in this financial year and we carried out an exercise to claim Gift Aid on all eligible donations from this and prior financial years. There was less focus on applications for grant funding this year, and hence less income from grants than in the prior year. However, overall our total income remained broadly similar to the prior year at just over £100,000.

In this financial year there was increased expenditure on the welfare of our tenants ('tenant subsidy') and repair and maintenance of the properties. This was as a result of more funding being available for these activities from grants received in the prior year. We were able to fund social activities, employment support and gym memberships for some tenants to improve physical and mental health. We were also able to transform the garden at one of the houses, re-furnish a living room and redecorate some of the bedrooms.

In terms of expenditure, some costs for HiAR also increased in the current year. Staff salaries increased from the prior year mainly due to the employment of a part-time administrator for 3 months during the year. Staff welfare was also prioritised this year and some additional expenditure went towards places for staff at the HiA annual national retreat. In addition HiAR covered the cost for tenant facing staff to have a counselling session with an independent qualified counsellor once a month, due to the demands of the work which can be mentally and emotionally challenging. Monthly counselling sessions will continue in future years as they have been very beneficial for staff.

At the 2021 year-end, the HiAR debtor's policy was revised to write off debtors older than 90 days unless there was a payment plan in place to collect the debts. However, in the prior year, HiAR was able to recover some of the debts previously written off. There have been no further recoveries this financial year and we do not expect any further recoveries of written off debt in future.

RISK and RESERVES POLICY

In relation to risk and risk management, policies and procedures are in place to manage risk. Logs are maintained in order to record any incidents that may present a risk to the organisation and how risk is being managed.

Operating policies and procedures are in place for Continuity of Operations; Safeguarding; Critical Incidents and Sudden Death; First Aid incidents; Data Protection Breaches; Staff Training and HR.

In the event of major incidents, the Executive Director/Franchise Manager liaises with the Chair of Trustees who keeps the board informed of ongoing developments. Discussions take place to learn from the experience and to do things differently where required. Written reports are made of all major incidents, subsequent discussions, policy changes as a result, and amended practices.

Our reserves policy is not to hold more than 3 months' worth of charitable expenditure in reserve unless there are specific requirements for so doing. The Trustees continue to hold a designated fund to enable the purchase and or development of housing stock.

In addition, the Trustees hold another designated fund. This is an Investor Reserve Account for the investors of the third HiAR house which opened in December 2021. In the 2022/2023 year, the investors made 'donations' of £2,619 to cover other future expected costs related to the house, including the annual property insurance. HiAR paid out £404 from these funds during the 2022/2023 year and £499 during the 2023/2024 year to cover the annual property insurance. A small amount of interest of £8 was earned on the funds held in the Investor Reserve Account in 2023/2024. The balance held in the Investor Reserve Account at 31 March 2024 was £1,724.

STRUCTURE, GOVERNANCE, AND MANAGEMENT

The organisation is governed by Articles of Association and is constituted as a Charitable Company (limited by guarantee). It is overseen by a board of trustees who are self-appointed.

Current and any new trustees are referred to guidance from the Charity Commission on their website under the heading of "Trustee Role and Board." The trustees have developed an induction pack that includes guidance from the charity commission, and information about the charity itself including a section on the vision of the charity and how the organisational structure, business/growth plan, and marketing/fundraising plans all serve the vision of the organisation.

Current trustees all have experience of being on boards of either companies or charities and substantial experience in their respective fields and capacities within which they act as trustees of the charity. There is also support available to the trustees from HIA's national operation.

Hope into Action: Reading is a full franchisee of Hope into Action UK (formerly Hope into Action East of England). The franchisor updates the Hope into Action model on a regular basis to keep it in line with best practice, legislation and to continually improve on the methods employed to achieve the best outcomes possible. Regular training advice and assistance are offered by way of away days, quality franchise assessments, and an annual two-day retreat.

Whilst there is a requirement to maintain the core elements of the Hope into Action model as part of being a franchisee, Hope into Action: Reading is free as an independent organisation to adapt the model to local circumstances and requirements. The trustees take this responsibility seriously and are keen to ensure that the charity implements the model faithfully since it has been demonstrated that it works but also to make sure that there is also an aspect of local expression and development.

The Trustees, who are also the directors for the purpose of company law, and who served during the year and up to the date of signature of the financial statements were:

Dr Richard Croft (chair)	(Appointed 10.12.17)
Mrs Susan Ralph	(Appointed 30.09.18)
Mrs Mary Langshaw	(Appointed 25.06.19)
Mrs Lorna Shepherd	(Appointed 17.05.21, Resigned 05.06.23)
Mrs Chris Gothard	(Appointed 06.10.23)

The Trustees' report was approved by the Board of Trustees.

SIGNED ON BEHALF OF THE TRUSTEES



Susan Ralph (Trustee) 20/12/2024

INDEPENDENT EXAMINER'S REPORT

I report to the charity trustees on my examination of the accounts of the charity for the year ended 31 March 2024 as set out on pages 9 - 15.

As the charity's trustees of the Company (who are also the directors of the company for the purposes of company law), you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ("the 2006 Act").

Having satisfied myself that the accounts of the Company are not required to be audited for this year under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of your charity's accounts as carried out under section 145 of the Charities Act 2011 ("the 2011 Act"). In carrying out my examination, I have followed the directions given by the Charity Commission (under section 145(5)(b) of the 2011 Act.

I have completed my examination. I confirm that no material matters have come to my attention which gives me cause to believe that:

- accounting records were not kept in accordance with section 386 of the Companies Act 2006; or
- the accounts do not accord with such records; or
- the accounts do not comply with relevant accounting requirements under section 396 of the Companies Act 2006 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; or
- the accounts have not been prepared in accordance with the Charities SORP (FRS102).

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

Signed:

Dated:



18/12/2024

Address: 128 Putnoe Lane, Bedford, MK41 8LS

STATEMENT OF FINANCIAL ACTIVITIES

For the year ended 31st March 2024	Notes	Unrestricted	Designated +Restricted	Total 2024	Total 2023
		£	£	£	£
Incoming resources					
Donations and Legacies	3	14,229	-	14,229	28,990
Grants		3,000	-	3,000	14,750
Incoming resources from charitable activities	3	84,645	8	84,653	60,561
Total Incoming Resources		<u>101,874</u>	<u>8</u>	<u>101,882</u>	<u>104,301</u>
Resources expended					
Costs of Generating Funds	4	66	-	66	1,280
Charitable activities	4	104,034	499	104,533	90,109
Governance costs	4	250		250	340
Total resources expended		<u>104,350</u>	<u>499</u>	<u>104,849</u>	<u>91,729</u>
Net incoming/(outgoing) resources		<u>(2,476)</u>	<u>(491)</u>	<u>(2,967)</u>	<u>12,572</u>
Transfers between funds		-	-	-	-
Net movement in funds		<u>(2,476)</u>	<u>(491)</u>	<u>(2,967)</u>	<u>12,572</u>
Total funds brought forward		21,094	30,215	51,309	38,737
Total funds carried forward		<u>18,618</u>	<u>29,724</u>	<u>48,342</u>	<u>51,309</u>

BALANCE SHEET for the year ended 31st March 2024

	Notes	Unrestricted	Designated + Restricted	Total 2024	Total 2023
		£	£	£	£
Fixed Assets					
Tangible assets	7	-	-	-	247
Total Fixed Assets		-	-	-	247
Cash at bank and in hand		9,869	29,724	39,593	45,148
Debtors	5	9,252	-	9,252	7,959
Total current assets		19,121	29,724	48,845	53,107
Creditors: amounts falling due within one year	6	(503)	-	(503)	(2,045)
Net current assets/(liabilities)		18,618	29,724	48,342	51,062
Total Net Assets /(Liabilities)		<u>18,618</u>	<u>29,724</u>	<u>48,342</u>	<u>51,309</u>
Funds of the Charity	8				
Unrestricted funds		18,618	-	18,618	21,094
Designated Funds		-	29,724	29,724	30,215
Total funds		<u>18,618</u>	<u>29,724</u>	<u>48,342</u>	<u>51,309</u>

Signed on behalf of the trustees:



Susan Ralph Dated: 20/12/2024

NOTE 1 BASIS OF PREPARATION

1.1 Basis of accounting

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

The accounts have been prepared in accordance with:

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

The charity constitutes a public benefit entity as defined by FRS 102 and The Charity Commission of England and Wales.

1.2 Going concern

The charity is a going concern as adequate reserves are maintained at all times.

The accounts present a true and fair view and the accounting policies adopted are those outlined in note 2.

1.3 Changes to accounting estimates

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

1.4 Material prior year errors

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

NOTE 2 ACCOUNTING POLICIES

Basis of preparation of financial statements

The financial statements have been prepared on a going concern basis under the historical cost convention.

The charity constitutes a public benefit entity as defined by FRS 102. The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice: applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable to the UK and Republic of Ireland (FRS 102) issued on 16 July 2014, the Charities Act 2011 and UK Generally Accepted Accounting Practice as it applies from 1 April 2016.

The Trustees consider that there are no material uncertainties about the charity's ability to continue as a going concern due to the amount of cash held in comparison to annual expenditure.

There have been no changes in the accounting policies during the year.

Donations, Legacies, and Similar Incoming Resources

These are included in the Statement of Financial activities when: the charity becomes entitled to the donation, legacy, or similar income and any conditions for receipt are met; the trustees are reasonably certain they will receive it, and the trustees are reasonably certain that the value can be reliably measured.

Tax Reclaims on Donations and Gifts

Incoming resources from tax claims are included in the Statement of Financial activities at the time of receipt as this is considered to be the only time at which the trustees can be certain that it will be received. (This statement will be changed to conform to the SORP in 2024)

Liability Recognition

Generally, liabilities are recognized as soon as there is a legal or constructive obligation committing the charity to the expenditure.

Pension Costs

The trust contributes to the personal pension schemes of staff members. Contributions payable are charged as expenditure in the period to which they relate.

Fund accounting

General funds are unrestricted funds that 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.

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

Designated funds are discretionary funds established by the trustees for specific purposes.

Resources expended

All expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all costs related to the category. Where costs cannot be directly attributed to particular headings they have been allocated on a basis consistent with the use of resources.

Governance costs are those incurred in connection with the administration of the charity and compliance with constitutional and statutory requirements.

Note 3 Analysis of income

	Unrestricted Funds	Designated Funds	Total Funds 2024	Total Funds 2023
	£	£	£	£
Donations and Grants				
Donations	12,743		12,743	28,990
Gift Aid	1,486		1,486	
Grants	3,000		3,000	14,750
Total Donations and Grants	17,229	-	17,229	43,740
Charitable activities:				
Rental Income	83,142		83,142	59,471
Other Income relating to property	1,336		1,336	1,054
Interest	167	8	175	36
Total Charitable activities	84,645	8	84,653	60,561
TOTAL INCOME	<u>101,874</u>	<u>8</u>	<u>101,882</u>	<u>104,301</u>

Note 4 Analysis of expenditure

	Unrestricted	Designated	Total Funds	Total Funds
	Funds	Funds	2024	2023
	£	£	£	£
Expenditure on raising funds:				
Marketing and Advertising	66		66	80
Professional Services			-	1,200
Total expenditure on raising funds	66	-	66	1,280
Expenditure on charitable activities				
Administration				
Salaries	56,094		56,094	51,537
National Insurance (Employer)	-		-	222
Pensions (Employer)	1,237		1,237	1,151
Staff training and welfare	2,259		2,259	707
Office	1,246		1,246	1,120
Office Equipment Depreciation	247		247	247
Insurances	456		456	456
Expenses, Travel, etc.	791		791	816
Governance	250		250	340
Direct Cost of property				
Discretionary Workers' Bursaries	5,636		5,636	6,710
Investors' Return	19,266		19,266	19,241
HIA Franchise Fee	1,500		1,500	1,500
Council Tax	5,265		5,265	4,858
Water rates	1,265		1,265	1,042
Repair and Maintenance	4,375		4,375	1,026
Third House Costs		499	499	404
Tenant Subsidy	4,094		4,094	1,880
Bad Debt Write off/(Recovery)	303		303	(2,808)
Total expenditure on charitable activities	104,284	499	104,783	90,449
TOTAL EXPENDITURE	<u>104,350</u>	<u>499</u>	<u>104,849</u>	<u>91,729</u>

NOTE 5 DEBTORS

Analysis of debtors	Amounts falling due within one year	
	2024	2023
	£	£
Trade debtors	9,044	3,115
Client Loans	208	-
HMRC Employment Allowance	-	4,844
Total	<u>9,252</u>	<u>7,959</u>

NOTE 6 CREDITORS

Analysis of Creditors	Amounts falling due within one year	
	2024	2023
	£	£
Accruals	-	-
Payroll Creditors		1,248
Trade Creditors	503	797
Total	<u>503</u>	<u>2,045</u>

NOTE 7 Fixed Assets

The company holds £988 of fully depreciated equipment.

(Continued)

8 CHARITY FUNDS

8.1 Details of All Funds with movements during the CURRENT reporting period 2024

Fund names	Fund balances brought forward	Income	Expenditure	Transfers	Fund balances carried forward
	£	£	£	£	£
Unrestricted Funds					
General Charity	21,094	101,874	(104,350)	-	18,618
Designated/Restricted Funds					
Building Fund	28,000	-	-	-	28,000
Development Third House	2,215	8	(499)	-	1,724
Total Designated/Restricted Funds	30,215	8	(499)	-	29,724
Total Funds	<u>51,309</u>	<u>101,882</u>	<u>(104,849)</u>	<u>-</u>	<u>48,342</u>

8.2 Details of All Funds with movements during the PRIOR reporting period 2023

Fund names	Fund balances brought forward	Income	Expenditure	Transfers	Fund balances carried forward
	£	£	£	£	£
Unrestricted Funds					
General Charity	10,737	101,682	(91,325)	-	21,094
Designated/Restricted Funds					
Building Fund	28,000	-	-	-	28,000
Development Third House	-	2,619	(404)	-	2,215
Total Designated/Restricted Funds	28,000	2,619	(404)	-	30,215
Total Funds	<u>38,737</u>	<u>104,301</u>	<u>(91,729)</u>	<u>-</u>	<u>51,309</u>

HOPE INTO ACTION: READING

England & Wales - Charity number 1175092

Accounts

HOPE INTO ACTION READING



TRUSTEES'/DIRECTORS' REPORT AND ACCOUNTS

FOR THE YEAR ENDED 31 MARCH 2023

**Company Registration No. 09358716
(England and Wales)**

Charity Registration No. 1175092

CONTENTS	Page
Reference and Administrative Details	3
Objectives And Activities	4
Achievements and Performance,	4
Future Plans	5
Financial Review	5
Risk and Reserves Policy	5
Structure, Governance And Management	6
Independent Examiner's Report	8
Statement Of Financial Activities	9
Balance Sheet 31 March 2023	11
Note 1 Basis Of Preparation	12
Note 2 Accounting Policies	12
Note 3 Analysis Of Income	13
Note 4 Analysis Of Expenditure	14
Note 5 - 7 Debtors, Creditors, Fixed Assets	15
Note 8 Charity Funds	16

REFERENCE AND ADMINISTRATIVE DETAILS

Charity name: HOPE INTO ACTION READING

Charity registration number: 1175092

Company number: 09358716

Appointment Date

Trustee / Director:	Dr Richard Croft (chair)	10.12.17
	Mrs Susan Ralph	30.09.18
	Mrs Mary Langshaw	25.06.19
	Mrs Lorna Shepherd	17.05.21 (resigned 05.06.23)
	Mrs Chris Gothard	06.10.23
Franchise Manager	Mary Lewis	01.01.21
Franchise Holder	Hope into Action UK	
Bankers	Barclays Bank (until September 2023)	
	The Co-operative Bank (from September 2023)	
Independent Examiner	Mr Mervyn Thomas	

OBJECTIVES AND ACTIVITIES

The Charity's objectives are for the public benefit and are specifically to relieve sickness and financial hardship and to promote and preserve good health by the provision of funds, goods, or services of any kind, including the provision of accommodation in such parts of the United Kingdom or the world as the Trustees from time to time may think fit.

Hope into Action: Reading (HiAR) is a Christian housing charity with the objective of breaking the cycle of housing poverty in Reading. HiAR is a franchise of Hope into Action UK (formerly Hope into Action East of England) (see the section on Structure and Governance). We enable churches to provide homes for those who find themselves without a home. In the period covered by this report, we maintained three houses, two for men and one for women (or single mothers with a child). The tenants have been supported by paid 'Empowerment Workers' (EWs) who keep the tenants focussed on maintaining their tenancy, building networks of support around them, accessing public funds, and, if applicable, maintaining employment.

Each house is also partnered with a local church providing a team of volunteers, the 'Friendship and Support (F&S) team' who befriend the tenants and help in the process of widening their social network. The EWs and F&S team meet with the tenants on a weekly basis, sometimes more often.

The tenants are provided with support in the following areas: maintaining their tenancy; recidivistic behaviours; substance misuse, addiction, recovery and self-harming; physical health in relation to doctors' appointments, general health, and well-being; mental health and wellbeing including confidence and self-esteem as well as more pronounced mental health issues; encouraging them to get involved in volunteering and social activities; education, employment and training appropriate to the individual; improving family relationships where they have broken down; finance, budgeting, and debt assistance.

HiAR provides housing by finding people who are prepared to invest sums of money in buying a house which is then leased to the charity. The investors receive a small return on their investment (2%) which they receive monthly or quarterly.

ACHIEVEMENTS AND PERFORMANCE

HiAR and our partner churches have supported 12 tenants over the year, and as of 31 March 2023, we had 8 tenants being supported across our 3 houses. Our outcome reporting for 2022/23 included the following tenant achievements:

- 100% of those who have had previous custodial sentences have not returned to prison
- 91% of tenants saw improvements in positive social relationships with friends / family
- 91% were empowered to work at and achieve their main goals during the year
- 64% found employment, attended training or volunteer regularly
- 100% of move-ons were positive to more permanent, appropriate, and independent housing

At the annual HiA national conference in March 2023, one of our HiAR tenants won the prestigious 'Andy Lanning award' for demonstrating the qualities Andy stood for – love, strength, forgiveness and hope.

Both of the men's houses are well supported by English Martyrs, St James and St William of York Roman Catholic churches; and the women's house by St John & St Stephen's Anglican church. Our church Friendship and Support (F&S) teams are growing and we have had 6 new volunteers attend HOPE training courses this year.

The staff team, Mary Lewis (HiAR Franchise Manager) and Marta Gibas (HiAR Empowerment Worker) work alongside the churches who support our 3 HiAR houses, in particular with the Friendship and Support team volunteers who support the tenants. Mary and Marta work hard to provide professional support to the tenants, including signposting to other specialist services where appropriate, and helping them move on to new accommodation as that becomes possible.

FUTURE PLANS

We hope to open the fourth HiAR house in 2024. Discussions with another church in Reading who would like to support a house for the homeless have been ongoing for several years. A number of options have been discussed, including plans to build a house for the homeless on the church site as part of a re-development. However, the favoured option at the current time is more in line with the conventional Hope into Action model. This is for investors to purchase a residential property which is close geographically to the church. The house is then leased to HiAR, who partner with the church in order to support the residents who come to live there. Once investors and a suitable property have been found, HiAR intend to employ another Empowerment Worker as the work of the charity expands.

FINANCIAL REVIEW

This year, HiAR's income has been significantly boosted by fundraising efforts which included applications for grant funding with input from a professional fundraiser employed for a one-off exercise.

Rental income in the current year also increased from the prior year, as a result of the third house being open for the entire accounting period (the third house opened December 2021).

In terms of expenditure, some costs for HiAR have increased in the current year. Staff salaries increased from the prior year due to an increase in staff working hours which happened around the time of opening the third house. Our Empowerment Worker increased her hours from 2 to 4 days per week in October 2021 and our Franchise Manager increased her hours from 4 days to 5 days per week in January 2022. The additional hours were necessary to accommodate the growth of the charity after opening the third house, with another church partner and a greater number of tenants to support.

In addition, the opening of the third house also increased costs such as interest paid to investors ('Investors' return') and property costs such as council tax and water rates. These costs are offset by the additional rental income received from the third house.

At the 2021 year-end, the HiAR debtor's policy was revised to write off debtors older than 90 days unless there was a payment plan in place to collect the debts. However, in the current year (and prior year), HiAR has been able to recover some of the debts previously written off. This has also contributed to the positive net income reported in this year's accounts.

RISK and RESERVES POLICY

In relation to risk and risk management, policies and procedures are in place to manage risk. Logs are maintained in order to record any incidents that may present a risk to the organisation and how risk is being managed.

Operating policies and procedures are in place for Continuity of Operations; Safeguarding; Critical Incidents and Sudden Death; First Aid incidents; Data Protection Breaches; Staff Training and HR.

In the event of major incidents, the Executive Director/Franchise Manager liaises with the Chair of Trustees who keeps the board informed of ongoing developments. Discussions take place to learn from the experience and to do things differently where required. Written reports are made of all major incidents, subsequent discussions, policy changes as a result, and amended practices.

Our reserves policy is not to hold more than 3 months' worth of charitable expenditure in reserve unless there are specific requirements for so doing. The Trustees continue to hold a designated fund to enable the purchase and or development of housing stock.

In addition, another designated fund was set up in the prior year, an Investor Reserve Account for the investors of the third HiAR house which opened in December 2021. In the 2021/2022 year, 'donations' of £9,348 from the investors of the 3rd house were allocated to this fund as they are made with the specific purpose of covering the set-up costs of the house. Hope into Action Reading paid the set-up costs of the house using these designated funds on behalf of the investors. In the 2022/2023 year, the investors made further 'donations' of £2,618.96 to cover other future expected costs related to the house, including the annual property insurance. HiAR paid out £404.22 from these funds during the 2022/2023 year to cover this year's insurance. The balance held in the Investor Reserve Account at 31 March 2023 was £2,214.74.

STRUCTURE, GOVERNANCE, AND MANAGEMENT

The organisation is governed by Articles of Association and is constituted as a Charitable Company (limited by guarantee). It is overseen by a board of trustees who are self-appointed.

Current and any new trustees are referred to guidance from the Charity Commission on their website under the heading of "Trustee Role and Board." The trustees have developed an induction pack that includes guidance from the charity commission, and information about the charity itself including a section on the vision of the charity and how the organisational structure, business/growth plan, and marketing/fundraising plans all serve the vision of the organisation.

Current trustees all have experience of being on boards of either companies or charities and substantial experience in their respective fields and capacities within which they act as trustees of the charity. There is also support available to the trustees from HIA's national operation.

Hope into Action: Reading is a full franchisee of Hope into Action UK (formerly Hope into Action East of England). The franchisor updates the Hope into Action model on a regular basis to keep it in line with best practice, legislation and to continually improve on the methods employed to achieve the best outcomes possible. Regular training advice and assistance are offered by way of away days, quality franchise assessments, and an annual two-day retreat.

Whilst there is a requirement to maintain the core elements of the Hope into Action model as part of being a franchisee, Hope into Action: Reading is free as an independent organisation to adapt the model to local circumstances and requirements. The trustees take this responsibility seriously and are keen to ensure that the charity implements the model faithfully since it has been demonstrated that it works but also to make sure that there is also an aspect of local expression and development.

The Trustees, who are also the directors for the purpose of company law, and who served during the year and up to the date of signature of the financial statements were:

Dr Richard Croft (chair) (Appointed 10.12.17)

Mrs Susan Ralph (Appointed 30.09.18)

Mrs Mary Langshaw (Appointed 25.06.19)
Mrs Lorna Shepherd (Appointed 17.05.21, Resigned 05.06.23)
Mrs Chris Gothard (Appointed 06.10.23)

The Trustees' report was approved by the Board of Trustees.

SIGNED ON BEHALF OF THE TRUSTEES

Susan Ralph (Trustee) 20/12/2023



SR Ralph

INDEPENDENT EXAMINER'S REPORT

I report to the charity trustees on my examination of the accounts of the charity for the year ended 31 March 2023 as set out on pages 9 - 16.

As the charity's trustees of the Company (who are also the directors of the company for the purposes of company law), you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ("the 2006 Act").

Having satisfied myself that the accounts of the Company are not required to be audited for this year under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of your charity's accounts as carried out under section 145 of the Charities Act 2011 ("the 2011 Act"). In carrying out my examination, I have followed the directions given by the Charity Commission (under section 145(5)(b) of the 2011 Act).

I have completed my examination. I confirm that no material matters have come to my attention which gives me cause to believe that:

- accounting records were not kept in accordance with section 386 of the Companies Act 2006; or
- the accounts do not accord with such records; or
- the accounts do not comply with relevant accounting requirements under section 396 of the Companies Act 2006 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; or
- the accounts have not been prepared in accordance with the Charities SORP (FRS102).

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

Signed:

Dated:



20/12/2023

Address: 128 Putnoe Lane, Bedford, MK41 8LS

STATEMENT OF FINANCIAL ACTIVITIES

For the year ended 31st March 2023	Notes	Unrestricted	Designated +Restricted	Total 2023	Total 2022
		£	£	£	£
Incoming resources					
Donations and Legacies	3	26,371	2,619	28,990	16,951
Grants		14,750	-	14,750	-
Incoming resources from charitable activities	3	60,561	-	60,561	55,237
Total Incoming Resources		<u>101,682</u>	<u>2,619</u>	<u>104,301</u>	<u>72,188</u>
Resources expended					
Costs of Generating Funds	4	1,280	-	1,280	75
Charitable activities	4	89,705	404	90,109	81,358
Governance costs	4	340	-	340	200
Total resources expended		<u>91,325</u>	<u>404</u>	<u>91,729</u>	<u>81,633</u>
Net incoming/(outgoing) resources		<u>10,357</u>	<u>2,215</u>	<u>12,572</u>	<u>(9,445)</u>
Transfers between funds		-	-	-	-
Net movement in funds		10,357	2,215	12,572	(9,445)
Total funds brought forward		10,737	28,000	38,737	48,182
Total funds carried forward		<u>21,094</u>	<u>30,215</u>	<u>51,309</u>	<u>38,737</u>

Comparative Financial Statement for the year ended 31st March 2022

For the year ended 31st March 2022	Notes	Unrestricted	Designated	Total 2022	Total 2021
Incoming resources		£	£	£	£
Donations and Legacies	3	7,603	9,348	16,951	3,509
Grants		-	-	-	52,850
Incoming resources from charitable activities	3	55,237	-	55,237	48,537
Total Incoming Resources		<u>62,840</u>	<u>9,348</u>	<u>72,188</u>	<u>104,896</u>
Resources expended					
Costs of Generating Funds	4	75	-	75	2,500
Charitable activities	4	72,010	9,348	81,358	93,573
Governance costs	4	200	-	200	200
Total resources expended		<u>72,285</u>	<u>9,348</u>	<u>81,633</u>	<u>96,273</u>
Net incoming/(outgoing) resources		<u>(9,445)</u>	<u>-</u>	<u>(9,445)</u>	<u>8,623</u>
Transfers between funds		-	-	-	-
Net movement in funds		<u>(9,445)</u>	<u>-</u>	<u>(9,445)</u>	<u>8,623</u>
Total funds brought forward		20,182	28,000	48,182	39,559
Total funds carried forward		<u>10,737</u>	<u>28,000</u>	<u>38,737</u>	<u>48,182</u>

BALANCE SHEET for the year ended 31st March 2023

	Notes	Unrestricted	Designated + Restricted	Total 2023	Total 2022
		£	£	£	£
Fixed Assets					
Tangible assets	7	247	-	247	494
Total Fixed Assets		247	-	247	494
Cash at bank and in hand		14,933	30,215	45,148	33,534
Debtors	5	7,959	-	7,959	9,313
Total current assets		22,892	30,215	53,107	42,847
Creditors: amounts falling due within one year	6	(2,045)	-	(2,045)	(4,604)
Net current assets/(liabilities)		20,847	30,215	51,062	38,243
Total Net Assets /(Liabilities)		<u>21,094</u>	<u>30,215</u>	<u>51,309</u>	<u>38,737</u>
Funds of the Charity	8				
Unrestricted funds		21,094	-	21,094	10,737
Designated Funds		-	30,215	30,215	28,000
Total funds		<u>21,094</u>	<u>30,215</u>	<u>51,309</u>	<u>38,737</u>

Signed on behalf of the trustees:



Susan Ralph Dated: 20/12/2023

NOTE 1 BASIS OF PREPARATION

1.1 Basis of accounting

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

The accounts have been prepared in accordance with:

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

The charity constitutes a public benefit entity as defined by FRS 102 and The Charity Commission of England and Wales.

1.2 Going concern

The charity is a going concern as adequate reserves are maintained at all times.

The accounts present a true and fair view and the accounting policies adopted are those outlined in note 2.

1.3 Changes to accounting estimates

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

1.4 Material prior year errors

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

NOTE 2 ACCOUNTING POLICIES

Basis of preparation of financial statements

The financial statements have been prepared on a going concern basis under the historical cost convention.

The charity constitutes a public benefit entity as defined by FRS 102. The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice: applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable to the UK and Republic of Ireland (FRS 102) issued on 16 July 2014, the Charities Act 2011 and UK Generally Accepted Accounting Practice as it applies from 1 April 2016.

The Trustees consider that there are no material uncertainties about the charity's ability to continue as a going concern due to the amount of cash held in comparison to annual expenditure.

There have been no changes in the accounting policies during the year.

Donations, Legacies, and Similar Incoming Resources

These are included in the Statement of Financial activities when: the charity becomes entitled to the donation, legacy, or similar income and any conditions for receipt are met; the trustees are reasonably certain they will receive it, and the trustees are reasonably certain that the value can be reliably measured.

Tax Reclaims on Donations and Gifts

Incoming resources from tax claims are included in the Statement of Financial activities at the time of receipt as this is considered to be the only time at which the trustees can be certain that it will be received. (This statement will be changed to conform to the SORP in 2024)

Liability Recognition

Generally, liabilities are recognized as soon as there is a legal or constructive obligation committing the charity to the expenditure.

Pension Costs

The trust contributes to the personal pension schemes of staff members. Contributions payable are charged as expenditure in the period to which they relate.

Fund accounting

General funds are unrestricted funds that 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.

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

Designated funds are discretionary funds established by the trustees for specific purposes.

Resources expended

All expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all costs related to the category. Where costs cannot be directly attributed to particular headings they have been allocated on a basis consistent with the use of resources.

Governance costs are those incurred in connection with the administration of the charity and compliance with constitutional and statutory requirements.

Note 3 Analysis of income

	Unrestricted Funds	Designated Funds	Total Funds 2023	Total Funds 2022
	£	£	£	£
Donations and Grants				
Donations	26,371	2,619	28,990	16,951
Grants	14,750	-	14,750	-
Total Donations and Grants	41,121	2,619	43,740	16,951
Charitable activities:				
Rental Income	59,471	-	59,471	53,921
Other Income relating to property	1,054	-	1,054	1,313
Interest	36	-	36	3
Total Charitable activities	60,561	-	60,561	55,237
TOTAL INCOME	<u>101,682</u>	<u>2,619</u>	<u>104,301</u>	<u>72,188</u>

Note 4 Analysis of expenditure

	Unrestricted Funds	Designated Funds	Total Funds 2023	Total Funds 2022
Expenditure on raising funds:	£	£	£	£
Marketing and Advertising	80	-	80	75
Professional Services	1,200	-	1,200	-
Total expenditure on raising funds	1,280	-	1,280	75
Expenditure on charitable activities				
Administration				
Salaries	51,537	-	51,537	38,234
National Insurance (Employer)	222	-	222	-
Pensions (Employer)	1,151	-	1,151	755
Staff training and welfare	707	-	707	1,269
Office	1,120	-	1,120	1,066
Office Equipment Depreciation	247	-	247	494
Insurances	456	-	456	487
Expenses, Travel, etc.	816	-	816	342
Governance	340	-	340	200
Direct Cost of property				
Discretionary Workers' Bursaries	6,710	-	6,710	5,950
Investors' Return	19,241	-	19,241	14,438
HIA Franchise Fee	1,500	-	1,500	1,275
Council Tax	4,858	-	4,858	4,048
Water rates	1,042	-	1,042	942
Repair and Maintenance	1,026	-	1,026	2,775
Third House Costs	-	404	404	9,348
Tenant Subsidy	1,880	-	1,880	3,330
Bad Debt Write off/(recovery)	(2,808)	-	(2,808)	(3,395)
Total expenditure on charitable activities	90,045	404	90,449	81,558
TOTAL EXPENDITURE	<u>91,325</u>	<u>404</u>	<u>91,729</u>	<u>81,633</u>

4.1 Disclosures

No employees received employee benefits (excluding employer pension costs) for the reporting period of more than £60,000. The charity employs 2 people. Trustees did not receive expenses acting as Trustees. The charity leases 3 properties from Investors for a period of 5 years with lease payments being classified as “Investors Return”. The leased asset value and corresponding liability is not shown on the balance sheet.

NOTE 5 DEBTORS

Analysis of debtors	Amounts falling due within one year	
	2023	2022
	£	£
Trade debtors	3,115	7,016
Prepayments and accrued income	-	2,297
HMRC Employment Allowance	4,844	-
Total	<u>7,959</u>	<u>9,313</u>

NOTE 6 CREDITORS

Analysis of Creditors	Amounts falling due within one year	
	2023	2022
	£	£
Accruals	-	250
Payroll Creditors	1,248	1,935
Trade Creditors	797	2,419
Total	<u>2,045</u>	<u>4,604</u>

NOTE 7 Fixed Assets

	2023	2022
	£	£
Brought Forward Office Equipment at Cost	988	988
Purchases in the year		
Total Office Equipment at Cost	<u>988</u>	<u>988</u>
Brought Forward Cumulative Depreciation	494	247
Depreciation in the year	247	247
Total Office Equipment Cumulative Depreciation	<u>741</u>	<u>494</u>
Total Net Fixed Assets	<u>247</u>	<u>494</u>

8 CHARITY FUNDS

8.1 Details of All Funds with movements during the CURRENT reporting period 2023

Fund names	Fund balances brought forward	Income	Expenditure	Transfers	Fund balances carried forward
	£	£	£	£	£
Unrestricted Funds					
General Charity	10,737	101,682	(91,325)	-	21,094
Designated/Restricted Funds					
Building Fund	28,000	-	-	-	28,000
Development Third House	-	2,619	(404)	-	2,215
Total Designated/Restricted Funds	28,000	2,619	(404)	-	30,215
Total Funds	<u>38,737</u>	<u>104,301</u>	<u>(91,729)</u>	<u>-</u>	<u>51,309</u>

8.2 Comparative Charity Funds for the previous reporting period 2022

Fund names	Fund balances brought forward	Income	Expenditure	Transfers	Fund balances carried forward
	£	£	£	£	£
Unrestricted Funds					
General Charity	20,182	62,840	(72,825)	-	10,737
Designated/Restricted Funds					
Building Fund	28,000	-	-	-	28,000
Development New House	-	9,348	(9,348)	-	-
Total Designated/Restricted Funds	28,000	9,348	(9,348)	-	28,000
Total Funds	<u>48,182</u>	<u>72,188</u>	<u>(81,633)</u>	<u>-</u>	<u>38,737</u>

HOPE INTO ACTION: READING

England & Wales - Charity number 1175092

Accounts

HOPE INTO ACTION READING



TRUSTEES'/DIRECTOR'S REPORT AND ACCOUNTS

FOR THE YEAR ENDED 31 MARCH 2022

**Company Registration No. 09358716
(England and Wales)**

Charity Registration No. 1175092

CONTENTS	Page
Reference and Administrative Details	3
Objectives And Activities	4
Achievements and Performance	4
Future Plans	4
Financial Review, Risk and Reserves Policy	5
Structure, Governance And Management	6
Independent Examiner's Report	7
Statement Of Financial Activities	8
Balance Sheet 31 March 2022	10
Note 1 Basis Of Preparation	12
Note 2 Accounting Policies	12
Note 3 Analysis Of Income	13
Note 4 Analysis Of Expenditure	14
Note 5 - 7 Debtors, Creditors, Fixed Assets	15
Note 8 Charity Funds	16

REFERENCE AND ADMINISTRATIVE DETAILS

Charity name: HOPE INTO ACTION READING

Charity registration number: 1175092

Company number: 09358716

		Appointment Date
Trustee / Director:	Dr Richard Croft (chair)	10.12.17
	Mrs Susan Ralph	30.09.18
	Mrs Mary Langshaw	25.06.19
	Mrs Lorna Shepherd	17.05.21
Franchise Manager	Mary Lewis	01.01.21
Franchise Holder	Hope into Action UK (formerly Hope into Action: East of England).	
Bankers	Barclays Bank	
Independent Examiner	Mr Mervyn Thomas	

OBJECTIVES AND ACTIVITIES

The Charity's objectives are for the public benefit and are specifically to relieve sickness and financial hardship and to promote and preserve good health by the provision of funds, goods, or services of any kind, including the provision of accommodation in such parts of the United Kingdom or the world as the Trustees from time to time may think fit.

Hope into Action: Reading (HiAR) is a Christian housing charity with the objective of breaking the cycle of housing poverty in Reading. HiAR is a franchise of Hope into Action UK (formerly Hope into Action East of England) (see section on Structure and Governance). We enable churches to provide homes for those who find themselves without a home. In the period covered by this report, we maintained three houses. The tenants have been supported by paid 'Empowerment Workers' (EWs) who keep the tenants focused on maintaining their tenancy, building networks of support around them, accessing public funds, and, if applicable, maintaining employment.

Each house is also partnered with a local church providing a team of volunteers, the 'Friendship and Support (F&S) team' who befriend the tenants and help in the process of widening their social network. The EWs and F&S team meet with the tenants on a weekly basis, sometimes more often.

The tenants are provided with support in the following areas: maintaining their tenancy; recidivistic behaviors; substance misuse, addiction, recovery and self-harming; physical health in relation to doctors' appointments, general health, and well-being; mental health and wellbeing including confidence and self-esteem as well as more pronounced mental health issues; encouraging them to get involved in volunteering and social activities; education, employment and training appropriate to the individual; improving family relationships where they have broken down; finance, budgeting, and debt assistance.

HiAR provides housing by finding people who are prepared to invest sums of money in buying a house which is then leased to the charity. The investors receive a small return on their investment (2%) which they receive monthly or quarterly.

ACHIEVEMENTS AND PERFORMANCE

The last year has seen a return to normal working practices as the Covid-19 pandemic and accompanying restrictions wound down. The first half of the year involved a lot of hard work and the excitement of managing the HiAR third house project. The purchase completed at the end of September 2021, followed by the refurbishment to prepare the house for HiAR tenants. In December 2021, HiAR was able to open its third house for homeless men. Since then, the house has been occupied by 1 tenant with complex physical and mental health support needs.

The women's house has operated at full capacity (3 women + 1 child) for the majority of the year, as has the other men's house (4 men). Both of the men's houses are well supported by English Martyrs, St James and St William of York Roman Catholic churches; and the women's house by St John & St Stephen's Anglican church.

The year has also been one of change for the staff of HiAR. Mary Lewis took up her post as Franchise Lead in January 2021. Marta Gibas was appointed as an EW in August 2021 and Louise Cross left her post as EW in September 2021. Mary and Marta work hard to support the residents, helping them into new accommodation as that becomes possible.

FUTURE PLANS

We hope that in the next year – or maybe in the one after that – we can open another house and employ another EW as the work expands. Negotiations have opened with another church in Reading who are redeveloping their site, including plans to build housing for the homeless on the site, which they have earmarked for HiAR residents.

FINANCIAL REVIEW

In the prior year, HiAR's income was significantly boosted by grant funding, the majority attracted thanks to the input of a professional fundraiser employed for a one-off exercise. In the current year ended 31 March 2022, a similar exercise was not carried out as funds from the previous exercise were still being utilised. This is the main contributing factor as to why, in the current year, the charity's expenditure has exceeded its income.

Rental income in the current year has increased from the prior year as a result of a 3rd house opening and the other houses being at full occupancy for the majority of the year.

In terms of expenditure, some costs for HiAR have increased in the current year due to the opening of the 3rd house, such as interest paid to investors ('Investors' return') and property costs such as council tax and water rates. However there have been fewer property repair and maintenance issues in the current year, resulting in lower costs than the prior year.

In addition, HiAR have been able to recover some debts that were written off at the prior year end. The debtor's policy has been revised to write off debtors older than 90 days unless there is a payment plan in place to collect the debts.

Another major fundraising exercise is planned to secure more grant funding in the next financial year.

RISK AND RESERVES POLICY

In relation to risk and risk management, policies and procedures are in place to manage risk. Logs are maintained in order to record any incidents that may present a risk to the organisation and how risk is being managed.

Operating policies and procedures are in place for Continuity of Operations; Safeguarding; Critical Incidents and Sudden Death; First Aid incidents; Data Protection Breaches; Staff Training and HR.

In the event of major incidents, the Executive Director/Franchise Manager liaises with the Chair of Trustees who keeps the board informed of ongoing developments. Discussions take place to learn from the experience and to do things differently where required. Written reports are made of all major incidents, subsequent discussions, policy changes as a result, and amended practices.

Our reserves policy is not to hold more than 3 months' worth of charitable expenditure in reserve unless there are specific requirements for so doing. The Trustees continue to hold a designated fund to enable the purchase and or development of housing stock.

In addition, another designated fund has been set up in the current year. 'Donations' of £9,348 from the investors of the 3rd house have been allocated to this fund as they are made with the specific purpose of covering the set-up costs of the house. Hope into Action Reading have paid the set-up costs of the house using these designated funds on behalf of the investors. The balance at year end in this fund would normally be zero unless investors make advance donations to cover other future expected costs related to the house.

STRUCTURE, GOVERNANCE, AND MANAGEMENT

The organisation is governed by Articles of Association and is constituted as a Charitable Company (limited by guarantee). It is overseen by a board of trustees who are self-appointed.

Current and any new trustees are referred to guidance from the Charity Commission on their website under the heading of “Trustee Role and Board”. The trustees have developed an induction pack that includes guidance from the charity commission, information about the charity itself including a section on the vision of the charity and how the organisational structure, business/growth plan, and marketing/fundraising plans all serve the vision of the organisation.

Current trustees all have experience of being on boards of either companies or charities and substantial experience in their respective fields and capacities within which they act as trustees of the charity. There is also support available to the trustees from HIA’s national operation.

In terms of the charity’s organisational structure, during the period covered by this report, the charity was managed by Mary Lewis as the Franchise Manager. The Empowerment Workers work directly with the residents under the supervision of the Franchise Manager who reports to the Trustees.

Hope into Action: Reading is a full franchisee of Hope into Action UK (formerly Hope into Action: East of England). The franchisor updates the Hope into Action model on a regular basis to keep it in line with best practice, legislation and to continually improve on the methods employed to achieve the best outcomes possible. Regular training advice and assistance are offered by way of away days, quality franchise assessments, and an annual two-day retreat.

Whilst there is a requirement to maintain the core elements of the Hope into Action model as part of being a franchisee, Hope into Action: Reading is free as an independent organisation to adapt the model to local circumstances and requirements. The trustees take this responsibility seriously and are keen to ensure that the charity implements the model faithfully since it has been demonstrated that it works but also to make sure that there is also an aspect of local expression and development.

The Trustees, who are also the directors for the purpose of company law, and who served during the year and up to the date of signature of the financial statements were:

Dr Richard Croft (chair)	(Appointed 10.12.17)
Dr Pamela Ward	(Resigned 23.02.21)
Mrs Susan Ralph	(Appointed 30.09.18)
Mrs Mary Langshaw	(Appointed 25.06.19)
Mrs Lorna Shepherd	(Appointed 17.05.21)

The Trustees’ report was approved by the Board of Trustees.

SIGNED ON BEHALF OF THE TRUSTEES **SRRalph**
Susan Ralph (Trustee) [21/12/2022](#)

INDEPENDENT EXAMINER'S REPORT

I report to the charity trustees on my examination of the accounts of the charity for the year ended 31 March 2022 as set out on pages 8 - 16

As the charity's trustees of the Company (who are also the directors of the company for the purposes of company law), you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ("the 2006 Act").

Having satisfied myself that the accounts of the Company are not required to be audited for this year under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of your charity's accounts as carried out under section 145 of the Charities Act 2011 ("the 2011 Act"). In carrying out my examination, I have followed the directions given by the Charity Commission (under section 145(5)(b) of the 2011 Act.

I have completed my examination. I confirm that no material matters have come to my attention which gives me cause to believe that:

- accounting records were not kept in accordance with section 386 of the Companies Act 2006; or
- the accounts do not accord with such records; or
- the accounts do not comply with relevant accounting requirements under section 396 of the Companies Act 2006 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; or
- the accounts have not been prepared in accordance with the Charities SORP (FRS102).

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

Signed: Mervyn Thomas

Dated: December 21st 2022



Address: 128 Putnoe Lane, Bedford, MK41 8LS

STATEMENT OF FINANCIAL ACTIVITIES

For the year ended 31 st March 2022	Notes	Unrestricted	Designated	Total 2022	Total 2021
Categories by activity		£	£	£	£
Incoming resources					
Donations and Legacies	3	7,603	9,348	16,951	3,509
Grants	3	-	-	-	52,850
Incoming resources from charitable activities	3	55,237	-	55,237	48,537
Total Incoming Resources		<u>62,840</u>	<u>9,348</u>	<u>72,188</u>	<u>104,896</u>
Resources expended					
Costs of Generating Funds	4	75	-	75	2,500
Charitable activities	4	72,010	9,348	81,358	93,573
Governance costs	4	200	-	200	200
Total resources expended		<u>72,285</u>	<u>9,348</u>	<u>81,633</u>	<u>96,273</u>
Net incoming/(outgoing) resources		<u>(9,445)</u>	<u>-</u>	<u>(9,445)</u>	<u>8,623</u>
Transfers between funds		-	-	-	-
Net movement in funds		<u>(9,445)</u>	<u>-</u>	<u>(9,445)</u>	<u>8,623</u>
Total funds brought forward		20,182	28,000	48,182	39,559
Total funds carried forward		<u>10,737</u>	<u>28,000</u>	<u>38,737</u>	<u>48,182</u>

Comparative Financial Statement for the year ended 31st March 2021

	Notes	Unrestricted Funds	Designated Funds	Total to March 31 2021	Total to March 31 2020
Categories by activity		£	£	£	£
Incoming resources					
Donations and Legacies	3	56,359	-	56,359	8,675
Incoming resources from charitable activities	3	48,537	-	48,537	55,621
Total Incoming Resources		<u>104,896</u>	-	<u>104,896</u>	<u>64,296</u>
Resources expended					
Costs of Generating Funds	4	2,500	-	2,500	3,802
Charitable activities	4	93,573	-	93,573	48,005
Governance costs	4	200	-	200	160
Total resources expended		<u>96,273</u>	-	<u>96,273</u>	<u>51,967</u>
Net incoming/(outgoing) resources before other recognised gains/(losses)		8,623	-	8,623	12,329
Transfers between funds		(10,000)	10,000	-	
Net movement in funds		(1,377)	10,000	8,623	12,329
Total funds brought forward		21,559	18,000	39,559	27,230
Total funds carried forward		<u>20,182</u>	<u>28,000</u>	<u>48,182</u>	<u>39,559</u>

BALANCE SHEET 31st March 2022

For the year ended 31 st March 2022	Notes	Unrestricted	Designated	Total 2022	Total 2021
Categories by activity		£	£	£	£
Fixed Assets					
Tangible assets	7	494	-	494	741
Total Fixed Assets		494	-	494	741
Cash at bank and in hand		5,534	28,000	33,534	48,706
Debtors	5	9,313	-	9,313	-
Total current assets		14,847	28,000	42,847	48,706
Creditors: amounts falling due within one year	6	(4,604)	-	(4,604)	(1,265)
Net current assets/(liabilities)		10,243	28,000	38,243	47,441
Total Net Assets /(Liabilities)		<u>10,737</u>	<u>28,000</u>	<u>38,737</u>	<u>48,182</u>
Funds of the Charity					
Unrestricted funds		10,737	-	10,737	20,182
Designated Funds		-	28,000	28,000	28,000
Total funds		<u>10,737</u>	<u>28,000</u>	<u>38,737</u>	<u>48,182</u>

Signed on behalf of the trustees:

SRRalph

Susan Ralph Dated: 21/12/2022

Comparative BALANCE SHEET at 31st March 2021

	Notes	Unrestricted Funds	Designated Funds	Total to March 31, 2021	Total to March 31, 2020
		£	£	£	£
Fixed Assets					
Tangible assets	7	741	-	741	-
Total Fixed Assets		741	-	741	-
Cash at bank and in hand		20,706	28,000	48,706	23,634
Debtors	5	-	-	-	16,613
Total current assets		20,706	28,000	48,706	40,247
Creditors: amounts falling due within one year	6	(1,265)	-	(1,265)	(688)
Net current assets/(liabilities)		19,441	28,000	47,441	39,559
Total Net Assets /(Liabilities)		<u>20,182</u>	<u>28,000</u>	<u>48,182</u>	<u>39,559</u>
Funds of the Charity					
Unrestricted funds		20,182	-	20,182	21,559
Designated Funds		-	28,000	28,000	18,000
Total funds		<u>20,182</u>	<u>28,000</u>	<u>48,182</u>	<u>39,559</u>

NOTE 1 BASIS OF PREPARATION

1.1 Basis of accounting

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

The accounts have been prepared in accordance with:

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

The charity constitutes a public benefit entity as defined by FRS 102 and The Charity Commission of England and Wales.

1.2 Going concern

The charity is a going concern as adequate reserves are maintained at all times.

The accounts present a true and fair view and the accounting policies adopted are those outlined in note 2.

1.3 Changes to accounting estimates

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

1.4 Material prior year errors

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

NOTE 2 ACCOUNTING POLICIES

Basis of preparation of financial statements

The financial statements have been prepared on a going concern basis under the historical cost convention. The charity constitutes a public benefit entity as defined by FRS 102. The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice: applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable to the UK and Republic of Ireland (FRS 102) issued on 16 July 2014, the Charities Act 2011 and UK Generally Accepted Accounting Practice as it applies from 1 April 2016.

The Trustees consider that there are no material uncertainties about the charity's ability to continue as a going concern due to the amount of cash held in comparison to annual expenditure.

There have been no changes in the accounting policies during the year.

Donations, Legacies, and Similar Incoming Resources

These are included in the Statement of Financial activities when: the charity becomes entitled to the donation, legacy, or similar income and any conditions for receipt are met; the trustees are reasonably certain they will receive it, and the trustees are reasonably certain that the value can be reliably measured.

Tax Reclaims on Donations and Gifts

Incoming resources from tax claims are included in the Statement of Financial activities at the time of receipt as this is considered to be the only time at which the trustees can be certain that it will be received.

Liability Recognition

Generally, liabilities are recognized as soon as there is a legal or constructive obligation committing the charity to the expenditure.

Pension Costs

The trust contributes to the personal pension schemes of staff members. Contributions payable are charged as expenditure in the period to which they relate.

Fund accounting

General funds are unrestricted funds that 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.

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

Designated funds are discretionary funds established by the trustees for specific purposes.

Resources expended

All expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all costs related to the category. Where costs cannot be directly attributed to particular headings they have been allocated on a basis consistent with the use of resources.

Governance costs are those incurred in connection with the administration of the charity and compliance with constitutional and statutory requirements.

NOTE 3 ANALYSIS OF INCOME

	Unrestricted	Designated	Total Funds	Total Funds
	Funds	Funds	2022	2021
	£	£	£	£
Donations and Grants				
Donations	7,603	9,348	16,951	3,509
Grants	-	-	-	52,850
Total Donations	7,603	9,348	16,951	56,359
Charitable activities:				
Rental Income	53,921	-	53,921	47,940
Other Income relating to property	1,313	-	1,313	568
Interest	3	-	3	29
Total Charitable activities	55,237	-	55,237	48,537
TOTAL INCOME	<u>62,840</u>	<u>9,348</u>	<u>72,188</u>	<u>104,896</u>

NOTE 4 ANALYSIS OF EXPENDITURE

	Unrestricted	Designated	Total Funds	Total Funds
	Funds	Funds	2022	2021
	£	£	£	£
Expenditure on raising funds:				
Marketing and Advertising	75	-	75	2,500
Total expenditure on raising funds	75	-	75	2,500
Expenditure on charitable activities				
Administration				
Salaries	38,234	-	38,234	40,106
National Insurance (Employer)	-	-	-	(69)
Pensions (Employer)	755	-	755	288
Staff training and welfare	1,269	-	1,269	2,148
Office	1,066	-	1,066	1,617
Office Equipment Depreciation	494	-	494	247
Professional Services	-	-	-	1,627
Insurances	487	-	487	388
Expenses, Travel, etc.	342	-	342	932
Governance	200	-	200	200
Direct Cost of property				
Discretionary Workers' Bursaries	5,950	-	5,950	-
Investors' Return	14,438	-	14,438	12,806
HIA Franchise Fee	1,275	-	1,275	1,200
Council Tax	4,048	-	4,048	3,294
Water Rates	942	-	942	388
Repair and Maintenance	2,775	-	2,775	7,983
New House Set-Up Costs	-	9,348	9,348	709
Tenant Subsidy	3,330	-	3,330	6,168
Bad Debt Write off/(recovery)	(3,395)	-	(3,395)	13,741
Total expenditure on charitable activities	72,210	9,348	81,558	93,773
TOTAL EXPENDITURE	<u>72,285</u>	<u>9,348</u>	<u>81,633</u>	<u>96,273</u>

4.1 Disclosures

No employees received employee benefits (excluding employer pension costs) for the reporting period of more than £60,000. The charity employs 2 people. Trustees did not receive expenses acting as Trustees. The charity leases 3 properties from Investors for a period of 5 years with lease payments being classified as “Investors’ Return”. The leased asset value and corresponding liability is not shown on the balance sheet.

NOTE 5 DEBTORS

Analysis of debtors	Amounts falling due within one year	
	2022	2021
	£	£
Trade debtors	7,016	-
Prepayments and accrued income	2,297	-
Total	<u>9,313</u>	<u>-</u>

NOTE 6 CREDITORS

Analysis of Creditors	Amounts falling due within one year	
	2022	2021
	£	£
Accruals	250	-
Payroll Creditors	1,935	531
Trade Creditors	2,419	734
Total	<u>4,604</u>	<u>1,265</u>

NOTE 7 FIXED ASSETS

	2022	2021
	£	£
Brought Forward Office Equipment at Cost	988	-
Purchases in the year	-	988
Total Office Equipment at Cost	<u>988</u>	<u>988</u>
Brought Forward Cumulative Depreciation	247	-
Depreciation in the year	247	247
Total Office Equipment Cumulative Depreciation	<u>494</u>	<u>247</u>
Total Net Fixed Assets	<u>494</u>	<u>741</u>

NOTE 8 CHARITY FUNDS

Details of All Funds with movements during the CURRENT reporting period 2022

Fund names	Fund balances brought forward	Income	Expenditure	Transfers	Fund balances carried forward
Unrestricted Funds	£	£	£	£	£
General Charity	20,182	62,840	(72,285)	-	10,737
Designated/Restricted Funds					
Building Fund	28,000	-	-	-	28,000
Development New House	-	9,348	(9,348)	-	-
Total Designated Funds	28,000	9,348	(9,348)	-	28,000
Total Funds	<u>48,182</u>	<u>72,188</u>	<u>(81,633)</u>	=	<u>38,737</u>

8.1 Comparative Charity Funds for the previous reporting period 2021

Fund names	Fund balances brought forward	Income	Expenditure	Transfers	Fund balances carried forward
Unrestricted Funds	£	£	£	£	£
General Charity	21,559	104,896	(96,273)	(10,000)	20,182
Restricted Funds					
Designated Building Fund	18,000			10,000	28,000
Total Funds	<u>39,559</u>	<u>104,896</u>	<u>(96,273)</u>	-	<u>48,182</u>

HOPE INTO ACTION: READING

England & Wales - Charity number 1175092

Accounts

HOPE INTO ACTION READING



TRUSTEES'/DIRECTOR'S REPORT AND ACCOUNTS

FOR THE YEAR ENDED 31 MARCH 2021

**Company Registration No. 09358716
(England and Wales)**

Charity Registration No. 1175092

CONTENTS

Reference And Administrative Details	3
Objectives And Activities	4
Achievements And Performance,	4
Future Plans	5
Financial Review	5
Structure, Governance And Management	6
Independent Examiner's Report	7
Statement Of Financial Activities	8
Balance Sheet 31 March 2020	9
Note 1 Basis Of Preparation	10
Note 2 Accounting Policies	11
Note 3 Analysis Of Income	12
Note 4 Analysis Of Expenditure	13
Note 5 Debtors	13
Note 6 Creditors	13
Note 7 Fixed Assets	13
Note 7 Charity Funds	14

REFERENCE AND ADMINISTRATIVE DETAILS

Charity name: HOPE INTO ACTION READING

Charity registration number: 1175092

Company number: 09358716

		Appointment Date
Trustee / Director:	Dr Richard Croft (chair)	10.12.17
	Dr Pamela Ward	17.12.14
	Mrs Susan Ralph	30.09.18
	Mrs Mary Langshaw	25.06.19

Franchise Manager Mary Lewis, appointed 01/01/2021

Franchise Holder Hope into Action, East of England.

Bankers Barclays Bank

Independent Examiner Mr Mervyn Thomas

OBJECTIVES AND ACTIVITIES

The Charity's objectives are for the public benefit and are specifically to relieve sickness and financial hardship and to promote and preserve good health by the provision of funds, goods, or services of any kind, including the provision of accommodation in such parts of the United Kingdom or the world as the Trustees from time to time may think fit.

Hope into Action: Reading (HiAR) is a Christian housing charity with the objective of breaking the cycle of housing poverty in Reading. HiAR is a franchise of Hope into Action East of England (see section on Structure and Governance). We enable churches to provide homes for those who find themselves without a home. In the period covered by this report, we maintained two houses. The tenants have been supported by paid 'Empowerment Workers' (EWs) who keep the tenants focussed on maintaining their tenancy, building networks of support around them, accessing public funds, and, if applicable, maintaining employment.

Each house is also partnered with a local church providing a team of volunteers, the 'Friendship and Support (F&S) team' who befriend the tenants and help in the process of widening their social network. The EWs and F&S team meet with the tenants on a weekly basis, sometimes more often.

The tenants are provided with support in the following areas: maintaining their tenancy; recidivistic behaviors; substance misuse, addiction, recovery and self-harming; physical health in relation to doctors' appointments, general health, and well-being; mental health and wellbeing including confidence and self-esteem as well as more pronounced mental health issues; encouraging them to get involved in volunteering and social activities; education, employment and training appropriate to the individual; improving family relationships where they have broken down; finance, budgeting, and debt assistance.

HiAR provides housing by finding people who are prepared to invest sums of money in buying a house which is then leased to the charity. The investors receive a small return on their investment (2%) which they receive monthly or quarterly.

ACHIEVEMENTS AND PERFORMANCE

The last year has been dominated by the Covid-19 epidemic and the restrictions it has imposed on working. Nevertheless, the two houses that HiAR operates – one for men, and another for women and their children – have remained safe places for our residents. Our two EWs continued to visit the residents virtually most of the time using Zoom, and provided for their needs during the difficult period of lockdown. Neither staff members, nor any of the residents became positive for Covid-19 and remained well throughout the whole period. Both houses were operating at nearly full capacity with 2 women and 2 children or 3 women and 3 children in the women's house (maximum capacity 3 women and 3 children); and between 3 and 4 men in the men's house (maximum capacity 4). In addition, the church F&S teams continued to interact with the residents by phone and Zoom.

The year has also been one of change for the staff of HiAR. Executive Director, Tom Ward, stepped down in July 2020; in addition, one of the EWs who had himself previously been a resident, left the charity. We are grateful to both of them for their service, particularly to Tom who actually founded HiAR and led it for several years. Louise Cross was employed as an Empowerment Worker in October. She was previously employed by HiAR and we were grateful for her experience which she was immediately able to deploy. Towards the end of 2020 we advertised for the position of Franchise

Manager (with a very similar job description to Executive Director) and received a number of good applications. At interviews it was clear that there was one outstanding candidate and we were delighted to appoint Mary Lewis to the position beginning on 1st January 2021. She was able to bring her experience working as an EW for 2 years to her new role and has already made a significant, and wholly positive, impact.

During the period between Tom Ward leaving his post, and Mary Lewis's appointment (a period of 5 months), the charity was managed directly by the Trustees, who met regularly with the EWs. In addition, one of the members of the F&S team from Reading Family church played an important role in supporting the residents of the men's house. St John & St Stephen's church has continued to actively support the women's house.

FUTURE PLANS

Depending on how the Covid-19 pandemic plays out, we plan to return to more normal operations with in-person visiting and support of the residents by HiAR staff and members of the F&S teams.

Our dream for 2021 is to open the third house. Mary Lewis, Franchise Manager, has been discussing the Hope into Action project in her own church for some time, and by the end of this reporting period, plans are advancing. The Parish priests from English Martyrs, St James and St William of York Roman Catholic churches have confirmed their commitment to support the project. A group of volunteers has been identified as the foundation of the church F&S team. A group of investors has pledged sufficient investment and an offer has been accepted on a suitable property. We hope and pray that by the time the next annual report is published, the third house will be open!

FINANCIAL REVIEW

The year began with operational cash standing at £23,635 and ended at £13,653

Following the previous year of stability, this year has been costly with changes in staff from the departure of our Executive Director, recruiting a new Franchise Manager, and a new EW. With all of these changes going on we still managed to implement some much-needed work to both houses, a new boiler installed at Cholmeley Road and the rear garden of Kensington Road completely opened up and cleared with a shelter built to house tenant bikes. In hindsight, this was perfect timing as it gave the men's house an outdoor space to retire to during the pandemic.

Having struggled in previous years to obtain additional funding we decided to employ a professional fundraiser this year on a one-off basis and thanks to him we attracted donations of circa £40,000. This has helped us fund some important professional development courses for our staff, 'Developing resilient mentoring', 'Strategies to tackle homelessness', 'Drug and alcohol testing' and 'Wellbeing in the voluntary sector'.

As our financial year ends we have secured an office and provided our staff with laptops and printers. We have also secured funding for a new house and ordered new beds and mattresses in preparation with funds that would otherwise have been refundable if not spent within the tax year.

Risk and Reserves Policy.

In accordance with changes made to our Debtors policy at the advice of our Independent Examiner, we have written off £13,861 of uncollectible invoices which were past the due date. As a result, our Debtors at year-end is zero. Our reserves policy is not to hold more than 3 months' worth of charitable expenditure in reserve unless there are specific requirements for so doing.

We are building our reserves to enable us to purchase additional housing stock. To this end, the Trustees have designated a further £10,000 in this financial year.

STRUCTURE, GOVERNANCE, AND MANAGEMENT

The organisation is governed by Articles of Association and is constituted as a Charitable Company (limited by guarantee). It is overseen by a board of trustees who are self-appointed.

Current and any new trustees are referred to guidance from the Charity Commission on their website under the heading of “Trustee Role and Board”. The trustees have developed an induction pack that includes guidance from the charity commission, information about the charity itself including a section on the vision of the charity and how the organisational structure, business/growth plan, and marketing/fundraising plans all serve the vision of the organisation.

Current trustees all have experience of being on boards of either companies or charities and substantial experience in their respective fields and capacities within which they act as trustees of the charity. There is also support available to the trustees from HIA’s national operation.

In terms of the charity’s organisational structure, during the period covered by this report, the charity was managed by the Executive Director, Tom Ward from April until July; and by the Trustees until the end of 2020 when Mary Lewis took over as Franchise Manager. The Empowerment Workers work directly with the residents under the supervision of the Exec Director, Trustees, and Franchise Manager respectively.

Hope into Action: Reading is a full franchisee of Hope into Action: East of England. The franchisor updates the Hope into Action model on a regular basis to keep it in line with best practice, legislation and to continually improve on the methods employed to achieve the best outcomes possible. Regular training advice and assistance are offered by way of away days, quality franchise assessments, and an annual two-day retreat.

Whilst there is a requirement to maintain the core elements of the Hope into Action model as part of being a franchisee, Hope into Action: Reading is free as an independent organisation to adapt the model to local circumstances and requirements. The trustees take this responsibility seriously and are keen to ensure that the charity implements the model faithfully since it has been demonstrated that it works but also to make sure that there is also an aspect of local expression and development. In relation to risk and risk management, policies and procedures are in place to manage risk as best as can be foreseeable. Logs are maintained in order to record any incidents that may present a risk to the organisation and how risk is being managed:

Operating policies and procedures are in place for Continuity of Operations; Safeguarding; Critical Incidents and Sudden Death; First Aid incidents; Data Protection Breaches; Staff Training and HR.

In the event of major incidents, the Executive Director/Franchise Manager liaises with the Chair of Trustees who keeps the board informed of ongoing developments. Discussions take place to learn from the experience and to do things differently where required. Written reports are made of all major incidents, subsequent discussions, policy changes as a result, and amended practices. Significant alterations to this structure will be taking place from 1st April in line with the planned changes set out above. The Franchise Manager and board will remain in place with additional structures in place across the wider organisation.

SIGNED ON BEHALF OF THE TRUSTEES



Susan Ralph (Trustee) 20/12/2021

INDEPENDENT EXAMINER'S REPORT

I report to the charity trustees on my examination of the accounts of the charity for the year ended 31 March 2020 as set out on pages 12-18

As the charity's trustees of the Company (who are also the directors of the company for the purposes of company law), you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ("the 2006 Act").

Having satisfied myself that the accounts of the Company are not required to be audited for this year under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of your charity's accounts as carried out under section 145 of the Charities Act 2011 ("the 2011 Act"). In carrying out my examination, I have followed the Directions given by the Charity Commission (under section 145(5)(b) of the 2011 Act).

I have completed my examination. I confirm that no material matters have come to my attention which gives me cause to believe that:

- accounting records were not kept in accordance with section 386 of the Companies Act 2006; or
- the accounts do not accord with such records; or
- the accounts do not comply with relevant accounting requirements under section 396 of the Companies Act 2006 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; or
- the accounts have not been prepared in accordance with the Charities SORP (FRS102).

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

Signed: Mervyn Thomas

Dated: December 21st 2021



Address: 128 Putnoe Lane, Bedford, MK41 8LS

STATEMENT OF FINANCIAL ACTIVITIES

	Notes	Unrestricted Funds	Designated Funds	Total to March 31 2021	Total to March 31 2020
Categories by activity		£	£	£	£
Incoming resources					
Donations and Legacies	3	56,359	-	56,359	8,675
Incoming resources from charitable activities	4	48,537	-	48,537	55,621
Total Incoming Resources		<u>104,896</u>	-	<u>104,896</u>	<u>64,296</u>
Resources expended					
Costs of Generating Funds	4	2,500	-	2,500	3,802
Charitable activities	4	93,573	-	93,573	48,005
Governance costs		200	-	200	160
Total resources expended		<u>96,273</u>	-	<u>96,273</u>	<u>51,967</u>
Net incoming/(outgoing) resources before other recognised gains/(losses)		8,623	-	8,623	12,329
Transfers between funds		(10,000)	10,000	-	
Net movement in funds		(1,377)	10,000	8,623	12,329
Total funds brought forward		21,559	18,000	39,559	27,230
Total funds carried forward		<u>20,182</u>	<u>28,000</u>	<u>48,182</u>	<u>39,559</u>

BALANCE SHEET 31 March 2021

	Notes	Unrestricted Funds	Designated Funds	Total to March 31, 2021	Total to March 31, 2020
		£	£	£	£
Fixed Assets					
Tangible assets	7	741	-	741	-
Total Fixed Assets		741	-	741	
Cash at bank and in hand		20,706	28,000	48,706	23,634
Debtors	5	-	-		16,613
Total current assets		20,706	28,000	48,706	40,247
Creditors: amounts falling due within one year	6	(1,265)	-	(1,265)	(688)
Net current assets/(liabilities)		19,441	28,000	47,441	39,559
Total Net Assets /(Liabilities)		<u>20,182</u>	<u>28,000</u>	<u>48,182</u>	<u>39,559</u>
Funds of the Charity					
Unrestricted funds		20,182		20,182	21,559
Designated Funds			28,000	28,000	18,000
Total funds		<u>20,182</u>	<u>28,000</u>	<u>48,182</u>	<u>39,559</u>

Signed by a trustee on behalf of all the trustees:



Susan Ralph Dated: December 21st. 2021

NOTE 1 BASIS OF PREPARATION

1.1 Basis of accounting

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

The accounts have been prepared in accordance with:

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

The charity constitutes a public benefit entity as defined by FRS 102 and The Charity Commission of England and Wales

1.2 Going concern

The charity is a going concern as adequate reserves are maintained at all times.

The accounts present a true and fair view and the accounting policies adopted are those outlined in note 2

1.4 Changes to accounting estimates

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

1.5 Material prior year errors

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

NOTE 2 ACCOUNTING POLICIES

Basis of preparation of financial statements

The financial statements have been prepared on a going concern basis under the historical cost convention.

The charity constitutes a public benefit entity as defined by FRS 102. The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice: applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable to the UK and Republic of Ireland (FRS 102) issued on 16 July 2014, the Charities Act 2011 and UK Generally Accepted Accounting Practice as it applies from 1 April 2016.

The Trustees consider that there are no material uncertainties about the charity's ability to continue as a going concern due to the amount of cash held in comparison to annual expenditure.

There have been no changes in the accounting policies during the year.

Donations, Legacies, and Similar Incoming Resources

These are included in the Statement of Financial activities when: the charity becomes entitled to the donation, legacy, or similar income and any conditions for receipt are met; the trustees are reasonably certain they will receive it, and the trustees are reasonably certain that the value can be reliably measured.

Tax Reclaims on Donations and Gifts

Incoming resources from tax claims are included in the Statement of Financial activities at the time of receipt as this is considered to be the only time at which the trustees can be certain that it will be received.

Liability Recognition

Generally, liabilities are recognized as soon as there is a legal or constructive obligation committing the charity to the expenditure.

Pension Costs

The trust contributes to the personal pension schemes of staff members. Contributions payable are charged as expenditure in the period to which they relate.

Fund accounting

General funds are unrestricted funds that 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.

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

Resources expended

All expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all costs related to the category. Where costs cannot be directly attributed to particular headings they have been allocated on a basis consistent with the use of resources.

Governance costs are those incurred in connection with the administration of the charity and compliance with constitutional and statutory requirements.

Note 3 Analysis of income

	Year to 31/03/2021	Year to 31/03/2020
	£	£
Donations and legacies:		
Donations	3,509	8,675
Grants	52,850	-
Total Donations and legacies	56,359	8,675
Charitable activities:		
Rental Income	47,940	55,308
Other Income relating to property	568	287
Interest	29	26
Total Charitable activities	48,537	55,621
TOTAL INCOME	<u>104,896</u>	<u>64,296</u>

Note 4 Analysis of expenditure

	Year to 31/03/2021	Year to 31/03/2020
Expenditure on raising funds:		
Marketing and Advertising	2,500	3,802
Total expenditure on raising funds	2,500	3,802
Expenditure on charitable activities		
Administration		
Salaries	40,106	19,600
National Insurance (Employer)	(69)	-
Pensions (Employer)	288	144
Contract for management		2,400
Office	1,617	423
Office Equipment Depreciation	247	
Professional Services	1,627	1,213
Insurances	388	388
Expenses, meetings, etc.	2,148	434
Key Worker Expenses	618	1,188
Travel	314	1,115

Direct Cost of property		
Investors' return	12,806	12,728
HIA Franchise fee	1,200	
Council Tax	3,294	3,166
Water rates	388	679
Repair and Maintenance	7,983	3,329
New House Set Up Costs	709	
Tenant Subsidy	6,168	1,188
Bad Debt Write off	13,741	10
Governance	200	160
Total expenditure on charitable activities	93,773	48,165
TOTAL EXPENDITURE	<u>96,273</u>	<u>51,967</u>

4.1 Disclosures

No employees received employee benefits (excluding employer pension costs) for the reporting period of more than £60,000. The charity employs 2 people.

Trustees did not receive expenses acting as Trustees. The charity leases 2 properties from Investors for a period of 5 years with lease payments being classified as "Investors Return" in the accounts.

NOTE 5 DEBTORS

Analysis of debtors

	Amounts falling due within one year	
	2021	2020
	£	£
Trade debtors	-	16,613
Prepayments and accrued income	-	
Total	-	<u>16,613</u>

In December 2021 all debtors prior to March 2021 were judged to be uncollectable and written off.

NOTE 6 CREDITORS

Analysis of Creditors

Amounts falling due within one year

	2021	2020
	£	£
Accruals		
Payroll Creditors	531	
Trade Creditors	734	688
Total	<u>1265</u>	<u>688</u>

NOTE 7 Fixed Assets

	2021
	£
Brought Forward Office Equipment at Cost	-
Purchases in the year	988
Total Office Equipment at Cost	<u>988</u>
Brought Forward Cumulative Depreciation	-
Depreciation in the year	247
Total Office Equipment Cumulative Depreciation	<u>247</u>
Total Net Fixed Assets	<u>741</u>

8. CHARITY FUNDS

Details of All Funds with movements during the CURRENT reporting period 2021

Fund names	Fund balances brought forward	Income	Expenditure	Transfers	Fund balances carried forward
	£	£	£	£	£
Unrestricted Funds					
General Charity	21,559	104,896	(96,273)	(10,000)	20,182
Restricted Funds					
Designated Building Fund	18,000			10,000	28,000
Total Funds	<u>39,559</u>	<u>104,896</u>	<u>(96,273)</u>	-	<u>48,182</u>

The Designated fund commenced in 2020. An additional £18,000 was designated in 2021.