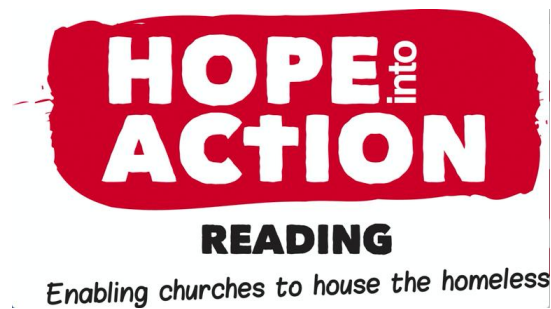


HOPE INTO ACTION READING



TRUSTEES'/DIRECTORS' REPORT AND ACCOUNTS FOR THE YEAR ENDED 31 MARCH 2025

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

Charity Registration No. 1175092

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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:

SR Ralph

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	Designated	Total Funds	Total Funds
	Funds	Funds	2025	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	Designated	Total Funds	Total Funds
	Funds	Funds	2025	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>