



MINUTES
of the
West Berkshire Homeless (Newbury Area)
Annual General Meeting
Held on Monday 23rd January 2023

Present: Catherine Knight (Chair)
Erica Gassor (Trustee & General Secretary)
Kevin Gallagher (Trustee)
Lynda Jones (Treasurer)
plus 18 supporters

Apologies: Apologies were received from John Coleman, Chris Winchester, Helen Randall, Carol Currey, Norma Murray, Simon Pearson and Libby Goldsack.

1. WELCOME AND INTRODUCTION

Cathy Knight welcomed all present and thanked them for their continuing support for WBH and its work.

2. CHAIR'S REPORT

Cathy Knight gave an outline of the charity's work during the year. We celebrated our 5th anniversary in February 2022 with over 400 people helped up until then, and over 100 helped so far this year. Our aim is to eliminate homelessness in West Berkshire. The trustees and our volunteers are instrumental in helping the charity to move forward by donating not only their generous donations but offering their time free of charge. We are truly blessed and this year we plan to help more people than ever before.

3. THE FUTURE

We need to keep learning and finding ways to eliminate risk when housing complex individuals with complex needs; we need to be able to change people who sometimes don't see the need or have the desire to change.

This year we are keen to invest more money on rehab. In the past we have used Betel which is a Christian rehab but they won't take anyone with medical difficulties. We have sent 5 people to rehab so far with 3 being successful, one of whom has completely turned round and is now a counsellor. We are hopeful of finding a private hospital who will give us a deal to try something different.

The Loose Ends and Befriending Initiative that Kevin brought to us has proved to be an excellent extension to our charity. Preventing homelessness is key and to this point a lot of money for emergency needs is required. Each house is receiving extra fuel money up until March but that doesn't cover everything.



We receive calls from many organisations during the Council's non-working hours and continue to give emergency accommodation prior to dealing with the person's issues.

I would like to thank, as always, everyone that helps us to help others.

4. OPERATIONS REPORT

2022 has been a busy year for us. We have, as always, been working very closely with the West Berkshire Council Rough Sleeping Initiative Team and others in the Voluntary Sector and currently the homeless numbers in Newbury are in the low single figures.

Our 'Befrienders' help folk who are struggling with life. We have been very fortunate to be able to use Loose Ends based at the Cricket Club who provide food five days a week and chat with folk about their difficulties, with the Loose Ends Committee and staff making us very welcome. We help those newly in accommodation to cope with the everyday challenges that come with living in a property, we are a conduit to get people the assistance they require.

During our work we have become very aware of the shortage of mental health and social service support for those with difficulties, which is the vast majority of those people we work with.

The cost-of-living crisis has hit hard and we have been supporting these people in their emergencies with vouchers via Charis, which is an organisation that does vouchers via text or email which can only be spent on utilities or food.

As a result of the generosity of our supporters, we provided 58 Christmas hampers, with meat products supplied by donations from companies, to individuals on the poverty line.

Our work continues with those in our move-on houses. The flat we have been renting has been sold and hence we will now have only two houses, moving those in the flat into other appropriate accommodation.

It is hard work and our phones are on 7 days a week from 7am to 11pm; however, it is so worthwhile when we see how the clients blossom with support and move onwards and upwards.

None of this would be possible without the wonderful support we have from the local community and companies, raising and donating funds to enable us to continue our work.

5. TREASURER'S REPORT

The treasurer gave her report on the end of year accounts (i.e. FY November 21 to Oct 22). Income was £2,393.51 over expenditure, with over £80,000 being spent on supporting those newly in accommodation, those on the poverty line and maintaining the move on houses in support of 7 clients. All those involved in the Charity are volunteers and there are no paid employees.

A query was raised with regard to the – against 'donations' – this was believed to be the fee that Greenham Common Trust charge on the monies donated.



QUESTIONS

A number of questions/suggestions were taken from the floor with regard to the ongoing work of West Berkshire Homeless:

- a) Father Peter suggested publicising our budget for this year and what our plans are going forward. This would be a basis to know what people are supporting and letting them know what we need so we can do even more.
- b) Lorraine North brought up the subject of the shortage of mental health support – it was agreed that we should look at all the services available in the area – it was noted that WBH already work with CRISIS, CAMHS, Eight Bells and Talking Therapies.

The meeting finished at 8.34pm.

West Berkshire Homeless					West Berkshire Homeless				
Financial Activities					Balance Sheet				
November 2021 - October 2022					As of October 31, 2022				
	Total					Total			
	Nov 2021 - Oct 2022	Nov 2020 - Oct 2021 (PY)	Change	% Change					
Income					Fixed Asset				
Grants - Direct	19,611.25	15,333.75	4,277.50	27.90%	Total Fixed Asset				
Non Profit Income	41,977.96	66,982.10	-25,004.14	-37.33%	Cash at bank and in hand				
refund	0.00		0.00		Cash on hand	54,673.57			
Rent recieved	20,390.00	16,270.00	4,120.00	25.32%	petty cash	0.00			
Donations	525.30		525.30		Total Cash at bank and in hand	£	54,673.57		
Uncategorised Income	0.00		0.00						
Total Income	£ 82,504.51	£ 98,585.85	-£ 16,081.34	-16.31%	Net current assets	£	54,673.57		
Total	£ 82,504.51	£ 98,585.85	-£ 16,081.34	-16.31%	Net current assets (liabilities)	£	54,673.57		
Expenditures					Total assets less current liabilities	£	54,673.57		
bank fees		40.00	-40.00	-100.00%	Total net assets (liabilities)	£	54,673.57		
council tax	4,388.46	3,037.26	1,351.20	44.49%	Charity funds				
donations		-60.00	60.00	100.00%	Opening Balance Equity	10,300.83			
emergency accomodation	994.59	6,587.71	-5,593.12	-84.90%	Retained Earnings	43,305.30			
Facilities and Equipment	561.00		561.00		Surplus/(Deficit)	1,067.44			
Facilities and Equipment-Property Insurance	905.26		905.26		Total Charity funds	£	54,673.57		
Operations	15.00		15.00						
Operations-Books, Subscriptions, Reference	91.96	360.00	-268.04	-74.46%	Bank statement @ 31 Oct 2022	54673.57			
Operations-Postage, Mailing Service		14.50	-14.50	-100.00%					
Operations-Printing and Copying		20.00	-20.00	-100.00%					
Operations-Telephone, Telecommunications	384.85	852.97	-468.12	-54.88%					
Poverty Fund	13,972.28	11,763.40	2,208.88	18.78%					
purchases	425.13	4,927.13	-4,502.00	-91.37%					
Rent paid	45,726.21	46,801.31	-1,075.10	-2.30%					
Repair and maintenance	800.99	477.40	323.59	67.78%					
training	1,200.00	480.00	720.00	150.00%					
travel	3,082.27	716.55	2,365.72	330.15%					
Uncategorised Expenditure	0.00		0.00						
utilities	7,200.36	4,706.92	2,493.44	52.97%					
website costs	362.64	143.86	218.78	152.08%					
Total Expenditures	£ 80,111.00	£ 80,869.01	-£ 758.01	-0.94%					
Net Operating Income	£ 2,393.51	£ 17,716.84	-£ 15,323.33	-86.49%					
Other Expenditures									
Awards and Grants	842.00	637.20	204.80	32.14%					
Contract Services-Fundraising Fees	40.00		40.00						
Good exchange fees	444.07	410.33	33.74	8.22%					
Total Other Expenditures	£ 1,326.07	£ 1,047.53	£ 278.54	26.59%					
Net Other Income	-£ 1,326.07	-£ 1,047.53	-£ 278.54	-26.59%					
Net Income/(Expenditure)	£ 1,067.44	£ 16,669.31	-£ 15,601.87	-93.60%					
Reviewed by Dave Carter ACMA/CGMA	1/2/2022								
I, David Carter confirm I have carried out an Independent review of the the above Financial Statement to 31st October 2022 and confirm the statement is a true representation of the Financial affairs of West Berkshire Homeless Charitv.									

**West Berkshire Homeless
Financial Activities**
November 2021 - October 2022

	Nov 2021 - Oct 2022	Nov 2021 - Oct 2022	Nov 2021 - Oct 2022	% Change
	2022	2021 (PY)	Change	
Income				
Grants - Direct	19,611.25	15,333.75	4,277.50	27.90%
Non Profit Income	41,977.96	66,982.10	-25,004.14	-37.33%
refund	0.00	0.00	0.00	
Rent received	20,390.00	16,270.00	4,120.00	25.32%
Donations	525.30	625.30	-100.00	-16.15%
Uncategorised Income	0.00	0.00	0.00	
Total Income	£ 82,504.51	£ 88,655.85	£ -16,081.34	-18.13%
Total Expenditures	£ 82,504.51	£ 88,655.85	£ -16,081.34	-18.13%
bank fees	4.00	4.00	0.00	-100.00%
council tax	3,388.46	3,037.28	1,351.20	44.49%
donations	60.00	60.00	0.00	100.00%
emergency accomodation	984.59	6,587.71	-5,593.12	-84.90%
Facilities and Equipment	561.00	561.00	0.00	
Facilities and Equipment-Property Insurance	905.26	905.26	0.00	
Operations	15.00	15.00	0.00	
Operations-Books, Subscriptions, Reference	91.86	360.00	-268.04	-74.46%
Operations-Postage, Mailing Service	14.50	14.50	0.00	-100.00%
Operations-Printing and Copying	20.00	20.00	0.00	-100.00%
Operations-Telephone, Telecommunications	384.85	852.97	-468.12	-54.89%
Poverty Fund	13,972.28	11,763.40	2,208.88	18.78%
purchases	425.13	4,927.13	-4,502.00	-91.37%
Rent paid	45,726.21	46,801.31	-1,075.10	-2.30%
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training	1,200.00	480.00	720.00	150.00%
travel	3,082.27	716.55	2,365.72	330.15%
Uncategorised Expenditure	0.00	0.00	0.00	
utilities	7,200.36	4,708.82	2,491.54	52.97%
website costs	382.64	143.88	238.76	166.06%
Total Expenditures	£ 80,111.00	£ 80,669.01	£ -658.01	-0.82%
Net Operating Income	£ 2,393.51	£ 17,986.84	£ -15,593.33	-86.70%
Other Expenditures				
Awards and Grants	842.00	637.20	204.80	32.14%
Contract Services-Fundraising Fees	40.00	40.00	0.00	
Good exchange fees	444.07	410.33	33.74	8.22%
Total Other Expenditures	£ 1,326.07	£ 1,087.53	£ 238.54	21.95%
Net Other Income	£ 1,326.07	£ 1,087.53	£ 238.54	21.95%
Net Income/(Expenditure)	£ 1,067.44	£ 16,899.31	£ -15,831.87	-93.70%

Reviewed by Dave Carter ACMA/CGMA

01/02/2022

I, David Carter confirm I have carried out an Independent review of the the above Financial Statement to 31st October 2022 and confirm the statement is a true representation of the Financial affairs of West Berkshire Homeless Charity.

**West Berkshire Homeless
Balance Sheet**
As of October 31, 2022

	Total
Fixed Asset	
Total Fixed Asset	
Cash at bank and In hand	54,673.57
Cash on hand	0.00
petty cash	
Total Cash at bank and In hand	£ 54,673.57
Net current assets	£ 54,673.57
Net current assets (liabilities)	£ 54,673.57
Total assets less current liabilities	£ 54,673.57
Total net assets (liabilities)	£ 54,673.57
Charity funds	
Opening Balance Equity	10,300.83
Retained Earnings	43,305.30
Surplus/(Deficit)	1,067.44
Total Charity funds	£ 54,673.57

Bank statement @ 31 Oct 2022

54673.57