

Bromley Homeless

England & Wales · Charity number 1186655

Details

Other names	BROMLEY CHURCHES HOUSING ACTION, Bromley Homeless, LATCH
Status	Registered
Legal form	CIO
Registered	2019-11-28
Register	View on the Charity Commission register

Contact

Address
Bromley United Reformed Church
20 Widmore Road
Bromley
BR1 1RY

Phone 02084600042

Email info@bromleyhomeless.org

Website BromleyHomeless.org

Activities

Objects: THE RELIEF OF POVERTY THROUGH CHRISTIAN PRINCIPLES BY THE PROVISION OF ACCOMMODATION, ADVICE AND ASSISTANCE OR ANY SUCH OTHER THINGS AS THE TRUSTEES CONSIDER NECESSARY FOR THE ACHIEVEMENT OF THE OBJECTS TO PERSONS IN NEED WHO ARE EITHER HOMELESS, THREATENED WITH HOMELESSNESS OR HAVE INADEQUATE LIVING ARRANGEMENTS.

Activities: The charity provides advice, advocacy and support to anyone who is homeless or at risk of becoming homeless in the London Borough of Bromley. Activities include face to face, telephone and email advice service, hosted accommodation and ongoing welfare and tenancy sustainment support.

Classification

- **How:** Provides Services, Provides Advocacy/advice/information
- **What:** Disability, The Prevention Or Relief Of Poverty

Geography

- Bromley

Finances

Period end	Income	Expenditure	Assets	Employees
2025-06-30	£432,533	£340,311	-	-
2024-06-30	£272,536	£257,467	-	-
2023-06-30	£414,750	£365,580	-	-
2021-12-31	£341,023	£162,788	-	-
2020-12-31	£63,645	£53,369	-	-

Trustees

Name	Role	Appointed
Julia Frances Poulter	Chair	2019-11-28
Angela Catherine Short		2021-03-16
Charles John Middleton		2024-01-21
Cynthia Knowles		2024-07-31
David William Ede		2021-03-16
Eileen Marie Hayes		2024-07-31
Ian Scott		2023-05-18
Mark James Killick		2024-07-31
Sandra Jane Taylor		2023-01-18

Bromley Homeless

England & Wales - Charity number 1186655

Accounts

BROMLEY HOMELESS CIO
Charity number 1186655
Formerly Bromley Churches Housing Action CIO



ANNUAL REPORT AND ACCOUNTS
FOR THE YEAR ENDED
30 June 2025

BROMLEY HOMELESS

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BROMLEY HOMELESS

TRUSTEES' REPORT

REFERENCE AND ADMINISTRATIVE DETAILS

Trustees

Julia Poulter (Chair)

Angela Short (Vice Chair)

Charles Middleton (Treasurer)

David Ede

Sandra Taylor

Ian Scott

Eileen Hayes – appointed 31 July 2024

Cynthia Knowles – appointed 31 July 2024

Mark Killick – appointed 31 July 2024

Bankers

CAF Bank

25 Kings Hill Ave, Kings Hill, West Malling, ME19 4JQ

Charity registration number

1186655

Independent Examiner

Dunstanette Kuti

Community Action Sutton

Granfers Community Centre

73-79 Oakhill Road

Sutton

SM1 3AA

BROMLEY HOMELESS

TRUSTEES' REPORT

CHAIR'S STATEMENT

"For I know the plans I have for you....plans to give you hope and a future."

Jeremiah 29.11

As we reflect on this remarkable year, these words resonate deeply with our journey as a charity and with the lives of those we serve. They speak of God's intention to restore, to rebuild, and to lead people into a future filled with hope — a vision that has shaped every step we have taken.

This year we are incredibly proud to have opened our new static Winter Night Shelter. This is a significant new enterprise for the charity and marks a step change in the level of support we can offer to people experiencing homelessness in Bromley. The shelter provides five bedrooms, enabling guests to have their own rooms providing greater privacy and dignity than was possible within our previous communal night shelter model. We opened the shelter in December 2024, and it was fully occupied from the second week, a clear reflection of local need and the importance of this provision.

This development represents a major milestone for the charity. It has been an aspiration for some time and has now come to fruition thanks to the commitment and determination of our dedicated staff team, our trustees, our volunteers and our partnership with the United Reformed Church. We are especially grateful to our long-standing volunteers who have continued to stand with us and have returned to support this new model of service.

This year also marked another important step forward as we welcomed our first Chief Executive Officer, Lydia Lewinson, whose leadership will help guide the charity's future strategic direction and strengthen our capacity to serve the community with vision and purpose.

We would also like to thank the people of Bromley for their ongoing commitment to the charity and their compassion for those who require our support. Their generosity and steadfastness remind us that hope is built not only through buildings and services, but through a community that believes every person has a future worth investing in.

We extend our sincere thanks to the Ministry of Housing, Communities and Local Government (formerly DLUHC) for their support and the funding that enabled the development of the new static shelter. Their partnership has helped turn long-held hopes into tangible reality.

As we look ahead, Jeremiah's promise continues to guide us. We remain committed to walking alongside those experiencing homelessness, confident in God's plans for them, and for this charity. We all have a future worth celebrating.



Julia Poulter, Chair

BROMLEY HOMELESS TRUSTEES' REPORT

The financial statements for the year ended 30 June 2025 have been prepared in accordance with the accounting policies set out on pages 17 and 18 and comply with the current statutory requirements and the Accounting and Reporting by Charities: Statement of Recommended Practice applicable in the UK and Republic of Ireland (FRS102) (effective 1 January 2019).

Objectives and activities

According to the charity's governing document the charity's objects are to work in accordance with Christian principles for the relief of poverty of homeless persons in the London Borough of Bromley, particularly by the provision of grants and short-term accommodation.

Following the merger in 2021 the strategy was redefined with our vision, mission and strategic focus for the next 5 years (2021 to 2026).

Our Vision

A community where everyone facing homelessness has kindness, support and emergency accommodation and no one feels their only option is to sleep rough.

Mission

As an expression of Christian faith and hope, we provide a supportive, caring environment, positive interventions and emergency accommodation. So as to alleviate initial pressures and empower anyone facing homelessness principally in the London Borough of Bromley to fulfil their need for a safe and secure home and live a fulfilled life.

Strategic objectives

During our trustee awayday this year the trustees renewed our vision, mission statement and strategic objectives to more closely align with the need as we see them in the community, the opportunities we see to make a difference in the lives of people who need us and capitalise on the strengths we have as a well-established community organisation.

1. Provide emergency accommodation through shelters and hosting to alleviate immediate pressures of homelessness
2. Provide timely advice and advocacy and personalised support, encouragement and personal empowerment to end homelessness situation
3. Provide kindness, food and access to health and wellbeing services
4. Create routes to housing through relationships with the local authority, social housing providers and private landlords
5. Challenge negative attitudes towards homelessness by raising awareness and giving a voice to those experiencing it.

Strategic enablers

We recognise that to deliver our mission and strategic objectives we need an organisation with the right culture, infrastructure and governance. During this strategic period, we will focus in 3 key areas:

Data, insight, and outcomes measurement

- Strengthen our use of data to capture and measure impact and inform our decision making.
- Integrate and streamline our IT infrastructure to give our staff and volunteers the tools to deliver our mission.
- Implement consistent recording standards so reporting is reliable.
- Use data for learning: what's working, what's not, and where demand is rising.

Sustainable funding and resource management

- Embedding our values and behaviours and achieving a productive and inclusive culture.
- Fundraising aligned to need.
- Cost awareness: understanding what activities cost and what impact they deliver.

Strengths-based practice

- Enhance our focus on homelessness prevention.
- Continue to embed a clear person-centred pathway of connected services.
- Ensure Consistent, respectful language and best practice across services
- Build a systematic approach that integrates lived-experience expertise into all stages of service design, delivery, and improvement.

Our Values



We listen

We are approachable and listen without prejudice.



We care

We care about building long-lasting relationships with our clients, colleagues and partners and our compassionate approach is built on mutual respect, trust and open communication.



We empower

We believe in the value and potential of all people and we want to empower all to achieve ambitions and live fulfilled lives.



We collaborate

We know we can have a bigger impact when we work together.

BROMLEY HOMELESS TRUSTEES' REPORT

Our values are synonymous with a verse in the letter to the Hebrews that challenges us to always show generous hospitality to everyone we encounter: Do not neglect to show hospitality to strangers, for by doing that some have entertained angels without knowing it. (Hebrews 13:2).

Achievements and performance

We have outlined below our achievements and performance against our strategic objectives.

Provide emergency accommodation through shelters and hosting to alleviate immediate pressures of homelessness

- 131 bed nights of emergency accommodation in our new 5-bedroom static shelter
- 9 guests who had complex homeless histories

The opening of our new static shelter this year marked a significant step forward in our commitment to providing safe, stable accommodation for people experiencing homelessness. Designed to offer a consistent and trauma-informed environment, the shelter has operated at high occupancy since launch, reflecting both the scale of local need and the effectiveness of our outreach and referral pathways. Early feedback from service users and partners has been overwhelmingly positive, with many highlighting the value of predictable constant provision compared with previous seasonal temporary models.

Alongside accommodation, residents accessed on-site health interventions, benefits advice, and case worker support, contributing to improved wellbeing. As we look ahead, the insights gained during this inaugural year will inform continued service development, ensuring the shelter remains a cornerstone of our wider homelessness strategy.

Provide timely advice and advocacy and personalised support, encouragement and personal empowerment to end the homelessness situation

- We have welcomed 1,150 individuals to our services

Bromley Homeless provides free, independent and confidential advice and support. The service is not a one size fits all service. We provide a range of services including telephone and web-based advice, but our biggest impact is our face-to-face support.

Our primary objective is to empower our clients and work with them to achieve the best possible outcome and then ensure that we continue to be a trusted support once they are housed.

Moreover, the service offers support and guidance to help individuals navigate the challenges of being homeless such as accessing Universal Credit, Housing Benefit, health care and housing assistance. Additionally, the centre plays a crucial role in fostering a sense of community and belonging for those who may otherwise feel marginalised or isolated.

"We have a nickname for Bromley Homeless Charity, and it is called 'The Corridor of Hope' You arrive in crisis and in despair and when you leave you are full of hope. Everyone should know about this charity and everyone who is rough sleeping should be able to have access to it". Zac 32

Provide kindness, food and access to health and wellbeing services

- 82 appointments with the Bromley Homeless medical team
- 42 Multi-disciplinary health sessions held
- 48 patients issued with prescriptions
- 17 Flu Jabs administered
- 55 Homeless Support & Discussion Group sessions
- 287 one to one counselling sessions

Our Day Service provides a safe, welcoming, compassionate and non-judgemental environment where individuals experiencing homelessness can access essential services such as hot drinks, food, clothing, washing machines and use hygiene facilities, contributing to the well-being and dignity of Bromley's rough sleepers.

Access to health services – from a project to a borough wide service

We continue to be thankful for our partnership with Bromley GP Alliance to access funding for a medical team to be based in the Bromley Homeless day service led by Sarah Jackson (Lead Nurse).

People who access the Bromley Homeless Shelter Day Service are often living in crisis. Many have been rough sleeping, are not registered with a GP, and may have gone without vital prescription medication for long periods. Accessing healthcare and medical evidence can be slow and complex especially without a fixed address, ID, or stable phone access.

Local authorities frequently require health information and medical records to complete needs assessments as part of homelessness applications. Traditionally, retrieving this information can take weeks, delay in assessments and slowing down housing decisions.

Our response: a Health Hub embedded in the Day Service - The charity now provides a five-day-a-week Health Hub within the Day Service, including an on-site prescribing nurse (Sarah). This creates immediate, trusted access to:

- Prescribing and clinical support
- Faster access to relevant medical records
- Health advice and wellbeing support
- Onward referral routes into wider services

Counselling service for rough sleepers (Crisis Intervention)

Access to one-to-one counselling is important for those who are rough sleeping because it can help address underlying issues associated with homelessness and its cycle that often contributes to their issue of homelessness. Bromley Homeless counsellors can provide emotional support and help individuals process trauma that has often led to their issues and offer coping strategies for dealing with the challenges of being homeless.

For people sleeping rough, the combination of trauma, isolation, poor mental health, substance use, and ongoing risk of harm creates a constant state of crisis. Access to timely therapeutic support provides stabilisation, helps individuals manage acute distress, and reduces immediate risk. Crucially, the service offers a safe, trusted space where people can be heard and supported without judgement—often enabling them to engage more effectively with practical interventions such as housing options, healthcare, and safeguarding support.



Create routes to housing through relationships with the local authority, social housing providers and private landlords

- 4 clients housed with hosts
- 80 clients housed with private landlords (PRS)
- 6 clients supported into social housing

There remains a very real housing crisis and the challenge can be when we support clients, what housing stock is available to secure for them and how we move on shelter guests successfully. We have very low stock of social housing in Bromley and London in general, which has reduced the number of clients we have moved into social housing this year.

During the year we housed 4 clients with our wonderful hosts who have selflessly given up rooms in their home to welcome someone who is homeless. No one should underestimate the life changing difference that hosting can make.

A key focus in our prevention strategy going forward will be re-invigorating our hosted accommodation model having seen a reduction in hosted during and post COVID. We still see this as an integral part of our service offering and want to increase its impact going forward by attracting new hosts.

"I never imagined I'd find a place where people truly cared about me, but Bromley Homeless Charity proved me wrong. Their hosted accommodation gave me the stability and support I desperately needed. Now that I've moved into my own shared rented agreement, I finally feel hopeful about the future."

BROMLEY HOMELESS

TRUSTEES' REPORT

Challenge negative attitudes towards homelessness by raising awareness and giving a voice to those experiencing it.

Partnership working is crucial for Bromley Homeless to carry out its work daily and we are stronger by working collaboratively. This enables us to leverage shared resources, funding, expertise, and networks to maximise impact and expand our reach within the community. This also helps gain access to specialised knowledge and skills. During the period we have worked in partnership with a wide range of organisations including:

- United Reform Church Bromley
- Change Grow Live (Drug and Alcohol Services)
- Housing Justice
- London Borough of Bromley Housing Options (& Rough Sleeping Services)
- DWP outreach workers
- Bromley Police, Fire and Ambulance services
- Bromley GP Alliance
- Bromley GP Social Prescribers
- Lewisham Refugee and Migrant Network
- Citizens Advice Bromley
- Bromley Borough Foodbank
- PRU Hospital
- Churches together Bromley and Orpington
- Orpington 1st
- Bromley Hygiene Bank
- BCC Bromley
- Clarion Futures
- Bromley Relief in Need (BRIN)
- Bank of America (Bromley Branch)
- Millwall FC
- Bromley FC
- Oxleas Mental Health Teams
- Bromley Baptist Church
- Rotary Club
- Foresters Financial
- Keston Mosque
- Rhest (London Regional Homeless Engagement with substance use treatment team)
- ThamesReach (South East Region Outreach Team)

By joining forces with likeminded organisations, we can amplify our voice and influence, leading to a greater collective impact.

Future plans

We are operating in a period of economic uncertainty and a housing crisis. Sadly, this is driving up the number of individuals seeking help from Bromley Homeless. We strive to help any individual with a connection to Bromley in need of holistic services to not just house in the short term but end the cycle of homelessness and create long term stability. However, with increasing need, so increases our costs. Therefore, in this context our focus for the year ahead will be:

- setting our fundraising strategy to meet our need and managing our resources to deliver the best possible services we can.
- Setting our prevention strategy and aligning our services.
- Relaunching our hosted accommodation service with renewed effort to attract more amazing hosted.

Financial review

Bromley Homeless income increased compared to the prior year to £432,533. This is primarily as a result of grants received for the Night Shelter transformation project, as well as funding to run the new Night Shelter in the current and forthcoming years.

We were able to secure additional income to deliver these services in the current year, thanks to the much welcome support of our regular donors, churches, trusts and foundations and a grant from the Department of Levelling Up, Housing and Communities. We were also delighted to be awarded £100,000 of capital funding for the night shelter transformation project. These funds were unspent in the year and carried forward to be spent during the 2025 financial year.

A significant portion of our expenditure was spent on converting a 2 bedroom flat into a 5 bedroom static night shelter. We were delighted to welcome our first clients in Winter 2024. Thanks to the much welcome support of our regular donors, churches, trusts and foundations and a grant from the Department of Levelling Up, Housing and Communities (now Ministry of Housing, Communities and Local Government), we had sufficient funding to run the Night Shelter in the current financial year.

After expenditure, the charity result was a surplus of £92,221 (2024: Surplus £15,069). However, this is in fact made up a loss on restricted funds of £8,195 as we spent down money received in prior years for specific purposes and a surplus on unrestricted funds of £100,416.

We continue to look for ways to increase our income to expand our capacity to meet growing need in a sustainable way.

Reserves policy

The unrestricted funds of the charity are expendable at the discretion of the Board of Trustees in furtherance of the objects of the charity. In order to mitigate the risk of fluctuating income levels from voluntary sources and in order to ensure maintenance of essential services for beneficiaries, the trustees have established a policy of holding a minimum level of free reserves (being the total of unrestricted funds).

BROMLEY HOMELESS

TRUSTEES' REPORT

The Trustees have therefore determined that free reserves shall be maintained at a level of between 10 and 14 months of budgeted expenditure. This is approximately £200,000 to £280,000 based on a rolling 12-month budget. As at 30 June 2025 the charity held free reserves of £277,850 (2024: £177,434), being the unrestricted reserves of the charity. We have managed to increase our unrestricted funds during the year as all staff costs have been met from restricted funding, thus we are pleased to report that the level of free reserves is now within our budgeted expenditure.

Structure, governance and management

The Governing Document of the charity is its Constitution dated 28th November 2019 following its conversion to a Charitable Incorporated Organisation (CIO).

The governing body is the Board of Trustees. The Trustees have control of the charity and its property and funds. Trustees are appointed by the members at the Annual General Meeting or co-opted during the year by existing Trustees of the charity. The existing Trustees seek new trustees and if suitable introduce them to the existing Board. On appointment the process is explained to new trustees and they are acquainted with the current position.

The Trustees meet regularly throughout the year to consider the operations, activities and performance; policies and risk management; and fund-raising and reserves. The day-to-day administration is delegated to the staff team, led by Kim Sutton as Services Manager.

Trustees' responsibilities

The Trustees are responsible for preparing the Annual report and the financial statements in accordance with applicable law and regulations.

Charity law requires the Trustees to prepare financial statements for each financial year in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). Under charity law the Trustees must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources, including the income and expenditure, of the charity for that period.

BROMLEY HOMELESS
TRUSTEES' REPORT

In preparing these financial statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

The Trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the charity's transactions and disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

On behalf of the Board



Julia Poulter
Chair

Date: 11 February 2026

BROMLEY HOMELESS

INDEPENDENT EXAMINER'S REPORT ON THE ACCOUNTS FOR THE YEAR ENDED 30 JUNE 2025

Report of the independent examiner to the Trustees of Bromley Homeless CIO (registered charity number 1186655) on the accounts for the year ended 30 June 2025 set out on pages 15 to 21 which have been prepared under historical cost accounting policies.

Respective Responsibilities of Trustees and Examiner

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

It is my responsibility to:

- Examine the accounts under section 145 of the Charities Act;
- Follow the procedure laid down in the general Directions given by the Charity Commission under section 145 (5)(b) of the Charities Act; and
- State whether particular matters have come to my attention.

Basis of Independent examiner's statement

My examination was carried out in accordance with general directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts and seeking explanations from the trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently no opinion is given as to whether the accounts present a 'true and fair' view and the report is limited to those matters set out in the statement below.

Independent Examiner's statement

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

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

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



Dunstanette Kuti

Independent Examiner

Date: 13/04/2026

BROMLEY HOMELESS

STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 30 JUNE 2025

	Note	<u>2025</u> <u>Unrestricted</u> <u>£</u>	<u>2025</u> <u>Restricted</u> <u>£</u>	<u>2025</u> <u>Total</u> <u>£</u>	<u>2024</u> <u>Total</u> <u>£</u>
INCOME FROM:					
Donations		49,775	-	49,775	53,293
Grants		30,943	125,348	156,291	86,463
Government grants		-	200,000	200,000	116,297
Donations - Churches		3,573	-	3,573	3,788
Fundraising events		16,498	-	16,498	7,524
Bank interest		6,396	-	6,396	5,171
TOTAL INCOME		107,184	325,348	432,533	272,536
EXPENDITURE ON:					
Raising funds		-	9,541	9,541	18,136
Charitable activities	5	6,768	324,002	330,771	239,331
TOTAL EXPENDITURE		6,678	333,543	340,311	257,467
Surplus/(Deficit)		100,416	(8,195)	92,221	15,069
Transfers between funds		-	-	-	-
Funds brought forward		177,434	128,561	305,995	290,926
Funds carried forward		277,850	120,366	398,216	305,995

All activities are continuing.

All recognised gains and losses are included in the statement of financial activities.

The notes on pages 15 to 21 form part of these financial statements.

BROMLEY HOMELESS

BALANCE SHEET AS AT 30 JUNE 2025

	NOTES	2025 £	2024 £
CURRENT ASSETS			
Amounts Receivable	6	-	-
Cash at Bank and in Hand		<u>399,546</u>	<u>307,186</u>
		399,546	307,186
CURRENT LIABILITIES			
Creditors and Accruals	7	<u>(1,330)</u>	<u>(1,191)</u>
NET CURRENT ASSETS		<u>398,216</u>	<u>305,995</u>
NET ASSETS		398,216	305,995
ACCUMULATED FUNDS			
Restricted	9	120,366	128,561
Unrestricted	9	277,850	177,434
TOTAL FUNDS		398,216	305,995

The notes on pages 15 to 21 form part of these financial statements.

These financial statements were approved by the Board and authorised for issue on 11 February 2026 and signed on their behalf by:



Julia Poulter
Chair



Angela Short
Vice Chair

BROMLEY HOMELESS

NOTES TO THE ACCOUNTS 30 JUNE 2025

1. Constitution and Status

The charity is an incorporated public benefit entity and registered with the Charity Commission, charity number 1186655.

2. Accounting Policies

Basis of Accounting

The financial statements have been prepared under the historical cost convention in accordance with the Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102), with the Charities Act 2011 and UK Generally Accepted Accounting Practice.

The charity constitutes a public benefit entity as defined by FRS 102.

The financial statements have been prepared on a going concern basis. Trustees have considered the level of cash reserves and analysed future cashflows and commitments and do not consider there to be any material uncertainty in the charity's ability to continue the foreseeable future, being a period of at least 12 months from the date of signing these financial statements.

Income

All incoming resources are included in the Statement of Financial Activities (SoFA) when the charity is legally entitled to the income after any performance conditions have been met, the amount can be measured reliably and it is probable that the income will be received. Charitable donations are accounted for on a cash basis. Income identified as being received for a restricted purpose or activity is recognised separately within restricted funds. Interest is shown gross and is accounted for in the period to which it relates.

Expenditure

All expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all costs related to the category.

Expenditure is recognised where there is a legal or constructive obligation to make payments to third parties, it is probable that the settlement will be required and the amount of the obligation can be measured reliably.

It is categorised under the following expenditure headings:

- Raising funds; these relate to fundraising costs.
- Charitable activities; these include the costs of service provision and the costs of administering the charity inclusive of support and governance costs.

Support and governance costs are those that assist the work of the charity but do not directly represent charitable activities. They are incurred directly in support of expenditure on the objects of the charity. Governance costs are those incurred in the governance of the charity and primarily associated with the constitution and statutory requirements. All support and governance costs are allocated to charitable activities.

BROMLEY HOMELESS

NOTES TO THE ACCOUNTS 30 JUNE 2025

2. Accounting Policies (cont.)

Pensions

The charity complies with the requirements of the Pensions Regulator. Staff are enrolled in the National Employment Savings Trust (NEST) and the Charity contributes towards their pension in accordance with current legislation.

Taxation

The charity is not subject to taxation on income arising from its ordinary activities.

Funds

Unrestricted income funds 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 which are to be used in accordance with specific restrictions imposed by donors or which have been raised by the charity for particular purposes.

The charity has restricted funds as set out in note 9.

3. Staff Costs

	2025	2024
	£	£
Salaries	112,057	96,007
Employers National Insurance	3,254	1,677
Pension costs	<u>2,194</u>	<u>1,660</u>
Total	<u>117,505</u>	<u>99,334</u>

As at 30 June 2025 the charity had 6 members of staff (1 full time and 5 part time) (2024: 5) with an average of 6 during the year (2024: average of 5).

The charity's Employers NI liability is offset in part by the Employment Allowance contained in section 1(2)(a) of the National Insurance Contributions Act 2014.

4. Trustee Remuneration and Expenses

No remuneration or other benefits have been paid or are payable to any member of the executive committee or any trustee for this year or the previous year.

BROMLEY HOMELESS

NOTES TO THE ACCOUNTS 30 JUNE 2025

5. Charitable Activities

	<u>2025</u>			<u>2024</u>		
	<u>Unrestricted</u>	<u>Restricted</u>	<u>Total</u>	<u>Unrestricted</u>	<u>Restricted</u>	<u>Total</u>
	<u>£</u>	<u>£</u>	<u>£</u>	<u>£</u>	<u>£</u>	<u>£</u>
Salaries and pension	-	101,989	101,989	37,909	42,029	79,938
Staff related costs	-	3,807	3,807	-	1,093	1,093
Premises	-	37,704	37,704	-	34,813	34,813
Advice and Support	4,240	16,896	21,136	3,641	18,179	21,819
Emergency accommodation costs	2,528	159,251	161,780	-	97,492	97,492
Governance	-	4,356	4,356	-	4,175	4,175
	<u>6,678</u>	<u>324,002</u>	<u>330,771</u>	<u>41,550</u>	<u>197,781</u>	<u>239,331</u>

6. Amounts receivable

2025	2024
£	£

Income receivable

-

7. Creditors & Accruals

2025	2024
£	£

HMRC

-

Other creditors and accruals

1,330

Total

1,330**8. Analysis of Assets & Liabilities by category of Funds**

	<u>2025</u>			<u>2024</u>		
	<u>Unrestricted</u>	<u>Restricted</u>	<u>Total Funds</u>	<u>Unrestricted</u>	<u>Restricted</u>	<u>Total Funds</u>
Current Assets	277,850	121,696	399,546	177,434	129,752	342,118
Creditors & Accruals	-	(1,330)	(1,330)	-	(1,191)	(1,191)
Net Assets	<u>277,850</u>	<u>120,366</u>	<u>398,216</u>	<u>177,434</u>	<u>128,561</u>	<u>305,995</u>

BROMLEY HOMELESS

NOTES TO THE ACCOUNTS 30 JUNE 2025

9. Restricted Fund movements

<u>Funder</u>	<u>Opening</u> <u>£</u>	<u>Income</u> <u>£</u>	<u>Expenditure</u> <u>£</u>	<u>Transfers</u>	<u>Closing</u> <u>£</u>
Albert Hunt	-	10,000	(7,460)	-	2,540
Azelia Hall	-	1,000	-	-	1,000
City Bridge Trust	582	65,000	(65,641)	58	-
The Clothworkers Foundation	-	31,000	-	(31,000)	-
London Borough of Bromley	10,000	-	(10,000)	-	-
London Catalyst	63	-	-	(63)	-
Lottery Funding	-	3,939	(2,780)	-	1,159
Orpington 1st	143	-	-	-	143
Rotary clubs	976	-	-	-	976
Steel Group	425	-	-	-	425
DLUHC – NSTF Yr 1 Capital incubator 2022	19,684	-	(8,618)	(11,065)	-
MHCLG	-	100,000	(5,953)	11,123	105,170
United Reform Church	450	-	-	-	450
DLUHC – Shelter transformation (capital)	100,000	-	(133,528)	31,000	0
DLUHC – NSTF Yr3 Revenue 2024	(3,762)	100,000	(96,185)	(53)	-
Unite	-	1,000	-	-	1,000
L&Q	-	500	-	-	500
Help the Homeless	-	4,979	(4,554)	-	425
St Olave's Grammar School	-	3,770	-	-	3,770
Vintners	-	4,160	(1,352)	-	2,808
TOTAL	128,561	325,348	(333,543)	-	120,366

Transfers

Small transfers have been made between funds where there is commonality of purpose. This relates to support worker salary costs and counselling costs.

We are also extremely grateful for the unrestricted donations, church collections and grants received during the year which fund our vital core activities.

BROMLEY HOMELESS

NOTES TO THE ACCOUNTS 30 JUNE 2025

9. Restricted Fund movements (cont.)

Fund	Purpose
Albert Hunt	Counselling service
Azelia Hall	Shelter decoration
City Bridge Trust	£298,000 over five years (£72,740, £65,000, £60,260, £53,000, £47,000) towards the costs of the Community Engagement and Fundraising Officer, Services Manager and Support Worker, rental and AQS accreditation.
The Clothworkers Foundation	Shelter capital development
Help the Homeless	Shelter decoration
L&Q	Shelter decoration
London Borough of Bromley	Volunteer/community engagement officer
London Catalyst	Emergency hardship funds for clients
Lottery Funding	
Orpington 1st	Defibrillator
Rotary clubs	Hosted accommodation expenses
Steel Group	Fundraising, counselling, health & support
DLUHC – NSTF Yr 1 Capital incubator 2022	Capital incubator for shelter transformation
DLUHC – Shelter transformation (capital)	Shelter capital development
DLUHC – NSTF Yr3 Revenue 2024	Shelter/emergency accommodation – Funds were not received until July 2024 as such some costs were incurred prior to the year end resulting in a deficit before funds received.
MHCLG	Shelter running costs
United Reform Church	Client utilities
Unite	Food bank
St Olave's Grammar School	Shelter furniture
Vintners	Food bank

Bromley Homeless

England & Wales - Charity number 1186655

Accounts

BROMLEY HOMELESS CIO
Charity number 1186655
Formerly Bromley Churches Housing Action CIO



ANNUAL REPORT AND ACCOUNTS
FOR THE YEAR ENDED
30 June 2024

BROMLEY HOMELESS

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BROMLEY HOMELESS

TRUSTEES' REPORT

REFERENCE AND ADMINISTRATIVE DETAILS

Trustees

Julia Poulter (Chair)

Angela Short (Vice Chair)

Mark Johnson (Secretary) – resigned 30 April 2024

Ann Downes (Treasurer) – resigned 5 October 2023

Charles Middleton (Treasurer) – appointed 21 January 2024

David Ede

Sandra Taylor

Ian Scott

Rev'd Rachel Archer – resigned 10 November 2023

Kevin White – resigned 30 April 2024

Tarinee Pandey – resigned 30 April 2024

Eileen Hayes – appointed 31 July 2024

Cynthia Knowles – appointed 31 July 2024

Mark Killick – appointed 31 July 2024

Bankers

CAF Bank

25 Kings Hill Ave, Kings Hill, West Malling, ME19 4JQ.

Charity registration number

1186655

Independent Examiner

Dunstanette Kuti

Community Action Sutton

Granfers Community Centre

73-79 Oakhill Road

Sutton

SM1 3AA

**BROMLEY HOMELESS
TRUSTEES' REPORT
CHAIR'S STATEMENT**

Ask and it will be given to you; seek and you will find; knock and the door will be opened to you (Matthew 7:7) – this is indeed true of this year for Bromley Homeless charity. We are extremely grateful to the United Reform Church Bromley for working with us to develop our very own 5-bed permanent night shelter on their premises and I am so thankful for the trustees' vision and faith and the hard work of many volunteers working towards the winter opening.

This year the charity celebrated its 30th Birthday, being the anniversary of the establishment of the original charity Bromley Churches Housing Action (latterly LATCH), established by several churches and Churches Together in Bromley who saw a need to support members of the community suffering homelessness. It is a time to celebrate and reflect on all the achievements of the charity and the merged charity The Bromley Homeless Shelter. But it also saddening that, 30 years on, the charity is needed more than ever with many in our community facing the challenges of a cost-of-living crisis and an extreme shortage of affordable housing.

As a small charity, the difference that we are making to the community never fails to astound me and make me extremely proud. Proud of our staff, our counsellors, our volunteers, our hosts, our partnership work and most of all proud of our clients who have trusted us and worked with us to get their lives back on track. I thank each and everyone of them for being a valued member of the Bromley Homeless charity community.

As we look to the opening of the Night Shelter we are working hard to recruit more volunteers to support our services. We were delighted to welcome Simon Jeal to the team in September to drive recruitment, retention, training and co-ordination of volunteers. We hope that everyone who volunteers with us feels the sense of what a difference they are making and finds volunteering a rewarding experience.

We never want to turn anyone away but rising costs and the challenge of obtaining funding and donations is a risk the trustees need to constantly manage. I want to thank my fellow trustees for their diligent oversight of the charities finances and operations and their balanced approach to risk that has enabled us to deliver great things in a sustainable way.

I would like to thank each and every person who has supported Bromley Homeless over the period and enabled us to empower our clients to achieve life changing outcomes. As I look to the year ahead, I seek your continued support in these challenging times.



Julia Poulter, Chair

BROMLEY HOMELESS TRUSTEES' REPORT

The financial statements for the year ended 30 June 2024 have been prepared in accordance with the accounting policies set out on pages 17 and 18 and comply with the current statutory requirements and the Accounting and Reporting by Charities: Statement of Recommended Practice applicable in the UK and Republic of Ireland (FRS102) (effective 1 January 2019).

Objectives and activities

According to the charity's governing document the charity's objects are to work in accordance with Christian principles for the relief of poverty of homeless persons in the London Borough of Bromley, particularly by the provision of grants and short-term accommodation.

Following the merger in 2021 the strategy was redefined with our vision, mission and strategic focus for the next 5 years (2021 to 2026).

Our Vision

*A community where everyone has access to a decent home
and no one feels their only option is to sleep rough.*

Mission

As an expression of Christian faith, we provide support and positive intervention to empower anyone facing homelessness principally in the London Borough of Bromley to fulfil their desire for a safe and secure home and live a fulfilled life.

Strategic enablers

We recognise that to deliver our mission and strategic objectives we need an organisation with the right culture, infrastructure and governance. During this strategic period, we will focus in 3 key areas:

People

- Empowering our staff and volunteers and uniting the whole organisation post-merger.
- Embedding our values and behaviours and achieving a productive and inclusive culture.

Technology

- Strengthen our use of data to capture and measure impact and inform our decision making.
- Integrate and streamline our IT infrastructure to give our staff and volunteers the tools to deliver our mission.

Quality and efficiency

- Develop a clear person-centred pathway of connected services.
- Maintain and further drive quality, compliance, efficiency and continuous improvement of processes.

Our Values



We listen

We are approachable and listen without prejudice.



We care

We care about building long-lasting relationships with our clients and our compassionate approach promotes on-going, open communication that builds mutual respect and trust.



We empower

We believe in the value and potential of all people and we want to empower all to achieve ambitions and live fulfilled lives.



We collaborate

We know we can have a bigger impact when we work together.

Our values are synonymous with a verse in the letter to the Hebrews that challenges us to always show generous hospitality to everyone we encounter: Do not neglect to show hospitality to strangers, for by doing that some have entertained angels without knowing it. (Hebrews 13:2).

Achievements and performance

The trustees set strategic objectives to offer holistic core services to those who find themselves in homeless or at risk of homelessness.

1. Provide advice and advocacy to individuals over 18 to overcome a homeless situation
2. Provide timely and personalised support, encouragement and personal empowerment to end homelessness
3. Provide year-round emergency shelter, access to health and wellbeing services and food
4. Provide access to housing through supported housing and hosted accommodation, links with housing providers and private landlords
5. Prevent homelessness and challenge negative attitudes towards it by raising awareness of homelessness and giving a voice to those experiencing it.

Provide advice and advocacy to individuals over 18 to overcome a homeless situation

- We have welcomed 886 individuals to our services

BROMLEY HOMELESS TRUSTEES' REPORT

Bromley Homeless provides free, independent and confidential advice and support. The service is not a one size fits all service. We provide a range of services including telephone and web-based advice but our biggest impact is our face-to-face support.

Our primary objective is to empower our clients and work with them to achieve the best possible outcome and then ensure that we continue to be a trusted support once they are housed.

The Bromley Homeless Drop-in Service is vitally important for the rough sleepers of Bromley for several reasons. Firstly, it provides a safe, welcoming, compassionate and non-judgemental environment where individuals experiencing homelessness can access essential services such as hot drinks, food, clothing to wash and use hygiene facilities, contributing to the well-being and dignity of Bromley's rough sleepers.

Moreover, the service offers support and guidance to help individuals navigate the challenges of being homeless such as accessing Universal Credit, Housing Benefit, health care and housing assistance.

Additionally, the centre plays a crucial role in fostering a sense of community and belonging for those who may otherwise feel marginalised or isolated.

We have continued to work in partnership with Bromley Council Housing Options and DWP (Department for Work and Pensions) for representatives to provide a drop-in clinic in our service during the year.

We were delighted that our work, the impact and the difference that we are helping our clients to make to their own lives was recognised with this prestigious national award in November 2023.



Provide timely and personalised support, encouragement and personal empowerment to end homelessness

- 50 Homeless Support & Discussion Group sessions
- 300 one to one counselling sessions

Bromley Homeless plays an integral role in supporting and strengthening local community. BH provides a service that meets the needs of those that are seeking our help and support. We support and strengthen other community-based organisations by partnering with them to share our insight & how best to support those that are hard to reach.

Our advice & support service has a positive impact on the health and wellbeing of our clients, reducing stress and anxiety, preventing relationship breakdown, promoting wellbeing and empowering people to make wider positive changes to their lives. Our volunteers have a social impact within the community. We make access to public services more effective with our partnership working.

Peer support sessions are led by the clients and are free flowing. These sessions are about creating their community and own safe space to talk about the things that matter to them. Issues range from loneliness to drugs and the effects of homelessness on them as a community and individuals.

Access to one-to-one counselling is important for those who are rough sleeping because it can help address underlying issues associated with homelessness and its cycle that often contributes to their issue of homelessness. Bromley Homeless counsellors can provide emotional support and help individuals process trauma that has often led to their issues and offer coping strategies for dealing with the challenges of being homeless.



Provide year-round emergency shelter, access to health and wellbeing services and food

- 151 appointments with the Bromley Homeless medical team
- 50 Multi-disciplinary health sessions held
- 48 patients issued with prescriptions
- 20 Flu Jabs administered
- 1,126 bed nights of emergency accommodation to 20 individuals

Access to health and wellbeing services

We continue to be thankful for our amazing partnership with Bromley GP Alliance to access funding for a medical team to be based in the Bromley Homeless day service lead by Sarah Jackson (Lead Nurse) & Matt Gray (Care Coordinator).

Having an onsite medical service is vital for the health and wellbeing of rough sleepers for several important reasons. Firstly, rough sleepers often face significant barriers to accessing traditional health care services. We have seen clients with significant health issues exacerbated by delays in accessing proper medical care and timely treatment. Our team understand the impact that homelessness can have on mental and physical health and deliver a sensitive and comprehensive approach to clients' care.

Providing access to health services in a safe space that is familiar, accessible and trusted is more likely to enable rough sleepers and those experiencing homelessness to seek appropriate medical intervention.

The medical service enables preventative care including health screenings, immunisation, and treatment for common conditions such as infections, injuries, mental health issues and substance abuse.

By offering this service rough sleepers can get access to a healthcare professional, and they can receive ongoing support to manage their health conditions and get referrals to more specialised services when needed.

Year round-emergency shelter

We are acutely aware that people are not solely homeless in the winter. As such our strategy has clearly put us on the journey to delivering year-round emergency accommodation.

Last year Bromley Homeless embarked on an exploration of possible accommodation options and our prayers were answered. This year we were able to secure a 20-year lease on an existing two bed flat at the United Reformed Church Bromley, above our current offices which will be converted into a 5-bed night shelter to open Winter 2024.

During the year we have continued (as we have since the COVID pandemic) to deliver our night shelter in hotels in the borough. This year providing 1,126 bed nights of emergency accommodation to bring 20 individuals off the streets.

Provide access to housing through supported housing and hosted accommodation, links with housing providers and private landlords

- 10 clients housed with hosts
- 80 clients housed with private landlords (PRS)
- 4 clients supported into social housing
- 200 clients supported into Temporary Accommodation



During the year we housed 10 clients with our wonderful hosts who have selflessly given up rooms in their home to welcome someone who is homeless. No one should underestimate the lifechanging difference that hosting can make.

Our partnership working with the Rough Sleeping and Housing Options teams at the London Borough of Bromley (LBB) has grown from strength to strength. Members of the LBB team are regularly attending the service once a week and working alongside our case workers to help resolve issues.

Bromley Homeless provides a 12-month wrap-around support service. This is offered to all users of the service and we also offer it to the landlords as part of the sign up process. This service is crucial in stopping the cycle of homelessness. Bromley Homeless addresses the complex and diverse needs of the individuals experiencing homelessness by providing a holistic range of support tailored to each individual.

“ I never imagined I'd find a place where people truly cared about me, but Bromley Homeless Charity proved me wrong. Their hosted accommodation gave me the stability and support I desperately needed. Now that I've moved into my own shared rented agreement, I finally feel hopeful about the future. ”

BROMLEY HOMELESS

TRUSTEES' REPORT

Prevent homelessness and challenge negative attitudes towards it by raising awareness of homelessness and giving a voice to those experiencing it.

Partnership working is crucial for Bromley Homeless to carry out its work daily and we are stronger by working collaboratively. This enables us to leverage shared resources, funding, expertise, and networks to maximise impact and expand our reach within the community. This also helps gain access to specialised knowledge and skills.

During the period we have worked in partnership with a wide range of organisations including:

- United Reform Church Bromley
- Bromley Live Change Grow (Drug and Alcohol Services)
- Housing Justice
- London Borough of Bromley Rough Sleeper Team and Housing Options
- DWP outreach workers
- Bromley Police, Fire and Ambulance services
- Bromley GP Alliance
- Bromley GP Social Prescribers
- Lewisham Refugee and Migrant Network
- Citizens Advice Bromley
- Bromley Borough Foodbank
- PRU Hospital
- Churches together Bromley and Orpington
- Orpington 1st

We are extremely grateful for the ongoing support of the United Reform Church Bromley and the way they have worked with us to provide us with space in the church and the partnership to develop our service offering.

By joining forces with likeminded organisations, we can amplify our voice and influence, leading to a greater collective impact.

Future plans

We are operating in a period of economic uncertainty and a housing crisis. Sadly, this is driving up the number of individuals seeking help from Bromley Homeless. We strive to help any individual with a connection to Bromley in need with holistic services to not just house in the short term but end the cycle of homelessness and create long term stability. However, with increasing need, so increases our costs and however the uncertain economic climate is impacting on the ability to generate unrestricted donations.

Future plans (cont')

With this context during the next year we will:

- Deliver our shelter transformation project opening our emergency night shelter in Winter 2024;
- Revisiting our 5 year strategy to ensure that this remains fit for purpose and achievable in the current climate;
- Increase our engagement with the community to highlight the vital work of Bromley Homeless; and
- Work harder to attract unrestricted funding.

Financial review

Bromley Homeless income decreased compared to the prior year to £267,364. This is as a result of the prior period being an extended 18-month period due to the change in our financial year end.

We were able to secure additional income to deliver these services in the current year, thanks to the much welcome support of our regular donors, churches, trusts and foundations and a grant from the Department of Levelling Up, Housing and Communities. We were also delighted to be awarded £100,000 of capital funding for the night shelter transformation project. These funds were unspent in the year and carried forward to be spent during the 2025 financial year.

After expenditure, the charity result was a surplus of £15,069 (2023: Surplus £49,170). However, this is in fact made up a loss on restricted funds of £34,932 as we spent down money received in prior years for specific purposes and a surplus on unrestricted funds of £50,001.

We continue to look for ways to increase our income so as to expand our capacity to meet growing need in a sustainable way.

Reserves policy

The unrestricted funds of the charity are expendable at the discretion of the Board of Trustees in furtherance of the objects of the charity. In order to mitigate the risk of fluctuating income levels from voluntary sources and in order to ensure maintenance of essential services for beneficiaries, the trustees have established a policy of holding a minimum level of free reserves (being the total of unrestricted funds).

The Trustees have therefore determined that free reserves shall be maintained at a level of between 10 and 14 months of budgeted expenditure. This is approximately £200,000 to £280,000 based on a rolling 12-month budget. As at 30 June 2024 the charity held free reserves of £177,434 (2023: £127,433), being the unrestricted reserves of the charity. We have managed to increase our unrestricted funds during the year due to some staff costs being met from restricted funding, however our free reserves remain below target. We are actively seeking unrestricted donations to replenish our unrestricted reserves and ensure that we have adequate reserves to mitigate risks.

Structure, governance and management

The Governing Document of the charity is its Constitution dated 28th November 2019 following its conversion to a Charitable Incorporated Organisation (CIO).

The governing body is the Board of Trustees. The Trustees have control of the charity and its property and funds. Trustees are appointed by the members at the Annual General Meeting or co-opted during the year by existing Trustees of the charity. The existing Trustees seek new trustees and if suitable introduce them to the existing Board. On appointment the process is explained to new trustees and they are acquainted with the current position.

The Trustees meet regularly throughout the year to consider the operations, activities and performance; policies and risk management; and fund-raising and reserves. The day-to-day administration is delegated to the staff team, led by Kim Sutton as Services Manager.

Trustees' responsibilities

The Trustees are responsible for preparing the Annual report and the financial statements in accordance with applicable law and regulations.

Charity law requires the Trustees to prepare financial statements for each financial year in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). Under charity law the Trustees must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources, including the income and expenditure, of the charity for that period.

In preparing these financial statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

The Trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the charity's transactions and disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

On behalf of the Board



Julia Poulter
Chair

Date: 25th January 2025

BROMLEY HOMELESS

INDEPENDENT EXAMINER'S REPORT ON THE ACCOUNTS FOR THE YEAR ENDED 30 JUNE 2024

Report of the independent examiner to the Trustees of Bromley Homeless CIO (registered charity number 1186655) on the accounts for the year ended 30 June 2024 set out on pages 15 to 21 which have been prepared under historical cost accounting policies.

Respective Responsibilities of Trustees and Examiner

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

It is my responsibility to:

- Examine the accounts under section 145 of the Charities Act;
- Follow the procedure laid down in the general Directions given by the Charity Commission under section 145 (5)(b) of the Charities Act; and
- State whether particular matters have come to my attention.

Basis of Independent examiner's statement

My examination was carried out in accordance with general directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts and seeking explanations from the trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently no opinion is given as to whether the accounts present a 'true and fair' view and the report is limited to those matters set out in the statement below.

Independent Examiner's statement

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

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

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



Dunstanette Kuti FCCA

Independent Examiner

Date: 14/02/2025

BROMLEY HOMELESS

STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 30 JUNE 2024

	Note	<u>2024</u> <u>Unrestricted</u> £	<u>2024</u> <u>Restricted</u> £	<u>2024</u> <u>Total</u> £	<u>2023</u> <u>Total</u> £
INCOME FROM:					
Donations		53,293	-	53,293	43,875
Grants		21,775	64,688	86,463	84,459
Government grants		-	116,297	116,297	255,627
Donations - Churches		3,788	-	3,788	10,250
Fundraising events		7,524	-	7,524	18,069
Bank interest		5,171	-	5,171	2,470
TOTAL INCOME		91,551	180,985	272,536	414,750
EXPENDITURE ON:					
Raising funds		-	18,136	18,136	6,647
Charitable activities	5	41,550	197,781	239,331	358,933
TOTAL EXPENDITURE		41,550	215,917	257,467	365,580
Surplus/(Deficit)		50,001	(34,932)	15,069	49,170
Transfers between funds		-	-	-	-
Funds brought forward		127,433	163,493	290,926	241,756
Funds carried forward		177,434	128,561	305,995	290,926

All activities are continuing.

All recognised gains and losses are included in the statement of financial activities.

The notes on pages 15 to 21 form part of these financial statements.

BROMLEY HOMELESS

BALANCE SHEET AS AT 30 JUNE 2024

	NOTES	2024 £	2023 £
CURRENT ASSETS			
Amounts Receivable	6	-	-
Cash at Bank and in Hand		<u>307,186</u>	<u>291,422</u>
		307,186	291,422
CURRENT LIABILITIES			
Creditors and Accruals	7	<u>(1,191)</u>	<u>(496)</u>
NET CURRENT ASSETS			
		<u>305,995</u>	<u>290,926</u>
NET ASSETS			
		305,995	290,926
ACCUMULATED FUNDS			
Restricted	9	128,561	163,493
Unrestricted	9	177,434	127,433
TOTAL FUNDS			
		305,995	290,926

The notes on pages 15 to 21 form part of these financial statements.

These financial statements were approved by the Board and authorised for issue on 25th January 2025 and signed on their behalf by:



Julia Poulter
Chair



Angela Short
Vice Chair

BROMLEY HOMELESS

NOTES TO THE ACCOUNTS 30 JUNE 2024

1. Constitution and Status

The charity is an incorporated public benefit entity and registered with the Charity Commission, charity number 1186655.

2. Accounting Policies

Basis of Accounting

The financial statements have been prepared under the historical cost convention in accordance with the Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102), with the Charities Act 2011 and UK Generally Accepted Accounting Practice.

The charity constitutes a public benefit entity as defined by FRS 102.

The financial statements have been prepared on a going concern basis. Trustees have considered the level of cash reserves and analysed future cashflows and commitments and do not consider there to be any material uncertainty in the charity's ability to continue the foreseeable future, being a period of at least 12 months from the date of signing these financial statements.

Income

All incoming resources are included in the Statement of Financial Activities (SoFA) when the charity is legally entitled to the income after any performance conditions have been met, the amount can be measured reliably and it is probable that the income will be received. Charitable donations are accounted for on a cash basis. Income identified as being received for a restricted purpose or activity is recognised separately within restricted funds. Interest is shown gross and is accounted for in the period to which it relates.

Expenditure

All expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all costs related to the category.

Expenditure is recognised where there is a legal or constructive obligation to make payments to third parties, it is probable that the settlement will be required and the amount of the obligation can be measured reliably.

It is categorised under the following expenditure headings:

- Raising funds; these relate to fundraising costs.
- Charitable activities; these include the costs of service provision and the costs of administering the charity inclusive of support and governance costs.

Support and governance costs are those that assist the work of the charity but do not directly represent charitable activities. They are incurred directly in support of expenditure on the objects of the charity. Governance costs are those incurred in the governance of the charity and primarily associated with the constitution and statutory requirements. All support and governance costs are allocated to charitable activities.

BROMLEY HOMELESS

NOTES TO THE ACCOUNTS 30 JUNE 2024

2. Accounting Policies (cont.)

Pensions

The charity complies with the requirements of the Pensions Regulator. Staff are enrolled in the National Employment Savings Trust (NEST) and the Charity contributes towards their pension in accordance with current legislation.

Taxation

The charity is not subject to taxation on income arising from its ordinary activities.

Funds

Unrestricted income funds 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 which are to be used in accordance with specific restrictions imposed by donors or which have been raised by the charity for particular purposes.

The charity has restricted funds as set out in note 9.

3. Staff Costs

	2024	2023
	£	£
Salaries	96,007	110,795
Employers National Insurance	1,677	965
Pension costs	<u>1,660</u>	<u>1,750</u>
Total	<u>99,344</u>	<u>113,511</u>

As at 30 June 2024 the charity had 5 members of staff (1 full time and 4 part time) (2023: 5) with an average of 5 during the year (2023: average of 4).

The charity's Employers NI liability is offset in part by the Employment Allowance contained in section 1(2)(a) of the National Insurance Contributions Act 2014.

4. Trustee Remuneration and Expenses

No remuneration or other benefits have been paid or are payable to any member of the executive committee or any trustee for this year or the previous year.

BROMLEY HOMELESS

NOTES TO THE ACCOUNTS 30 JUNE 2024

5. Charitable Activities

	<u>2024</u>			<u>18 month period ended 30 June</u>		
	<u>Unrestricted</u>	<u>Restricted</u>	<u>Total</u>	<u>Unrestricted</u>	<u>Restricted</u>	<u>Total</u>
	<u>£</u>	<u>£</u>	<u>£</u>	<u>£</u>	<u>£</u>	<u>£</u>
Salaries and pension	37,909	42,029	79,938	73,412	35,190	108,602
Staff related costs	-	1,093	1,093	2,410	323	2,733
Premises	-	34,813	34,813	27,358	10,371	37,729
Advice and Support	3,641	18,179	21,819	11,877	36,020	47,897
Emergency accommodation costs	-	97,492	97,492	5,271	153,835	159,106
Governance	-	4,175	4,175	1,991	875	2,866
	<u>41,550</u>	<u>197,781</u>	<u>239,331</u>	<u>122,319</u>	<u>236,614</u>	<u>358,933</u>

6. Amounts receivable

2024 2023

£ £

Income receivable

- -

7. Creditors & Accruals

2024 2023

£ £

HMRC

- -

Other creditors and accruals

1,191 496

Total

1,191 496**8. Analysis of Assets & Liabilities by category of Funds**

	2024			2023		
	Unrestricted	Restricted	Total Funds	Unrestricted	Restricted	Total Funds
Current Assets	177,434	129,752	342,118	127,929	163,493	290,429
Creditors & Accruals	-	(1,191)	(1,191)	(496)	-	(496)
Net Assets	<u>177,434</u>	<u>128,561</u>	<u>305,995</u>	<u>127,433</u>	<u>163,493</u>	<u>290,926</u>

BROMLEY HOMELESS

NOTES TO THE ACCOUNTS 30 JUNE 2024

9. Restricted Fund movements

<u>Funder</u>	<u>Opening</u> <u>£</u>	<u>Income</u> <u>£</u>	<u>Expenditure</u> <u>£</u>	<u>Transfers</u>	<u>Closing</u> <u>£</u>
BTSE – Innovation fund	2,561	5,133	(7,950)	256	-
City Bridge Trust	12,133	54,555	(64,186)	(1,920)	582
London Borough of Bromley	10,000	-	-	-	10,000
London Catalyst	595	-	(532)	-	63
Orpington 1st	143	-	-	-	143
Rotary clubs	2,322	-	(1,347)	-	976
Steel Group	9,903	-	(9,272)	(206)	425
DLUHC – NSTF Yr 1 Capital incubator 2022	29,930	-	(10,246)	-	19,684
DLUHC - NSTF Yr2 Revenue 2023	95,446	-	(96,243)	797	-
United Reform Church	460	-	(10)	-	450
DLUHC – Shelter transformation (capital)		100,000	-	-	100,000
DLUHC – NSTF Yr3 Revenue 2024	-	-	(3,762)	-	(3,762)
Housing Justice – spring transition	-	16,297	(17,119)	823	-
Clarion		5,000	(5,250)	250	-
TOTAL	163,493	180,985	(215,917)	-	128,561

Transfers

Small transfers have been made between funds where there is commonality of purpose. This relates to support worker salary costs and counselling costs.

We are also extremely grateful for the unrestricted donations, church collections and grants received during the year which fund our vital core activities.

BROMLEY HOMELESS

NOTES TO THE ACCOUNTS 30 JUNE 2024

9. Restricted Fund movements (cont.)

Fund	Purpose
BTSE - Innovation Fund	Costs associated with running MDT clinic and health and counselling service
London Catalyst	Emergency hardship funds for clients
London Borough of Bromley	Volunteer/community engagement officer
City Bridge Trust	£298,000 over five years (£72,740, £65,000, £60,260, £53,000, £47,000) towards the costs of the Community Engagement and Fundraising Officer, Services Manager and Support Worker, rental and AQS accreditation.
Orpington 1st	Defibrillator
DLUHC – NSTF Yr 1 Capital incubator 2022	Capital incubator for shelter transformation
DLUHC - NSTF Yr2 Revenue 2023	Shelter/emergency accommodation
DLUHC – Shelter transformation (capital)	Shelter capital development
DLUHC – NSTF Yr3 Revenue 2024	Shelter/emergency accommodation – Funds were not received until July 2024 as such some costs were incurred prior to the year end resulting in a deficit before funds received.
HJ - Spring transition	Transition of night shelter guests during spring period
Rotary clubs	Hosted accommodation expenses
Steel Group	Fundraising, counselling, health & support
URC	Client utilities
Clarion	Counselling service

Bromley Homeless

England & Wales - Charity number 1186655

Accounts

BROMLEY HOMELESS CIO
Charity number 1186655
Formerly Bromley Churches Housing Action CIO



ANNUAL REPORT AND ACCOUNTS
FOR THE 18 MONTH PERIOD ENDED
30 June 2023

BROMLEY HOMELESS

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14	Report of the independent examiner
15	Statement of financial activities
16	Balance sheet
17	Notes to the accounts

BROMLEY HOMELESS

TRUSTEES' REPORT

REFERENCE AND ADMINISTRATIVE DETAILS

Trustees

Julia Poulter (Chair)

Angela Short (Vice Chair)

Felix Corley (Secretary) – resigned 18 May 2023

Mark Johnson (Secretary – from 18 May 2023) – appointed 2nd August 2022

Ann Downes (Treasurer) – resigned 5 October 2023

David Ede

Rev'd Rachel Archer – resigned 10 November 2023

Kevin White – appointed 2 August 2022

Tarinee Pandey – appointed 24 May 2022

Sandra Taylor – appointed 18 January 2023

Ian Scott – appointed 18 May 2023

Bankers

CAF Bank

25 Kings Hill Ave, Kings Hill, West Malling, ME19 4JQ.

Charity registration number

1186655

Independent Examiner

Dunstanette Kuti

Community Action Sutton

Granfers Community Centre

73-79 Oakhill Road

Sutton

SM1 3AA

**BROMLEY HOMELESS
TRUSTEES' REPORT
CHAIR'S STATEMENT**

As a small charity, the difference that we are making to the community never fails to astound me and make me extremely proud. Proud of our staff, our counsellors, our volunteers, our hosts, our partnership work and most of all proud of our clients who have trusted us and worked with us to get their lives back on track.

We have celebrated many successes in the period. We have for many years been grateful for the support and partnership working with Bromley GP Alliance and in January 2022 we were delighted to welcome Sarah Jackson, Nurse Practitioner and Matt Gray, Care Co-ordinator to work in our services. Sadly, across the country homeless people face significant health inequalities and poorer health outcomes than the rest of society. I am humbled that our small service can achieve such a powerful partnership to enable better health and wellbeing for our clients.

Mental health issues are deeply connected to the trauma and adversity people who are homeless face. We are delighted to have secured funding from various sources through the period to continue to provide both one-to-one counselling and peer support group counselling services for our clients.

Our focus remains on delivering streamlined, holistic and year-round person-centred services to those in the borough who are homeless or at risk of homelessness as well as focus on homelessness prevention, however we are operating in extremely challenging times. The number of individuals walking through our doors, being referred to us from other agencies, calling, emailing or contacting us on social media is higher than ever. We never want to turn anyone away but rising costs and the challenge of obtaining funding and donations is a risk the trustees need to constantly manage.

The lack of affordable housing in our borough is a real threat to achieving our vision of a community where everyone has access to a decent home and no one feels their only option is to sleep rough. But we have a fantastic opportunity to create a year-round emergency accommodation shelter in partnership with the United Reform Church Bromley. We continue to seek God's wisdom as we look to advance the legalities and practical development over the coming year.

I would like to thank each and every person who has supported Bromley Homeless over the period and enabled us to empower our clients to achieve life changing outcomes. As I look to the year ahead, I seek your continued support in these challenging times.



Julia Poulter, Chair

BROMLEY HOMELESS TRUSTEES' REPORT

This report covers an 18-month period following the change of our financial year end to allow for clearer reporting and cut off of winter shelter activities and associated grants.

The prior year result includes the donation of the assets of The Bromley Homeless Shelter on 7th April 2021 following the Charity Commission formal approval of the merger of Bromley Churches Housing Action CIO with The Bromley Homeless Shelter CIO by way of a transfer of assets and liability from The Bromley Homeless Shelter to Bromley Churches Housing Action. The charity subsequently changed its name and rebranded as Bromley Homeless.

The financial statements have been prepared in accordance with the accounting policies set out on pages 18 and 19 and comply with the current statutory requirements and the Accounting and Reporting by Charities: Statement of Recommended Practice applicable in the UK and Republic of Ireland (FRS102) (effective 1 January 2019).

Objectives and activities

According to the charity's governing document the charity's objects are to work in accordance with Christian principles for the relief of poverty of homeless persons in the London Borough of Bromley, particularly by the provision of grants and short-term accommodation.

Following the merger in 2021 the strategy was redefined with our vision, mission and strategic focus for the next 5 years (2021 to 2026).

Our Vision

*A community where everyone has access to a decent home
and no one feels their only option is to sleep rough.*

Mission

As an expression of Christian faith we provide support and positive intervention to empower anyone facing homelessness principally in the London Borough of Bromley to fulfil their desire for a safe and secure home and live a fulfilled life.

Strategic enablers

We recognise that to deliver our mission and strategic objectives we need an organisation with the right culture, infrastructure and governance. During this strategic period, we will focus in 3 key areas:

People

- Empowering our staff and volunteers and uniting the whole organisation post-merger.
- Embedding our values and behaviours and achieving a productive and inclusive culture.

Technology

- Strengthen our use of data to capture and measure impact and inform our decision making.
- Integrate and streamline our IT infrastructure to give our staff and volunteers the tools to deliver our mission.

Quality and efficiency

- Develop a clear person-centred pathway of connected services.
- Maintain and further drive quality, compliance, efficiency and continuous improvement of processes.

Our Values



We listen

We are approachable and listen without prejudice.



We care

We care about building long-lasting relationships with our clients and our compassionate approach promotes on-going, open communication that builds mutual respect and trust.



We empower

We believe in the value and potential of all people and we want to empower all to achieve ambitions and live fulfilled lives.



We collaborate

We know we can have a bigger impact when we work together.

Our values are synonymous with a verse in the letter to the Hebrews that challenges us to always show generous hospitality to everyone we encounter: Do not neglect to show hospitality to strangers, for by doing that some have entertained angels without knowing it. (Hebrews 13:2).

Achievements and performance

The trustees set strategic objectives to offer holistic core services to those who find themselves in homeless or at risk of homelessness.

1. Provide advice and advocacy to individuals over 18 to overcome a homeless situation
2. Provide timely and personalised support, encouragement and personal empowerment to end homelessness
3. Provide year-round emergency shelter, access to health and wellbeing services and food
4. Provide access to housing through supported housing and hosted accommodation, links with housing providers and private landlords
5. Prevent homelessness and challenge negative attitudes towards it by raising awareness of homelessness and giving a voice to those experiencing it.

Provide advice and advocacy to individuals over 18 to overcome a homeless situation

- We have welcomed 1,196 individuals to our services
- We have worked in partnership with Bromley Council Housing Options and DWP (Department for Work and Pensions) for them to provide a drop in clinics in our service

Bromley Homeless provides free, independent and confidential advice and support. The service is not a one size fits all service. We provide a range of services including telephone and web-based advice but our biggest impact is our face-to-face support.

Our primary objective is to empower our clients and work with them to achieve the best possible outcome and then ensure that we continue to be a trusted support once they are housed.

The Bromley Homeless Drop-in Service is vitally important for the rough sleepers of Bromley for several reason. Firstly, it provides a safe, welcoming, compassionate and non-judgemental environment where individuals experiencing homelessness can access essential services such as hot drinks, food, clothing to wash and use hygiene facilities, contributing to the well-being and dignity of Bromley's rough sleepers.

Moreover, the service offers support and guidance to help individuals navigate the challenges of being homeless such as accessing Universal Credit, Housing Benefit, health care and housing assistance. Additionally, the centre plays a crucial role in fostering a sense of community and belonging for those who may otherwise feel marginalised or isolated.

We were delighted that our work, the impact and the difference that we are helping our clients to make to their own lives was recognised with this prestigious national award in November 2023.



Provide timely and personalised support, encouragement and personal empowerment to end homelessness

- 50 Homeless Support & Discussion Group sessions
- 100 one to one counselling sessions

Bromley Homeless plays an integral role in supporting and strengthening local community. BH provides a service that meets the needs of those that are seeking our help and support. We support and strengthen other community-based organisations by partnering with them to share our insight & how best to support those that are hard to reach.

Our advice & support service has a positive impact on the health and wellbeing of our clients, reducing stress and anxiety, preventing relationship breakdown, promoting wellbeing and empowering people to make wider positive changes to their lives. Our volunteers have a social impact within the community. We make access to public services more effective with our partnership working.

Peer support sessions are led by the clients and are free flowing. These sessions are about creating their community and own safe space to talk about the things that matter to them. Issues range from loneliness to drugs and the effects of homelessness on them as a community and individuals.

Access to one-to-one counselling is important for those who are rough sleeping because it can help address underlying issues associated with homelessness and its cycle that often contributes to their issue of homelessness. Bromley Homeless counsellors can provide emotional support and help individuals process trauma that has often led to their issues and offer coping strategies for dealing with the challenges of being homeless.



Counselling Case Study

A young man came in who was clearly in distress and suffering from quite severe mental health issues. He had been street homeless for less than 2 weeks. There had been an argument at the family home between him and his family and he was told to leave, he was 19. He had been struggling with his mental health and hadn't taken his medication for several months. He was seen by our counsellor who assessed and had a one to one with him for over 90 minutes. He was then seen by the medical team and was given his prescription for his medication. He was seen and assessed by Bromley Housing Options who placed him into temporary accommodation, and we are still in support of him. He comes in every Thursday to the peer support sessions and for a one to one with our counsellor.

“ This charity has given me the opportunity to get my life on track. The support that they have shown me has been invaluable. There was a 12 month wait for access to mental health and counselling through my GP but Bromley Homeless Charity gave me a support program which started instantly.’ **”**

Provide year-round emergency shelter, access to health and wellbeing services and food

- 228 referrals to the Bromley Homeless medical team
- 42 patients issues with prescriptions
- 21 flu jabs administered
- 795 bednights of emergency accommodation to 30 individuals between 1 December 2022 and June 2023
- Volunteers batch cooked over 700 meals

Access to health and wellbeing services

We were delighted to work with Bromley GP Alliance to access funding for a medical team to be based in the Bromley Homeless day service and welcomed Sarah Jackson (Lead Nurse) & Matt Gray (Care Coordinator) to the team in January 2022.

Having an onsite medical service is vital for the health and wellbeing of rough sleepers for several important reasons. Firstly, rough sleepers often face significant barriers to accessing traditional health care services. We have seen clients with significant health issues exacerbated by delays in accessing proper medical care and timely treatment. Our team understand the impact that homelessness can have of mental and physical health and deliver a sensitive and comprehensive approach to clients care.

Providing access to health services in a safe space that is familiar, accessible and trusted is more likely to enable rough sleepers and those experiencing homelessness to seek appropriate medical intervention.

The medical service enables preventive care including health screenings, immunisation, and treatment for common conditions such as infections, injuries, mental health issues and substance abuse.

By offering this service rough sleepers can get access to a healthcare professional, and they can receive ongoing support to manage their health conditions and get referrals to more specialised services when needed.

Year round-emergency shelter

We are acutely aware that people are not solely homeless in the winter. As such our strategy has clearly put us on the journey to delivering year round emergency accommodation.

Bromley Homeless have embarked on an exploration of possible accommodation options when the possibility of exploring the conversion of the existing two bed flat at the United Reformed Church Bromley, above our current offices became available. This is an exciting opportunity for partnership working in the community.

The intention is to convert the existing two bedroom flat to five single room emergency accommodation units. We were delighted to be granted planning permission for the conversion late in 2023. The project will now continue in earnest during 2024.

Provide access to housing through supported housing and hosted accommodation, links with housing providers and private landlords

- 11 clients housed with hosts
- 48 clients housed with private landlords (PRS)
- 8 clients placed in social housing
- 26 clients placed into Temporary Accommodation



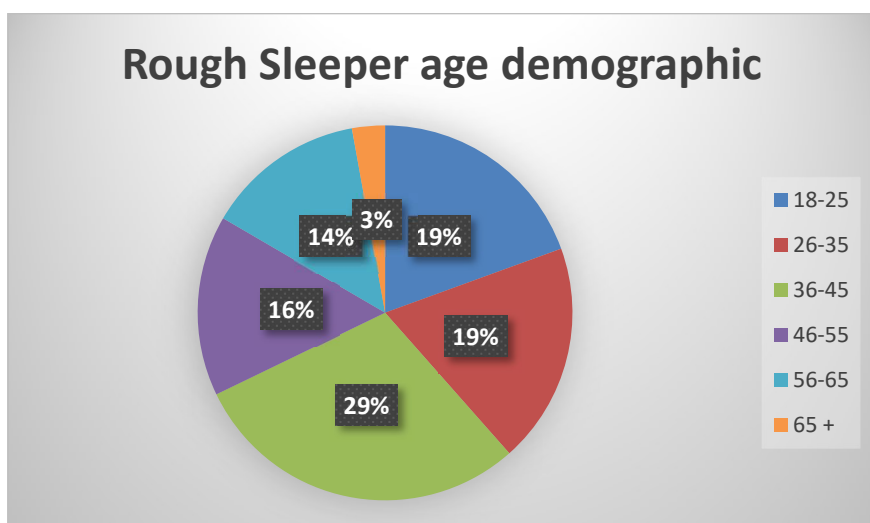
During the year we housed 11 clients with our wonderful hosts who have selflessly given up rooms in their home to welcome someone who is homeless and we should never underestimate the lifechanging difference that hosting can make.

Our partnership working with the Rough Sleeping and Housing Options teams at the London Borough of Bromley (LBB) has grown from strength to strength. Members of the LBB team are regularly attending the service once a week and working alongside our case workers to help resolve

issues.

We were delighted to be granted free access by the Greater London Authority (GLA) to the Language Line, this has been an invaluable service when supporting clients for whom English is not their first language. This has enabled us to work with LBB to assist clients filling in housing options forms.

Bromley Homeless provides a 12 month wrap-around support service. This is offered to all users of the service and we also offer it to the landlords as part of the sign up process. This service is crucial in stopping the cycle of homelessness. Bromley Homeless addresses the complex and diverse needs of the individuals experiencing homelessness by providing a holistic range of support tailored to each individual.



BROMLEY HOMELESS

TRUSTEES' REPORT

Prevent homelessness and challenge negative attitudes towards it by raising awareness of homelessness and giving a voice to those experiencing it.

Partnership working is crucial for Bromley Homeless to carry out its work daily and we are stronger by working collaboratively. This enables us to leverage shared resources, funding, expertise, and networks to maximise impact and expand our reach within the community. This also helps gain access to specialised knowledge and skills.

During the period we have worked in partnership with a wide range of organisations including:

- Housing Justice
- London Borough of Bromley Rough Sleeper Team and Housing Options
- Bromley GP Alliance
- Bromley GP Social Prescribers
- Lewisham Refugee and Migrant Network
- Citizens Advice Bromley
- PRU Hospital
- DWP outreach workers
- Churches together Bromley
- Orpington 1st

And we are extremely grateful for the ongoing support of the United Reformed Church Bromley.

By joining forces with likeminded organisations, we can amplify our voice and influence, leading to a greater collective impact.

Future plans

We are operating in a period of economic and political uncertainty. Sadly, this is driving up the number of individuals seeking help from Bromley Homeless. We strive to help all those in need with holistic services to not just house in the short term but end the cycle of homelessness and creating long term stability. However, with increasing need, so increases our costs and however the uncertain economic climate is impacting on the ability to generate unrestricted donations.

With this context during the next year we will:

- Continue our shelter transformation project with the aim of opening the emergency shelter ready for winter 2024 and provides a healthy, safe and dignified solution for our clients;
- Investigate funding options for the emergency shelter provision to ensure that this is financially sustainable prior to launch;
- Relaunch our hosted model with the aim of growing the number of hosts in the service and providing greater housing options to our clients;
- Increase our engagement with the community to highlight the vital work of Bromley Homeless; and
- Work harder to attract unrestricted funding.

BROMLEY HOMELESS TRUSTEES' REPORT

Financial review

Bromley Homeless income increased to £414,750 during the 18-month period to 30 June 2023. This is compared to income of £341,023 in the year ended 31 December 2021 which included the donation of assets of £172,275 following the merger with The Bromley Homeless Shelter.

The increase in income reflects the growing scale of Bromley Homeless charity following the merger in order to meet the needs of the community. We were able to secure additional income to deliver these services in the current year, thanks to the much welcome support of our regular donors, churches, trusts and foundations and a grant from the Department of Levelling Up, Housing and Communities.

After expenditure, the charity result was a surplus of £49,170 (2021: Surplus £178,235 including the donation of assets on merger). However, this is in fact made up a loss on unrestricted funds of £35,417 and a surplus on restricted funds of £84,587. The surplus on restricted funds arises due to funding received in advance of expenditure of particular purposes, mainly being the night shelter revenue funding for 2023 which this year was received in June.

The loss on unrestricted funds is a concern as like many charities, Bromley Homeless struggle to secure vital funding for core costs during this period of economic uncertainty. We continue to look for ways to increase our income so as to expand our capacity to meet growing need.

Reserves policy

The unrestricted funds of the charity are expendable at the discretion of the Board of Trustees in furtherance of the objects of the charity. In order to mitigate the risk of fluctuating income levels from voluntary sources and in order to ensure maintenance of essential services for beneficiaries, the trustees have established a policy of holding a minimum level of free reserves (being the total of unrestricted funds).

The Trustees have therefore determined that free reserves shall be maintained at a level of between 10 and 14 months of budgeted expenditure. This is approximately £135,000 to £190,000 based on a rolling 12 month budget. At 30 June 2023 the charity held free reserves of £127,433 (2021: £162,849), being the unrestricted reserves of the charity. We have needed to utilise unrestricted funds during the year on core activities. We are actively seeking unrestricted donations to replenish our unrestricted reserves and ensure that we have adequate reserves to mitigate risks.

Structure, governance and management

The Governing Document of the charity is its Constitution dated 28th November 2019 following its conversion to a Charitable Incorporated Organisation (CIO).

The governing body is the Board of Trustees. The Trustees have control of the charity and its property and funds. Trustees are appointed by the members at the Annual General Meeting or co-opted during the year by existing Trustees of the charity. The existing Trustees seek new trustees and if suitable introduce them to the existing Board. On appointment the process is explained to new trustees and they are acquainted with the current position.

BROMLEY HOMELESS TRUSTEES' REPORT

The Trustees meet regularly throughout the year to consider the operations, activities and performance; policies and risk management; and fund-raising and reserves. The day-to-day administration is delegated to the staff team, led by Kim Sutton as Services Manager.

Trustees' responsibilities

The Trustees are responsible for preparing the Annual report and the financial statements in accordance with applicable law and regulations.

Charity law requires the Trustees to prepare financial statements for each financial year in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). Under charity law the Trustees must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources, including the income and expenditure, of the charity for that period.

In preparing these financial statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

The Trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the charity's transactions and disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011.

They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

On behalf of the Board



Julia Poulter
Chair

Date: 24th January 2024

BROMLEY HOMELESS

INDEPENDENT EXAMINER'S REPORT ON THE ACCOUNTS FOR THE PERIOD ENDED 30 JUNE 2023

Report of the independent examiner to the Trustees of Bromley Homeless CIO (registered charity number 1186655) on the accounts for the period ended 30 June 2023 set out on pages 15 to 21 which have been prepared under historical cost accounting policies.

Respective Responsibilities of Trustees and Examiner

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

It is my responsibility to:

- Examine the accounts under section 145 of the Charities Act;
- Follow the procedure laid down in the general Directions given by the Charity Commission under section 145 (5)(b) of the Charities Act; and
- State whether particular matters have come to my attention.

Basis of Independent examiner's statement

My examination was carried out in accordance with general directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts and seeking explanations from the trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently no opinion is given as to whether the accounts present a 'true and fair' view and the report is limited to those matters set out in the statement below.

Independent Examiner's statement

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

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

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



Dunstanette Kuti

Independent Examiner

Date: 26th February 2024

BROMLEY HOMELESS

STATEMENT OF FINANCIAL ACTIVITIES FOR THE PERIOD ENDED 30 JUNE 2023

	Note	<u>2023</u> <u>Unrestricted</u> £	<u>2023</u> <u>Restricted</u> £	<u>18 Months</u> <u>2023</u> <u>Total</u> £	<u>Year</u> <u>2021</u> <u>Total</u> £
INCOME FROM:					
Donations		40,553	3,322	43,875	26,074
Grants		20,000	320,086	340,086	126,518
Donations - Churches		9,750	500	10,250	4,849
Fundraising events		18,069	-	18,069	11,060
Bank interest		2,470	-	2,470	247
Charity combination funds received from TBHS		-	-	-	172,275
TOTAL INCOME		90,842	323,908	414,750	341,023
EXPENDITURE ON:					
Raising funds		2,255	4,392	6,647	6,905
Charitable activities	5	122,319	236,614	358,933	155,883
TOTAL EXPENDITURE		124,574	241,006	365,580	162,788
Surplus/(Deficit)		(33,732)	82,902	49,170	178,235
Transfers between funds		(1,685)	1,685	-	-
Funds brought forward		162,850	78,906	241,756	63,521
Funds carried forward		127,433	163,493	290,926	241,756

All activities are continuing.

All recognised gains and losses are included in the statement of financial activities.

The notes on pages 15 to 21 form part of these financial statements.

BROMLEY HOMELESS
BALANCE SHEET AS AT 30 JUNE 2023

	NOTES	2023 £	2021 £
CURRENT ASSETS			
Amounts Receivable	6	-	12,096
Cash at Bank and in Hand		<u>291,422</u>	<u>244,643</u>
		291,422	256,739
CURRENT LIABILITIES			
Creditors and Accruals	7	<u>(496)</u>	<u>(14,983)</u>
NET CURRENT ASSETS		<u>290,926</u>	<u>241,756</u>
NET ASSETS		290,936	241,756
ACCUMULATED FUNDS			
Restricted	9	163,493	78,906
Unrestricted	9	127,433	162,850
TOTAL FUNDS		290,926	241,756

The notes on pages 15 to 21 form part of these financial statements.

These financial statements were approved by the Board and authorised for issue on 24 January 2024 and signed on their behalf by:



Julia Poulter
Chair



Angela Short
Vice Chair

BROMLEY HOMELESS

NOTES TO THE ACCOUNTS 30 JUNE 2023

1. Constitution and Status

The charity is an incorporated public benefit entity and registered with the Charity Commission, charity number 1186655.

2. Accounting Policies

Basis of Accounting

The financial statements have been prepared under the historical cost convention in accordance with the Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102), with the Charities Act 2011 and UK Generally Accepted Accounting Practice.

The charity constitutes a public benefit entity as defined by FRS 102.

The financial statements have been prepared on a going concern basis. Trustees have considered the level of cash reserves and analysed future cashflows and commitments and do not consider there to be any material uncertainty in the charity's ability to continue the foreseeable future, being a period of at least 12 months from the date of signing these financial statements.

Merger with The Bromley Homeless Shelter

This occurred in the prior year and was accounted for as a charity combination whereby assets and liabilities of The Bromley Homeless Shelter were transferred into the control of Bromley Homeless at nil consideration and are in substance a gift. The fair value of the assets received exceeded the fair value of the liabilities assumed and as such a gain is recognised and shown separately within income – as a gift (donation).

Income

All incoming resources are included in the Statement of Financial Activities (SoFA) when the charity is legally entitled to the income after any performance conditions have been met, the amount can be measured reliably and it is probable that the income will be received. Charitable donations are accounted for on a cash basis. Income identified as being received for a restricted purpose or activity is recognised separately within restricted funds. Interest is shown gross and is accounted for in the period to which it relates.

Expenditure

All expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all costs related to the category.

Expenditure is recognised where there is a legal or constructive obligation to make payments to third parties, it is probable that the settlement will be required and the amount of the obligation can be measured reliably.

BROMLEY HOMELESS

NOTES TO THE ACCOUNTS 31 DECEMBER 2021

2. Accounting Policies (cont.)

Expenditure (cont.)

It is categorised under the following expenditure headings:

- Raising funds; these relate to fundraising costs.
- Charitable activities; these include the costs of service provision and the costs of administering the charity inclusive of support and governance costs.

Support and governance costs are those that assist the work of the charity but do not directly represent charitable activities. They are incurred directly in support of expenditure on the objects of the charity. Governance costs are those incurred in the governance of the charity and primarily associated with the constitution and statutory requirements. All support and governance costs are allocated to charitable activities.

Pensions

The charity complies with the requirements of the Pensions Regulator. Staff are enrolled in the National Employment Savings Trust (NEST) and the Charity contributes towards their pension in accordance with current legislation.

Taxation

The charity is not subject to taxation on income arising from its ordinary activities.

Funds

Unrestricted income funds 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 which are to be used in accordance with specific restrictions imposed by donors or which have been raised by the charity for particular purposes.

The charity has restricted funds as set out in note 9.

3. Staff Costs

	2023	2021
	£	£
Salaries	110,795	58,061
Employers National Insurance	965	-
Pension costs	1,750	739
Contracted staff costs	<u>-</u>	<u>4,100</u>
Total	<u>113,511</u>	<u>62,901</u>

At 31 December 2023 the charity had 5 (part time) members of staff (2021: 6) with an average of 4 during the year (2021: average of 4).

The charity's Employers NI liability is offset in part by the Employment Allowance contained in section 1(2)(a) of the National Insurance Contributions Act 2014.

BROMLEY HOMELESS

NOTES TO THE ACCOUNTS 31 JUNE 2023

4. Trustee Remuneration and Expenses

No remuneration or other benefits have been paid or are payable to any member of the executive committee or any trustee for this year or the previous year.

5. Charitable Activities

	<u>18 month period ended 30 June</u>			<u>2021</u>		
	<u>2023</u>			<u>Unrestricted</u>	<u>Restricted</u>	<u>Total</u>
	<u>Unrestricted</u>	<u>Restricted</u>	<u>Total</u>			
Salaries and pension	73,412	35,190	108,602	25,528	30,701	56,228
Staff related costs	2,410	323	2,733	359	395	754
Premises	27,358	10,371	37,729	12,575	1,617	14,192
Advice and Support	11,877	36,020	47,897	17,368	8,843	26,212
Emergency accommodation costs	5,271	153,835	159,106	30,097	18,382	56,479
Governance	1,991	875	2,866	2,018	-	2,018
	<u>122,319</u>	<u>236,614</u>	<u>358,933</u>	<u>95,945</u>	<u>59,938</u>	<u>155,883</u>

6. Amounts receivable

	<u>2023</u>	<u>2021</u>
	<u>£</u>	<u>£</u>
Income receivable	-	12,096

7. Creditors & Accruals

	<u>2023</u>	<u>2021</u>
	<u>£</u>	<u>£</u>
Net provision for staff costs: salary, pension & travel	-	690
HMRC	-	1,665
Other creditors and accruals	<u>496</u>	<u>12,628</u>
Total	<u>496</u>	<u>14,983</u>

8. Analysis of Assets & Liabilities by category of Funds

	<u>2023</u>			<u>2021</u>		
	<u>Unrestricted</u>	<u>Restricted</u>	<u>Total Funds</u>	<u>Unrestricted</u>	<u>Restricted</u>	<u>Total Funds</u>
Current Assets	127,929	163,493	290,429	169,988	86,751	256,739
Creditors & Accruals	(496)	-	(496)	(7,138)	(7,845)	(14,983)
Net Assets	<u>127,433</u>	<u>163,493</u>	<u>290,926</u>	<u>162,850</u>	<u>78,906</u>	<u>241,756</u>

BROMLEY HOMELESS

NOTES TO THE ACCOUNTS 30 JUNE 2023

9. Restricted Fund movements

<u>Funder</u>	<u>Opening</u> <u>£</u>	<u>Income</u> <u>£</u>	<u>Expenditure</u> <u>£</u>	<u>Transfers</u>	<u>Closing</u> <u>£</u>
Albert Hunt	1,755	-	(2,544)	789	-
Yorkshire Building Society	850	-	-	(850)	-
Housing Justice	72,045	-	(72,045)	-	-
People Postcode Lottery	2,774	-	(2,774)	-	-
Anthony Clark	1,000	-	-	(1,000)	-
Anthony Jurgens	483	-	-	(483)	-
BTSE – Positive Transitions	-	8,758	(12,986)	4,228	-
BTSE – Innovation fund	-	15,017	(12,455)	-	2,561
City Bridge Trust	-	18,185	(6,052)	-	12,133
London Borough of Bromley	-	10,000	-	-	10,000
London Catalyst	-	1,500	(905)	-	595
Orpington 1st	-	1,000	(857)	-	143
St James Place	-	1,000	-	(1,000)	-
Rotary clubs	-	2,322	-	-	2,322
Steel Group	-	10,000	(97)	-	9,903
DLUHC - NSTF Yr1 Revenue 2022	-	94,700	(94,700)	-	-
DLUHC – NSTF Yr 1 Capital incubator 2022	-	30,000	(71)	-	29,929
DLUHC - NSTF Yr2 Revenue 2023	-	100,000	(4,554)	-	95,446
DLUHC – Spring Transition 2022	-	24,400	(24,400)	-	-
DLUHC – Spring Transition 2023	-	6,527	(6,527)	-	-
United Reform Church	-	500	(40)	-	460
TOTAL	78,906	323,908	(241,006)	1,685	163,493

Transfers

Yorkshire BS and Anthony Clark balances transferred to BTSE Positive Transitions fund due to commonality of purpose of grant.

Anthony Jurgens fund and SJP funds transferred to cover shortfall in Albert Hunt funded support worker additional hours due to commonality of purpose of grant and the balance transferred to BTSE positive transitions to cover additional counselling support worker hours in this project.

Unrestricted funds have been utilised to cover the shortfall in the BTSE Positive Transitions fund which funded our peer support group counselling costs.

We are also extremely grateful for the unrestricted donations, church collections and grants received during the year which fund our vital core activities.

BROMLEY HOMELESS

NOTES TO THE ACCOUNTS 30 JUNE 2023

9. **Restricted Fund movements (cont.)**

<u>Funder</u>	<u>Purpose</u>
Albert Hunt	Support worker salary costs
Yorkshire Building Society	One to One Counselling
Housing Justice	Winter night shelter 2021
People Postcode Lottery	Support worker and fundraising officer salary costs
Anthony Clark	Counselling services
Anthony Jurgens	Support worker salary costs
BTSE – Positive Transitions	Peer group support group counselling
BTSE – Innovation fund	Mental health funding
City Bridge Trust	Community engagement, fundraising, support worker salary costs, office rent and accreditation
London Borough of Bromley	Volunteer/community engagement officer
London Catalyst	Emergency hardship
Orpington 1st	Defibrillator
St James Place	Support worker salary costs
Rotary clubs	Hosted accommodation costs
Steel Group	Fundraising, counselling, health and support
DLUHC - NSTF Yr1 Revenue 2022	Emergency accommodation and winter night shelter 2022
DLUHC – NSTF Yr 1 Capital incubator 2022	Capital incubator funding for shelter transformation
DLUHC - NSTF Yr2 Revenue 2023	Emergency accommodation 2023
DLUHC – Spring Transition 2022	Transition of night shelter guests during spring period
DLUHC – Spring Transition 2023	Transition of night shelter guests during spring period
United Reform Church	Client utilities

Bromley Homeless

England & Wales - Charity number 1186655

Accounts

BROMLEY HOMELESS CIO
Charity number 1186655
Formerly Bromley Churches Housing Action CIO



ANNUAL REPORT AND ACCOUNTS
FOR THE YEAR ENDED
31 December 2021

BROMLEY HOMELESS

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18	Notes to the accounts

BROMLEY HOMELESS

TRUSTEES' REPORT

REFERENCE AND ADMINISTRATIVE DETAILS

Trustees

Julia Poulter (Chair)

Angela Short (Vice Chair) – appointed 16 March 2021

Ann Downes (Treasurer)

Felix Corley (Secretary) – appointed 16 March 2021

Edmund Romilly Turton – resigned 7 April 2021

Richard Collins

Martin Poupard – resigned 26 May 2021

Rev'd Rachel Archer – appointed 16 March 2021

David Ede – appointed 16 March 2021

Edwin Tree – appointed 16 March 2021, resigned 24 January 2022

Bankers

CAF Bank

25 Kings Hill Ave, Kings Hill, West Malling, ME19 4JQ.

Charity registration number

1186655

Independent Examiner

Philip Bradley FCA

BRADLEY & CO LIMITED

Chartered Accountants

4B Christchurch House, Beaufort Court,

Medway City Estate, Rochester, Kent, ME2 4FX

**BROMLEY HOMELESS
TRUSTEES' REPORT
CHAIR'S STATEMENT**

What a rollercoaster of a year this has been, some would say that to embark on a merger during a pandemic was a crazy idea but the pandemic only solidified the vision shared by the Trustees of LATCH and The Bromley Homeless Shelter, a vision of a community where everyone has access to a decent home and no one feels their only option is to sleep rough. The merger enables us to pool resources to achieve greater impact. It will allow us to deliver streamlined, holistic and year-round person-centred services to those in the borough who are homeless or at risk of homelessness as well as focus on homelessness prevention.

We are all stronger when we work together and as well as our two great charities coming together this year has also brought us closer to other charities, partners, agencies and the Housing Options team at the London Borough of Bromley. All working together with a mission to end rough sleeping in the London Borough of Bromley and support those who are homeless or at risk of homelessness. During the pandemic we have welcomed the engagement with all at bi-monthly partnership meetings.

We also celebrate the award-winning work of our MDT (Multi-Disciplinary Team) clinics for Bromley's homeless run in partnership with Bromley GP Alliance. These sessions run every Thursday between November and March and have been a vital service providing homeless clients with access to health services including COVID vaccinations.

I was truly grateful and humbled by the fantastic work of our staff and volunteers during the year. They have had to adapt in so many ways but have always greeted our clients with warmth, empathy and a smile. Sadly, however the need for our services is on the rise and with the cost of living crisis now very real we are focused on building capacity in our services and ensuring we are able to provide person-centred holistic support to those in need in our borough. For this reason, we are launching an appeal for donations and also relaunching our hosted accommodation model and calling for anyone with a spare room that may be willing to open their hearts and homes to someone in housing need to get in touch with us.

I would also like to thank Ed, Romilly and Martin who stood down following the merger. All had given a great deal of time and dedication to LATCH and the Bromley Homeless Shelter. Martin lead the incorporation of LATCH as a CIO, Ed was instrumental in the merger and I hope that the board can go on with strength to realise the vision he shared and Romilly was personally a real support to me when I originally joined LATCH as Chair and I always welcomed his knowledge, support and encouragement. All have given great service to Bromley Homeless and its predecessor charities.

Throughout this journey of change, growth and transformation I have been so grateful to have such good travelling companions in my fellow trustees, wonderful staff and volunteers. I would like to extend my thanks and gratitude to them all.



Julia Poulter, Chair

BROMLEY HOMELESS TRUSTEES' REPORT

The Trustees present their annual report along with the financial statements of Bromley Homeless (formerly Bromley Churches Housing Action which had operated as LATCH until the merger with The Bromley Homeless Shelter in April 2021) for the year ended 31 December 2021. The financial statements have been prepared in accordance with the accounting policies set out on pages 18 and 19 and comply with the current statutory requirements and the Accounting and Reporting by Charities: Statement of Recommended Practice applicable in the UK and Republic of Ireland (FRS102) (effective 1 January 2019).

Merger



On 7th April 2021 the Charity Commission formally approved the merger of Bromley Churches Housing Action CIO with The Bromley Homeless Shelter CIO by way of a transfer of assets and liability from The Bromley Homeless Shelter to Bromley Churches Housing Action.

The charity subsequently changed its name and rebranded as Bromley Homeless.



The coming together of two like minded charities enables us to expand our reach and deliver a broader spectrum of holistic services to the increasing number of people who are homeless or at risk of homelessness in the London Borough of Bromley.

Both charities were born out of the vision of local churches and churches together groups and we very much value the connection we have with the church community in borough of Bromley.

Objectives and activities

According to the charity's governing document the charity's objects are to work in accordance with Christian principles for the relief of poverty of homeless persons in the London Borough of Bromley, particularly by the provision of grants and short-term accommodation.

As a merged charity Board, the trustees and staff worked together during the years, commencing with a strategy awayday in May to define our vision and mission and to focus our strategy for the next 5 years (2021 to 2026).

Our Vision

*A community where everyone has access to a decent home
and no one feels their only option is to sleep rough.*

Mission

As an expression of Christian faith we provide support and positive intervention to empower anyone facing homelessness principally in the London Borough of Bromley to fulfil their desire for a safe and secure home and live a fulfilled life.

Strategic enablers

We recognise that to deliver our mission and strategic objectives we need an organisation with the right culture, infrastructure and governance. During this strategic period we will focus in 3 key areas:

People

- Empowering our staff and volunteers and uniting the whole organisation post merger.
- Embedding our values and behaviours and achieving a productive and inclusive culture.

Technology

- Strengthen our use of data to capture and measure impact and inform our decision making
- Integrate and streamline our IT infrastructure to give our staff and volunteers the tools to deliver our mission

Quality and efficiency

- Develop a clear person-centred pathway of connected services
- Maintain and further drive quality, compliance, efficiency and continuous improvement of processes

Our Values



We listen

We are approachable and listen without prejudice.



We care

We care about building long-lasting relationships with our clients and our compassionate approach promotes on-going, open communication that builds mutual respect and trust.



We empower

We believe in the value and potential of all people and we want to empower all to achieve ambitions and live fulfilled lives.



We collaborate

We know we can have a bigger impact when we work together.

Our values are synonymous with a verse in the letter to the Hebrews that challenges us to always show generous hospitality to everyone we encounter: Do not neglect to show hospitality to strangers, for by doing that some have entertained angels without knowing it. (Hebrews 13:2).

Achievements and performance

The "Everyone In" campaign has dominated the homeless landscape throughout England's Covid-19 lockdowns since 23rd March 2020. Any person finding themselves at risk of homelessness, caught up in sofa surfing or experiencing rough sleeping should be afforded the same opportunity as the rest of the nation, to minimise their exposure to the Coronavirus by being safely housed and able to self-isolate. We have seen this as a positive opportunity for change and a chance to end homelessness for good. However, as we have emerged from lockdowns in a stop start fashion during the year it has been apparent that the hard work is only just beginning. The financial and mental health challenges of the pandemic and the looming cost of living crisis is leading many more individuals and families to end up homeless or be in a precarious housing position.

Our core services have continued during the year and we were very proud to be able to continue to offer a face to face service for our clients in a COVID safe way during the year. Following the merger we redefined our strategic objectives as follows:

1. Provide advice and advocacy to individuals over 18 to overcome a homeless situation
2. Provide timely and personalised support, encouragement and personal empowerment to end homelessness
3. Provide year-round emergency shelter, access to health and wellbeing services and food
4. Provide access to housing through supported housing and hosted accommodation, links with housing providers and private landlords
5. Prevent homelessness and challenge negative attitudes towards it by raising awareness of homelessness and giving a voice to those experiencing it.

Provide advice and advocacy to individuals over 18 to overcome a homeless situation

- Welcomed approximately 25 individuals each week which equates to over 1,000 advice support sessions provided in the year
- Piloted an additional outreach service in Orpington

Bromley Homeless provides free, independent and confidential advice and support. The service is not a one size fits all service. We provide a range of services including telephone and web-based advice but our biggest impact is our face-to-face support.

We are committed to providing this quality service and have high levels of client satisfaction 90% of those that we have asked about their experience have said it is good or very good & would recommend our service and do to family and friends.

Our primary objective is to empower our clients and work with them to achieve the best possible outcome and then ensure that we continue to be a trusted support once they are housed.

We are extremely grateful for the dedication of our 5 regular advice service volunteers who turn up every week to help triage and support our clients who are often in a very distressing situation and need a friendly smile, a listening ear and the support of someone they can trust.

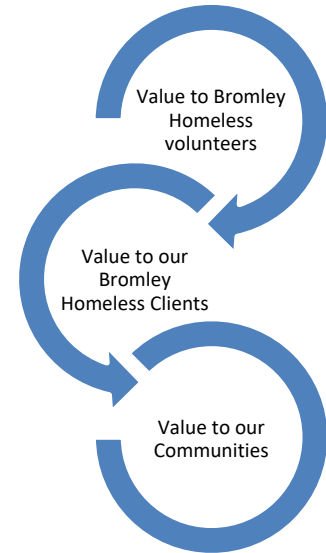
During the year we provided advice in a range of areas including benefit support; housing support; eviction mediation; ID documents as well as access to IT.

Provide timely and personalised support, encouragement and personal empowerment to end homelessness

- 16 Homeless Support & Discussion Group sessions
- 54 one to one counselling sessions

Bromley Homeless plays an integral role in supporting and strengthening local community. BH provides a service that meets the needs of those that are seeking our help and support. We support and strengthen other community-based organisations by partnering with them to share our insight & how best to support those that are hard to reach.

Our advice & support service has a positive impact on the health and wellbeing of our clients, reducing stress and anxiety, preventing relationship breakdown, promoting wellbeing and empowering people to make wider positive changes to their lives. Our volunteers have a social impact within the community. We make access to public services more effective with our partnership working.



Led by Caroline Waran, with funding from BTSE, the Homeless Support & Discussion Group is an innovative, dedicated and professionally managed support group tailored to the needs and expectations of homeless people. During the year the group ran over a 24-week period with 16 groups offered during this time. Alongside the groups, there was a Whatsapp group for attendees and Facilitators to provide support and input in between the groups, for participants who needed it.

The Group covered topics including; Coronavirus and its Impact; Coping with Stress; Loneliness & Isolation; Communication; Systems & Support; Cycle of Change; Building Confidence; and Moving on.

Clients felt the group had been overwhelmingly beneficial and feedback showed:

- It was useful to have different perspectives
- Having a meal together before the group was great
- Clients felt they had built relationships with each other
- Clients felt less isolated and that it was a relief to have had in person human contact
- That the groups had been a positive space

“The thing I like about the support group is that things and issues can be discussed openly and you can get the support you need”

BROMLEY HOMELESS TRUSTEES' REPORT

Similarly, our one to one counselling has become a vital service for our clients. Research shows there is a significant link between homelessness & mental health.

Mental health and homelessness can be a vicious cycle. Sadly, homeless people face significant barriers when trying to access health and social care services but in particular mental health services.

Feedback has been extremely positive and our clients report better mental health and being more able to cope with life following these 50 min session one to one sessions.

Provide year-round emergency shelter, access to health and wellbeing services and food

- Our Homeless Health Clinic also gave out 58 Covid Vaccines
- 30 GP Clinic appointments at our Homelessness Health Clinics run in partnership with Bromley GP Alliance
- 15 Oxleas mental health appointments
- Provided emergency accommodation to 32 individuals

Due to continued pandemic restrictions the Winter night shelter operated using as a hotel provision. Our thanks go to the Avis Hotel for working with us to support the provision of this vital service during the last two years of the pandemic.

The Winter Shelter operates between November and March. During the 2020/21 Winter season we were able to support 32 people into emergency accommodation and then using our team at the Advice service support successful move on of each guest working very closely with the Housing Options team at the London Borough of Bromley. Evening meals were provided by our wonderful band of volunteers.

The Multi-Disciplinary Clinic offering GP services, vaccinations and holistic care ran for the 2nd year. We achieved: 30 GP clinic appointments, 15 Oxleas appointments & 58 vaccinations. We are thankful for the support of Bromley GP Alliance, Oxleas and CGL Bromley.

During the 2021/22 Winter season we provided emergency accommodation as well as hot meal provision every evening (including Christmas dinner!) to 17 individuals. Our advice service and Multi-Disciplinary Clinic operated from the United Reformed Church by appointment only to abide by current guidelines.

Peter's* story (Rough Sleeping for 3 years, Army veteran)

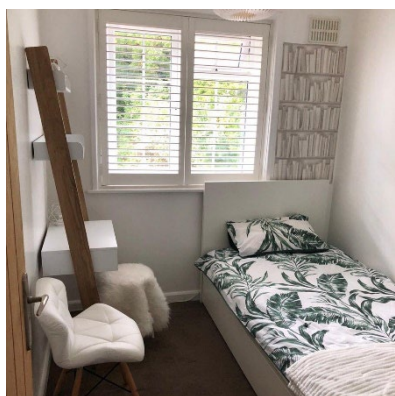
In 2019 Peter came to us after he had been directed to our charity by other rough sleepers in the borough. He had been sleeping rough for 3 years. He was suffering from PTSD due to two tours of Afghanistan and was self-medicating with Alcohol and drugs. He gave us his Services Number and with his consent we were able to work with other ex-services charities with which we work to get him specialised support. He was placed into a Services Rehabilitation Unit in Hampshire but he left after two weeks stating that he wanted to be back in Bromley. So, we took up his case with Bromley Housing Option and worked together to place him in private rental accommodation. We continued to support Peter and sadly this year he was diagnosed with cancer. We were able to advocate for Peter and assist with forms and appointments with the Bromley Welfare team as well as providing oyster top ups so he could attend appointments and access out one to one counselling.

This story highlights that our service and support doesn't just end once our clients are housed. We are there as their journey continues, when times may be challenging, we are there as a trusted guide to ensure tenancy sustainment, avoiding individuals becoming homeless again.

**name changed for anonymity*

Provide access to housing through supported housing and hosted accommodation, links with housing providers and private landlords

- 16 clients housed with hosts
- 46 clients housed with private landlords (PRS)
- 11 clients housed with Housing Associations



This year continued to be a challenging one for recruiting hosts due to COVID-19 and some hosts have had to pause taking new guests due to personal circumstances, however we have been delighted to welcome some hosts back to the service.

During the year we housed 16 clients with our wonderful hosts who have selflessly given up rooms in their home to welcome someone who is homeless and we should never underestimate the lifechanging difference that hosting can make.

During 2022 we will be to relaunching our hosted service with a hope to recruit more amazing host and continue to build on the success of this model of housing single homeless persons in Bromley. We will be renewing our host recruitment program with increased host member socials, workshops, training and support groups delivered both in-person and online.

BROMLEY HOMELESS

TRUSTEES' REPORT

We have been working in partnership with Housing Justice to develop our hosted model and also to open this up to clients who are unable to access housing benefits due to having no recourse to public funds (NRPF).

We were delighted to recently welcome Yvette Evans to the Bromley Homeless team who going forward will support all our hosted clients with person-centred support plans and goals to empower our hosted clients to move on to longer term housing options.

We were also delighted to welcome Rachel Kirby to the team, Rachel will be supporting our clients into PRS housing and providing ongoing support to ensure tenancy sustainment.

M* came to us following a death in her family, leaving her homeless aged 20. She was placed within our Hosted accommodation and provided with intensive support to help her settle into the placement. She was supported to seek employment, and to further her education through regular meetings with her Support Worker. She has now been living in her hosted accommodation for 12 months and is in full time employment. She is continuing to study her Level 5 Diploma and hopes to move on into her own accommodation over the next 3-6 months. Bromley Homeless will continue to support her for up to 12 months from move on, ensuring that this a successful next step for her.

**name changed for anonymity*

Prevent homelessness and challenge negative attitudes towards it by raising awareness of homelessness and giving a voice to those experiencing it.



DARRICK WOOD SCHOOL
ORPINGTON

We were delighted in February 2022 to receive £923 from Darrick Wood School following their successful fundraiser in aid of Bromley Homeless where children were able to wear their own shoes for the day.

This area of our strategy has been a challenge during the pandemic. It has been difficult to get into schools and groups to speak and re-building our community engagement will be a focus of the charity for 2022.

We are however very pleased with the partnership working that has continued to strengthen between Bromley Homeless and the Housing Options and Rough-Sleeping team at the London Borough of Bromley. This has been a positive to come from the pandemic and we have worked closely to streamline referrals and speed up the move of process for our clients. We are now actively discussing how we can work together to deliver on homelessness prevention strategies and our shared goals in this area.

Future plans

During 2021 we needed to focus internally on ensuring the safe delivery of our services and embedding the merger. During 2022 we will turn our attentions to re-engagement with the community and churches to highlight the vast work and achievements of the charity during the year and working together to deliver holistic services across the borough in a very uncertain economic climate.

During the next year we will:

- expand our Advice and Advocacy service an open drop-in service 4 days a week (extended from the current 2 days);
- continue to deliver our Homeless Support & Discussion Group and one to one counselling sessions building on lessons learnt and feedback on topics to be covered from this year's group;
- investigate new ways of delivery for the Winter night shelter, emergency accommodation and hot meal provision to ensure this is financially sustainable and provides a healthy, safe and dignified solution for our clients;
- relaunch our hosted model with the aim of growing the number of hosts in the service and providing greater housing options to our clients;
- Re-engage with churches and supporters that we maybe have lost touch with during the challenges of the pandemic period.

Financial review

The merger was enacted by a transfer of assets and liabilities from The Bromley Homeless Shelter to Bromley Churches Housing Action (LATCH). This is shown in the financial statements as a donation of funds on charity combination of £172,275. Excluding these charity combination funds the charity received income of £168,748 which is an increase of £105,103 which reflects the significant grant funding received this year from Housing Justice (as part of MHCLG funding) towards the winter night shelter.

The COVID-19 pandemic impacted significantly on the charity and the need for our services in the London Borough of Bromley. We were able to secure additional income to deliver these services in the current year, thanks to the much welcome support of our regular donors, churches and trusts and foundations. After expenditure (and excluding the merger funds transferred), the charity result was a surplus of £5,960 (2020: Surplus £10,276). However, this is in fact made up a loss on unrestricted funds of £55,533 and a surplus on restricted funds of £61,493. The surplus on restricted funds arises due to funding received in advance of expenditure of particular purposes, mainly being the winter night shelter which was open at the year end and would be until 31 March 2022.

The loss on unrestricted funds is a concern as many charities struggled to secure vital funding for core costs such as rent and staff costs that are not always funded by restricted grants. We continue to look for ways to increase our income so as to expand our capacity and deliver on our goals, as well as realising ambitions for greater impact through the merger.

Reserves policy

The unrestricted funds of the charity are expendable at the discretion of the Board of Trustees in furtherance of the objects of the charity. In order to mitigate the risk of fluctuating income levels from voluntary sources and in order to ensure maintenance of essential services for beneficiaries, the trustees have established a policy of holding a minimum level of free reserves (being the total of unrestricted funds).

The Trustees have therefore determined that free reserves shall be maintained at a level of between 10 and 14 months of budgeted expenditure. This is approximately £135,000 to £190,000 based on a rolling 12 month budget. At 31 December 2021 the charity held free reserves of £162,849 (being the unrestricted reserves of the charity). This is satisfactorily within our target range.

Structure, governance and management

The Governing Document of the charity is its Constitution dated 28th November 2019 following its conversion to a Charitable Incorporated Organisation (CIO).

The governing body is the Board of Trustees. The Trustees have control of the charity and its property and funds. Trustees are appointed by the members at the Annual General Meeting or co-opted during the year by existing Trustees of the charity. The existing Trustees seek new trustees and if suitable introduce them to the existing Board. On appointment the process is explained to new trustees and they are acquainted with the current position.

The Trustees meet regularly throughout the year to consider the operations, activities and performance; policies and risk management; and fund-raising and reserves. The day to day administration is delegated to the staff team.

Trustees' responsibilities

The Trustees are responsible for preparing the Annual report and the financial statements in accordance with applicable law and regulations.

Charity law requires the Trustees to prepare financial statements for each financial year in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). Under charity law the Trustees must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources, including the income and expenditure, of the charity for that period. In preparing these financial statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

BROMLEY HOMELESS
TRUSTEES' REPORT

The Trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the charity's transactions and disclose with reasonable accuracy at any time the financial position

of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011.

They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

On behalf of the Board



Julia Poulter

Chair

Date: 23rd June 2022

BROMLEY HOMELESS

INDEPENDENT EXAMINER'S REPORT ON THE ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2021

Report of the independent examiner to the Trustees of Bromley Homeless CIO (registered charity number 1186655) on the accounts for the year ended 31 December 2021 set out on pages 16 to 21 which have been prepared under historical cost accounting policies.

Respective Responsibilities of Trustees and Examiner

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

It is my responsibility to:

- Examine the accounts under section 145 of the Charities Act;
- Follow the procedure laid down in the general Directions given by the Charity Commission under section 145 (5)(b) of the Charities Act; and
- State whether particular matters have come to my attention.

Basis of Independent examiner's statement

My examination was carried out in accordance with general directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts and seeking explanations from the trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently no opinion is given as to whether the accounts present a 'true and fair' view and the report is limited to those matters set out in the statement below.

Independent Examiner's statement

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

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

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



Philip Bradley
Bradley & Co
Chartered Accountants
Independent Examiner
Date: 19th July 2022

BROMLEY HOMELESS

STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31 DECEMBER 2021

	Note	<u>2021</u> <u>Unrestricted</u> <u>£</u>	<u>2021</u> <u>Restricted</u> <u>£</u>	<u>2021</u> <u>Total</u> <u>£</u>	<u>2020</u> <u>Total</u> <u>£</u>
INCOME FROM:					
Donations		26,074	-	26,074	6,438
Grants		2,000	124,518	126,518	46,391
Donations - Churches		4,849	-	4,849	3,447
Fundraising events		11,060	-	11,060	7,344
Bank interest		247	-	247	25
Charity combination funds received from TBHS		172,275		172,275	-
TOTAL INCOME		216,505	124,518	341,023	63,645
EXPENDITURE ON:					
Raising funds		3,818	3,087	6,905	239
Charitable activities	5	95,945	59,938	155,883	53,130
TOTAL EXPENDITURE		99,763	63,025	162,788	53,369
Surplus/(Deficit)		116,742	61,493	178,235	10,276
Funds brought forward		46,107	17,414	63,521	53,245
Funds carried forward		162,849	78,906	241,756	63,521

All activities are continuing.

All recognised gains and losses are included in the statement of financial activities.

The notes on pages 18 to 21 form part of these financial statements.

BROMLEY HOMELESS**BALANCE SHEET AS AT 31 DECEMBER 2021**

	NOTES	2021 £	2020 £
CURRENT ASSETS			
Amounts Receivable	6	12,096	300
Cash at Bank and in Hand		<u>244,643</u>	<u>64,159</u>
		256,739	64,459
CURRENT LIABILITIES			
Creditors and Accruals	7	<u>(14,983)</u>	<u>(938)</u>
NET CURRENT ASSETS		<u>241,756</u>	<u>63,521</u>
NET ASSETS		241,756	63,521
ACCUMULATED FUNDS			
Restricted	9	78,906	17,414
Unrestricted	9	162,850	46,107
TOTAL FUNDS		241,756	63,521

The notes on pages 18 to 21 form part of these financial statements.

These financial statements were approved by the Board and authorised for issue on 23 June 2022 and signed on their behalf by:



Julia Poulter
Chair



Ann Downes
Treasurer

BROMLEY HOMELESS

NOTES TO THE ACCOUNTS 31 DECEMBER 2021

1. Constitution and Status

The charity is an incorporated public benefit entity and registered with the Charity Commission, charity number 1186655.

2. Accounting Policies

Basis of Accounting

The financial statements have been prepared under the historical cost convention in accordance with the Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102), with the Charities Act 2011 and UK Generally Accepted Accounting Practice.

The charity constitutes a public benefit entity as defined by FRS 102.

The financial statements have been prepared on a going concern basis. Trustees have considered the level of cash reserves and analysed the impact of COVID-19 and inflation increases and do not consider there to be any material uncertainty in the charity's ability to continue the foreseeable future, being a period of at least 12 months from the date of signing these financial statements.

Merger with The Bromley Homeless Shelter

This has been accounted for as a charity combination whereby assets and liabilities of The Bromley Homeless Shelter were transferred into the control of Bromley Homeless at nil consideration and are in substance a gift. The fair value of the assets received exceeded the fair value of the liabilities assumed and as such a gain is recognised and shown separately within income – as a gift (donation).

Income

All incoming resources are included in the Statement of Financial Activities (SoFA) when the charity is legally entitled to the income after any performance conditions have been met, the amount can be measured reliably and it is probable that the income will be received. Charitable donations are accounted for on a cash basis. Income identified as being received for a restricted purpose or activity is recognised separately within restricted funds. Interest is shown gross and is accounted for in the period to which it relates.

Expenditure

All expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all costs related to the category.

Expenditure is recognised where there is a legal or constructive obligation to make payments to third parties, it is probable that the settlement will be required and the amount of the obligation can be measured reliably.

BROMLEY HOMELESS

NOTES TO THE ACCOUNTS 31 DECEMBER 2021

2. Accounting Policies Cont./ Expenditure Cont./

It is categorised under the following expenditure headings:

- Raising funds; these relate to fundraising costs.
- Charitable activities; these include the costs of service provision and the costs of administering the charity inclusive of support and governance costs.

Support and governance costs are those that assist the work of the charity but do not directly represent charitable activities. They are incurred directly in support of expenditure on the objects of the charity. Governance costs are those incurred in the governance of the charity and primarily associated with the constitution and statutory requirements. All support and governance costs are allocated to charitable activities.

Pensions

The charity complies with the requirements of the Pensions Regulator. Staff are enrolled in the National Employment Savings Trust (NEST) and the Charity contributes towards their pension in accordance with current legislation.

Taxation

The charity is not subject to taxation on income arising from its ordinary activities.

Funds

Unrestricted income funds 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 which are to be used in accordance with specific restrictions imposed by donors or which have been raised by the charity for particular purposes.

The charity has restricted funds as set out in note 9.

3. Staff Costs

	2021	2020
	£	£
Salaries	58,061	31,903
Employers National Insurance	-	-
Pension costs	739	584
Contracted staff costs	<u>4,100</u>	<u>-</u>
Total	<u>62,901</u>	<u>32,487</u>

At 31 December 2021 the charity had 6 (part time) members of staff (2020: 3) with an average of 4 during the year (2020: average of 2).

The charity's Employers NI liability is offset in part by the Employment Allowance contained in section 1(2)(a) of the National Insurance Contributions Act 2014.

BROMLEY HOMELESS

NOTES TO THE ACCOUNTS 31 DECEMBER 2021

4. Trustee Remuneration and Expenses

No remuneration or other benefits have been paid or are payable to any member of the executive committee or any trustee for this year or the previous year.

5. Charitable Activities

	<u>2021</u>			<u>2020</u>		
	<u>Unrestricted</u>	<u>Restricted</u>	<u>Total</u>	<u>Unrestricted</u>	<u>Restricted</u>	<u>Total</u>
	<u>£</u>	<u>£</u>	<u>£</u>	<u>£</u>	<u>£</u>	<u>£</u>
Salaries and pension	25,528	30,701	56,228	15,070	17,417	32,487
Staff related costs	359	395	754	666	5	671
Premises	12,575	1,617	14,192	6,600	397	6,997
Advice and Support	17,368	8,843	26,212	2,734	6,651	9,385
Emergency accommodation costs	30,097	18,382	56,479	-	3,016	3,016
Governance	2,018	-	2,018	574	-	574
	<u>95,945</u>	<u>59,938</u>	<u>155,883</u>	<u>25,644</u>	<u>27,486</u>	<u>53,130</u>

6. Amounts receivable

	2021	2020
	£	£
Income receivable	12,096	300

7. Creditors & Accruals

	2021	2020
	£	£
Net provision for staff costs: salary, pension & travel	690	506
HMRC	1,665	-
Other creditors and accruals	<u>12,628</u>	<u>432</u>
Total	<u>14,983</u>	<u>938</u>

8. Analysis of Assets & Liabilities by category of Funds

	2021			2020		
	Unrestricted	Restricted	Total Funds	Unrestricted	Restricted	Total Funds
Current Assets	169,988	86,751	256,739	47,045	17,414	64,459
Creditors & Accruals	(7,138)	(7,845)	(14,983)	(938)	-	(938)
Net Assets	<u>162,850</u>	<u>78,906</u>	<u>241,756</u>	<u>46,107</u>	<u>17,414</u>	<u>63,521</u>

BROMLEY HOMELESS

NOTES TO THE ACCOUNTS 31 DECEMBER 2021

9. Restricted Fund movements

<u>Funder</u>	<u>Purpose</u>	<u>Opening</u>	<u>Income</u>	<u>Expenditure</u>	<u>Closing</u>
		<u>£</u>	<u>£</u>	<u>£</u>	<u>£</u>
CRISIS COVID Fund	COVID-19 emergency response	521	900	(1420)	-
Mrs Smith & Mount Bromley Homeless Shelter	Support worker salary	2,340	4,000	(6,340)	-
St James Place	Support worker and fundraising officer salaries	2,252	-	(2,252)	-
Tesco	Support worker salary	377	-	(377)	-
Direct Line	Starter packs	8	-	(8)	-
Schroder Charity Trust	Support worker salary	682	-	(682)	-
Albert Hunt	Support worker salary	4,639	-	(4,639)	-
Yorkshire Building Society	Support worker salary	5,000	-	(3,245)	1,755
Marsh Christian Trust	One to one counselling	1,200	-	(350)	850
Peabody Trust	Staff training	395	-	(395)	-
Housing Justice	Starter packs	-	1,000	(1,000)	-
Housing Justice	Move on grant	-	19,600	(19,600)	-
People Postcode Lottery	Winter Shelter	-	75,050	(3,005)	72,045
BTSE	Support worker and fundraising officer salaries	-	9,217	(6,443)	2,774
Anthony Clark	Peer group counselling	-	8,751	(8,751)	-
Anthony Jurgens	Counselling service	-	1,000	-	1,000
	Support worker salary	-	5,000	(4,517)	483
TOTAL		17,414	124,518	(63,025)	78,906

We are also extremely grateful for the unrestricted donations, church collections and grants received during the year which fund our vital core activities.

Bromley Homeless

England & Wales - Charity number 1186655

Accounts

BROMLEY CHURCHES HOUSING ACTION
Charity number 1186655

LATCH PROJECT



STATEMENT OF ACCOUNTS
FOR THE YEAR ENDED
31 December 2020

BROMLEY CHURCHES HOUSING ACTION

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BROMLEY CHURCHES HOUSING ACTION
TRUSTEES' REPORT
REFERENCE AND ADMINISTRATIVE DETAILS

Trustees

Julia Poulter (Chair)
Ann Downes (Treasurer)
Edmund Romilly Turton
Richard Collins
Martin Poupard

Staff

Lolly Bell – Project Manager
Sarah Willis – Fundraising Officer
Deborah Benhalima – Support worker

Bankers

CAF Bank

25 Kings Hill Ave, Kings Hill, West Malling, ME19 4JQ.

Charity registration number

1186655

Independent Examiner

Gopi N. V. Manthry B.Com., FCCA, CTA

BROMLEY CHURCHES HOUSING ACTION

TRUSTEES' REPORT

CHAIR'S STATEMENT

I want to start this year's report with thanks. This last year brought challenges that none of us could have foreseen and our fantastic team, Lolly, Sarah and Debbie, without question adapted and responded to ensure that we were able to continue to deliver our support services with empathy and commitment.

I also want to thank our hosts. Sadly, for personal and health reasons some hosts had to stand down as a result of the pandemic. We want to thank them and our remaining hosts for opening their hearts and homes to LATCH and our clients. Never underestimate the world of difference that a spare room can bring to a person in need of a place to call home.

We were honoured that Councillor Nicholas Bennett, Mayor of Bromley for 2019-20 chose LATCH as one of two charities to support during his year in office. We are extremely grateful for the support of Councillor Bennett, his wife and the Deputy Mayor, Councillor Kira Gabbert during this period. They spoke passionately about the work of LATCH when they had opportunity and their fundraising efforts generated £5,983 towards the core costs of delivering our services this year.

As we went into lockdown in March, the government's "Everyone In" campaign demonstrated what can be achieved when there is the political will, societal support and a sense of urgency and partnership. We are now at a critical juncture and it seems wholly within our grasp to end homelessness for good but only if we continue to work in partnership.

Our vision is of a community where everyone is supported and empowered to fulfil their desire for a safe and secure home but we know we can not achieve this alone. We are therefore delighted that during the year we have built stronger links with the London Borough of Bromley and charitable agencies including Living Well, Thames Reach and Housing Justice. We have also worked very closely with The Bromley Homeless Shelter and are extremely excited to have advanced merger discussions with a view to achieving full merger in April 2021.

I know that for many of us we entered 2021 weary, not with the same hope and excitement that a New Year usually brings. But if 2020 has shown us anything it is the strong community that exists in Bromley and it is that sense of community that gives me hope. Hope that together, in the not too distance future, we can end homelessness across the London Borough of Bromley.



Julia Poulter, Chair

BROMLEY CHURCHES HOUSING ACTION TRUSTEES' REPORT

The Trustees present their report along with the financial statements of Bromley Churches Housing Action (operating as LATCH) for the year ended 31 December 2020. The financial statements have been prepared in accordance with the accounting policies set out on pages 11 and 18 and comply with the current statutory requirements and the Accounting and Reporting by Charities: Statement of Recommended Practice applicable in the UK and Republic of Ireland (FRS102) (effective 1 January 2015).

Objectives and activities

According to the charity's governing document the objects are to work in accordance with Christian principles for the relief of poverty of homeless persons in the London Borough of Bromley, particularly by the provision of grants and short-term accommodation.

Vision

A community where everyone is supported and empowered to fulfil their desire for a safe and secure home

Mission

To break the downward spiral of hidden homelessness and prevent rough sleeping before it starts in the London Borough of Bromley

Goal 1

Provide safe secure hosted accommodation to those in need, supporting them towards independent living

Goal 2

Prevent and reduce homelessness through support and personal empowerment

Goal 3

Raise awareness of hidden homelessness and give a voice to those experiencing it

Our Impact in 2020

...helps to build a community where everyone is supported and empowered to fulfil their desire for a safe & secure home.



- Engaged with 253 homeless and vulnerable men and women aged 18-66 in Bromley borough and surrounding areas (includes "at risk")
- EVERYONE IN! 93 of them safely housed through four local authorities; 41 into private rent; 9 in supported living; 5 in spare rooms of LATCH Hosts.



- 1080+ Extra Hours worked to deliver the service in lockdown
- 615+ Hours of support in welfare calls
- 1400+ pre-loved household items and furniture received from the community and redistributed to those newly housed.
- 78 Household Starter Packs issued to our clients.

#HomelessNotHelpless #Bromley #Community

BROMLEY CHURCHES HOUSING ACTION TRUSTEES' REPORT

Achievements and performance

The “Everyone In” campaign has dominated the homeless landscape throughout England’s Covid-19 lockdowns since 23rd March 2020. Any person finding themselves at risk of homelessness, caught up in sofa surfing or experiencing rough sleeping should be afforded the same opportunity as the rest of us, to minimise their exposure to the Coronavirus by being safely housed and able to self-isolate. It became immediately apparent that it was impossible for the homeless to protect themselves effectively against the deadly virus. Driven by this emergency crisis, the work of LATCH has been dedicated to the provision of advice and support for every individual turning to our service. We have supported individuals in an array of homeless situations, many as a direct result of the pandemic which includes sofa-surfing and rough sleeping. Reasons include breakdowns in relationships, fleeing domestic violence, sexual and/or emotional abuse, and loss of employment.

“I have always known it was wrong but I came from a rocky relationship and she seemed to understand what I’d been through. She has always turned nasty with drink but I love her and understand her pain. We always said from the beginning that it was important to accept people we love, for who and what they are – but I can’t take any more. It breaks my heart, I have nowhere to go but I can’t stay. This time, whatever it takes, I won’t go back”

– Tony, 47 (at risk, fleeing domestic violence)

During lockdown, LATCH has continued to develop its understanding of the realities and impacts of all kinds of homeless situations, whether people are at risk or entrenched in homelessness and particularly as a direct result of the pandemic. We have learned that for some, relationships or family dynamics are more fragile than ever; that for others, going to work or school has doubled as a convenient means of distraction and/or escape from domestic violence or abuse; that stress and tension with the added real danger of Covid-19, has high-lighted how much more the community must do to tackle loneliness and isolation, mental health and wellness. Going forward we will utilise this understanding to further develop our services to respond to person-focused needs.

Delivering Differently



Staff adapted rapidly to the challenges of working through the pandemic. Since lockdown in March, the use of video calling and online meeting facilities were increased to maintain the majority of activities. The commitment of staff to work extra hours in order to deliver the support required has been remarkable, as has the dedication of Trustees and our grants & funding officer in their relentless efforts to identify and secure new sources of funding and Emergency Covid-19 grants.

These two factors ensured that our service was able to adapt and change with the as the extent of the pandemic unfolded. Additionally, Trustee-led catch-ups with

staff provided a new and particularly welcome fortnightly opportunity to reflect on direction and the work being done.

BROMLEY CHURCHES HOUSING ACTION TRUSTEES' REPORT

LATCH provides a warm and welcoming service in normal times but when the pandemic took hold, no one could foresee the resulting social and economic distress and disruptions, still dominating our lives today. What we cannot currently offer in the way of a warm greeting, a hot cup of tea with biscuits and a chance to catch one's breath coming in from the cold, we make up for in the provision of a fast and responsive service that remains sensitive to clients' individual needs. Maintaining this has been crucial in these isolating and lonely times. Especially for some, after weeks or months of not speaking to anyone. The ongoing support we provide in a simple voice or video welfare-call makes a difference to their sense of wellbeing, creating trust bonds that some like Larry refer to as life-saving.

"Thank you so much, can't imagine what it will be like to have a home again. Who knows what might have happened if I hadn't found LATCH. Without sounding corny, the LATCH charity has been like an angel to me amidst a very dark time. And your calls and conversation – they bring so much comfort and reassurance at this time because I know you understand - I just can't thank you enough. It's been life-saving."

- Larry, 50 (from lock-up to hotel to home in 6 weeks)

Outcomes and Impact

In 2020, LATCH received 253 unique enquiries, 180 of which were local and by comparison, the service has successfully supported 93 vulnerable men and women in their journeys to be housed safely and securely, through local authorities. We supported these individuals:

- into hotels or hostels before temporary accommodation, then assisted by LATCH in searching for private rent or through council referrals into supported housing;
- as clients now lack access to WiFi or mobile data, we assist clients in completing their online UC claims, replacing lost ID and completing housing applications with evidence;
- 32 individuals initially housed in hotels were re-housed into temporary or permanent housing.

Of these 93 individuals housed:

- 86 endured episodes of hidden homelessness ranging from a week to nine years;
- 7 slept rough from between 7 nights to 6 months, with tents in parks or woodlands or simply in carparks, stairwells, lock-ups, cars and vans;
- 55% were made homeless as a direct result of Covid-19 job losses, breakdowns in relationships during lockdown and bereavement; and
- 78 of those successfully housed were presented with **Community Household Starter Packs** saving each client an estimated £350 and enabling them to settle quickly and smoothly into home life.



BROMLEY CHURCHES HOUSING ACTION TRUSTEES' REPORT

The impact of our intervention on the lives of new clients:

- that in the most critical and desperate of times for them, amidst a pandemic, they have been safely housed into Covid-safe accommodation, despite not knowing their rights or entitlements to housing, before meeting us;
- provision of ongoing Tenancy Sustainment Support for each housed client for up to a year, empowering them to maintain tenancies with support in areas such as claiming for Universal Credit housing costs or housing benefit, discretionary housing payment, council tax support; utilities set-up; and rent arrears or debt management - the lack of which is the main contributing factor to the "revolving door" syndrome that is so common;
- in bringing an end to their chapter of homelessness, and for the year ahead, they are afforded the time to settle and to take-up new opportunities such as CV writing, online training to build employability skills for the future, or one to one counselling to help confront their challenges and troubles from past traumas which they identify as the cause or result of their homelessness;
- in a handful of cases, clients have been housed, found work and maintained their positions through being furloughed then reinstated into full time employment, empowering them to become independent of Universal credit, housing benefit and council tax support. They now look forward to being debt free and eventually saving up to move on to private rent;

We look forward to reporting on the long-term impacts of our work for these clients going forward.

"I was so alone in my situation because none of my friends and family could help me out, properly. They've all got their own lives. I think they all accepted this was me: a floater who would pop by for a shower, some hot food or a few nights on the sofa. At times, I accepted it too - stuck on sofas or garage floors, in the back of vans, strangers' beds."

"I got so much support with everything from day one, since being housed at the end of April. It has changed my life. That was something nobody could help me with, before. It's the small things that mean so much, for example, I hadn't taken a relaxing shower in years. Now, I've been able to rest-up, and I'm slowly feeling safer and I can properly focus on the advice being given to me."

- Sydney, 25 (hidden homelessness since age 16)

BROMLEY CHURCHES HOUSING ACTION TRUSTEES' REPORT

Hosted Model

The LATCH Mission is to break the downward spiral of hidden homelessness and prevent rough sleeping before it starts in the London Borough of Bromley. To ensure the health and safety of existing hosted households, we kept each one updated with the .GOV.UK Coronavirus guidelines, however, with so much uncertainty we also made the move to pause all recruitment and to focus on their maintenance. For hosted households, lockdown has presented its own challenges and uncertainties:

- A'level exams and in-person training sessions have been cancelled, online learning is minimal and daily contact is vastly reduced whilst opportunities to find work are scarce.
- a number of hosts retired due to their underlying health conditions or those of family members; clients were transferred into private rent, where we continue to support them in their day to day challenges through welfare calls and monthly reviews.

“All young people have a rough time at one stage or another. I take each and every one who has walked through my door, as they come, for face value. Everyone makes mistakes and they are only young once just as we were young once. By letting them live here and by being supportive – this must be what they need – it was certainly what I needed when I was young. So I identify with them and this allays any fears or insecurities about playing this role.”

- Liz, 86 (Host since 1994)



Our main priority in 2021 will be to reinvigorate and rebuild the hosted service, through a renewed host recruitment program with increased host member socials, workshops and support groups delivered online.

This part of the service will also be strengthened with the addition of our newly recruited part-time support worker and the expansion of the new one-to-one counselling service.

“ I am happy and I feel more independent than before. Living a worry-free life is great especially while I'm at college. I feel like I have a future now and I look forward to finishing my course and going on to work. None of this may have been possible if my homelessness had carried on so I'm very thankful for all the opportunities that have come my way since coming to LATCH and being taken in by my host, whose kind and understanding.”

- Grace, 20 (Hosted client since 2019)

BROMLEY CHURCHES HOUSING ACTION TRUSTEES' REPORT

Developing the Service

The charity has undergone its own journey of growth and development amidst the various operational challenges as Covid-19 unfolds. Working with local authorities in the London Borough of Bromley and surrounding boroughs of Lewisham, Bexley, Greenwich and Croydon in the past year has given our organisation a chance to showcase how we work.

Exchanging experiences with other local charities over the course of the last nine months, has not only revealed that we are all delivering our respective services in a dramatically changed way, but that responding to those in need during increasingly uncertain and challenging times has been spontaneous, faster than in normal times and often, unrehearsed.

Sharing and exchanging ideas and anecdotes with other services has had a positive and encouraging impact on our staff. They have welcomed opportunities to connect with others, strengthening community ties for the future.

Adapting to change has brought about three important developments for LATCH:

1. that the charity has successfully shown its capacity to modify and expand its service, the reporting of which to funders and local supporters has resulted in the doubling of income from the previous year;
2. that working together with other services in a multi-agency approach can make a huge difference to the speed at which outcomes are achieved and the impact to the client's health and wellbeing, enabling true whole-person support.
3. finally, that through continued collaboration between LATCH and the Bromley Homeless Shelter and its Advice Service in Covid times, we have identified some excellent reasons to propose, explore and support the merger of our two organisations. It is anticipated that our "one service" approach will more effectively cater for the needs of all homeless people in our local community.

We are immensely excited for the coming year and look forward to realising our ambitions as we progress through 2021.

"I just wanted to say thank you so much for all your help and treating me like a human being. It's been a long road...these past 18 months. I had just about given up hope until I spoke with (LATCH) and then (the shelter's Advice Service). I won't ever forget that so when I can, I will do the charity run and raise lots of money for such a good cause and something that now means so much to me."

- Boe, 40 (physical injury, job loss leading to homelessness)

BROMLEY CHURCHES HOUSING ACTION

TRUSTEES' REPORT

Financial review

The COVID-19 pandemic impacted significantly on the charity and the need for our services in the London Borough of Bromley. We were able to secure additional income to deliver these services in the current year and subsequent years, thanks to the much welcome support of our regular donors, churches and trusts and foundations. As such our income rose in 2020 to £63,645 (2019: 32,412). After expenditure, the charity result was a surplus of £10,276 (2019: Loss £3,162). £17,414 is carried forward in restricted funds (2019: £2,400).

Whilst this result is welcome news when so many UK charities are struggling financially as a result of COVID-19 and the impact on fundraising, the trustees believe it is right to be cautious. The level of grants received in the year masks the impact of COVID-19 on our fundraising efforts and our unrestricted funds resulted in a deficit for the year of £4,738. We continue to look for ways to increase our income so as to expand our capacity and deliver on our goals, as well as realising ambitions for greater impact through merger with The Bromley Homeless Shelter.

Reserves policy

The unrestricted funds of the charity are expendable at the discretion of the Board of Trustees in furtherance of the objects of the charity. In order to mitigate the risk of fluctuating income levels from voluntary sources and in order to ensure maintenance of essential services for beneficiaries, the trustees have established a policy of holding a minimum level of free reserves (being the total of unrestricted funds).

The Trustees have therefore determined that free reserves shall be maintained at a level of between 10 and 14 months of budgeted expenditure. This is approximately £37,000 to £52,000 based on a rolling 12 month budget. At 31 December 2020 the charity held free reserves of £46,107 (being the unrestricted reserves of the charity). This is satisfactorily within our target range.

Structure, governance and management

The Governing Document of the charity is its Constitution dated 28th November 2019 following its conversion to a Charitable Incorporated Organisation (CIO). At the charity's AGM in July 2019, members voted in favour of incorporating as a CIO, accordingly Bromley Churches Housing Action CIO (registered number 1186655) was established with the Charity Commission on 28 November 2019. At midnight on 31 December 2019 Bromley Churches Housing Action (registered number 1039394) transferred all of its activities, assets and liabilities to Bromley Churches Housing Action CIO (registered number 1186655). Bromley Churches Housing Action CIO has substantially the same charitable objects as Bromley Churches Housing Action and continues to deliver the same strategic plans and work towards the same vision. There were no changes to the operations of the charity as a result of the transfer.

The governing body is the Board of Trustees. The Trustees have control of the charity and its property and funds. Trustees are appointed by the members at the Annual General Meeting or co-opted during the year by existing Trustees of the charity. The existing Trustees seek new trustees and if suitable introduce them to the existing Board. On appointment the process is explained to new trustees and they are acquainted with the current position.

BROMLEY CHURCHES HOUSING ACTION

TRUSTEES' REPORT

The Trustees meet regularly throughout the year to consider the operations, activities and performance; policies and risk management; and fund-raising and reserves. The day to day administration is delegated to the Project Manager, Lolly Bell.

Trustees' responsibilities

The Trustees are responsible for preparing the Annual report and the financial statements in accordance with applicable law and regulations.

Charity law requires the Trustees to prepare financial statements for each financial year in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). Under charity law the Trustees must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources, including the income and expenditure, of the charity for that period. In preparing these financial statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

The Trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the charity's transactions and disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

On behalf of the Board



Julia Poulter
Chair

Date: 10 February 2021

BROMLEY CHURCHES HOUSING ACTION

INDEPENDENT EXAMINER'S REPORT ON THE ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2020

Report of the independent examiner to the Trustees of Bromley Churches Housing Action registered charity No 1186655 on the accounts for the year ended 31 December 2020 set out on pages 14 to 19 which have been prepared under historical cost accounting policies.

Respective Responsibilities of Trustees and Examiner

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

It is my responsibility to:

- Examine the accounts under section 145 of the Charities Act;
- Follow the procedure laid down in the general Directions given by the Charity Commission under section 145 (5)(b) of the Charities Act; and
- State whether particular matters have come to my attention.

Basis of Independent examiner's statement

My examination was carried out in accordance with general directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts and seeking explanations from the trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently no opinion is given as to whether the accounts present a 'true and fair' view and the report is limited to those matters set out in the statement below.

Independent Examiner's statement

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

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

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



Gopi N. V. Manthry B.Com., FCCA, CTA

Independent Examiner

Date: 13th March 2021

BROMLEY CHURCHES HOUSING ACTION

STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31 DECEMBER 2020

	Note	<u>2020</u> <u>Unrestricted</u> £	<u>2020</u> <u>Restricted</u> £	<u>2020</u> <u>Total</u> £	<u>2019</u> <u>Total</u> £
INCOME FROM:					
Donations		5,938	500	6,438	3,432
Trusts & Foundations		4,391	42,000	46,391	15,533
Churches		3,447	-	3,447	4,848
Legacies		-	-	-	-
Fundraising events		7,344	-	7,344	8,552
Bank interest		25	-	25	47
TOTAL INCOME		<u>21,145</u>	<u>42,500</u>	<u>63,645</u>	<u>32,412</u>
EXPENDITURE ON:					
Raising funds		239	-	239	1,024
Charitable activities	5	25,644	27,486	53,130	34,550
TOTAL EXPENDITURE		<u>25,883</u>	<u>27,486</u>	<u>53,369</u>	<u>35,574</u>
Surplus/(Deficit)		(4,738)	15,014	10,276	(3,162)
Funds brought forward		<u>50,845</u>	<u>2,400</u>	<u>53,245</u>	<u>56,407</u>
Funds carried forward		<u>46,107</u>	<u>17,414</u>	<u>63,521</u>	<u>53,245</u>

All activities are continuing.

All recognised gains and losses are included in the statement of financial activities.

The notes on pages 16 to 19 form part of these financial statements.

BROMLEY CHURCHES HOUSING ACTION
BALANCE SHEET AS AT 31 DECEMBER 2020

	NOTES	2020 £	2019 £
CURRENT ASSETS			
Amounts Receivable	6	300	1,947
Cash at Bank and in Hand			
Current Account		9,609	26,760
Deposit Account		25,762	25,742
Donations Account		1,007	1,006
Restricted Account		27,771	-
Petty Cash		<u>10</u>	<u>236</u>
		64,459	55,691
CURRENT LIABILITIES			
Creditors and Accruals	7	<u>(938)</u>	<u>(2,446)</u>
NET CURRENT ASSETS		<u>63,521</u>	<u>53,245</u>
NET ASSETS		63,521	53,245
ACCUMULATED FUNDS			
Restricted	9	17,414	2,400
Unrestricted	9	46,107	50,845
TOTAL FUNDS		63,521	53,245

The notes on pages 16 to 19 form part of these financial statements.

These financial statements were approved by the Board and authorised for issue on 10 February 2021 and signed on their behalf by:



Julia Poulter
Chair



Ann Downes
Treasurer

BROMLEY CHURCHES HOUSING ACTION
NOTES TO THE ACCOUNTS 31 DECEMBER 2020

1. Constitution and Status

The charity is an incorporated public benefit entity and registered with the Charity Commission, charity number 1186655.

2. Accounting Policies

Basis of Accounting

The financial statements have been prepared under the historical cost convention in accordance with the Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102) issued on 16 July 2014, with the Charities Act 2011 and UK Generally Accepted Accounting Practice.

The charity constitutes a public benefit entity as defined by FRS 102.

The financial statements have been prepared on a going concern basis. Trustees have considered the level of cash reserves and analysed the impact of COVID-19 and do not consider there to be any material uncertainty in the charity's ability to continue the foreseeable future, being a period of at least 12 months from the date of signing these financial statements.

Income

All incoming resources are included in the Statement of Financial Activities (SoFA) when the charity is legally entitled to the income after any performance conditions have been met, the amount can be measured reliably and it is probable that the income will be received. Charitable donations are accounted for on a cash basis. Income identified as being received for a restricted purpose or activity is recognised separately within restricted funds. Interest is shown gross and is accounted for in the period to which it relates.

Expenditure

All expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all costs related to the category.

Expenditure is recognised where there is a legal or constructive obligation to make payments to third parties, it is probable that the settlement will be required and the amount of the obligation can be measured reliably. It is categorised under the following expenditure headings:

- Raising funds; these relate to fundraising costs.
- Charitable activities; these include the costs of service provision and the costs of administering the charity inclusive of support and governance costs.

BROMLEY CHURCHES HOUSING ACTION
NOTES TO THE ACCOUNTS 31 DECEMBER 2020

2. **Accounting Policies Cont./**
Expenditure Cont./

Support and governance costs are those that assist the work of the charity but do not directly represent charitable activities. They are incurred directly in support of expenditure on the objects of the charity. Governance costs are those incurred in the governance of the charity and primarily associated with the constitution and statutory requirements. All support and governance costs are allocated to charitable activities.

Pensions

The charity complies with the requirements of the Pensions Regulator. Staff are enrolled in the National Employment Savings Trust (NEST) and the Charity contributes towards their pension in accordance with current legislation.

Taxation

The charity is not subject to taxation on income arising from its ordinary activities.

Funds

Unrestricted income funds 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 which are to be used in accordance with specific restrictions imposed by donors or which have been raised by the charity for particular purposes. The charity has restricted funds as set out in note 9. The charity aims to maintain unrestricted free reserves in the range of between ten and fourteen months of its future expected expenditure. The amount is reviewed annually or more often if required to ensure that the level is sufficient for the charity to fulfil its continuing obligations.

3. **Staff Costs**

	2020	2019
	£	£
Salaries	31,903	14,371
Employers National Insurance	-	-
Pension costs	<u>584</u>	<u>602</u>
Total	<u>32,487</u>	<u>14,973</u>

At 31 December 2020 the charity had 3 (part time) members of staff (2019: 2)

The charity's Employers NI liability is offset in full by the Employment Allowance contained in section 1(2)(a) of the National Insurance Contributions Act 2014.

BROMLEY CHURCHES HOUSING ACTION

NOTES TO THE ACCOUNTS 31 DECEMBER 2020

4. Trustee Remuneration and Expenses

No remuneration or other benefits have been paid or are payable to any member of the executive committee or any trustee for this year or the previous year.

5. Charitable Activities

	2020			2019		
	Unrestricted	Restricted	Total	Unrestricted	Restricted	Total
	£	£	£	£	£	£
Salaries and pension	15,070	17,417	32,487	9,373	5,600	14,973
Staff related costs	666	5	671	1,951	-	1,951
Premises	6,600	397	6,997	6,500	-	6,500
Direct costs	2,734	6,651	9,385	5,814	4,552	10,336
Emergency accommodation costs	-	3,016	3,016	-	-	-
Governance	574	-	574	760	-	760
	<u>25,644</u>	<u>27,486</u>	<u>53,130</u>	<u>24,398</u>	<u>10,152</u>	<u>34,550</u>

6. Amounts receivable

	2020	2019
	£	£
Income received December but banked January	300	1,947

7. Creditors & Accruals

	2020	2019
	£	£
Care Plus (share of joint fundraising event)	-	1,660
Net provision for staff costs: salary, pension & travel	506	167
HMRC	-	187
Payroll services	<u>432</u>	<u>432</u>
Total	<u>938</u>	<u>2,446</u>

8. Analysis of Assets & Liabilities by category of Funds

	2020			2019		
	Unrestricted	Restricted	Total Funds	Unrestricted	Restricted	Total Funds
Current Assets	47,045	17,414	64,459	53,291	2,400	55,691
Creditors & Accruals	(938)	-	(938)	(2,446)	-	(2,446)
Net Assets	<u>46,107</u>	<u>17,414</u>	<u>63,521</u>	<u>50,845</u>	<u>2,400</u>	<u>53,245</u>

BROMLEY CHURCHES HOUSING ACTION

NOTES TO THE ACCOUNTS 31 DECEMBER 2020

9. Restricted Fund movements

<u>Funder</u>	<u>Purpose</u>	<u>Opening</u> £	<u>Income</u> £	<u>Expenditure</u> £	<u>Closing</u> £
Co-op Community Fund	Supporting service users (IT infrastructure)	2,400		(2,400)	-
Martin Lewis Fund	COVID-19 emergency response	-	5,000	(5,000)	-
CRISIS COVID Fund	COVID-19 emergency response	-	5,000	(4,479)	521
Mrs Smith & Mount	Support worker salary	-	2,400	(60)	2,340
Bromley Homeless Shelter	Support worker and fundraising officer salaries	-	5,000	(2,748)	2,252
St James Place	Support worker salary	-	2,500	(2,123)	377
Tesco	Starter packs	-	500	(492)	8
Direct Line	Support worker salary	-	10,000	(9,318)	682
Schroder Charity Trust	Support worker salary	-	5,000	(361)	4,639
Albert Hunt	Support worker salary	-	5,000	-	5,000
Yorkshire Building Society	One to one counselling	-	1,200	-	1,200
Marsh Christian Trust	Staff training	-	400	(5)	395
Individual donation towards client rental	Private rental costs	-	500	(500)	-
TOTAL		2,400	42,500	(27,486)	17,414

We are also extremely grateful for the unrestricted donations, church collections and grants received during the year which fund our vital core activities.

10. Subsequent Events

At their AGM on 28th January 2021 the members of The Bromley Homeless Shelter CIO resolved to merge with Bromley Churches Housing Action CIO. We are jointly working towards a merger date of 1 April 2021.