

C4WS Homeless Project

Trustees' Report and Statement of Financial Activities for the year to 31 January 2025

Trustees' Report

The Trustees present their report for the year to 31 January 2025.

Structure and Governance

The Charity is a company limited by guarantee governed by articles of association. Its directors, during the year, who are the charity Trustees were:

Andrew Penny (Chair)
Henry Wilson (Treasurer)
Max Mills
Lauren Pleydell-Pearce
Nicholas Price CBE

The Trustees meet, occasionally virtually, about four times a year and *ad hoc* as necessary.

The direction and operational delivery of C4WS is overseen by Nikki, our Director, who is accountable to the Board of Trustees. The Director leads a small, experienced team: Sian, our Shelter Coordinator, oversees shelter logistics, church coordination, and volunteer management; Jessica, our Caseworker, provides one-to-one support and tracks guest outcomes; and Marc, our Services and Data Manager, monitors data, informs practice, and supports performance reporting. We welcomed Sian Smith as our new Shelter Coordinator in December 2024, after the departure of Lorraine Kinnear. We are grateful to all past and current staff for their contributions. We also worked with Central Care to provide temporary staffing support for both Friday Club and evening shifts at the shelter. We were extremely fortunate with the placement of Mary Masango, who quickly became a regular presence, covering three evening shifts each week throughout the season. Mary was well liked by both volunteers and guests, and her calm, reliable presence was a hugely welcome addition— especially at a time when our small team was facing recruitment challenges.

Objects and Activities

The Charity's objects are:

The relief of poverty and in particular homelessness in the London Borough of Camden, by providing (a) immediate temporary accommodation and assistance to the homeless; and (b) longer term help in securing and maintaining stable housing for the homeless and those previously homeless.

Our mission is to provide immediate, compassionate shelter and long-term, sustainable support for people experiencing homelessness in the London Borough of Camden. Through our winter night shelter and holistic, person-centred services, we empower individuals to move forward into stable, independent living. C4WS Homeless Project operates a winter night shelter annually from November until the end of March, providing emergency accommodation and essential support services to individuals experiencing homelessness.

We expect to provide shelter to around 80 guests, offering them an initial 28-day stay in our shelter and access to a wide range of wraparound services designed to support long-term stability and independence. This shelter offers 16 beds every night for the duration and operates out of a network of Churches who provide dinner, bed and breakfast. Our team works year-round to cover all elements of guest welfare:

- Welfare support for housing, immigration, accessing services, benefits, etc.
- Jobs Club, supporting people into training and employment
- Home from Home, our hosting scheme
- English Classes in partnership with Speak Street
- Individual grant applications for guests moving into accommodation
- Legal Advice in partnership with the Camden Community Law Centre
- Counselling for guests during their shelter stay in partnership with Brett Grellier Psychology Services
- On site (at our offices in Euston) amenities including showers, laundry, luggage and document storage.

The shelter has traditionally been housed in churches and church halls of all denominations in Camden. The churches are organised into two rotas (November to January and January to March) of seven churches operating one night a week each. We are grateful to those volunteers, both from churches and independent, who could help and on whom we relied to run the shelter (and Friday club).

The newly refurbished additional rooms at the Euston office continued to be popular and helpful providing showers, laundry facilities, luggage storage. We were also able to host Sunday Club on site, in our new Community Room, which doubled up during the week as an extra meeting room and donation area – where guests could relax and find clothing and accessories at their leisure.

From November 2024 to April 2025, our winter night shelter supported exactly 80 guests. Despite internal challenges due to staff turnover, our small, dedicated team ensured continued delivery of holistic welfare support to every referred guest. This year's 22-week season marked our 21st shelter cycle, hosted across a network of welcoming church venues. Each site, coordinated by trained Church Coordinators and supported by over 350 volunteers, provided a warm, safe, and dignified environment for our guests.

C4WS's Season 21 was marked by both the diversity of its guests and the significant impact of its services. Between November 2024 and April 2025, the majority of the 80 guests were young adults aged 18–24, demonstrating the urgent need for early intervention in homelessness. The shelter was a truly international space, welcoming guests from over 30 countries—including Eritrea, Sudan, Romania, Sri Lanka, and the UK—reflecting the global nature of housing insecurity and the inclusive ethos of C4WS. Our data on gender shows: 79% of guests were male 20% were female and 1% identified as non-binary. These figures highlight the ongoing trend of homelessness disproportionately affecting men, while also underscoring the importance of having inclusive, safe services that accommodate guests across the gender spectrum. When

looking at age, younger adults made up most of our guest population. Of the 80 guests: 45% were aged 18–24 and 29% were aged 25–34. Only 26% of guests were over the age of 35, with a notable drop-off in representation among those aged 45 and above. This youth-heavy demographic is consistent with the challenges noted in our partnership with New Horizon Youth Centre, where many newly recognised refugees and displaced young adults are arriving in London without stable housing. Most notably, 97% of those who engaged with the service achieved a successful move-on outcome.

The Friday Club continued to run successfully at the Salvation Army in Chalk Farm, where members enjoy a hot and hearty lunch prepared by Corporate Volunteers. Thanks to the café style nature of the space, we have been able to include an extra group of volunteers every week to manage the front of house and have consistently seen around 40 members visit each week for a meal, showers, clothing donations and welfare assistance. As is now usual, in September we took a group for a day at the seaside in Margate.

Public Benefit

The Trustees are aware of the Charity Commission's guidance on public benefit and believe their activities and the figures showing their impact demonstrate clear compliance.

Financial review

In the year to 31 January 2025, we received grants and donations totalling £300,594, earned interest of £22,648 and incurred expenditure of £313,755, resulting in a funding surplus of £9,487.

Reserves Policy

The Trustees believe that to safeguard the charity's services and meet obligations to staff and creditors in the event of reduction, and/or delays in the receipt of, grants and donations, at least twelve months' running costs (currently c £315,000) should be held in free reserves (unrestricted reserves less fixed assets). On 31 January 2025, we had £465,272 of free reserves.

Investment Policy

We do not have any investments, but place funds not required in the short term on deposit in fixed term bank accounts. Amounts on deposit are reviewed regularly to ensure that funds will always be available when required.

Risk Policies

The Trustees' policies on financial risk are kept under review. Risk in the cold weather shelter, in the Home from Home scheme, and in the Friday Club is closely monitored, with policies on safeguarding and physical risk in place.

Going Concern Assessment

The financial statements have been prepared on a going concern basis. The Trustees have considered whether the use of the going concern basis is appropriate and have not identified any material uncertainties relating to events or conditions that,

individually or collectively, may cast significant doubt on C4WS's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Approved by the Trustees and signed by



Mr A H Penny on 1 September 2025

Administrative Information

Company Number 12433154
Charity Number 1189622
www.c4wshomelessproject.org

Registered Address &
Office
St Pancras Church House
1, Lancing Street
London
NW1 1NA

Banker
CAF Bank Ltd
25 Kings Mill Avenue
Kings Mill, West
Malling
ME19 4JQ

Independent Examiner's Report

Report to the Trustees of the C4WS Homeless Project ('the Company')

I report to the charity trustees on my examination of the accounts of the Company for the year ended 31 January 2025.

Responsibilities and basis of report

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

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

Independent examiner's statement

The Company's gross income exceeded £250,000 and I am qualified to undertake the examination by being a member of the Institute of Chartered Accountants in England and Wales.

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

- accounting records were not kept in respect of the Company as required by section 386 of the 2006 Act; or
- the accounts do not accord with those records; or
- the accounts do not comply with the relevant accounting requirements under section 396 of the 2006 Act other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination; or
- the accounts have not been prepared in accordance with the Charities SORP (FRS102).

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



Mai Charissa Tran-Ringrose ACA on 1 September 2025
71 Elm Park Gardens
London
SW10 9QE

Statement of Financial Activities for the year to 31 January 2025

<u>Income & Expenditure Account</u>		Restricted funds	Unrestricted funds	Year to 31 Jan 2025	Year to 31 Jan 2024
	Note	£	£	£	£
Grants and Donations					
Grants		217,009	49,378	266,387	251,958
Donations			34,207	34,207	61,802
Total		217,009	83,586	300,594	313,760
Interest Income			22,648	22,648	19,260
Operating expenses	2	269,034	44,721	313,755	339,457
Net Income		(52,025)	61,512	9,487	(6,438)

<u>Balance Sheet</u>		31 Jan 2025	31 Jan 2024
		£	£
Fixed Assets	5	40,627	94,363
Current Assets			
Cash at bank		80,178	72,460
Cash on deposit		412,019	383,925
Interest income accrual		14,382	12,842
Prepayments		2,106	2,642
Other debtors			1,139
		508,684	473,008
Creditors falling due within one year			
Lease liabilities		26,693	27,497
Other creditors			50
		26,693	27,547
Net Current Assets		481,991	445,461
Creditors falling due after more than one year			
Lease liabilities			26,693
Net Assets		522,618	513,131

<u>Funds</u>	Restricted	Unrestricted	Total		31 Jan 2024
	£	£	£		£
At 31 January 2024	68,745	444,386	513,131	b/fwd	519,569
Net income for year	(52,025)	61,512	9,487		(6,438)
At 31 January 2025	16,720	505,898	522,618	c/fwd	513,131

Notes to the Financial Statements for the year to 31 January 2025

1. Accounting Policies

Basis of preparing the financial statements

The financial statements of the Charity, which is a public benefit entity as defined by the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102), have been prepared under the historical cost convention with items recognised at cost or transaction value. The financial statements have been prepared in accordance with the second edition of the Charities Statement of Recommended Practice issued in October 2019, FRS 102 and the Charities Act 2011.

The Trustees consider that there are no material uncertainties about the Charity's ability to continue as a going concern.

Income recognition

All income is recognised once the Charity has entitlement to it, it is probable that it will be received, and the amount receivable can be measured reliably.

Expenditure recognition

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the Charity to that expenditure, it is probable that settlement will be required, and the amount of the obligation can be measured reliably.

All expenditure is accounted for on an accruals basis. All expenses including support costs and governance costs are allocated or apportioned to the applicable expenditure headings.

Fixed Assets: Lease Right of Use

The Charity entered into an agreement to lease the extended premises at Lancing Street for 3 years from 1 January 2023 for £2,500 per month. In line with the IFRS 16 Leases accounting standard, the lease was reported on balance sheet as a Right of Use asset and a Lease Liability in the amount of £82,178, being the 3 years' rental payments discounted at the Charity's estimated borrowing rate of 6%. The asset will be fully depreciated over the term of the lease and rental payments will be reported as interest expense and repayments of the lease liability.

Fixed Assets: Leasehold Improvements and Office & IT Equipment

Depreciation is charged on Leasehold Improvements at 33% (per annum) to write them off over the terms of the current lease. Office & IT Equipment is depreciated at 25% to write it off over its estimated useful life.

Restricted and unrestricted Funds

Restricted funds can be used only in accordance with specific restrictions imposed by the donor. Unrestricted funds can be used for any purpose in furtherance of the Charity's objectives.

Pension costs

The Charity operates defined contribution pension schemes. Contributions payable to the schemes are charged in the period to which they relate.

Taxation

The Charity is exempt from corporation tax.

2. Operating expenses	Note	2024/5	2023/24
		£	£
Staff costs	3	207,741	224,514
Depreciation	5	53,736	55,249
Shelter & guest costs		29,785	20,856
Office costs		9,867	13,671
Insurance		3,922	1,599
Lease interest expense		2,503	4,101
Bookkeeping		1,560	5,720
Volunteer entertainment		1,440	
Marketing		1,428	4,525
Subscriptions & training		1,152	1,023
Bank charges		480	1,098
Consultancy fees		133	4,485
Travel & subsistence		9	771
Donations			1,595
Other expenses			250
		<u>313,755</u>	<u>339,457</u>

3. Staff Costs	2024/25	2023/24
	£	£
Salaries & wages	175,220	196,558
Employer's NI contributions	13,154	15,305
Employer's pension contributions	10,369	11,766
Agency staff	4,906	
Human Resources	1,868	
Recruitment	668	
Statutory Sick Pay	630	
Staff entertainment	482	342
Payroll fees	444	543
	<u>207,741</u>	<u>224,514</u>

4. Trustees' Remuneration & Benefits

There were no Trustees' remuneration, benefits or expenses paid in the year to 31 January 2025

5. Fixed Assets	Lease Right of Use £	Leasehold Improvements £	Office & IT Equipment £	Total £
Cost 1 February 2024	82,178	77,338	8,309	167,825
Additions				
Cost 31 January 2025	<u>82,178</u>	<u>77,338</u>	<u>8,309</u>	<u>167,825</u>
Depreciation 1 February 2024	29,675	36,042	7,745	73,462
Charge in year	27,393	25,779	564	53,736
Depreciation 31 January 2025	<u>57,068</u>	<u>61,821</u>	<u>8,309</u>	<u>127,198</u>
Net Book Value 1 February 2024	52,502	41,296	564	94,363
Net Book Value 31 January 2025	25,110	15,517		40,627