

HOPE INTO ACTION - EPSOM

England & Wales · Charity number 1190233

Details

Status Registered

Legal form CIO

Registered 2020-07-02

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

Contact

Address Epsom Methodist Church
Ashley Road
Epsom
Surrey
KT18 5AQ

Phone 01372728535

Email neildallen@hotmail.co.uk

Website <https://epsommethodistchurch.org.uk/>

Activities

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

Activities: Provision of quality support, including accommodation, to vulnerable individuals. We work mainly with ex-offenders, ex addicts, and the homeless. We work with churches to provide practical support for vulnerable individuals.

Classification

- **How:** Makes Grants To Individuals, Makes Grants To Organisations, Provides Other Finance, Provides Buildings/facilities/open Space, Provides Services, Provides Advocacy/advice/information
- **What:** General Charitable Purposes, Disability, The Prevention Or Relief Of Poverty, Accommodation/housing
- **Who:** Children/young People, Elderly/old People, People With Disabilities, Other Defined Groups, The General Public/mankind

Geography

- Scotland
- Throughout England And Wales

Finances

Period end	Income	Expenditure	Assets	Employees
2025-08-31	£30,644	£48,816	-	-
2024-08-31	£33,286	£21,063	-	-
2023-08-31	£24,751	£22,443	-	-
2022-08-31	£27,374	£8,599	-	-
2021-08-31	£10,084	£760	-	-

Trustees

Name	Role	Appointed
Neil Andrew Dallen MBE	Chair	2020-07-02
Dr Clare DiPlacio		2025-09-13
John Hay		2024-09-25
Peter Edward Rice		2020-07-02
adeshina Olalekan		2021-11-02

HOPE INTO ACTION - EPSOM

England & Wales - Charity number 1190233

Accounts

**Charity
Commission**
For England & Wales

Charity Name:- HOPE INTO ACTION - EPSOM	Reg'd Charity No:- 1190233
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CC16a

Receipts and payments accounts

For the period from	Period start date 01/09/2023	To	Period end date 31/08/2024
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Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last period to the nearest £
A1 Receipts					
Rental income	31,717	-	-	31,717	23,603
Donations	799	-	-	799	1,148
Gift Aid Tax recovery	332	-	-	332	
PAYE refund	438	-	-	438	
Sub total (Gross income for AR)	33,286	-	-	33,286	24,751
A2 Asset and investment sales, (see table).					
	-	-	-	-	-
	-	-	-	-	-
Sub total	-	-	-	-	-
Total receipts	33,286	-	-	33,286	24,751

A3 Payments					
Interest paid to investors	8,900	-	-	8,900	9,500
Salaries	6,511	-	-	6,511	6,951
Council tax	2,253	-	-	2,253	2,175
Trustees insurance	456			456	465
Fixture renewals	210			210	1 -

General expenses	546	-	-	546	213
Shared event receipts	157	-	-	157	-
Licence & franchise fees	360	-	-	360	401
Light, power, heating	50	-	-	50	264
Repairs & servicing	111	-	-	111	423
Staff training	-	-	-	420	420
Telephone & internet	323	-	-	323	369
Website hosting & maintenance	-	-	-	-	200
TV license	159	-	-	159	159
Subscriptions	299	-	-	299	538
Water	728			728	365
Equipment	-	-	-	-	-
Sub total	21,063	-	-	21,063	22,443

A4 Asset and investment purchases, (see table)					
	-	-	-	-	-
	-	-	-	-	-
Sub total	-	-	-	-	-

Total payments	21,063	-	-	21,063	22,443
Net of receipts/ (payments)	12,223	-	-	12,223	2,308
A5 Transfers between funds	-	-	-	-	-
A6 Cash funds last year end	30,406	-	-	30,406	28,098
Cash funds this year end	42,629	-	-	42,629	30,406

Section B Statement of assets and liabilities at the end of the period

		Unrestricted funds	Restricted funds	Endowment funds
Categories	Details	to nearest £	to nearest £	to nearest £
B1 Cash funds	Metro Bank account	42,629	-	-
		-	-	-
		-	-	-
	Total cash funds	42,629	-	-
	(agree balances with receipts and payments account(s))	OK	OK	OK
		Unrestricted funds	Restricted funds	Endowment funds
		to nearest £	to nearest £	to nearest £
B2 Other monetary assets	Investors' cash held - Metro Bank	6,438	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		Fund to which asset belongs	Cost (optional)	Current value (optional)
B3 Investment assets			-	-
			-	-
			-	-
			-	-
			-	-
		Fund to which asset belongs	Cost (optional)	Current value (optional)
B4 Assets retained for the charity's own use			-	-
			-	-
			-	-

		-	-
		-	-
		-	-
		-	-
		-	-
		-	-

Fund to which liability relates

Amount due (optional)

When due (optional)

B5 Liabilities

Details

Investors' monies	6,438	-	
		-	
		-	
		-	
		-	

Signed by one or two trustees on behalf of all the trustees

Signature

Print Name

Date of approval

Neil Dallen

Neil Dallen

24.10.24

Trustees' Annual Report 2023-24

Year ended 31st August 2024



EPSOM

Enabling churches to house the homeless

Hope into Action – Epsom

Hope into Action – Epsom is a Charitable Incorporated Organisation (CIO)

Registered charity number 1190233

Registered Address: Epsom Methodist Church, 11-13 Ashley Road, Epsom, Surrey, KT18 5AQ

Our aim is to partner with local churches to provide accommodation and ongoing support for homeless and vulnerably housed individuals, empowering them to take positive steps towards a brighter and more stable future.

Trustees

The Trustees during the year were:

- Neil Dallen MBE (Chair)
- Peter Rice
- Adeshina Olalekan
- Dr Jane Williams

Trustees are elected at our Annual General Meeting and typically serve for a term of three years. All Trustees give of their time freely and no Trustee remuneration was paid in the year, or in prior years.

Governance

Hope into Action – Epsom operates as a franchise of 'Hope into Action' (charity no. 1137686). The charity is led by a Management Team, comprising, in addition to the Trustees:

- Pam Brogan (Secretary)
- Rev Gill Long
- Michael Arthur (Property lead)
- Robin Calcutt (Empowerment Worker)
- Keith Halstead (Treasurer)

This team has been drawn from local churches – reflecting the ecumenical nature of the charity – and offers a valuable and broad range of expertise, experience and perspective. The Management Team meets monthly in respect to all aspects of the charity's activities.

Review of the year

The first property in Epsom was purchased in May 2021, which has been running since then. This property is owned by a consortium of twelve investors and, for a term of five years and subject to an annual return of up to 2%, is leased to Hope into Action – Epsom to be used as a home for up to four local homeless and vulnerably-housed single men. Repairs and maintenance of the property are undertaken as required.

Epsom Methodist Church (EMC) is the Partner Church for this first home and offers ongoing support through prayer, financial giving and in other practical ways. Neil Dallen, a member of EMC, is Chair of the Trustees and the EMC nominated representative.

The first two tenants were welcomed into the property in March 2022. A third joined in October 2023 and later in the financial year there was for a while a full occupancy of four tenants. At the end of the year there were 3 tenants in place. The Trustees were delighted

when one tenant obtained employment. To make contact with potential new tenants we are in contact with local referral agencies such as the local Council and ESOS (East Surrey Outreach Service). When a referral is passed on an assessment is completed of each person's suitability for the home.

The charity is supported by a Friendship and Support Team drawn from local churches, some of whom help with the running of the home in practical ways (for example, gardening) and others who will offer personal ongoing support to the tenants. They have all received training from Hope into Action and DBS checks have been pursued as required.

Robin Calcutt has been our Empowerment Worker during the year after his appointment in September 2022. This is an employed position of 10 hours per week. For Empowerment Workers training is provided and safeguarding and DBS checks are pursued. Empowerment Workers are line-managed by Neil Dallen, and are partly office-based at Epsom Methodist Church.

Tenants will stay at the property for up to two years and the aim is during that time (through support given by the Empowerment Worker and the Friendship and Support Team) for them to grow in confidence and in their sense of wellbeing. It is our aim for them to take positive steps towards a brighter and more stable future, including giving thought to their own hopes and aspirations and setting goals for themselves (such as undertaking training/education, seeking employment, or processing – with support – any relevant personal issues and struggles).

We continue to raise awareness of the issue of homelessness locally and the work of Hope into Action – Epsom, through coffee mornings, visits to local churches, and speaking engagements.

There are long term plans to take steps towards the opening of a second home. The experience being gained from our first home is proving to be invaluable.

The Trustees and management team are in regular contact with Hope into Action, the franchisor, for support and guidance.

Financial Review

Please see the attached Receipts and Payments Accounts which constitutes part of this Annual Report.

During the year the Charity received £31,717 in rental receipts (2023 - £23,603) for the tenants in occupation. £799 (2023 - £1,148) in donations were received to help support the operations of the Charity. The Home is owned by the investors and does not form part of the finances of the Charity.

The Trustees and Management Committee use the funds to support the fitting out of the home and the provision of support services to the residents within the home, and to cover the administration costs of Hope into Action – Epsom. The Home is regularly inspected and fixtures and fittings are repaired or renewed to a good standard.

Expenses within the year include the annual interest of 2% payable to the investors, operating licence fees, Council Tax, salary of the Empowerment Worker, website fees, telephone and light & heat, Trustees' insurance, and general upkeep of the property. A surplus of receipts over payments of £12,223 (2023- £2,308) was achieved in the year. At

the end of the year the Charity held funds of £42,629 (2023 -£30,406) to help cover future costs. The charity also held unspent investors' funds of £6,438 (2023 - £8,430) at the end of the year. Investors' funds are available for future refurbishments and also insurance of the property.

All funds are held in a Bank account with Metro Bank in Epsom.

The Charity stands in a strong financial position for the year ahead to continue providing a secure home for its tenants.

Reserves policy

The Charity currently has unrestricted reserve funds of £42,629 (2023: £30,406). The unrestricted reserves are considered to be sufficient for the short term. The charity aims to keep between three and six months' core running costs in reserves at all times. This is to ensure the Charity is able to meet all of its legal obligations should all funding be withdrawn.

Independent Examination

As the income of the charity exceeds £25,000, the Trustees have undertaken for the accounts to undergo an independent examination.

Risk management

The Trustees have considered the major risks to which the Charity is exposed and have reviewed those risks and established procedures to manage those risks. Guidance from the Charity Commission is followed. The Trustees consider the variability of contributions, as well as the dependency on a number of volunteer workers and churches, to constitute the Charity's major risks. A comprehensive list of policies, supplied by the franchisor, covering all risks to which the charity might be exposed e.g. fire safety, confidentiality, Data Protection, safeguarding, hygiene etc., has been put in place and these policies are regularly checked for adherence.

Going concern

The Charity's activities, together with the factors likely to affect its future development, its financial position and its exposures to liquidity and cash flow risk are described in this Trustees' Report. The Charity has sufficient financial resources and reserves to fund its activities for the foreseeable future. As a consequence, the Trustees believe that the Charity is well placed to manage its business risks successfully and will have sufficient time to adjust its activities in line with any change in contributions. Accordingly, they continue to adopt the going concern basis in preparing the annual report and accounts.

Public Benefit

The trustees have complied with the duty in the Charities Act 2011, to have due regard to guidance published by the Charity Commission on public benefit.

Neil Dallen

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Neil Dallen
Chair of the Trustees
24/10/24



Report to the trustees

HOPE INTO ACTION EPSOM

On accounts for the year
ended

31st August 2024

Charity no
(if any)

1190233

Set out on pages

1-7

(remember to include the page numbers of additional sheets)

Responsibilities and basis
of report

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended **31/08/2024**.

As the charity's trustees, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

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 (other than that disclosed below *) which gives me cause to believe that in, any material respect:

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did 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.

Signed: *Nigel Collin*

Date: 24/10/2024

Name: Nigel Collin MA FCA

Relevant professional
qualification(s) or body (if
any):

Fellow of the Institute of Chartered Accountants in England and Wales

Address: 119 Longdown Lane South, Epsom, Surrey KT17 4JL

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Only complete if the examiner needs to highlight material matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

Give here brief details of any items that the examiner wishes to disclose.

None

HOPE INTO ACTION - EPSOM

England & Wales - Charity number 1190233

Accounts

Charity Name:- HOPE INTO ACTION - EPSOM	Reg'd Charity No:- 1190233
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CC16a

Receipts and payments accounts

For the period from	Period start date 01/09/2022	To	Period end date 31/08/2023
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Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last period to the nearest £
A1 Receipts					
Rental income	23,603	-	-	23,603	9,660
Donations	1,148	-	-	1,148	17,714
Sub total (Gross income for AR)	24,751	-	-	24,751	27,374
A2 Asset and investment sales, (see table).					
	-	-	-	-	
	-	-	-	-	-
Sub total	-	-	-	-	-
Total receipts	24,751	-	-	24,751	27,374

A3 Payments

Interest paid to investors	9,500	-	-	9,500	-
Salaries	6,951	-	-	6,951	1,533
Council tax	2,175	-	-	2,175	-
Trustees insurance	465			465	-
Advertising	-	-	-	-	125

General expenses	213	-	-	213	1,366
Bank charges	-	-	-	-	- 7
Licence & franchise fees	401	-	-	401	3,375
Light, power, heating	264	-	-	264	118
Repairs & servicing	423	-	-	423	80
Staff training	420	-	-	420	45
Telephone & internet	369	-	-	369	141
Website hosting & maintenance	200	-	-	200	200
TV license	159	-	-	159	-
Subscriptions	538	-	-	538	-
Water	365	-	-	365	-
Equipment	-	-	-	-	1,623
Sub total	22,443	-	-	22,443	8,599

A4 Asset and investment purchases, (see table)					
	-	-	-	-	-
	-	-	-	-	-
Sub total	-	-	-	-	-

Total payments	22,443	-	-	22,443	8,599
Net of receipts/ (payments)	2,308	-	-	2,308	18,775
A5 Transfers between funds	-	-	-	-	-
A6 Cash funds last year end	28,098	-	-	28,098	9,323
Cash funds this year end	30,406	-	-	30,406	28,098

Section B Statement of assets and liabilities at the end of the period

		Unrestricted funds	Restricted funds	Endowment funds
Categories	Details	to nearest £	to nearest £	to nearest £
B1 Cash funds	Metro Bank account	30,406	-	-
		-	-	-
		-	-	-
	Total cash funds	30,406	-	-
	(agree balances with receipts and payments account(s))	OK	OK	OK
		Unrestricted funds	Restricted funds	Endowment funds
	Details	to nearest £	to nearest £	to nearest £
B2 Other monetary assets	Investors' cash held - Metro Bank	8,430	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
B3 Investment assets	Details			
			-	-
			-	-
			-	-
			-	-
		-	-	
B4 Assets retained for the charity's own use	Details			
			-	-
			-	-

		-	-
		-	-
		-	-
		-	-
		-	-
		-	-

Fund to which liability relates **Amount due (optional)** **When due (optional)**

B5 Liabilities

Details

Investors' monies	8,430	-	
		-	
		-	
		-	
		-	

Signed by one or two trustees on behalf of all the trustees

Signature

Print Name

Date of approval

Neil Dallen

Neil Dallen

10.10.23

Trustees' Annual Report 2022-23

Year ended 31st August 2023



EPSOM

Enabling churches to house the homeless

Hope into Action – Epsom

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Registered charity number 1190233

Registered Address: Epsom Methodist Church, 11-13 Ashley Road, Epsom, Surrey, KT18 5AQ

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- Neil Dallen (Chair)
- Peter Rice
- Adeshina Olalekan
- Dr Jane Williams

Trustees are elected at our Annual General Meeting and typically serve for a term of three years. All Trustees give of their time freely and no Trustee remuneration was paid in the year, or in prior years.

Governance

Hope into Action – Epsom operates as a franchise of 'Hope into Action' (charity no. 1137686). The charity is led by a Management Team, comprising, in addition to the Trustees:

- Pam Brogan (Secretary)
- Rev Gill Long
- Michael Arthur (Property lead)
- Robin Calcutt (Empowerment Worker)
- Keith Halstead (Treasurer)

This team has been drawn from local churches – reflecting the ecumenical nature of the charity – and offers a valuable and broad range of expertise, experience and perspective. The Management Team meets monthly in respect to all aspects of the charity's activities.

Review of the year

The first property in Epsom was purchased in May 2021. This property is owned by a consortium of twelve investors and, for a term of five years and subject to an annual return of up to 2%, is leased to Hope into Action – Epsom to be used as a home for up to four local homeless and vulnerably-housed single men. Repairs and maintenance of the property are undertaken as required.

Epsom Methodist Church (EMC) is the Partner Church for this first home and offers ongoing support through prayer, financial giving and in other practical ways. Neil Dallen, a member of EMC, is Chair of the Trustees and the EMC nominated representative.

The Trustees were delighted to welcome the first two tenants into the property in March 2022. Full occupancy was achieved for a while but there have since been some changes in tenants and there are currently two tenants in occupation. To make contact with potential

new tenants we are in contact with local referral agencies such as the local Council and ESOS (East Surrey Outreach Service). When a referral is passed on an assessment is completed of each person's suitability for the home.

The charity is supported by a Friendship and Support Team drawn from local churches, some of whom help with the running of the home in practical ways (for example, gardening) and others who will offer personal ongoing support to the tenants. They have all received training from Hope into Action and DBS checks have been pursued as required. Our Friendship and Support Team is overseen by Peter Rice.

Robin Calcutt has been our Empowerment Worker during the year after his appointment in September 2022. This is an employed position of 10 hours per week. For Empowerment Workers training is provided and safeguarding and DBS checks are pursued. Empowerment Workers are line-managed by Neil Dallen, and are partly office-based at Epsom Methodist Church.

Tenants will stay at the property for up to two years and the aim is during that time (through support given by the Empowerment Worker and the Friendship and Support Team) for them to grow in confidence and in their sense of wellbeing. It is our aim for them to take positive steps towards a brighter and more stable future, including giving thought to their own hopes and aspirations and setting goals for themselves (such as undertaking training/education, seeking employment, or processing – with support – any relevant personal issues and struggles).

We continue to raise awareness of the issue of homelessness locally and the work of Hope into Action – Epsom, through coffee mornings, visits to local churches, and speaking engagements.

There are long term plans to take steps towards the opening of a second home. The experience being gained from our first home is proving to be invaluable.

The Trustees and management team are in regular contact with Hope into Action, the franchisor, for support and guidance.

Financial Review

Please see the attached Receipts and Payments Accounts which constitutes part of this Annual Report.

During the year the Charity received £23,603 in rental receipts (2022 - £9,660) for the tenants in occupation. £1,148 (2022 - £17,714) in donations were received to help support the operations of the Charity. The Home is owned by the investors and does not form part of the finances of the Charity.

The Trustees and Management Committee use the funds to support the fitting out of the home and the provision of support services to the residents within the home, and to cover the administration costs of Hope into Action – Epsom.

Expenses within the year include the annual return of 2% payable to the investors, operating licence fees, Council Tax, salary of the Empowerment Worker, website fees, telephone and light & heat, Trustees' insurance, and general upkeep of the property. A surplus of receipts over payments of £2,308 (2022- £18,775) was achieved in the year. At the end of the year the Charity held funds of £30,406 (2022 -£28,098) to help cover future

costs. The charity also held unspent investors' funds of £8,430 (2022 - £8,430) at the end of the year. Investors' funds are available for future refurbishments and also insurance of the property.

All funds are held in a Bank account with Metro Bank in Epsom.

The Charity stands in a strong financial position for the year ahead to continue providing a secure home for its tenants.

Reserves policy

The Charity currently has unrestricted reserve funds of £30,406 (2022: £29,721). The unrestricted reserves are considered to be sufficient for the short term. The charity aims to keep between three and six months' core running costs in reserves at all times. This is to ensure the Charity is able to meet all of its legal obligations should all funding be withdrawn.

Exemption from audit

The trustees have taken advantage of the exemptions available to small charities, including the audit exemption. In accordance with the Charity Commission's guidelines, Trustees must arrange for an independent person or accountancy firm to carry out either an independent examination of the charity's accounts in cases where a charity's annual income is in excess of £25,000 but less than £1 million. As the income of the charity did not exceed £25,000, the Trustees have taken the opportunity of not requiring an independent examination.

Risk management

The Trustees have considered the major risks to which the Charity is exposed and have reviewed those risks and established procedures to manage those risks. Guidance from the Charity Commission is followed. The Trustees consider the variability of contributions, as well as the dependency on a number of volunteer workers and churches, to constitute the Charity's major risks. A comprehensive list of policies, supplied by the franchisor, covering all risks to which the charity might be exposed e.g. fire safety, confidentiality, Data Protection, safeguarding, hygiene etc., has been put in place and these policies are regularly checked for adherence.

Going concern

The Charity's activities, together with the factors likely to affect its future development, its financial position and its exposures to liquidity and cash flow risk are described in this Trustees' Report. The Charity has sufficient financial resources and reserves to fund its activities for the foreseeable future. As a consequence, the Trustees believe that the Charity is well placed to manage its business risks successfully and will have sufficient time to adjust its activities in line with any change in contributions. Accordingly, they continue to adopt the going concern basis in preparing the annual report and accounts.

Public Benefit

The trustees have complied with the duty in the Charities Act 2011, to have due regard to guidance published by the Charity Commission on public benefit.

Neil Dallen

.....
Neil Dallen

Chair of the Trustees

10/10/23

HOPE INTO ACTION - EPSOM

England & Wales - Charity number 1190233

Accounts

Charity Name:- HOPE INTO ACTION - EPSOM	Reg'd Charity No:- 1E+06
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CC16a

Receipts and payments accounts

For the period from	Period start date 01/09/2021	To	Period end date 31/08/2022
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Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last period to the nearest £
A1 Receipts					
Rental income	9,660	-	-	9,660	-
Donations	17,714	-	-	17,714	10,083
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
Sub total (Gross income for AR)	27,374	-	-	27,374	10,083
A2 Asset and investment sales, (see table).					
	-	-	-	-	-
	-	-	-	-	-
Sub total	-	-	-	-	-
Total receipts	27,374	-	-	27,374	10,083
A3 Payments					
Advertising	125	-	-	125	-
General expenses	1,366	-	-	1,366	65

Bank charges	- 7	-	-	- 7	-
Licences	3,375	-	-	3,375	330
Light, power, heating	118	-	-	118	-
Repairs & servicing	80	-	-	80	-
Salaries	1,533	-	-	1,533	-
Staff training	45	-	-	45	-
Telephone & internet	141	-	-	141	-
Website hosting & maintenance	200	-	-	200	200
Equipment	1,623	-	-	1,623	-
Recruitment	-	-	-	-	165
	-	-	-	-	-
Sub total	8,599	-	-	8,599	760

A4 Asset and investment purchases, (see table)					
	-	-	-	-	
	-	-	-	-	
Sub total	-	-	-	-	-

Total payments

8,599	-	-	8,599	760
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Net of receipts/ (payments)

18,775	-	-	18,775	9,323
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A5 Transfers between funds

-	-	-	-	-
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A6 Cash funds last year end

9,323	-	-	9,323	-
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Cash funds this year end

28,098	-	-	28,098	9,323
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Section B Statement of assets and liabilities at the end of the period

		Unrestricted funds	Restricted funds	Endowment funds
Categories	Details	to nearest £	to nearest £	to nearest £
B1 Cash funds	Metro Bank account	28,098	-	-
		-	-	-
		-	-	-
	Total cash funds	28,098	-	-
	(agree balances with receipts and payments account(s))	OK	OK	OK
		Unrestricted funds	Restricted funds	Endowment funds
		to nearest £	to nearest £	to nearest £
B2 Other monetary assets	Details			
	Investors' cash held - Metro Bank	8,430	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
B3 Investment assets	Details		Fund to which asset belongs	Current value (optional)
			Cost (optional)	
			-	-
			-	-
			-	-

		Fund to which asset belongs	Cost (optional)	Current value (optional)
B4 Assets retained for the charity's own use	Details			
	Equipment	1,623	-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-

		Fund to which liability relates	Amount due (optional)	When due (optional)
B5 Liabilities	Details			
	Investors' monies	8,430	-	
			-	
			-	
			-	

Signed by one or two trustees on behalf of all the trustees

Signature	Print Name	Date of approval
<i>Neil Dallen</i>	Neil Dallen	14.03.23

Trustees' Annual Report 2021-22 Year ended 31st August 2022



Hope into Action – Epsom

Hope into Action – Epsom is a Charitable Incorporated Organisation (CIO)

Registered charity number 1190233

Registered Address: Epsom Methodist Church, 11-13 Ashley Road, Epsom, Surrey, KT18 5AQ

Our aim is to partner with local churches to provide accommodation and ongoing support for homeless and vulnerably housed individuals, empowering them to take positive steps towards a brighter and more stable future.

Trustees

The Trustees during the year were:

- Chris Shaw (Chair, resigned in April 2022)
- Neil Dallen (New Chair)
- Peter Rice
- Reverend Sue Bull
- Adeshina Olalekan (Treasurer)
- Dr Jane Williams
- Andrew Jennings (resigned during the year)

Trustees are elected at our Annual General Meeting and typically serve for a term of three years. All Trustees give of their time freely and no Trustee remuneration was paid in the year, or in the prior year.

Governance

Hope into Action – Epsom operates as a franchise of 'Hope into Action' (charity no. 1137686). The charity is led by a Management Team, comprising, in addition to the Trustees:

- Pam Brogan (Secretary)
- Rev Gill Long
- Michael Arthur (Property lead)
- Robin Calcutt (Empowerment Worker)

This team has been drawn from local churches – reflecting the ecumenical nature of the charity – and offers a valuable and broad range of expertise, experience and perspective. The Management Team meets monthly in respect to all aspects of the charity's activities.

Review of the year

The first property in Epsom was purchased last year In May 2021. This property is owned by a consortium of twelve investors and, for a term of five years and subject to an annual return of up to 2%, is leased to Hope into Action – Epsom to be used as a home for up to four local homeless and vulnerably-housed single men. Initial refurbishment of the property was completed in the previous year in anticipation of receiving tenants in the current year.

Epsom Methodist Church (EMC) are the Supporting Church for this first home and offer ongoing support through prayer, financial giving and in other practical ways. Neil Dallen, a member of EMC, took over the project lead from Chris Shaw, who was moving out of the area to take up a new job, in April 2022.

The Trustees were delighted to welcome the first two tenants into the property in March 2022. Since then full occupancy has been achieved. The house is currently occupied by four tenants. To make contact with potential new tenants we are in contact with local referral agencies such as the local Council and ESOS (East Surrey Outreach Service). When a referral is passed on an assessment is completed of each person's suitability for the home.

The charity is supported by a Friendship and Support Team drawn from local churches, some of whom help with the running of the home in practical ways (for example, gardening) and others who will offer personal ongoing support to the tenants. They have all received training from Hope into Action and DBS checks have been pursued as required. Our Friendship and Support Team is overseen by Peter Rice.

The first Empowerment Worker, Anthonette, was appointed in December 2021. This is an employed position of 10 hours per week. For Empowerment Workers training is provided and safeguarding and DBS checks are pursued. Empowerment Workers are line-managed by Neil Dallen, and are partly office-based at Epsom Methodist Church. Anthonette left her role in early April 2022 as it was no longer compatible with her work commitments elsewhere. However, the Trustees were delighted to appoint a new Empowerment Worker, Robin, in September 2022.

Tenants will stay at the property for up to two years and the aim is during that time (through support given by the Empowerment Worker and the Friendship and Support Team) for them to grow in confidence and in their sense of wellbeing and will take positive steps towards a brighter and more stable future, including giving thought to their own hopes and aspirations and setting goals for themselves (such as undertaking training/education, seeking employment, or processing – with support – any relevant personal issues and struggles).

We continue to raise awareness of the issue of homelessness locally and the work of Hope into Action – Epsom, through coffee mornings, visits to local churches, and speaking engagements.

There are long term plans to take steps towards the opening of a second home.

The Trustees and management team are in regular contact with Hope into Action, the franchisor, for support and guidance.

Financial Review

Please see the attached Receipts and Payments Accounts which constitutes part of this Annual Report.

During the year the Charity received £9,660 in rental receipts (2021 - £nil) for the tenants in occupation. £17,714 (2021 - £10,083) in donations were received to help support the operations of the Charity. This included a generous donation of £12,000 from Christian Outreach for Epsom, a local charity based in Epsom. The Home is owned by the investors and does not form part of the finances of the Charity.

The Trustee's and Management Committee use the funds to support the fitting out of the home and the provision of support services to the residents within the home, and to cover the administration costs of Hope into Action – Epsom.

Expenses within the year include the operating licence fee, Council charges, salary of the Empowerment Worker, website fees, telephone and light & heat. A surplus of receipts over payments of £18,775 (2021- £9,323) was achieved in the year. At the end of the year the Charity held funds of £28,098 (2021 -£9,323) to help cover future costs. The charity also held unspent investors' funds of £8,430 (2021 - £18,079) at the end of the year. Investors' funds are available for future refurbishments and also insurance of the property. The charity has registered with HMRC and will be claiming Gift Aid where possible on donations.

All funds are held in a Bank account with Metro Bank in Epsom.

The Charity stands in a strong financial position for the year ahead to continue providing a secure home for its tenants.

Reserves policy

The Charity currently has unrestricted reserve funds of £29,721 (2021: £9,323). The unrestricted reserves are considered to be sufficient for the short term. The charity aims to keep between three and six months' core running costs in reserves at all times. This is to ensure the Charity is able to meet all of its legal obligations should all funding be withdrawn.

Exemption from audit

The trustees have taken advantage of the exemptions available to small charities, including the audit exemption. In accordance with the Charity Commission's guidelines, Trustees must arrange for an independent person or accountancy firm to carry out either an independent examination of the charity's accounts in cases where a charity's annual income is in excess of £25,000 but less than £1 million. An Examiner was appointed to do an independent examination of the charity accounts with the purpose of giving the charity's Trustees, supporters, beneficiaries and the wider public some independent assurance that the charity's money has been properly accounted for and accurate accounting records have been kept.

Risk management

The Trustees have considered the major risks to which the Charity is exposed and have reviewed those risks and established procedures to manage those risks. Guidance from the Charity Commission is followed. The Trustees consider the variability of contributions, as well as the dependency on a number of volunteer workers and churches, to constitute the Charity's major risks.

Going concern

The Charity's activities, together with the factors likely to affect its future development, its financial position and its exposures to liquidity and cash flow risk are described in this Trustees' Report. The Charity has sufficient financial resources and reserves to fund its activities for the foreseeable future. As a consequence, the Trustees believe that the Charity is well placed to manage its business risks successfully and will have sufficient time to adjust its activities in line with any change in contributions. Accordingly, they continue to adopt the going concern basis in preparing the annual report and accounts.

Public Benefit

The trustees have complied with the duty in the Charities Act 2011, to have due regard to guidance published by the Charity Commission on public benefit.

Neil Dallen

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Neil Dallen
Chair of the Trustees
14/03/2023

Independent examiner's report to the trustees of Hope Into Action - Epsom Charitable Incorporated Organisation ('the CIO')

I report to the charity trustees on my examination of the accounts of the CIO for the year ended 31 August 2022.

Responsibilities and basis of report

As the charity trustees of the CIO you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act'). I report in respect of my examination of the CIO's accounts carried out under section 145 of the Act. In carrying out my examination I have followed all applicable Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

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 as required by section 130 of the Act; or
2. the accounts do not accord with those records.

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

Signed: *K.E. Halstead*

.....

Name: **Keith Erik Halstead MA (Oxon) FCA**

Relevant professional qualification(s) or membership of professional bodies (if any):
Institute of Chartered Accountants in England & Wales

Address: 60, Woodcote Hurst, Epsom, Surrey KT18 7DT

Date: 14th March 2023

HOPE INTO ACTION - EPSOM

England & Wales - Charity number 1190233

Accounts

Annual Report 2020-21

Received at AGM Nov 2, 2021, 7.30pm EMC.



Hope into Action – Epsom

Hope into Action – Epsom is a Charitable Incorporated Organisation (CIO)

Registered charity number 1190233

Registered Address: Epsom Methodist Church, 11-13 Ashley Road, Epsom, Surrey, KT18 5AQ

Our aim is to partner with local churches to provide accommodation and ongoing support for homeless and vulnerably housed individuals, empowering them to take positive steps towards a brighter and more stable future.

Trustees

Our Trustees are:

- Neil Dallen
- Peter Rice
- Reverend Sue Bull
- Andrew Jennings
- Chris Shaw (Chair)

Trustees are elected at our Annual General Meeting and typically serve for a term of three years.

Governance

Hope into Action – Epsom operates as a franchise of ‘Hope into Action’ (charity no. 1137686). We are led by a Management Team, comprising, in addition to the Trustees:

- Peter Stamps (Treasurer)
- Rachel Lowe (Secretary)
- Dr Jane Williams
- Shina Olalekan
- Rev Gill Long
- Michael Arthur (Property lead)

This team has been drawn from local churches – reflecting the ecumenical nature of the charity – and offers a valuable and broad range of expertise, experience and perspective. The Management Team meets monthly in respect to all aspects of the charities activities.

Review of the year

In May 2021 we completed the purchase of our first property in Epsom. This property is owed by a consortium of twelve investors and, for a term of five years and subject to an annual return of up to 2%, is leased to Hope into Action – Epsom to be used as a home for up to four local homeless and vulnerably-housed single men.

Epsom Methodist Church are the Supporting Church for this first home and offer ongoing support through prayer, financial giving and in other practical ways. Neil Dallen, a member of EMC, serves as our Project Lead.

Renovations on the property, overseen by Michael Arthur, are now largely complete and the house is very close to being signed off by Hope into Action as ready for occupation.

We are in contact with local referral agencies such as the local Council and ESOS (East Surrey Outreach Service) who will refer to us individuals who are in need of accommodation. We are ready then to assess each person's suitability for the home. Our aim is for the home to be fully occupied by the end of January 2022.

We have a Friendship and Support Team drawn from local churches, some of whom help with the running of the home in practical ways (for example, gardening) and others who will offer personal ongoing support to the tenants. They have all received training from Hope into Action and DBS checks are being pursued as required. Our Friendship and Support Team is overseen by Peter Rice.

We have identified a suitable candidate to take up the role of Empowerment Worker from early December, an employed position of 10 hours per week. Empowerment Worker training and safeguarding training has been arranged and a DBS check pursued. The Empowerment Worker will be line-managed by Chris Shaw and Neil Dallen, and will be partly office-based at Epsom Methodist Church.

Tenants will stay at the property for up to two years and it is our aim that during that time – through support given by the Empowerment Worker and the Friendship and Support Team – tenants will grow in confidence and in their sense of wellbeing and will take positive steps towards a brighter and more stable future, including giving thought to their own hopes and aspirations and setting goals for themselves (such as undertaking training/education, seeking employment, or processing – with support – any relevant personal issues and struggles).

We continue to raise awareness of the issue of homelessness locally and the work of Hope into Action – Epsom, through coffee mornings, visits to local churches, and speaking engagements, such as at the recent Epsom Mental Health and Wellbeing Week.

Once our first home is operating successfully we will begin to take steps towards the opening of a second home.

We are in regular contact with Hope into Action for support and guidance.

Financial Review

Please see the attached Financial Review which constitutes part of this Annual Report.

Chris Shaw (Oct 2021)

Financial Review

Profit and Loss Hope into Action - Epsom July 2020 to August 2021

Central

Income	
Rental Income	
Donations	£10,083.55
Total Income	£10,083.55
<hr/>	
Gross Profit	£10,083.55
<hr/>	
Less Operating Expenses	
General Expenses	£65.00
Licences	£330.00
Recruitment	£165.00
Repairs & Maintenance	£0.00
Website	£200.00
Premises Insurance	£0.00
Total Operating Expenses	£760.00
<hr/>	
Net Profit	£9,323.55
<hr/>	
 Balance Sheet	
Bank Account	£9,323.55
<hr/>	
Net Assets	£9,323.55
<hr/>	
Retained Earnings	£9,323.55
<hr/>	

During the year the Charity raised £10,084 in donations to help support the operations of the Charity. The Home is owned by the investors and does not form part of the finances of the Charity.

The Trustee's and Management Committee use the funds to support the fitting out of the home and the provision of support services to the residents within the home, and to cover the administration costs of Hope into Action – Epsom.

Expenses within the year include the operating licence fee, establishment of the website and placing of advertisements for Empowerment Worker to support the residents.

At the end of the year the Charity held surplus funds of £9,323 to help cover future costs. Since the year end we have received additional donations £13,755 as at the 28th October

2021. We have also registered with HMRC and will be claiming Gift Aid where possible on donations.

Surplus funds are held in a Bank account with Metro Bank in Epsom.

The Charity stands in a strong financial position for the year ahead, as it starts to place residents within the home.

Peter Stamps (28 October 2021)

Treasurer