

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
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Gross Profit	£10,083.55
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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
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Net Profit	£9,323.55
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 Balance Sheet	
Bank Account	£9,323.55
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Net Assets	£9,323.55
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Retained Earnings	£9,323.55
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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