

ANNUAL REPORTS AND FINANCIAL STATEMENTS FOR THE YEAR ENDED 30<sup>TH</sup> JUNE  
2025



**BOOST UP [Charitable Incorporated Organisation] Charity**  
**Registration Number: 1195988**



***"I cannot breathe for you, or you for me; I must breathe for myself."* Frederick Douglass BOOST UP (Charitable Incorporated Organisation)**

## **CONTENTS**

**Legal and Administrative Information**

**Trustees' Report**

**Independent Examination & Statement of Financial Activities**

## **LEGAL AND ADMINISTRATIVE INFORMATION**

**Charity Number:** 1195988

**DATE OF REGISTRATION:** 30<sup>th</sup> September 2021

**START OF FINANCIAL YEAR** 01<sup>st</sup> July 2024

**END OF FINANCIAL YEAR** 30<sup>th</sup> June 2025

**TRUSTEES AT 30/06/2025**

A. Boakes [Chair]

S. Rehman

B. Varsani

**LEGAL STATUS** Charitable Incorporated Organisation

**GOVERNING INSTRUMENT:** CIO – Association Model.

**CORRESPONDANCE ADDRESS**

54 Eage Heights

8 Bramlands Close

SW11 2LJ

**PRIMARY BANKERS**

Metro Bank PLC

One Southampton Row

London

WC1B 5HA

**INDEPENDENT EXAMINERS**

Paxton Independent Examiners

61a High Street South

Rushden

Northants, NN10 0R

**TRUSTEES REPORT**  
**FOR THE YEAR ENDED 30<sup>th</sup> JUNE 2025**

## Status and Administration

Boost Up (the Charity) was registered as a Charitable incorporated Organisation (CIO) by the Charity Commission 30<sup>th</sup> September 2021 (Registered Number 1195988).

## Trustee Changes

None

## Appointed Trustee Term Lengths

As outlined in the CIO's Constitution, appointed trustees '*will serve a term of 3 years each*' after which point if they '*may be reappointed*', but if they have '*served for three consecutive terms [they] may not be reappointed for a fourth consecutive term, unless consented by the members.*'

Trustee	Start Date of Term	End Date of Term	Eligibility for reappointment after expiry of Term
<i>Andrew Boakes</i>	<i>30<sup>th</sup> September 2024</i>	<i>30<sup>th</sup> September 2027</i>	Yes
<i>Safiya Rehman</i>	<i>04<sup>th</sup> February 2025</i>	<i>04<sup>th</sup> February 2028</i>	Yes
<i>Binal Varsani</i>	<i>30<sup>th</sup> September 2024</i>	<i>30<sup>th</sup> September 2027</i>	Yes

## Elected Trustees

There were no elected trustees up to the 30<sup>th</sup> June 2025.

## OUR AIMS AND OBJECTIVES

### Vision

'The Bank of Mum and Dad' is a phrase increasingly heard in contemporary London.

Our vision is to provide the same support that financially secure parents give to their children, to those who lack that advantage through no fault of their own. We recognise that the circumstances of birth are unequal. But we do not want that to dictate an individual's opportunity in life.

The motto of our Charity are the words of Frederick Douglass:

"I cannot breathe for you, or you for me; I must breathe for myself."

It is our motto as we want to see our clients work hard for their success, not having to rely on the indefinite support of the state or subsidy, but instead reaching financial independence born from their labour.

We want them to be able to say to themselves one day that they helped build their city, that they are a part of its ongoing narrative, not existing on its margins.

That they breathe for themselves.

### **Our Mission**

Too many young people in this city experience homelessness as they cannot afford the market rent for housing. While some are graced with the economic conditions that allow them to rely on the financial gifts of their family to afford to rent in London, those without can find themselves completely priced out. This is especially the case for those who are younger, who are only entitled to a very low level of Government Benefits.

The low level of government benefits makes renting in the city extremely hard for this age group. This is because there is a disparity between the Housing Benefit they receive [on average 561.47 pcm less than someone over 35] and the market rate in London.

Our own research from comparing ONS records and LHA rates indicated that this shortfall was on average **£143.54** pcm, While Discretionary Housing Payments exist, this is only eligible for those already in accommodation, not those who wish to access it.

Year	Market rate for Room	Housing Benefit shared room rate	Difference
21-22	669	525.46	143.54

Our organisation's role is to address this in part through providing a 'Boost Up', a time limited monthly payment that covers the disparity between the housing benefit rate and the market rate, allowing those who normally lack financial support to afford to rent in this city. Practically, this means providing the following service:

1. A caseworker receiving self and agency referrals of young homeless people in need of accommodation.
2. Supporting these young people with searching for accommodation in the Private Rented Sector. This involves flat searching online, accompaniment to viewings and negotiating with landlords/agents to get the young person accepted as well as using comprehensive knowledge of housing law to ensure the property is abiding by statutory minimum standards.
3. Using an average of **£2,440.18** per person to remove the barriers to getting them into accommodation. **£143.54** per month for 12 months to address the shortfall in rent that young people in London who are relying on housing benefit experience and **£717.7** to pay the first 5 weeks of rent upfront. We will also provide in some cases a 12 month rental guarantee.

4. Working with that young person to get them into employment so that they end up moving off Housing Benefit entirely and become financially independent within one year, affording the rent themselves.

**Please watch our short film below that outlines the need for and the delivery of our services:**

<https://www.youtube.com/watch?v=MAcTCAXVXFk>

### **Alignment with Charitable Objects**

The Trustees are satisfied that this aligns with the Charitable Objects of the Charity, which are:

*'the relief of poverty throughout England and Wales through the provision of grants to individuals in need, primarily (but not exclusively) to assist in covering the costs of accommodation, basic living necessities and activities designed to enable individuals to generate a sustainable income and be self sufficient.'*

As the Charity is based in London which we are most knowledgeable about, we will focus initially on London before expanding outwards.

### **Public Benefit**

The CIO acknowledges its requirement to demonstrate clearly that it must have charitable purposes or 'aims' that are for the public benefit. The Trustees confirm that they have paid due regard to the Charity Commission guidance on public benefit before deciding what activities the CIO should undertake.



## **Year Four Activities**

We are immensely grateful to the London Housing Foundation for their 2 year grant of £54,000.

Our promise was that this £54,000 would be used to fund our first ever part time worker, as well as contributing towards a small amount of administration costs.

Our Part Time Worker has been in post since November 2023, working exceptionally hard to achieve positive outcomes for their clients, coming up with innovative and practical solutions to the barriers they have faced in achieving resettlement.

Our Caseworker has been using LandAid Funding of 39,602.7 [Awarded in July 2023] to continue to accommodate young homeless people [through rent in advance, deposit & a rental guarantor fund]

Following talks with the national homeless charity Housing Justice, the trustees decided to allow Housing Justice to acquire Boost Up as a project and TUPE across our worker and all our assets [it acquisition is planned for August 2025].

This decision was made to grow Boost Up, and take it to the next stage in its development with the significantly higher resources that Housing Justice can provide. It also allows for greater security for the project and continuation funding into the future.

We are so proud to have kept this project alive after it was cancelled in May 2021 when it sat as a project within another homeless organisation. Rather than allow it to no longer exist, we set it up as this independent charity soon after, gained funding to help young people again and then hired a caseworker. Once we showed proof of concept, a national homeless charity acquired it.

Thanks to Andrew, Binal, Safiya, Anita and Lucien, we showed to never give up in the pursuit of the right thing!

As someone we worked with said: *"Just stay patient, and wait, and everything will be ok"*... **Funding**

## **and Financial Affairs**



## **Structure, Governance and Management**

Boost Up is a charitable incorporated organisation registered with the Charity Commission for England and Wales on 30<sup>th</sup> September 2021. It is presently run by volunteers, including the trustees, who receive no remuneration.

The CIO follows an Association Model, which means that members have certain benefits such as voting rights.

## **Trustee's Responsibilities**

The Charities Act 2011 require the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the CIO and the surplus of the CIO for that period.

In addition to this, trustees are to:

- Be clear that what our charity does supports its purposes and benefits the public
- Check that the decisions we make are within the rules for your charity
- Ask ourselves what's best for the charity and who it helps
- Satisfy ourselves that the charity's funds, people and reputation are used sensibly and are protected from undue risk

- Be prepared. Have the information we need, in the format we need, and set aside time to read it prior to meetings.

### **Trustee recruitment**

Boost Up's Constitution allows for 10 Trustees. 8 of these are appointed, and 2 are to be Elected at every AGM [if there are nominations].

### **Our Governance & Skills**

Our Trustee Board is extremely well equipped to take this forward, with our CEO an extremely experienced professional in the homeless sector with 15 years' experience. He currently works for the National Homelessness Charity Housing Justice, supporting the Homeless Winter Night Shelter Network, as well as providing accreditation of homelessness services and contributing to the ongoing strategic direction in relation to homelessness provision.

The trustees are also extremely experienced, made up of all the former Homeless Sector Project Workers and Co-ordinators, possessing a great deal of experience working directly with homeless people as well as a thorough understanding of safeguarding, support work and risk assessments.

### **Safeguarding**

All volunteers who work with our clients will have to undergo training in Safeguarding and an enhanced DBS Check. We have a detailed Safeguarding and Lone Worker Policy that is based off best practice.

### **Reserves Policy**

The current activities that the Charity undertakes [no staff/property] and our current low cash levels mean that we will develop a reserves policy based on the direction the Charity takes.

### **Assessment of Going Concern**

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



**INDEPENDENT EXAMINATION AND STATEMENT OF FINANCIAL ACTIVITIES**  
**FOR THE YEAR ENDED 30<sup>TH</sup> JUNE 2025**



CHARITY COMMISSION  
FOR ENGLAND AND WALES

## Independent examiner's report on the accounts

### Section A

### Independent Examiner's Report

Report to the trustees/  
members of

Boost Up

On accounts for the year  
ended

30 June 2025

Charity no

1195988

Set out on pages

One to Three (including these pages)

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 30/06/2025

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 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: Darren Warren

Date: 28/4/2026

Name: Darren Warren – Paxton Independent Examiners

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

FMAAT

Address: 61a High Street South

Rushden

Northants, NN10 0RA

**Section B****Disclosure**

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.

## Boost Up

Year ended 30 June 2025

### Income and Expenditure Account

	2025		2024	
	£	£	£	£
Landaid 1	1,981		18,811	
Landaid 2	0		18,811	
LHF	27,000		27,000	
Rental income	5,168		0	
Wandsworth Council	<u>0</u>		<u>0</u>	
Total income for the Year		34,149		64,622
Total expenditure for the Year		47,738		41,461
Surplus of Income over Expenditure		<u><u>-13,589</u></u>		<u><u>556</u></u>

Approved by the Trustees on 28/04/2026

Signed on their behalf by trustee[s]: Andrew Boakes

Printed name[s] ANDREW BOAKES

BINAL VARSANI

SAFIYA REHMAN

ANNUAL REPORTS AND FINANCIAL STATEMENTS FOR THE YEAR ENDED 30<sup>TH</sup> JUNE 2025



**Boost Up**

**BOOST UP**

**[Charitable Incorporated Organisation]**

**Charity Registration Number: 1195988**

*We didn't leave them out there.*