

GREENWICH HOMELESS PROJECT

England & Wales · Charity number 1197388

Details

Other names	GREENWICH WINTER NIGHT SHELTER, GWNS
Status	Registered
Legal form	CIO
Registered	2022-01-06
Register	View on the Charity Commission register

Contact

Address	360 Middle Park Avenue London SE9 5QH
Phone	02033556880
Email	hello@gwns.org.uk
Website	www.gwns.org.uk

Activities

Objects: THE RELIEF OF POVERTY AND DISTRESS AMONG PEOPLE WHO HAVE BECOME HOMELESS THROUGH THE PROVISION OF A NIGHT SHELTER REFUGE IN ACCORDANCE WITH CHRISTIAN PRINCIPLES.THE RELIEF OF NEED THROUGH THE PROVISION OF INFORMATION, ADVICE AND ADVOCACY SUPPORT IN OUR DAY CENTRE SERVICES

Activities: Provision of night shelter service for single homelessProvision of day centre serviceFacilitating access to support services to enable clients to move on from the shelter

Classification

- **How:** Provides Services, Provides Advocacy/advice/information
- **What:** General Charitable Purposes, Disability, The Prevention Or Relief Of Poverty
- **Who:** Other Defined Groups

Geography

- Greenwich

Finances

Period end	Income	Expenditure	Assets	Employees
2025-06-30	£202,120	£184,428	-	-
2024-06-30	£186,551	£176,052	-	-
2023-06-30	£99,025	£76,755	-	-

Trustees

Name	Role	Appointed
Steven Kennedy Parker	Chair	2022-01-06
Charlie Uddin		2025-11-11
Cllr Lakshan Saldin		2022-01-06
Farai Mauchaza		2025-09-23
Hugh Cameron Moir		2025-09-23
Kate Louise Topham		2025-03-10
Rev Caroline Risdon		2023-01-10
Richard John Basham		2022-03-03

Accounts

Greenwich Homeless Project

Report and Accounts
Year ended 30 June 2025

Stewardship 
Active generosity

1 Lamb's Passage, London EC1Y 8AB
www.stewardship.org.uk

GREENWICH HOMELESS PROJECT
CHARITY INFORMATION
FOR THE YEAR ENDED 30 JUNE 2025

Trustees	Steven Parker (Chair) Richard Basham (Treasurer) Beverley Campbell Farai Mauchaza (appointed 23 September 2025) Hugh Moir (appointed 23 September 2025) Hugh Ridsdill-Smith (resigned 23 September 2025) Caroline Risdon Cllr Lakshan Saldin Kate Topham (appointed 10 March 2025) Charlie Uddin (appointed 11 November 2025)
Key Staff	Georgia Sims Richard Graham (appointed 15 September 2025)
Governing Document	Constitution dated 6 January 2022
Charity Registration Number	1168966
Principal Address and Registered Office	360 Middle Park Avenue Mottingham London SE9 5QH
Independent Examiner	Sarah Crispin ACA Stewardship 1 Lamb's Passage London EC1Y 8AB
Bankers	CAF Bank Ltd 25 Kings Hill Avenue Kings Hill West Malling Kent ME19 4JQ

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Trustees' Annual Report for the year 1st July 2024 to 30th June 2025

The Trustees present its annual report and financial statements for the year ending 30th June 2025.

Structure, Governance and Management

Greenwich Homeless Project (GHP) was established by a partnership of churches in Greenwich in April 2014 (originally known as Greenwich Winter Night Shelter).

GHP is now a CIO which is governed by the regulations set out in our constitution and run by a voluntary Board of Trustees. The organisation was registered with the Charity Commission on 30th August 2016. Trustees are encouraged to take an active role in enabling the organisation to fulfil its objectives. This allows trustees to get a clear understanding of what the charity does and the complexity involved in co-ordinating activities to respond to the needs of those who are street homeless or at risk of homelessness. In selecting individuals for appointment as trustees, regard is given to the skills, knowledge and experience needed for the effective administration of the charity. The Board meets formally 6 times a year, and at the end of the winter night shelter season, conducts an annual service review each year.

Objectives and Activities

As stated in our governing document, the objectives of the charity are:

- The relief of poverty and distress among people who have become homeless through the provision of a night shelter refuge by Christian Principles.
- The relief of need through the provision of information, advice and advocacy support in our day centre services.

Main activities:

Winter night shelter: provision of overnight accommodation and 1:1 casework for the guests in individual rooms during the winter months (October-April)

Day centre: provision of year-round advice, support and activities for anyone who is homeless or at risk of homelessness in the Borough of Greenwich.

Public Benefit

In reviewing the scope of the activities delivered by the charity, the trustees have considered the Charity Commission's guidance on public benefit and are satisfied that the purposes for which the charity has been established and the activities undertaken demonstrate how we meet the requirements of the test.

Policies and Procedures

Trustees continue the work to review the charity's policies and procedures, particularly those around safeguarding and financial controls.

Risk Assessment

The Board of Trustees are aware of the potential risks to the organisation. A detailed risk register is in place and is reviewed as a standing item at each trustees' meeting. The risk register considers the operational risk in running the day centre and winter night shelter, as well as the organisational risks both financial and non-financial facing the charity. The trustees are satisfied that appropriate measures are in place to address any identified risks.

Achievements for the Year: Winter Night Shelter

We opened the doors of our night shelter in late October 2024 and ran until the end of March 2025. During the Christmas period, we piloted a new initiative of remaining open and securing volunteers over the festive period. This enabled our guests to retain the security, safety and familiarity of the night shelter without the disruption and loneliness of being relocated to a B&B as had been the case in previous years. The pilot was a great success and represents a model of working during the festive season in future years.

"I felt that it was great that somebody organised it for Xmas which is a time when homeless people might feel particularly sad at not being part of a unit but this year, they had that opportunity. Also, that I was able to be part of the team for the first time it was being tried". Christmas volunteer, 2024.

Our 2024-2025 outcomes, note the figures in brackets reflect numbers from 2023-2024:

- ❖ Number of nights open: 153 (148)
- ❖ Number of guests: 37 (32)
- ❖ Female: 12 (8)
- ❖ Male: 25 (24)
- ❖ Number of UK nationals: 19 (10)
- ❖ Number of EEA Nationals: 6 (5)
- ❖ Number of non-EEA Nationals: 12 (17)
- ❖ Positive move-on rate: 65% (82%)

We continued to work with our partner referral agencies: 999 Club, Thames Reach, Royal Borough of Greenwich, Woolwich Service Users Project, and Bromley Homeless.

Achievements for the Year: Day centre

The Day Centre operates three days a week from 9.00am to 1.00pm except Wednesdays when we extend our opening to 3.00pm.

During the year, our casework team helped dozens of guests move into their own place. In addition, the day centre provided a wide range of services that guests made use of, including:

- Nursing care every week
- Weekly counsellor
- GP drop in surgeries
- Optician drop in
- Mental health support
- Day centre activities including pottery, music, and art sessions.

'Yeah, I feel safe, and I like the way the volunteer and people who come here try to communicate with you. To me the staff they are useful, and when you talk to them, they listen, and they try to give you their best advice.' Guest, 2024.

Volunteering

Being a volunteer-led charity, as always those who give up their time to be a part of what we do are crucial to the running of our excellent service. For this reason, we continue to strive to make volunteering a positive experience where our 170 volunteers feel valued and want to continue.

'Greenwich Homeless Project is a welcoming and warm hearted place to meet and support wonderful people. It is an honour to be a part of it.' Volunteer, 2024.

'No two shifts are ever the same! This is a lovely place to be and to be a small part of a big team, helping people and making a difference is a really good experience.' Volunteer, 2024.

Staff Team

During the year we welcomed Mandy Brinkhurst as our Operations Lead and Viv Francis who stepped in to run the Christmas programme. We said goodbye to Megan Husband who moved onto new pastures.

Plans for the Future

Our plans for 2025-2026 are to:

- Strengthen the staff team by recruiting a fundraiser and an additional caseworker.
- Finalise and operationalise our new three year strategy.

- Broaden and diversify our funding with a focus on growing both our grant and unrestricted income.
- Run another successful night shelter season including a Christmas programme.

Financial Review

Income for 2024-25 was £202,120 (2023-24: £207,551).

Expenditure for 2024-25 £184,428 (2023-24: £197,052).

The 2024-25 balance sheet total was £93,758 (2023-24: £76,066).

Funds are used to achieve the objectives summarised above, developing GHP to benefit the community it serves.

Funds raised do not profit GHP Trustees who form the organisation's management committee. No portion is paid or transferred directly or indirectly by way of dividend, bonus or profit to the charity's Trustees.

- Reserves Policy:** As a mission charity, we feel strongly that the priority for the funds received should be to use them to achieve our charitable purposes, this means that we keep our reserves low. During the year, the trustees reviewed the requirements for a suitable reserves position for the charity. It was agreed that to safeguard the charity, it would work towards achieving reserves equivalent to 3-6 months running costs which equates to approximately £45,000. At 30 June 2025 the charity held £60,164 unrestricted reserves and the charity is complying with its reserves policy.
- Fundraising Policy:** The primary source of income for GHP comes from grants as a result of submitting bids to a range of funders. The success of bids has seen the income of the charity increase significantly. We now have an active fundraising strategy in place to submit bids on a regular basis. A priority of the next year will be to increase the value of unrestricted income.

Responsibilities of trustees under charity law

The trustees are responsible for preparing the trustees' annual report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Charity law requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of the affairs of the charity as at the balance sheet date and of its incoming resources and application of resources, including income and expenditure, for the financial year. In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- prepare the financial statements on a going concern basis unless it is inappropriate to presume that the charity will continue in operation.
- state whether the applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and

The trustees are responsible for keeping proper accounting records that 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 and the Charity (Accounts and Reports) Regulations 2008. 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.

Approval

This report was approved by the trustees and signed on their behalf by:

Steven Parker
Steven Parker (Mar 26, 2026 16:31:23 GMT)

Steven Parker

Chair of Trustees

Date: Mar 26, 2026

INDEPENDENT EXAMINER'S REPORT
TO THE TRUSTEES OF
GREENWICH HOMELESS PROJECT
('the Charity')

I report to the charity trustees on my examination of the accounts of the Charity for the year ended 30 June 2025 on pages 8 to 16 following, which have been prepared on the basis of the accounting policies set out on pages 10 to 11.

Responsibilities and basis of report

As the charity's trustees of the Charitable Incorporated Organisation 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 Charity's accounts carried out under section 145 of the 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 matters have come to my attention in connection with the examination giving me cause to believe:

1. accounting records were not kept in respect of the Charity 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.

Sarah Crispin
Sarah Crispin (Apr 1, 2026 14:23:33 GMT+1)

Sarah Crispin ACA
Stewardship
1 Lamb's Passage
London
EC1Y 8AB

Date: Apr 1, 2026

GREENWICH HOMELESS PROJECT
STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 30 JUNE 2025

	Note	Unrestricted Funds £	Restricted Funds £	Total Funds 2025 £	Total Funds 2024 £
INCOME AND ENDOWMENTS FROM:					
Donations	3	70,664	121,948	192,612	203,004
Other trading activities	4	8,021	-	8,021	2,619
Investments	5	1,487	-	1,487	1,816
Other income	6	-	-	-	112
Total income and endowments		80,172	121,948	202,120	207,551
EXPENDITURE ON:					
Charitable activities	7	67,897	115,512	183,409	196,129
Raising funds	8	1,019	-	1,019	923
Total expenditure		68,916	115,512	184,428	197,052
Net gains/(losses) on investments		-	-	-	-
Net income/(expenditure)		11,256	6,436	17,692	10,499
Transfers between funds	14	-	-	-	-
		11,256	6,436	17,692	10,499
Reconciliation of funds:					
Total funds brought forward		48,908	27,158	76,066	65,567
Total funds carried forward	14	60,164	33,594	93,758	76,066

The statement of financial activities includes all gains and losses recognised in the year.

All income and expenditure derive from continuing operations.

The notes on page 10-15 form part of these accounts.

GREENWICH HOMELESS PROJECT

BALANCE SHEET

AS AT 30 JUNE 2025

	Note	Unrestricted Funds £	Restricted Funds £	Total Funds 2025 £	Total Funds 2024 £
CURRENT ASSETS					
Debtors	10	2,496	-	2,496	14,903
Cash at bank and in hand	11	61,908	33,594	95,502	63,931
		64,404	33,594	97,998	78,834
CREDITORS: Amounts falling due within one year					
	12	(4,240)	-	(4,240)	(2,768)
Net current assets / (liabilities)		<u>60,164</u>	<u>33,594</u>	<u>93,758</u>	<u>76,066</u>
Total assets less current liabilities		<u>60,164</u>	<u>33,594</u>	<u>93,758</u>	<u>76,066</u>
TOTAL NET ASSETS		<u>60,164</u>	<u>33,594</u>	<u>93,758</u>	<u>76,066</u>
FUND BALANCES					
Unrestricted Funds	14				
General funds		60,164	-	60,164	48,908
		60,164	-	60,164	48,908
Restricted Funds		-	33,594	33,594	27,158
		60,164	33,594	93,758	76,066

The financial statements were approved by the Board of Trustees and were signed on its behalf by:

Steven Parker
Steven Parker (Mar 26, 2026 16:31:23 GMT)

Steven Parker

Date: Mar 26, 2026

Charity number: 1168966

The notes on page 10-15 form part of these accounts.

GREENWICH HOMELESS PROJECT
NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 30 JUNE 2025

1 Statutory Information

The charity is a charitable incorporated organisation registered with the Charity Commission in England & Wales. The charity's registered number and principal address can be found on the Charity Information page.

2 Accounting Policies

These financial statements are prepared on a going concern basis, under the historical cost convention.

These financial statements have been prepared in accordance with the "Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) ("the Charities SORP"), with the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland ("FRS 102") and with the Charities Act 2011. The charity meets the definition of a public benefit entity as set out in FRS 102.

The Charities (Accounts and Reports) Regulations 2008 (the '2008 Regulations') requires charities to prepare their accounts in accordance with 'Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005' but this accounting standard has since been withdrawn and has been replaced by the Charities SORP mentioned in the preceding paragraph. The charity has prepared these financial statements in accordance with the new Charities SORP; this departure from the 2008 Regulations is believed to be necessary for these financial statements to give a 'true and fair view'.

The principles adopted in the preparation of the financial statements are set out below.

a) Going concern

The trustees have assessed whether the use of the going concern basis is appropriate and have considered possible events or conditions that might cast significant doubt on the ability of the charity to continue as a going concern. The trustees have made this assessment for a period of at least one year from the date of approval of the financial statements. In particular the trustees have considered the charity's forecasts and projections and the possible implications should projected income and / or expenditure vary unexpectedly. The trustees have concluded that there is a reasonable expectation that the charity has adequate resources to continue to operate for the foreseeable future. The charity therefore continues to adopt the going concern basis in preparing its financial statements.

b) Income

Income including investment income is recognised in the period in which the charity becomes entitled to receipt, the amount receivable can be measured with reasonable certainty, and receipt is probable. For the most part, income is generally recognised when it is received. Income is only deferred when the charity has to fulfil conditions before becoming entitled to it or where the donor has specified that the income is to be expended in a future period.

Income from donations includes:

- i) Recoverable gift aid. This is recognised when the related donation is received. Gift aid that has not been recovered by the balance sheet date is included as a debtor.
- ii) Donated facilities, services and goods. Facilities, services and goods donated for the charity's own use are recognised as income when receivable at their value to the charity.

The charity relies on volunteers to carry out many of its activities. However, in accordance with the SORP, the value of these services has not been included in these financial statements as they cannot be reliably measured.

c) Expenditure

Expenditure, including irrecoverable VAT, is recognised when it is incurred or, if earlier, when a legal or constructive obligation for a payment arises provided that it is probable that settlement will be required and the amount of the obligation can be measured reliably.

Expenditure on raising funds comprises the costs incurred on fundraising

Governance costs, which are included in expenditure on charitable activities but are identified separately in the notes to the accounts, includes costs associated with the independent examination of the financial statements, compliance with constitutional and statutory requirements and any other expenditure incurred on the strategic management of the charity.

d) Fund accounting

General funds are unrestricted funds which are available for use at the discretion of the trustees in furtherance of the general objectives of the charity. Restricted funds are donations which are to be used in accordance with specific restrictions imposed by donors; they include donations received from appeals for specific activities or projects.

GREENWICH HOMELESS PROJECT
NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 30 JUNE 2025

e) Pension scheme arrangements

The charity operates defined contribution pension schemes for its employees. Obligations for contributions to these schemes are recognised as an expense when the liability arises. The assets of these schemes are held separately from those of the charity in independently administered funds.

f) Taxation

The charity has taken advantage of the various reliefs from taxation available to charities and no tax is payable on the charity's income.

g) Financial instruments

The charity's financial assets and financial liabilities all qualify as basic financial instruments, as defined by FRS102. Except for loans, creditors and debtors are measured at their expected settlement value (normally the amount of cash that the charity expects to pay or receive). The charity recognises liabilities for the principal of those loans that remains outstanding at the year end (i.e. the liabilities exclude any interest chargeable on the loans in future years).

h) Exemption from preparing a cashflow statement

The charity has taken advantage of an exemption conferred by the Charities SORP and has not prepared a cash flow statement.

i) Critical accounting estimates and areas of judgement

The trustees do not consider that there are any material sources of estimation or uncertainty at the balance sheet date that could result in a material adjustment to the carrying values of assets and liabilities in the next reporting period.

3 Donations

	2025	2024
	£	£
Donations	45,973	55,598
Donated facilities, services and goods (see note 3a).	21,000	21,000
Government grants (see note 3b)	75,250	73,700
Other grants	46,698	49,209
Gift aid recoverable	3,691	3,497
	<u>192,612</u>	<u>203,004</u>

a Donations in kind comprise:

	2025	2024
	£	£
Donated facilities	21,000	21,000
	<u>21,000</u>	<u>21,000</u>

Donated facilities comprise a property that that has been made available rent-free for the charities' various activities

b Government grants comprise:

	2025	2024
	£	£
Royal Borough of Greenwich	25,000	23,700
City of London	50,250	50,000
	<u>75,250</u>	<u>73,700</u>

4 Other trading activities

	2025	2024
	£	£
Fundraising activities	8,021	2,619
	<u>8,021</u>	<u>2,619</u>

GREENWICH HOMELESS PROJECT
NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 30 JUNE 2025

5 Investment income

	2025	2024
	£	£
Bank interest	1,487	1,816
	<u>1,487</u>	<u>1,816</u>

6 Other income

	2025	2024
	£	£
Miscellaneous	-	112
	<u>-</u>	<u>112</u>

7 Charitable expenditure

	2025	2024
	£	£
a Costs incurred directly on specific activities		
Salaries, pensions and staff costs	97,604	106,978
Volunteer costs	1,137	5,144
Guest costs	21,011	21,040
Donation in kind rent expensed	21,000	21,000
Premises costs	18,507	19,161
	<u>159,259</u>	<u>173,323</u>
b Costs incurred on support & administration		
Governance costs		
Independent examiner's fee	2,760	950
Other	2,520	-
	<u>5,280</u>	<u>950</u>
Office costs	11,210	11,774
Bookkeeper	6,485	8,235
Affiliations & Subscriptions	1,175	1,847
	<u>24,150</u>	<u>22,806</u>
Total expenditure	<u>183,409</u>	<u>196,129</u>

The fee payable to the independent examiner for preparing and examining the accounts was £2,760 (2024: £950).

The categorisation of expenditure has been updated from prior year. The overall expenditure remains the same.

8 Cost of raising funds

	2025	2024
	£	£
Fundraising costs	1,019	923
	<u>1,019</u>	<u>923</u>

GREENWICH HOMELESS PROJECT
NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 30 JUNE 2025

9 Analysis of staff costs, the cost of key management personnel and trustee remuneration

The average monthly number of employees during the year was 3.7 (2024: 2.3). Most of the charity's activities are carried out by volunteers.

No staff received salaries at a rate of more than £60,000 per annum.

During the year key management received employment benefits totalling £35,889 (2024: £38,518).

No trustees received employment benefits in either the current or preceding year.

10 Debtors

	2025	2024
	£	£
Gift aid recoverable	2,496	2,403
Prepayments and accrued income	-	12,500
	<u>2,496</u>	<u>14,903</u>

11 Cash at Bank and in Hand

	2025	2024
	£	£
Cash at bank with immediate access	95,451	63,848
Petty cash	51	83
	<u>95,502</u>	<u>63,931</u>

12 Creditors: liabilities falling due within one year

	2025	2024
	£	£
Taxation and social security	-	980
Accruals	4,240	1,788
	<u>4,240</u>	<u>2,768</u>

13 Pension commitments

During the year employer's pension contributions totalling £2,234 (2024: £2,105) were payable to defined contribution personal pension schemes. £440 pension contributions were owing at the balance sheet date (2024: £Nil).

GREENWICH HOMELESS PROJECT
NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 30 JUNE 2025

14 Funds

During the year the movements in the charity's funds were as follows:

	Opening balance 2025 £	Incoming resources 2025 £	Outgoing resources 2025 £	Transfers in the year 2025 £	Closing balance 2025 £
<i>General Unrestricted Funds</i>	48,908	80,172	(68,916)	-	60,164
Total Unrestricted Funds	48,908	80,172	(68,916)	-	60,164
<i>Restricted Funds</i>					
City Bridge Fund	13,011	50,250	(51,914)	-	11,347
Night Shelter Transformation Fund	2,348	39,650	(28,440)	-	13,558
Royal Borough Greenwich Fund	2,500	25,000	(21,176)	-	6,324
Other funds	9,299	7,048	(13,982)	-	2,365
	27,158	121,948	(115,512)	-	33,594
Aggregate of funds	76,066	202,120	(184,428)	-	93,758

Analysis of net assets by fund

The assets and liabilities of the various funds were as follows:

	Unrestricted funds £	Restricted funds £	2025 £
Debtors	2,496	-	2,496
Cash at bank and in hand	61,908	33,594	95,502
Creditors falling due within one year	(4,240)	-	(4,240)
	60,164	33,594	93,758

In the previous year the movements in the charity's funds were as follows:

	Opening balance 2024 £	Incoming resources 2024 £	Outgoing resources 2024 £	Transfers in the year 2024 £	Closing balance 2024 £
<i>General Unrestricted Funds</i>	43,297	84,642	(79,031)	-	48,908
Total Unrestricted Funds	43,297	84,642	(79,031)	-	48,908

GREENWICH HOMELESS PROJECT
NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 30 JUNE 2025

Restricted Funds

City Bridge Fund	1,629	50,000	(38,618)	-	13,011
Night Shelter Transformation Fund	11,435	31,763	(40,850)	-	2,348
Royal Borough Greenwich Fund	2,160	23,700	(23,360)	-	2,500
Other funds	7,046	17,446	(15,193)	-	9,299
	<u>22,270</u>	<u>122,909</u>	<u>(118,021)</u>	<u>-</u>	<u>27,158</u>
Aggregate of funds	<u>65,567</u>	<u>207,551</u>	<u>(197,052)</u>	<u>-</u>	<u>76,066</u>

Analysis of net assets by fund

In the previous year, the assets and liabilities of the various funds were as follows:

	Unrestricted funds £	Restricted funds £	2024 £
Debtors	2,403	12,500	14,903
Cash at bank and in hand	49,273	14,658	63,931
Creditors falling due within one year	(2,768)	-	(2,768)
	<u>48,908</u>	<u>27,158</u>	<u>76,066</u>

City Bridge Fund

This fund represents monies received from City Bridge and is restricted to supporting the core running costs of the Night Shelter, including staffing and operational expenses.

Night Shelter Transformation Fund

This restricted fund is to support essential staffing costs, staff training and development. It also funds guests with move-on expenses helping individuals transition successfully into longer term accommodation.

Royal Borough of Greenwich Fund

This restricted fund represents monies received from the Royal Borough of Greenwich and includes amounts to support the volunteer provision, to fund the operating costs of the night shelter, to support guests with drug and alcohol issues and to support wellbeing activities delivered at the day centre.

Other funds

These include monies given to enable the Christmas Programme to be delivered, ensuring guests could remain in the shelter over the festive period rather than being relocated to temporary accommodation. Other monies have been given to support the operations manager role and also to support pottery classes held within the Day Centre programme.

15 Transactions with related parties

Except as disclosed in note 9 'Analysis of staff costs', there have been no other transactions with related parties during the year. No expenses (2024: £Nil) were paid to, or for, the trustees.

16 Prior period adjustment

In the prior year accounts the analysis between the unrestricted funds and the restricted funds on the Balance Sheet, Statement of Activities and in the notes was incorrectly presented. The restricted funds were incorrectly stated as £4,888 whereas the correct allocation is £27,158, and the unrestricted funds were shown as £71,178 whereas the correct allocation is £48,908. The total funds of the charity remain unchanged. The correct allocation between the unrestricted funds and restricted funds for the prior year are correctly shown in the comparatives to these financial statements.

A donation-in-kind of £21,000 for the use of a building provided by Greenwich council has been included for the prior year together with a rental expense for the same amount. There is no impact on the fund balances at the prior year end.

GREENWICH HOMELESS PROJECT
DETAILED STATEMENT OF FINANCIAL ACTIVITIES WITH COMPARATIVES
FOR THE YEAR ENDED 30 JUNE 2025

	Note	<u>Unrestricted funds</u>			<u>Unrestricted funds</u>		
		General 2025 £	Restricted 2025 £	Total 2025 £	General 2024 £	Restricted 2024 £	Total 2024 £
INCOME AND ENDOWMENTS FROM:							
Donations	3	70,664	121,948	192,612	80,095	122,909	203,004
Other trading activities	4	8,021		8,021	2,619	-	2,619
Investments	5	1,487		1,487	1,816	-	1,816
Other income	6	-		-	112	-	112
Total income and endowments		80,172	121,948	202,120	84,642	122,909	207,551
EXPENDITURE ON:							
Charitable activities:	7	67,897	115,512	183,409	78,108	118,021	196,129
Raising funds	8	1,019	-	1,019	923	-	923
Total Expenditure		68,916	115,512	184,428	79,031	118,021	197,052
Net income/(expenditure)		11,256	6,436	17,692	5,611	4,888	10,499
Transfers between funds	14	-	-	-	-	-	-
Net movement in funds		11,256	6,436	17,692	5,611	4,888	10,499
Reconciliation of funds:							
Total funds brought forward		48,908	27,158	76,066	43,297	22,270	65,567
Total funds carried forward	14	60,164	33,594	93,758	48,908	27,158	76,066

GREENWICH HOMELESS PROJECT

England & Wales - Charity number 1197388

Accounts

Charity Number 1197388

GREENWICH HOMELESS PROJECT

Charitable Incorporated Organisation

Financial Statements & Trustees Annual Report

1st July 2023 to 30th June 2024

GREENWICH HOMELESS PROJECT CIO

Report & Financial Statements for the Year Ended 30th June 2024

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GREENWICH HOMELESS PROJECT CIO

Legal & Administrative Information

Charity Name	Greenwich Homeless Project CIO <i>formerly Greenwich Winter Night Shelter CIO</i>
Charity Registration Number	1168966
Governing Document	CIO Registration 6 th January 2022
The Operating Name for the charity	GHP
Registered Office & Correspondence Address	360 Middle Park Avenue Mottingham London SE9 5QH
Trustees:	Steven Parker (Chair) Richard Basham (Treasurer) Beverley Campbell Hugh Ridsdill-Smith Caroline Risdon Cllr Lakshan Saldin
Independent Examiner	Peter Saltiel Church & Charity Accounts Service Ltd 7 Planchadeau 23460 St Pierre Bellevue France
Bankers	CAF Bank Ltd 25 Kings Hill Avenue Kings Hill West Malling Kent ME19 4JQ

GREENWICH HOMELESS PROJECT CIO

Annual Report for the year 1st July 2023 to 30th June 2024

The Trustees present its annual report and financial statements for the year ending 30th June 2024

Structure, Governance and Management

Greenwich Winter Night Shelter was established by a partnership of churches in Greenwich in April 2014. GHP is governed by the regulations set out in our constitution and run by a voluntary Board of Trustees. The organisation was registered with the Charity Commission on 30th August 2016.

Trustees are encouraged to take an active role in enabling the organisation to fulfil its objectives. This allows trustees to get a clear understanding of what the charity does and the complexity involved in co-ordinating activities to respond to the needs of those who are street homeless or at risk of homelessness. In selecting individuals for appointment as trustees, regard is given to the skills, knowledge and experience needed for the effective administration of the charity.

The Board meets formally 6 times a year, and at the end of the winter night shelter season, conducts an annual service review each year.

Change of Name

The charity continues to operate under the model of a 6 month Winter Night Shelter and year-round Day Centre. To better reflect the scale and nature of the service we provide, the trustees approved the charity's name change from Greenwich Winter Night Shelter to Greenwich Homeless Project (3rd July 2024). This was an exciting development for the charity to have outgrown the name and to be rebranded in a way which better reflects what we do. As ever, we are continually developing our services to improve how we meet the needs of people experiencing homelessness in Greenwich and surrounding boroughs

Objectives and Activities

As stated in our governing document, the objectives of the charity are:

- The Relief of poverty and distress among people who have become homeless through the provision of a night shelter refuge by Christian Principles.
- The Relief of need through the provision of information, advice and advocacy support in our day centre services

Main activities:

- Winter night shelter: provision of overnight accommodation and 1:1 casework for the guests in individual rooms during the winter months (October-April)
- Day centre: provision of year-round advice, support and activities for anyone who is homeless or at risk of homelessness in the Borough of Greenwich.

Public Benefit

In reviewing the scope of the activities delivered by the charity, the trustees have considered the Charity Commission's guidance on public benefit and are satisfied that the purposes for which the charity has been established and the activities undertaken demonstrate how we meet the requirements of the test.

Policies and Procedures

Trustees continue the work to review the charity's policies and procedures, particularly those around safeguarding and financial controls. A key objective for the coming year is to complete our comprehensive review of our systems to ensure that we are operating in compliance of our policies and procedures.

Risk Assessment

The Board of Trustees are aware of the potential risks to the organisation. A detailed risk register is in place and is reviewed as a standing item at each trustees meeting. The risk register considers the operational risk in running the day centre and winter night shelter, as well as the organisational risks both financial and non-financial facing the charity. The trustees are satisfied that appropriate measures are in place to address any identified risks.

During the Covid pandemic, GHP was unable to operate its regular services. However, we were able to use the time to make the transition from a rotating night shelter model to a fixed location. This has enabled the trustees to think more strategically about the long term future of GHP.

Achievements for the Year

Winter Night Shelter

We opened the doors of our night shelter on 28 October 2023 and ran for a total of 148 nights until 26 March 2024. During the Christmas period, we paused operations at GHP for 10 days and relocated our guests to a B&B to ensure they had shelter during the day.

Our 2023-2024 outcomes, note the figures in brackets reflect numbers from 2022-2023:

- ❖ **Number of nights open: 148 (151)**
- ❖ **Number of guests: 32 (32)**
- ❖ **Female: 8 (7)**
- ❖ **Male: 24 (25)**
- ❖ **Number of UK nationals: 10 (8)**
- ❖ **Number of EEA Nationals: 5 (2)**
- ❖ **Number of non-EEA Nationals: 17 (13)**
- ❖ **Positive move-on rate: 82% (82%)**

We continued to work with our partner referral agencies: 999 Club, Thames Reach, Royal Borough of Greenwich, Woolwich Service Users Project, and Bromley Homeless. We built new links with housing providers, Cook and Roots4Life. Our largest intake was once again through the Day Centre where people can self-refer via our Casework Team.

"I can now get on with my life; I like my new flat, I like the area and the people are really friendly. I'm very happy here, I'm hoping to stay here and get a job programming... The human moments are what I love most about the shelter, it's priceless"

Day Centre

Over the past year, we have had a total footfall of 76 (92) people. This year, we introduced a number of new services and wellbeing support groups to respond to need and further support guests, these include:

- Hepatitis C screening
- Eye clinic
- Weekly GP sessions
- Pottery
- Wellbeing classes
- Liver screening

These are in addition to the services we were already providing, including weekly counselling services, employment advice, housing support, and DWP.

Through the Day Centre we were able to raise money for the charity by engaging guests in creating and selling artwork as a dual-purpose project to teach guests new skills and give them a sense of ownership and responsibility.

Volunteering

Being a volunteer-led charity, as always those who give up their time to be a part of what we do are crucial to the running of our excellent service. For this reason, we continue to strive to make volunteering a positive experience where our 168 volunteers feel valued and want to continue. For this year:

- ❖ **100% of respondents said they would be willing to volunteer again**
- ❖ **98% said volunteering had a positive or very positive impact on their wellbeing**
- ❖ **100% said they 'enjoyed' or 'thoroughly enjoyed' volunteering**
- ❖ **100% said they feel safe or very safe volunteering**

Here is what some of our volunteers had to say:

"A great experience which has pushed me out of my comfort zone allowing me to meet lots of new people and develop new skills"

"Lovely people and lovely place. Always a bit different, interesting, always friendly and welcoming to me and the guests. I am pleased to be a small part of something so good"

"Such a warm welcoming and inclusive place to be. Thoroughly enjoyable to be involved"

Staff Team

During the year after the former Shelter Director, Katy Ridsdill-Smith moved on to a new role, Georgia Sims was promoted to Shelter Director in April 2023, with this role later more appropriately re-named CEO. Catherine Champney joined the team as Caseworker and Megan Husband continued in her role as Administrator during the period.

Plans for the Future

Our plans for 2024-2025 are to:

1. Restructure the staff team and employ additional operational support
2. Develop a new strategy with external support from Homeless Link
3. Create and support guest-initiatives
4. Apply for a range of new and diverse funding sources
5. Run another successful night shelter season

Financial Review

Income for 2023-24 was £186,551 22/23 (£201,373). Expenditure for 2023-24 £176,052 22/23 was £135,806. The 2023-24 balance sheet total was £76,066, for 22/23 was £65,567.

Funds are used to achieve the objectives summarised above, developing GHP to benefit the community it serves. These activities will continue in the newly formed incorporated charity.

Funds raised do not profit GHP Trustees who form the organisation's management committee. No portion is paid or transferred directly or indirectly by way of dividend, bonus or profit to the charity's Trustees.

a) Reserves Policy

As a mission charity, we feel strongly that the priority for the funds received should be to use them to achieve our charitable purposes, this means that we keep our reserves low. During the year, the trustees reviewed the requirements for a suitable reserves position for the charity. It was agreed that to safeguard the charity, it would work towards achieving reserves equivalent to 3-6 months running costs of £48,000

b) Fundraising Policy

The primary source of income for GHP comes from grants as a result of submitting bids to a range of funders. The transition from a rotating model, which saw the majority of funding raised through donations and local events, has changed due to needing to secure funds for the refurbishment of the building in Middle Park. The success of bids has seen the income of the charity increase significantly. We now have an active fundraising strategy in place to submit bids on a regular basis. A priority of the next year will be to increase the number of individual donors.

This Year End Report is to be signed on behalf of all trustees at the GHP Trustees' meeting dated 24th March 2025.

A handwritten signature in black ink, appearing to read 'Steven Parker', with a stylized, cursive script.

Steven Parker
Chair of Trustees

Independent Examiner's Report to the Trustees/Directors/Members of the
Greenwich Homeless Project CIO ~ Registered Charity no.: 1197388

I report on the accounts of the Trust for the year ending 30th June 2024 which are set out on pages 7-13.

Responsibilities and basis of report

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:

- 1) the accounting records were not kept in accordance with section 130 of the Charities Act; or
- 2) the accounts did not accord with the accounting records; or
- 3) 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.

Peter Saltiel
Church & Charity Accounts Service Ltd
7 Planchadeau
23460 Saint-Pierre-Bellevue
France



Dated 25th March 2025

GREENWICH HOMELESS PROJECT CIO

Statement of Financial Activities and Income & Expenditure Account for the year ending 30th June 2024

	Notes	Unrestricted Funds £	Restricted Funds £	Total 2024 £	Total 2023 £
Income and endowments	3				
Donations and legacies	3.1	59,095	122,909	182,004	147,852
Income from charitable activities	3.2	2,619	-	2,619	3,764
Investment income	3.3	1,816	-	1,816	69
Other income	3.4	112	-	112	49,688
Total incoming resources		<u>63,642</u>	<u>122,909</u>	<u>186,551</u>	<u>201,373</u>
Expenditure on					
Fundraising costs	4.1	923	-	923	567
Charitable activities	4.2	57,108	118,021	175,129	135,239
		<u>58,031</u>	<u>118,021</u>	<u>176,052</u>	<u>135,806</u>
Net Incoming / (outgoing) resources for the Year		5,611	4,888	10,499	65,567
Total funds balance brought forward	8	65,567	-	65,567	-
Total funds balance carried forward	8	<u>71,178</u>	<u>4,888</u>	<u>76,066</u>	<u>65,567</u>

The 2023 period is 6th January 2022 to 30th June 2023

All activities are regarded as continuing.

The above statement includes all recognised gains and losses during the year.

The Balance Sheet and Notes to the Accounts form part of these Financial Statements.

GREENWICH HOMELESS PROJECT CIO

Balance Sheet as at 30th June 2024

	Notes	£	2024 £	£	2023 £
Current Assets					
Cash at bank and in hand		63,931		111,452	
Debtors	6	<u>14,903</u>		<u>459</u>	
		78,834		111,911	
Liabilities					
Amounts falling due within one year					
Creditors: amounts falling	7	<u>2,768</u>		<u>46,344</u>	
Net Current Assets			<u>76,066</u>		<u>65,567</u>
Total Assets Less Current Liabilities			<u>76,066</u>		<u>65,567</u>
Funds					
Unrestricted Funds					
General Fund			71,178		65,567
Restricted Funds			<u>4,888</u>		<u>-</u>
	8		<u>76,066</u>		<u>65,567</u>

These accounts were approved by the Trustees and signed on their behalf on 24th March 2025 by:



Steven Parker
Chair of Trustees

1 Basis of preparation

1.1 Basis of accounting

These accounts have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant note(s) to these accounts, accordance with the Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) issued on 16 July 2014 and with the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102).

1.2 Changes in the basis of accounting

The accounts present a true and fair view. The basis of accounting has been changed from receipts and payments to accruals basis.

1.3 Changes to previous accounts

There have been no changes to the previous accounts during the financial year.

1.4 Judgements and estimations

The trustees have not made any significant judgements in the process of applying the accounting policies.

1.5 Going concern

At the time of approving the accounts, the Trustees have a reasonable expectation that the charity has sufficient reserves and that the charity is a going concern. However, during this financial period, the Greenwich Winter Night Shelter has reconstituted its status as a corporate charity and transferred funds to the new charity for its ongoing charitable activities.

2 Accounting policies

2.1 Fund accounting

- a. Unrestricted funds are donations and other income received or generated for the objects of the charity without further specified purpose and are available as general funds.
- b. Restricted funds are to be used for the specific purposes as laid down by the donor. Expenditure which meets these criteria is identified to the fund.

2.2 Income

- a) Voluntary income is received by way of donations and gifts and is included in full in the Statement of Financial Activities when received.

2 Accounting policies (cont'd)

2.2 Income (cont'd)

- b) Where income has related expenditure, the income and related expenditure are reported gross in the SoFA.
- c) Income tax recoverable as Gift Aid is accounted for on a claimed basis.

2.3 Expenditure

- a) Charitable expenditure comprises costs incurred by the charity providing activities and services for its beneficiaries.
- b) Expenditure is recognised on an accrual basis and creditor amounts are measured at settlement amounts less any trade discounts.
- c) Provisions for liabilities are measured on recognition of its historical costs and then measured at the best estimate of the amount required to settle the obligation at the reporting date.
- d) Liabilities are recognised as soon as there is a legal or constructive obligation to pay out resources.
- e) Governance costs include the preparation and examination of statutory accounts plus the costs, if any, of legal advice to trustees on the governance or constitutional matters of the charity.
- f) Laptop computers are considered to have a useful life of four to five years and are straight line depreciated over four years. Mobile telephones are considered to have an economic life for four years and are straight line depreciated. Blow up mattresses are treated as consumables as approximately one third are replaced every year.

GREENWICH HOMELESS PROJECT CIO

Notes to the Accounts for the year ending 30th June 2024 (cont'd)

3 Analysis of income

	Unrestricted Fund 2024 £	Restricted Fund 2024 £	Total Funds 2024 £	Total Funds 2023 £
3.1 Voluntary Income				
Church donations	1,728	-	1,728	630
Individual donations	422	-	422	3,633
CAF donations	5,325	-	5,325	2,055
Organisation donations	18,972	-	18,972	-
Big Give donations	27,909	-	27,909	28,954
Sundry donations	1,242	-	1,242	15,421
Grants	-	122,909	122,909	96,999
Gift Aid	3,497	-	3,497	160
	<u>59,095</u>	<u>122,909</u>	<u>182,004</u>	<u>147,852</u>
3.2 Income from charitable activities				
Fundraising activities	2,619	-	2,619	3,764
	<u>2,619</u>	<u>-</u>	<u>2,619</u>	<u>3,764</u>
3.3 Investment income				
Interest	1,816	-	1,816	69
	<u>1,816</u>	<u>-</u>	<u>1,816</u>	<u>69</u>
3.4 Other income				
Universal Credit down payments	-	-	-	4,444
Transfer from unincorporated charity	-	-	-	45,160
Miscellaneous	112	-	112	84
	<u>112</u>	<u>-</u>	<u>112</u>	<u>49,688</u>
Total income	<u>63,642</u>	<u>122,909</u>	<u>186,551</u>	<u>201,304</u>

GREENWICH HOMELESS PROJECT CIO

Notes to the Accounts for the year ending 30th June 2024 (cont'd)

4 Analysis of expenditure

	Unrestricted Fund 2024 £	Restricted Fund 2024 £	Total Funds 2024 £	Total Funds 2023 £
<u>Direct costs</u>				
Fundraising costs	923	-	923	567
	<u>923</u>	<u>-</u>	<u>923</u>	<u>567</u>
<u>Direct costs</u>				
Salaries	22,716	77,613	100,329	51,498
Pensions	1,096	1,009	2,105	2,747
Core	4,689	4,654	9,343	4,990
Staff costs	1,369	3,175	4,544	2,650
Volunteer costs	2,653	2,491	5,144	4,726
Guest costs	897	5,422	6,319	21,171
Sleepout	-	-	-	14,070
Outdoor gym	-	-	-	2,500
Food	67	4,269	4,336	4,507
Day centre	2,268	8,077	10,345	823
Garden project	234	-	234	1,684
Venue costs	392	6,265	6,657	11,186
Accommodation costs	8,709	1,451	10,160	2,902
Utilities & running costs	1,262	848	2,110	-
Petty cash	40	-	40	330
Support costs	10,716	2,747	13,463	9,455
	<u>57,108</u>	<u>118,021</u>	<u>175,129</u>	<u>135,239</u>
<u>Support costs</u>				
Office costs	188	2,243	2,431	675
Bookkeeper	8,235	-	8,235	6,952
Affiliations & subscriptions	1,343	504	1,847	878
Governance costs	950	-	950	950
	<u>10,716</u>	<u>2,747</u>	<u>13,463</u>	<u>9,455</u>
Total expenditure	<u>58,031</u>	<u>118,021</u>	<u>176,052</u>	<u>135,806</u>

GREENWICH HOMELESS PROJECT CIO

Notes to the Accounts for the year ending 30th June 2024 (cont'd)

5 Staff costs

	2024	2023
	£	£
Gross wages, salaries and benefits in kind	100,329	51,498
Employers' pension costs	2,105	2,747
	<u>102,434</u>	<u>54,245</u>

Number of employees	2.3	2.8
---------------------	-----	-----

No employee received a remuneration of over £60,000.

6 Debtors

	2024	2023
	£	£
Tax recoverable	2,403	459
Accruals & Prepayments	12,500	-
	<u>14,903</u>	<u>459</u>

7 Creditors:

	2024	2023
	£	£
Accrual income	-	44,263
HMRC	980	1,032
Accruals - PA £178+ bookkeeping £660 +IE £950	1,788	1,049
	<u>2,768</u>	<u>46,344</u>

8 Statement of Funds:

	Unrestricted Funds	Restricted Funds	Total 2024 Funds	Total 2023 Funds
Bank and cash	14,780	49,151	63,931	111,452
Debtors	14,903	-	14,903	459
Creditors	41,495	(44,263)	(2,768)	(46,344)
	<u>71,178</u>	<u>4,888</u>	<u>76,066</u>	<u>65,567</u>

	01-Jul-23	Income	Expenditure	30-Jun-24
	£	£	£	£
Unrestricted funds	43,297	63,642	(58,031)	48,908
Restricted Funds	22,270	122,909	(118,021)	27,158
	<u>65,567</u>	<u>186,551</u>	<u>(176,052)</u>	<u>76,066</u>

9 Remuneration to Trustees:

The trustees received no remuneration during the year and none of their expenses were reimbursed.

GREENWICH HOMELESS PROJECT

England & Wales - Charity number 1197388

Accounts

Charity Number 1197388

GREENWICH WINTER NIGHT SHELTER
Charitable Incorporated Organisation

**Financial Statements
&
Trustees Annual Report**

6th January 2022 to 30th June 2023

GREENWICH WINTER NIGHT SHELTER CIO

Report & Financial Statements for the Period 6th January 2022 to 30th June 2023

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GREENWICH WINTER NIGHT SHELTER CIO

Legal & Administrative Information

Charity Registration Number 1168966

Governing Document CIO Registration 6th January 2022

The Operating Name for the charity is GWNS

Registered Office & Correspondence Address 360 Middle Park Avenue
Mottingham
London SE9 5QH

Trustees: Margaret Cave (Resigned 27.07.23)
Marianne Gass (Resigned 27.07.23)
Richard Basham (Treasurer)
Tom Greenwood (Resigned 27.07.23)
Steven Parker (Chair)
Beverley Campbell
Hugh Ridsdill-Smith
Caroline Risdon (Appointed 12.01.23)
Lakshan Saldin

Independent Examiner Peter Saltiel
Church & Charity Accounts Service Ltd
7 Planchadeau
23460 St Pierre Bellevue
France

Bankers CAF Bank Ltd
25 Kings Hill Avenue
Kings Hill
West Malling
Kent ME19 4JQ

GREENWICH WINTER NIGHT SHELTER CIO

Annual Report for the period 6th January 2022 to 30th June 2023

The Trustees present its annual report and financial statements for the period 6th January 2022 to 30th June 2023.

Structure, Governance and Management

Greenwich Winter Night Shelter was established by a partnership of churches in Greenwich in April 2014. GWNS is governed by the regulations set out in our constitution and run by a voluntary Board of Trustees. The organisation was registered with the Charity Commission on 30th August 2016.

Trustees are encouraged to take an active role in enabling the organisation to fulfil its objectives. This allows trustees to get a clear understanding of what the charity does and the complexity involved in co-ordinating activities to respond to the needs of those who are street homeless or at risk of homelessness. In selecting individuals for appointment as trustees, regard is given to the skills, knowledge and experience needed for the effective administration of the charity.

The Board meets formally 6 times a year, and at the end of the winter night shelter season conduct an annual service review each year.

Conversion to a Charitable Incorporated Organisation

At the AGM held on 16th September 2021 it was agreed that GWNS would begin the process of converting to a Charitable Incorporated Organisation (CIO). Documents were filed with the Charity Commission and registration as a CIO was confirmed with effect from 6th January 2022. The transfer of all assets and liabilities from the unincorporated charity to the new CIO was completed as of 31st October 2022.

As the first set of accounts for the CIO these financial statements cover the period from the start of the CIO in 6th January 2022 to 30th June 2023 and the funds transferred from the GWNS unincorporated charity are recorded in the financial statements within their original transaction categories.

Objectives and Activities

As stated in our governing document the objectives of the charity are:

- The Relief of poverty and distress among people who have become homeless through the provision of a night shelter refuge in accordance with Christian Principles.
- The Relief of need through the provision of information, advice and advocacy support in our day centre services

Main activities:

- Winter night shelter: provision of overnight accommodation and 1:1 casework the guests in individual rooms during the winter months (October-April)
- Day centre: provision of year-round advice, support and activities for anyone who is homeless or at risk of homelessness in the Borough of Greenwich.

Public Benefit

In reviewing the scope of the activities delivered by the charity the trustees have considered the Charity Commission's guidance on public benefit and are satisfied that the purposes for which the charity has been established and the activities undertaken demonstrate how we meet the requirements of the test.

Policies and Procedures

Trustees continue the work to review the charity's policies and procedures, particularly those around safeguarding and financial controls. A key objective for the coming year is to complete our comprehensive review of our systems to ensure that we are operating in compliance of our policies and procedures.

Risk Assessment

The Board of Trustees are aware of the potential risks to the organisation. A detailed risk register is in place and is reviewed as a standing item at each trustees meeting. The risk register considers the operational risk in running the day centre and winter night shelter, as well as the organisational risks both financial and non-financial facing the charity. The trustees are satisfied that appropriate measures are in place to address any identified risks.

During the Covid pandemic, GWNS was unable to operate its regular services. However, we were able to use the time to make the transition from a rotating night shelter model to a fixed location. This has enabled the trustees to think more strategically about the long term future of GWNS.

Achievements for the Year

GWNS is now settled into its new premises and operating a 6 month Winter Night Shelter and year-round Day Centre. To respond to growing need, we have increased the number of bedrooms we can provide and have extended the hours of the Day Centre. We are continuing to develop our services to better meet the needs of people experiencing homelessness in Greenwich and neighbouring boroughs.

Winter Night Shelter

We opened the doors of our night shelter on 31 October 2022 and ran for a total of 151 nights until 31 March 2023. Over the Christmas period, we paused operations at GWNS for 10 days and relocated our guests to a B&B to ensure they had shelter during the day.

Our 2022-2023 outcomes, note the figures in brackets reflect numbers from 2021-2022:

- Number of nights open: 151 (89)
- Number of guests: 32 (15)
 - Female: 7 (6)
 - Male: 25 (9)
- Number of UK nationals: 8 (5)
- Number of EEA Nationals: 5 (2)
- Number of non-EEA Nationals: 13 (8)
- Positive move-on rate: 82% (87%)

We continued to work closely with our partner referral agencies: 999 Club, Thames Reach, Royal Borough of Greenwich and built new partnerships with local charities including Woolwich Service Users Project and Bromley Homeless. Our largest intake was through the Day Centre where people can self-refer via our Casework Team. This was a new approach and worked well to join up the two services.

"I can now get on with my life; I like my new flat, I like the area and the people are really friendly. I'm very happy here, I'm hoping to stay here and get a job programming... The human moments are what I love most about the shelter, it's priceless." (Guest)

Day Centre

Over the past year, we have had a total footfall of 92 people. We are seeing increasing demand for the Day Centre services (increased by 75%) and are responding accordingly. This year, we introduced a number of new services to respond to local need, these include:

- Weekly counselling sessions with a trained professional
- GP advice clinic
- Weekly Housing Advice provided by Bench Outreach
- Weekly Drug and Alcohol Advice provided by VIA (formally Westminster Drug Project)
- Weekly Benefits Advice provided by DWP
- Weekly Employability Coaching provided by Salvation Army

We have also introduced a range of activities to support the wellbeing of our client group. This includes weekly Gardening Club and Cooking Classes, English lessons, hairdressing, pottery and Day Trips.

Volunteering

GWNS is highly reliant on the time, dedication and support of our volunteers. It must always therefore be one of our highest aims that volunteering at GWNS not only meets our needs, but is also a positive experience for our 124 night shelter and 38 day centre volunteers. With this in mind, our latest feedback survey found that:

- 100% of respondents said they would not be closed to volunteering with us again
- 94% said volunteering had a positive or very positive impact on their wellbeing
- 100% said they 'enjoyed' or 'thoroughly enjoyed' volunteering
- 100% said they feel safe or very safe volunteering

Here are a few volunteering quotes

"A privilege to show compassion to people who are experiencing significant life challenges. So enjoyed getting to know new people both volunteers and guests"

"A lovely dynamic and safe haven to volunteer at. Very easy to communicate and interact with clients and great teams to work with"

Staff Team

GWNS operations are overseen by our Shelter Director, Katy Ridsdill-Smith. Our Volunteer Manager, Georgia Sims, has been promoted to Operations Manager to join up the Day Centre and Winter Night Shelter services and streamline operations. In December 2022, we appointed Megan Husband as our Administrator. We are currently recruiting a Caseworker and Volunteer Coordinator.

Plans for the Future

Our plans for 2023-2024 are to:

1. Launch our 3-year strategy
2. Undergo an organisational rebrand to ensure our name and brand reflect our growing service
3. Increase the opening hours of the Day Centre
4. Set up a Women's Support Service for women who are homeless or at risk of homelessness
5. Conduct an Independent Review of our service to ensure we are effectively meeting need

Financial Review

In 2021, the trustees decided that it was appropriate to amend the constitution of GWNS to CIO and close the original charity at the most practical opportunity and that ongoing funds should be transferred to the new charity when received. Funds received from the old charity are recorded in the income categories relating to the purpose for which they were given.

Income for 2022-23 was £201,373. Expenditure for 2022-23 was £135,806. The 2022-23 balance sheet total for 2022-23 was £65,567.

Funds are used to achieve the objectives summarised above, developing GWNS for the benefit of the community it serves. These activities will continue in the newly formed incorporated charity.

Funds raised do not profit GWNS Trustees who form the organisation's management committee. No portion is paid or transferred directly or indirectly by way of dividend, bonus or otherwise by way of profit to the charity's Trustees.

a) Reserves Policy

As a mission charity we feel strongly that the priority for the funds received should be to use them to achieve our charitable purposes, this means that we keep our reserves low. During the year the trustees reviewed the requirements for a suitable reserves position for the charity. It was agreed that the safeguard the charity it would work towards achieving reserves equivalent to 3-6 months running costs of £48,000

b) Fundraising Policy

The primary source of income for GWNS comes from grants as a result of submitting bids to a range of funders. The transition from a rotating model, which saw the majority of funding raised through donations and local events, has changed due to needing to secure funds for the refurbishment of the building in Middle Park. The success of bids has seen the income of the charity increase significantly. We now have an active fundraising strategy in place to submit bids on a regular basis. A priority of the next year will be to increase the number of individual donors.

This Year End Report is to be signed on behalf of all trustees at the GWNS Trustees' meeting dated 27th November 2023.



Steven Parker
Chair of Trustees

Independent Examiner's Report to the Trustees/Directors/Members of the
Greenwich Winter Night Shelter CIO ~ Registered Charity no.: 1197388

I report on the accounts of the Trust for the period 6th January 2022 to 30th June 2023 which are set out on pages 7-14.

Responsibilities and basis of report

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.

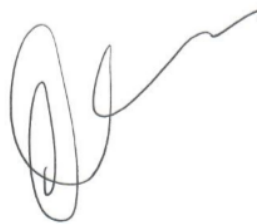
Independent examiner's statement

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:

- 1) the accounting records were not kept in accordance with section 130 of the Charities Act; or
- 2) the accounts did not accord with the accounting records; or
- 3) 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.

Peter Saltiel
Church & Charity Accounts Service Ltd
7 Planchadeau
23460 Saint-Pierre-Bellevue
France



Dated 7th December 2023

GREENWICH WINTER NIGHT SHELTER CIO

Statement of Financial Activities and Income & Expenditure Account for the Period 6th January 2022 to 30th June 2023

	Notes	Unrestricted Funds £	Restricted Funds £	Total 2023 £
Income and endowments	3			
Donations and legacies	3.1	75,522	72,330	147,852
Income from charitable activities	3.2	1,302	2,462	3,764
Investment income	3.3	69	-	69
Other income	3.4	25,455	24,233	49,688
Total incoming resources		<u>102,348</u>	<u>99,025</u>	<u>201,373</u>
Expenditure on				
Fundraising costs	4.1	567	-	567
Charitable activities	4.2	58,484	76,755	135,239
		<u>59,051</u>	<u>76,755</u>	<u>135,806</u>
Net Incoming / (outgoing) resources for the Year		43,297	22,270	65,567
Total funds balance brought forward	8	-	-	-
Total funds balance carried forward	8	<u>43,297</u>	<u>22,270</u>	<u>65,567</u>

All activities are regarded as continuing.

The above statement includes all recognised gains and losses during the year.

The Balance Sheet and Notes to the Accounts form part of these Financial Statements.

GREENWICH WINTER NIGHT SHELTER CIO

Balance Sheet as at 30th June 2023

	Notes	£	2023 £
Current Assets			
Cash at bank and in hand		111,452	
Debtors	6	<u>459</u>	
		111,911	
Liabilities			
Amounts falling due within one year			
Creditors: amounts falling	7	<u>46,344</u>	
Net Current Assets			<u>65,567</u>
Total Assets Less Current Liabilities			<u><u>65,567</u></u>
Funds			
Unrestricted Funds			
General Fund			43,297
Restricted Funds			<u>22,270</u>
	8		<u><u>65,567</u></u>

There are no prior year figures as this is the first accounting period

These accounts were approved by the Trustees and signed on their behalf on 27th November 2023 by:



Steven Parker
Chair of Trustees

1 Basis of preparation

1.1 Basis of accounting

These accounts have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant note(s) to these accounts, accordance with the Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) issued on 16 July 2014 and with the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102).

1.2 Changes in the basis of accounting

The accounts present a true and fair view. The basis of accounting has been changed from receipts and payments to accruals basis.

1.3 Changes to previous accounts

There have been no changes to the previous accounts during the financial year.

1.4 Judgements and estimations

The trustees have not made any significant judgements in the process of applying the accounting policies.

1.5 Going concern

At the time of approving the accounts, the Trustees have a reasonable expectation that the charity has sufficient reserves and that the charity is a going concern. However, during this financial period, the Greenwich Winter Night Shelter has reconstituted its status as a corporate charity and transferred funds to the new charity for its ongoing charitable activities.

2 Accounting policies

2.1 Fund accounting

- a. Unrestricted funds are donations and other income received or generated for the objects of the charity without further specified purpose and are available as general funds.
- b. Restricted funds are to be used for the specific purposes as laid down by the donor. Expenditure which meets these criteria is identified to the fund.

2.2 Income

- a) Voluntary income is received by way of donations and gifts and is included in full in the Statement of Financial Activities when received.

2 Accounting policies (cont'd)

2.2 Income (cont'd)

- b) Where income has related expenditure, the income and related expenditure are reported gross in the SoFA.
- c) Income tax recoverable as Gift Aid is accounted for on a claimed basis.

2.3 Expenditure

- a) Charitable expenditure comprises costs incurred by the charity providing activities and services for its beneficiaries.
- b) Expenditure is recognised on an accrual basis and creditor amounts are measured at settlement amounts less any trade discounts.
- c) Provisions for liabilities are measured on recognition of its historical costs and then measured at the best estimate of the amount required to settle the obligation at the reporting date.
- d) Liabilities are recognised as soon as there is a legal or constructive obligation to pay out resources.
- e) Governance costs include the preparation and examination of statutory accounts plus the costs, if any, of legal advice to trustees on the governance or constitutional matters of the charity.
- f) Laptop computers are considered to have a useful life of four to five years and are straight line depreciated over four years. Mobile telephones are considered to have an economic life for four years and are straight line depreciated. Blow up mattresses are treated as consumables as approximately one third are replaced every year.

GREENWICH WINTER NIGHT SHELTER CIO

Notes to the Accounts for the period 6th January 2022 to 30th June 2023 (cont'd)

3 Analysis of income

	Unrestricted Fund 2023 £	Restricted Fund 2023 £	Total Funds 2023 £
3.1 <u>Voluntary Income</u>			
Church donations	630	-	630
Individual donations	3,633	-	3,633
CAF donations	2,055	-	2,055
Big Give donations	28,954	-	28,954
Sundry donations	15,421	-	15,421
Grants	24,669	72,330	96,999
Gift Aid	160	-	160
	<u>75,522</u>	<u>72,330</u>	<u>147,852</u>
3.2 <u>Income from charitable activities</u>			
Fundraising activities	1,302	2,462	3,764
	<u>1,302</u>	<u>2,462</u>	<u>3,764</u>
3.3 <u>Investment income</u>			
Interest	69	-	69
	<u>69</u>	<u>-</u>	<u>69</u>
3.4 <u>Other income</u>			
Universal Credit down payments	4,444	-	4,444
Transfer from unincorporated charity	20,927	24,233	45,160
Miscellaneous	84	-	84
	<u>25,455</u>	<u>24,233</u>	<u>49,688</u>
Total income	<u>102,348</u>	<u>99,025</u>	<u>201,373</u>

GREENWICH WINTER NIGHT SHELTER CIO

Notes to the Accounts for the period 6th January 2022 to 30th June 2023 (cont'd)

4 Analysis of expenditure

	Unrestricted Fund 2023 £	Restricted Fund 2023 £	Total Funds 2023 £
4.1 <u>Direct costs</u>			
Fundraising costs	567	-	567
	<u>567</u>	<u>-</u>	<u>567</u>
4.2 <u>Direct costs</u>			
Salaries	31,423	20,075	51,498
Pensions	2,747	-	2,747
Core	1,766	3,224	4,990
Staff costs	573	2,077	2,650
Volunteer costs	1,590	3,136	4,726
Guest costs	677	20,494	21,171
Sleepout	-	14,070	14,070
Indoor gym	-	2,500	2,500
Food	4,007	500	4,507
Day centre	323	500	823
Garden project	-	1,684	1,684
Venue costs	3,285	7,901	11,186
Accommodation costs	2,902	-	2,902
Petty cash	330	-	330
Support costs	8,861	594	9,455
	<u>58,484</u>	<u>76,755</u>	<u>135,239</u>
<u>Support costs</u>			
Office costs	467	208	675
Bookkeeper	6,952	-	6,952
Affiliations & subscriptions	492	386	878
Website	-	-	-
Governance costs	950	-	950
	<u>8,861</u>	<u>594</u>	<u>9,455</u>
Total expenditure	<u>59,051</u>	<u>76,755</u>	<u>135,806</u>

GREENWICH WINTER NIGHT SHELTER CIO

Notes to the Accounts for the period 6th January 2022 to 30th June 2023 (cont'd)

5 Staff costs

	2023
	£
Gross wages, salaries and benefits in kind	51,498
Employers' pension costs	2,747
	<u>54,245</u>
Number of employees	2.8

No employee received a remuneration of over £60,000.

6 Debtors

	2023
	£
Tax recoverable	459
Accruals & Prepayments	-
	<u>459</u>

7 Creditors:

	2023
	£
Accrual income	44,263
HMRC	1,032
Accruals	1,049
	<u>46,344</u>

8 Statement of Funds:

	Unrestricted Funds	Restricted Funds	Total 2023 Funds	06-Jan-22 Funds
Bank and cash	44,919	66,533	111,452	-
Debtors	459	-	459	-
Creditors	(2,081)	(44,263)	(46,344)	-
	<u>43,297</u>	<u>22,270</u>	<u>65,567</u>	-
	06-Jan-22 £	Income £	Expenditure £	30-Jun-23 £
Unrestricted funds	-	102,348	(59,051)	43,297
Restricted Funds	-	99,025	(76,755)	22,270
	<u>-</u>	<u>201,373</u>	<u>(135,806)</u>	<u>65,567</u>

There are no funds brought forward as this is the first accounting period

GREENWICH WINTER NIGHT SHELTER CIO

Notes to the Accounts for the period 6th January 2022 to 30th June 2023 (cont'd)

9 Remuneration to Trustees:

The trustees received no remuneration during the year and none of their expenses were reimbursed.