

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
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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.