

# HOMES OF HOPE

England & Wales · Charity number 1198283

## Details

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**Status** Registered

**Legal form** CIO

**Registered** 2022-03-17

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

## Contact

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**Address** Homes of Hope  
Lancaster House  
Harper Road  
Sharston Industrial Area  
Manchester  
M22 4RG

**Phone** 01616725201

**Email** [info@homesofhope.co.uk](mailto:info@homesofhope.co.uk)

**Website** <https://www.homesofhope.co.uk/>

## Activities

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**Objects:** THE OBJECT OF THE CIO IS THE RELIEF OF ADULTS WHO ARE HOMELESS BY REASON OF POVERTY, SICKNESS, DISABILITY, ALCOHOLISM, DRUG ADDICTION, OFFENDING BEHAVIOUR OR ANY OTHER MENTAL OR PHYSICAL INFIRMITY, IN PARTICULAR BY THE PROVISION OF SUITABLE SUPPORTED HOUSING ACCOMMODATION AND ASSOCIATED SERVICES IN ENGLAND AND ELSEWHERE, INCLUDING SOCIAL HOUSING AS DEFINED BY STATUTE, WITH THE OBJECT OF IMPROVING THEIR CONDITIONS OF LIFE AS AN EXPRESSION OF CHRISTIAN FAITH. SERVICES CAN INCLUDE, BUT ARE NOT LIMITED TO, SUPPORT SERVICES, HOUSING SERVICES, CARE SERVICES, REHABILITATION SERVICES, TRAINING SERVICES, ADVICE SERVICES AND CATERING SERVICES.

**Activities:** Provides supported housing and associated services to those who are homeless by reason of poverty, sickness, disability, alcoholism, drug addiction, offending behaviour or any other mental or physical infirmity. We are currently based in Greater Manchester.

## Classification

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- **How:** Provides Services, Provides Advocacy/advice/information
- **What:** The Prevention Or Relief Of Poverty
- **Who:** The General Public/mankind

## Geography

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- Throughout England

## Finances

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Period end	Income	Expenditure	Assets	Employees
2025-03-31	£233,847	£247,627	-	-
2024-03-31	£166,266	£101,138	-	-
2023-03-31	£166,266	£101,138	-	-

## Trustees

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Name	Role	Appointed
Anthony Winter		2021-05-11
DAVID KEVIN FAWCETT		2024-02-08
GAVIN LUKE WHITE		2021-05-11
Gary Stretton		2026-03-16

**HOMES OF HOPE**

England & Wales - Charity number 1198283

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# Accounts

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Charity Number 1198283

Trustees' Report and Financial Statement  
For the period of 1<sup>st</sup> April 2024 to 31<sup>st</sup> March 2025

The Trustees present their report and accounts for the year ended 31<sup>st</sup> March 2025.

**Reference and Administrative details**

Charity Name	Homes of Hope
Charity Number	1198283
Registered office and principal address	Lancaster House 6 Harper Road Sharston Manchester M22 4RG

**Names of the charity trustees who manage the business**

Charity Trustees	S. J. Anniss Chair C Muyeba D Fawcett G White T Winter
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**Additional Information**

Service Manager	Ryan Ackrill
Bankers	CAF Bank (Charities Aid Foundation) 25 Kings Hill Avenue Kings Hill West Malling Kent ME19 4AT
Independent Examiner	David Allen FCCA Allen Mills Howard & Co Lewis House 56, Manchester Road Altrincham Cheshire WA14 4PJ
Solicitors	Anthony Collins Solicitors LLP 134, Edmund Street Birmingham B3 2ES

## **Chair's Foreword**

The past year has been one of growth, achievement, and continued commitment at Homes of Hope. Rising living costs and pressures on local services have increased demand for supported accommodation, and our staff, volunteers, and supporters have risen to meet that need with dedication and professionalism.

Over the year, we provided 5,000 nights of supported accommodation at an average occupancy rate of 95%, supporting 14 residents across four houses. Residents received 1,500 support sessions, enabling ten guests to secure sustainable employment and five to move on to independent living. We are also in discussions to lease two additional properties, including our first dedicated women's house, expanding the reach of our services further.

This year also saw a key leadership transition. We thank Mr. Gary Stretton for 12 years of outstanding service and welcome Mr. Ryan Ackrill as our new Service Manager, who has already made a positive start. Two new Support Workers have joined the team, enhancing the quality and consistency of our support, while strategic partnerships, including with the Message Trust, continue to provide employment and training opportunities for residents.

Financially, the charity has remained prudent amid rising costs and sector-wide pressures. Diversified fundraising, careful stewardship, and the generosity of our supporters have ensured continuity of essential services and sustainable planning for the future.

Looking ahead to 2025/26, Homes of Hope remains committed to preventing homelessness, supporting those in crisis, and empowering residents to rebuild their lives. With planned new properties and continued stakeholder support, we enter the year confident in our strategic direction and ability to deliver meaningful, lasting outcomes.

**Judith Anniss** Chair of Trustees

## **1.0 Objectives and Activities**

### **1.1 Purposes of the Charity**

Homes of Hope is established to relieve homelessness and its associated challenges. The charity provides safe, supportive accommodation in a family-style environment where residents feel valued, respected, and able to develop trusting relationships with staff and fellow residents.

The charity's objectives are to:

- Support individuals in addressing life-controlling issues such as addictions, mental health challenges, and other personal difficulties, through tailored support, guidance, and encouragement in collaboration with statutory and voluntary partners.
- Equip residents with the practical life skills, resilience, and social networks necessary to transition into independent, sustainable living.
- Provide inclusive support: while Homes of Hope operates as a Christian charity, we welcome residents of all faiths or none, ensuring equitable access to our services.
- Promote social reintegration by fostering positive community relationships, building confidence, and supporting residents to contribute constructively to society.

### **1.2 Summary of Main Activities**

Homes of Hope delivers public benefit by supporting individuals experiencing homelessness to rebuild their lives and integrate into stable, sustainable communities. The charity achieves this through structured, holistic support in the following key areas:

#### **1.3 Working with Partners**

Homes of Hope works closely with local authorities, housing associations, social services, and voluntary organisations to identify individuals who are homeless and committed to positive life change. These partnerships ensure residents receive coordinated support tailored to their needs.

#### **1.4 Supported Accommodation**

The charity provides residents with a private bedroom and shared access to kitchen, bathroom, and communal living areas. This environment promotes a sense of stability, safety, and belonging, essential for recovery and personal development.

#### **1.5 Resettlement Support**

A dedicated team of resettlement workers guides residents through structured programmes, including:

- Weekly house meetings to build community, share experiences, and set goals
- One-to-one mentoring to address personal, social, and emotional challenges
- Practical guidance on budgeting, meal planning, and independent living skills
- Optional Christian faith-based support, including Bible study and prayer sessions
- Physical health and wellbeing initiatives, including weekly sports and fitness sessions

- Assistance with accessing benefits, opening bank accounts, obtaining identification, and managing correspondence

### **1.6 Employment Support**

Residents are supported to secure sustainable employment through tailored coaching, CV preparation, interview support, and access to employment opportunities via partnerships with local businesses and organisations. This support empowers residents to gain financial independence and rebuild self-confidence.

### **1.7 Housing Transition**

Homes of Hope assists residents in moving into permanent housing, providing references, guidance, and post-move support. This includes introductions to community networks, ongoing pastoral support, and continued engagement where requested to ensure long-term tenancy success.

### **1.8 Resident Responsibility**

Residents are encouraged to take responsibility for their own recovery and progress. Access to accommodation is linked to engagement with the resettlement programme and adherence to agreed behavioural standards, including maintaining sobriety and participation in support activities.

### **1.9 Safety and Wellbeing**

The charity prioritises the safety and wellbeing of residents, staff, and volunteers. Policies include comprehensive safeguarding procedures, risk-assessed referral protocols, and ongoing monitoring to maintain a secure, nurturing environment.

## **2.0 Statement on Public Benefit**

The Trustees confirm that they have complied with their duty under section 17 of the Charities Act 2011 to have due regard to the Charity Commission's guidance on public benefit. Homes of Hope provides public benefit by addressing homelessness, reducing vulnerability, and offering structured support to individuals to enable social reintegration and sustainable independent living. The charity's activities deliver tangible outcomes that improve the lives of residents, their families, and the wider community.

### 3.0 Achievements and Performance – Timeline Overview

<b>Month</b>	<b>Key Events &amp; Developments</b>	<b>Outcomes &amp; Impact</b>
<b>Apr-24</b>	Leadership transition begins; Gary Stretton steps down after 12 years	Legacy of growth; charity now supports 14 residents.
<b>May-24</b>	Ryan Ackrill appointed as Service Manager; three-month handover begins.	Smooth transition; continuity of operations
<b>Jun-24</b>	Annual camping retreat; new Support Worker joins Atherton house	Enhanced community engagement; strengthened staffing
<b>Jul-24</b>	Exploring new property opportunities in Wigan; recruiting additional Support Worker	Expansion planning: continuity of care maintained
<b>Aug-24</b>	Leadership handover completed; interviews for new Support Worker	Stable staffing; smooth transition for residents
<b>Sep-24</b>	Team fully established; financial planning for independent operation	Focus on sustainability; strengthened management
<b>Oct-24</b>	Governance improvements; strengthened partnerships with The Message Trust	Streamlined operations; new employment/training opportunities for residents
<b>Nov-24</b>	Launch of in-house courses (FICC, budgeting, employment prep); access to wider programmes	Improved skills development; residents empowered for independence
<b>Dec-24</b>	Christmas meal and volunteer involvement; strategic planning for 2025	Community building; foundation for future growth
<b>Jan-25</b>	Promotional video developed; discussions for new Wythenshawe properties	Awareness raising; potential expansion of accommodation
<b>Feb-25</b>	Video launched; media coverage; accountant role expanded	Increased community engagement; strengthened financial oversight
<b>Mar-25</b>	Lease agreement for two new properties; review of progress	Expansion to support women; planning for 2025–26; continued holistic support

### **3.1 Key Achievements**

During the reporting period, Homes of Hope delivered a range of impactful outcomes, reflecting our mission to empower individuals and strengthen community connections:

- Supported 14 residents across four houses.
- Provided 5,000 nights of accommodation at an average occupancy rate of 95%.
- Residents received 1,500 support sessions
- Welcomed 8 new guests into our supportive community, providing safe accommodation and a nurturing environment.
- Supported 9 guests in securing employment, enabling them to gain financial stability, confidence, and a renewed sense of purpose.
- Facilitated 8 guests' transition to independent living, a significant milestone demonstrating their growth and readiness for self-sufficiency.
- Assisted 5 guests in accessing higher education opportunities, including college and university courses, thereby enhancing their skills, qualifications, and prospects.
- Engaged non-resident community members in volunteering roles, strengthening the social fabric of our local community and fostering a culture of shared responsibility.
- Enabled 30% of our guests to participate in local fitness programmes, offered through partnerships with nearby fitness organisations, promoting physical health, mental well-being, and social engagement

These achievements exemplify Homes of Hope's commitment to holistic support. By combining housing with educational opportunities, employment pathways, health and wellness initiatives, and community involvement, we continue to empower individuals to overcome challenges and build sustainable, independent lives.

## 4.0 Financial Review

### 4.1 Charities Financial position

A summary of the finances (to the nearest £) at the end of the charities financial year are shown in the table below.

	<b>Amount</b>
Opening balance (carried forward from previous year)	£48,965
Income (unrestricted)	£215,306
Income (restricted)	£18,541
<b>Total Income</b>	<b>£233,847</b>
Staff payroll	£89,937
Other costs	£157,690
<b>Total outgoing</b>	<b>£247,627</b>
<b>Balance for the year</b>	<b>(£13,780)</b>
Funds carried over to next year	£35,185

### 4.2 Reserves Policy

The charity aims to maintain reserves equivalent to three months' operating costs, covering essential expenditure such as staff salaries, premises, service delivery, and administrative costs.

Reserves are necessary to ensure the charity can manage any gaps in funding, including delays or shortfalls in grants from trusts and foundations. While building reserves can be challenging for a small charity, our regular housing benefit income provides a stable and predictable cash flow. Over the past three years, we have remained cash positive, demonstrating our financial resilience and effective management of resources.

These reserves ensure that the charity can continue to deliver vital services to our service users even in the event of temporary funding shortfalls. Trustees regularly review our reserves and cash flow to maintain the charity's sustainability and resilience. This approach ensures that, even in uncertain times, our commitment to supporting vulnerable individuals remains uninterrupted.

### 4.3 Fundraising Strategy

Our charity primarily relies on grants from trusts and foundations to fund our work supporting people experiencing homelessness. To maximise opportunities, we partner with Chell Perkins, an experienced external fundraising agency, to identify and manage suitable grant applications on our behalf.

We also rely on donations from individuals, churches, as well as support from partner organisations. Recently, we introduced **the** "Pound Appeal", a campaign featuring a short video clip explaining Homes of Hope and encouraging donations. This campaign is promoted via our website, Facebook, and Instagram, keeping our followers updated on our work and impact.

By combining careful planning, effective grant management, and diverse fundraising efforts, alongside prudent reserves, the charity remains resilient and able to continue supporting vulnerable individuals, even during funding gaps or delays.

Source of income	Amount	Proportion %
Churches inc Kings Church	£21,000	9.05%
Partners Inc The Message Trust	£7,690	3.32%
Individual donations	£6,198	2.67%
Charitable trusts and foundations	£48,541	20.9%
Pound appeal	£228	0.09%
Local Authorities (Housing benefit)	£140,150	60.43%
Residents service charge	£7,594	3.27%
HMRC (Gift Aid claim)	-	-
Interest paid by bank	£512	0.22%

## 5.0 Principal risks facing the charity

During the year, the trustees undertook a review of the major risks facing the charity and the systems in place to manage them. The charity operates in a challenging environment, with increasing demand for homelessness services and ongoing financial pressures. The principal risks identified for 2024 are set out below.

### 5.1 Financial Sustainability

The charity remains vulnerable to fluctuations in grant funding, rising operational costs, and increased competition for statutory and philanthropic support. Higher utility costs, accommodation expenses, and service delivery demands continue to put pressure on our limited resources.

### 5.2 Rising Demand for Service

Economic pressures and housing shortages have led to a noticeable increase in people experiencing or at risk of homelessness. Demand for housing support, emergency assistance, and outreach continues to exceed capacity.

### 5.3 Safeguarding and Client Welfare

Many individuals we support present with complex needs, including mental health challenges, substance misuse, or trauma. This increases safeguarding risks for beneficiaries, staff, and volunteers.

### 5.4 Reputational Risk

Any safeguarding incident, service failure, or financial mismanagement could undermine the confidence of beneficiaries, funders, and the public.

### 5.5 Workforce Capacity and Wellbeing

Recruiting and retaining skilled staff remains challenging in the current climate and increasing caseloads risk contributing to burnout. The charity also relies on volunteers, whose availability can fluctuate.

### 5.6 Health and Safety Risks

The nature of our work involves exposure to health risks, lone-working situations, and building-related hazards within accommodation or support settings.

## **5.7 Governance and Compliance**

As a small charity, limited administrative capacity poses risks around meeting regulatory obligations, including charity law, data protection, and reporting requirements..

## **6.0 Factors likely to affect future financial performance or position**

Homes of Hope operates in a challenging financial environment. Rising operating costs, including wages, energy, and rent, along with increased National Insurance contributions from April 2025, are likely to place additional pressure on our budget.

Demand for our services is expected to continue increasing, and financial constraints may limit our ability to recruit additional staff or volunteers, placing further pressure on our existing team

Funding from local authorities, individual donors, and trusts and foundations is likely to become more difficult to secure, with increasing competition for limited funds. Resource constraints will mean that much of our leadership team's time may be spent "firefighting" day-to-day operational challenges, leaving less capacity for long-term strategic planning, partnership development, or mission-critical discussions.

Homes of Hope may need to use reserves to manage short-term financial pressures and continue service delivery.

Trustees will continue to monitor these risks closely to safeguard the charity's ability to support vulnerable individuals.

## **7.0 Future Plans**

At Homes of Hope, we are committed to supporting people experiencing homelessness by providing safe and secure housing. As demand for our services continues to grow, we are developing ambitious plans to expand our impact and strengthen our organisation.

### **7.1 Expanding Housing Provision**

We are looking to increase the number of homes we provide. Our immediate plans include:

- Acquiring a 3-bedroom house to support men.
- Establishing our first house specifically for women, a 2-bedroom property designed to meet their needs.

### **7.2 Enhancing Our Online Presence**

We plan to revamp our website to make it more dynamic and engaging. The new site will:

- Share the Homes of Hope story and our mission.
- Highlight the people we support and the impact we make.
- Introduce our dedicated team.
- Provide clear information for supporters, including donation options.

### **7.3 Strengthening Governance**

To ensure our charity continues to grow sustainably, we aim to:

- Recruit additional trustees with expertise in business management, bid writing, human resources, and legal matters.
- Review and standardise all organisational policies to ensure clarity and consistency.

### **7.4 Boosting Fundraising and Grants**

We will place a greater focus on fundraising and applying for grants to secure the resources needed to expand our services.

### **7.5 Growing Our Team**

To meet the increasing demand for support, we plan to increase our team with one full-time and one part-time support workers, ensuring that all residents receive high-quality care and assistance.

Through these initiatives, Homes of Hope will continue to provide a safe, supportive environment for those in need, while growing as an effective and sustainable organisation.

## **8.0 Structure, Governance and Management**

### **8.1 How the charity is constituted**

A charitable Incorporated Organisation (CIO) whose only voting members are its charity trustees

### **8.2 The Governing document**

A Constitution document that follows Charity Commission guidelines

### **8.3 Trustee selection and induction**

#### **8.3.1 Selection of Trustees**

- Trustees shall be selected in accordance with the procedures set out in this constitution and any additional policies adopted by the board.
- Individuals may be nominated by existing trustees, by members (if the CIO has a voting membership), or through an open recruitment process.
- In selecting new trustees, the board shall have regard to the skills, experience, and diversity needed to ensure effective governance of the CIO.
- All prospective trustees must declare any conflicts of interest and confirm that they are eligible to serve under the Charities Act 2011 and any other applicable regulations.

### **8.3.2 Appointment Process**

- Prospective trustees may be invited to meet with existing trustees or attend an observation session at a board meeting.
- Following review, the board (or members, where applicable) shall formally approve the appointment in line with the procedures of this constitution.
- All appointments shall be recorded in the minutes and notified to the Charity Commission as required.

### **8.3.3 Induction of Trustees**

The CIO shall provide all new trustees with an induction programme appropriate to their role. The Induction shall include:

- A copy of the constitution, key policies, and recent financial statements.
- An overview of the CIO's charitable purposes, activities, strategic priorities, and risk register.
- Guidance on trustee duties and responsibilities under charity law and relevant regulation.
- An introduction to the operational structure, including staff and volunteers (where applicable)

Trustees shall be encouraged to undertake ongoing training to support effective governance

### **8.4 Size of the charity**

Income during the financial year 1st April 2024 to 31<sup>st</sup> March 2025 was £233,847.

### **8.5 How the charity is governed**

The charity is managed by the trustees who meet every other month to consider the progress of the charity and to consider its future direction and activities. The day-to-day operations of the charity were delegated to the Service manager who was supported by other members of staff and volunteers.

## 8.6 Policies in place

Accident Reporting Policy
Allocations Policy
Basis of Faith Policy
Cash Service Change Receipt Policy
Complaints Policy and Procedures
Conflicts of Interest Policy
COSH Health and Safety
Data Privacy Referral Agencies Policy
Data Privacy Residents Policy
DBS Recruitment Policy
Drugs Policy
Eviction Policy
Finance Policy
Financial Reserves Policy
Harassment Policy and Procedures
Health & Safety Policy
Internet, Email and Social Media Use Policy
Lone Working Policy
Recruitment and Selection Policy
Risk Management Policy
Safeguarding Adults Policy
Serious Incident Reporting Procedure Policy
Staff Alcohol and Drugs Policy
Visitors Policy

## 8.7 Related parties and relationships with other organisations

### Partner Organisations

Homes of Hope works with several partner organisations whose support helps deliver our charitable objectives and benefit the people we assist.

### King's Church Manchester

King's Church Manchester is a local church and community organisation. During the reporting period, it supported the charity and leased residential properties to Homes of Hope, enabling the charity to provide supported accommodation in line with its charitable objectives.

### The Message Trust

The Message Trust is a UK-based charity supporting vulnerable young people and adults through practical programmes and community engagement. Through this partnership, Homes of Hope guests accessed volunteering opportunities, workplace placements, and essential items such as food and clothing, supporting progression towards greater independence.

## **Green Pastures**

Green Pastures is a national charity providing housing and support for people experiencing homelessness. By purchasing and managing properties and equipping local partners to deliver supported accommodation, this partnership enables Homes of Hope to provide safe and stable housing.

## **Acts 435**

Acts 435 is a UK charity connecting donors with individuals in need through local churches and charitable organisations. Through this partnership, Homes of Hope accessed small grants for urgent and practical needs, supporting guests' wellbeing and steps towards independent living.

## **9.0 Statement of responsibilities of the trustees**

### **9.1 General Responsibilities**

The trustees are responsible for the management and administration of the CIO. They must act only in the interests of the CIO and in furtherance of its charitable purposes.

### **9.2 Compliance and Governance**

The trustees must:

- Ensure that the CIO complies with its constitution, charity law, and all other applicable legislation and regulatory requirements.
- Act with reasonable care and skill, using their personal knowledge and experience to ensure proper governance of the CIO.
- Ensure that appropriate policies and procedures are in place to manage risk, safeguard beneficiaries, and maintain good governance.

### **9.3 Financial Responsibilities**

The trustees must:

- Ensure that proper accounting records are maintained as required by the Charities Act 2011 and the Charitable Incorporated Organisations (General) Regulations.
- Prepare annual financial statements for each financial year which give a true and fair view of the financial activities and position of the CIO.
- Select suitable accounting policies and apply them consistently, making reasonable and prudent judgements and estimates.
- State whether applicable accounting standards and the Charities SORP have been followed, subject to any justified departures.
- Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the CIO will continue to operate.

#### 9.4 Asset Protection and Stewardship

- \* The trustees are responsible for safeguarding the assets of the CIO, ensuring that they are used exclusively to further the CIO's charitable purposes, and taking reasonable steps to prevent and detect fraud and other irregularities.

#### 9.5 Reporting and Accountability

The trustees must:

- \* Ensure the timely preparation and submission of the CIO's Annual Report, Annual Accounts, and Annual Return to the Charity Commission.
- \* Respond promptly to requests for information from the Charity Commission and cooperate with regulatory inquiries.
- \* Ensure transparency and accountability to members (if any), beneficiaries, funders, and regulator

#### 9.6 Decision-Making and Delegation

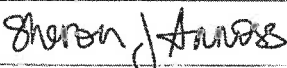

The trustees must:

- \* Make decisions collectively and in accordance with the constitution and charity law.
- \* Ensure that any delegation of authority is clearly defined, monitored, and does not absolve the trustees of their legal responsibilities.

#### 10.0 Declarations

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

Signature(s)		
Full name(s)	SHARON ANNISS	GAVIN WHITE
Position (e.g. Secretary, Chair, etc.)	TRUSTEE	TRUSTEE
Date	28th JAN. 2026	



CHARITY COMMISSION  
FOR ENGLAND AND WALES

Homes of Hope

1198283

## Receipts and payments accounts

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For the period from	1st April 2024	To	31st March 2025
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### Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
<b>A1 Receipts</b>					
Donations and legacies	15,116	-	-	15,116	16,368
Grants received	50,000	18,541	-	68,541	55,000
Housing benefit	139,310	-	-	139,310	111,784
Rent & service charges	9,034	-	-	9,034	8,365
Investment income	512	-	-	512	617
Other	1,334	-	-	1,334	788
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total (Gross income for AR)</b>	<b>215,306</b>	<b>18,541</b>	<b>-</b>	<b>233,847</b>	<b>192,922</b>
<b>A2 Asset and investment sales, (see table).</b>					
Bike to work scheme	-	-	-	-	-
	-	-	-	-	-
<b>Sub total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total receipts</b>	<b>215,306</b>	<b>18,541</b>	<b>-</b>	<b>233,847</b>	<b>192,922</b>
<b>A3 Payments</b>					
Raising funds	8,496	-	-	8,496	8,112
Charitable activities - property costs	91,545	-	-	91,545	74,277
Charitable activities - other	-	-	-	-	-
Charitable activities - employment	74,762	15,175	-	89,937	72,293
Support and admin costs	54,283	3,366	-	57,649	54,440
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total</b>	<b>229,086</b>	<b>18,541</b>	<b>-</b>	<b>247,627</b>	<b>209,122</b>
<b>A4 Asset and investment purchases, (see table)</b>					
Bike to work scheme	-	-	-	-	-
	-	-	-	-	-
<b>Sub total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total payments</b>	<b>229,086</b>	<b>18,541</b>	<b>-</b>	<b>247,627</b>	<b>209,122</b>
<b>Net of receipts/(payments)</b>	<b>- 13,780</b>	<b>-</b>	<b>-</b>	<b>- 13,780</b>	<b>- 16,200</b>
<b>A5 Transfers between funds</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>A6 Cash funds last year end</b>	<b>48,965</b>	<b>-</b>	<b>-</b>	<b>48,965</b>	<b>65,165</b>
<b>Cash funds this year end</b>	<b>35,185</b>	<b>-</b>	<b>-</b>	<b>35,185</b>	<b>48,965</b>

**Section B Statement of assets and liabilities at the end of the year total**

	Total	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
<b>B1 Cash funds</b>				
	CAF Bank	35,139	-	-
	Petty cash	46	-	-
		-	-	-
	<b>Total cash funds</b>	<b>35,185</b>	-	-

(agree balances with receipts and payments account(s))

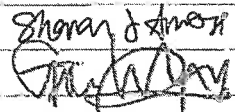
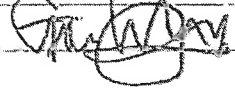
	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
<b>B2 Other monetary assets</b>				
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-

	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
<b>B3 Investment assets</b>			-	-
			-	-
			-	-
			-	-
			-	-

	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
<b>B4 Assets retained for the charity's own use</b>			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-

	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
<b>B5 Liabilities</b>				
	Kinn's Church In Greater Manchester	General funds	41,738	31 March 2029
			-	
			-	
			-	

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

Signature	Print Name	Date of approval
	Sharon Judith Anniss	28 January 2026
	GAVIN WHIZZE	28 JAN. 26



**Section A**

**Independent Examiner's Report**

**Report to the trustees/  
members of**

Homes of Hope CIO

**On accounts for the year  
ended**

31<sup>st</sup> March 2025

**Charity no  
(if any)**

1198283

**Set out on pages**

14-15

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31 / 03 / 2025.

**Responsibilities and  
basis of report**

As the charity trustees of the Trust, 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 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:

- accounting records were not kept in accordance with section 130 of the Act or
- the accounts do not accord with the accounting records

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

**Signed:**

**Date:**

27 / 01 / 2026

**Name:**

Mr David Allen FCA FCCA

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

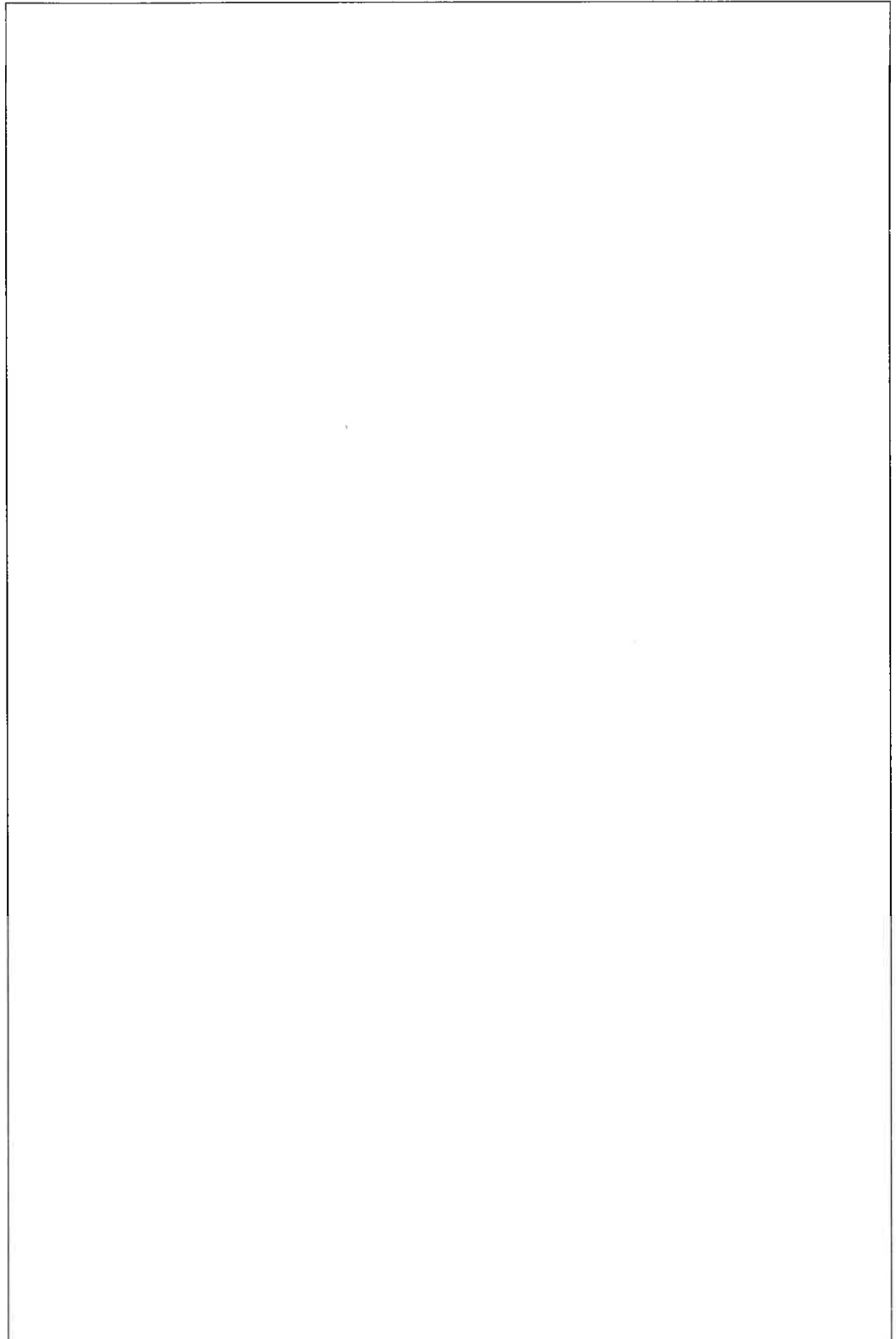
Institute of Chartered Accountants in England and Wales.  
Association of Chartered Certified Accountants.

**Address:**

Allen Mills Howard Limited, Lewis House, 56 Manchester Road, Altrincham,  
Cheshire, WA14 4PJ

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

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

A large, empty rectangular box with a thin black border, intended for the user to provide details of items to be disclosed. The box is currently blank.

**HOMES OF HOPE**

England & Wales - Charity number 1198283

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# Accounts

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# Homes of Hope

Charity Number 1198283



**Trustees' Report  
and Financial Statements  
31<sup>st</sup> March 2024**

# Homes of Hope

Trustees' Report and Financial Statements 31<sup>st</sup> March 2024

The trustees present their report and accounts for the year ended 31<sup>st</sup> March 2024.

<b>Charity Name</b>	<b>Homes of Hope</b>
<b>Charity Number</b>	<b>1198283</b>
<b>Charity Trustees</b>	<b>S.J. Anniss Chair C Muyeba (appointed 12.2.2023) D Fawcett G White T Winter</b>
<b>Service Manager</b>	<b>Ryan Ackrill</b>
<b>Registered Office and Principal Address</b>	<b>Lancaster House 6 Harper Road Sharston Manchester M22 4RG</b>
<b>Bankers</b>	<b>CAF Bank (Charities Aid Foundation) 25 Kings Hill Avenue, Kings Hill, West Malling, Kent ME19 4TA</b>
<b>Independent Examiner</b>	<b>David Allen FCCA Allen Mills Howard &amp; Co Lewis House 56, Manchester Road Altrincham, Cheshire WA14 4PJ</b>
<b>Solicitors</b>	<b>Anthony Collins Solicitors LLP 134, Edmund Street Birmingham B3 2ES</b>

# Homes of Hope

Trustees' Report and Financial Statements 31<sup>st</sup> March 2024

## **Structure and Organisation**

### **Organisation**

The organisation is a Charitable Incorporated Organisation registered as a charity on 17th March 2022. The charity was managed by the trustees who meet regularly to consider the progress of the charity and to consider its future direction and activities. The day-to-day operations of the charity were delegated to the Service Manager who was supported by the other members of staff and volunteers.

### **Trustee Appointments**

The trustees were appointed by existing trustees at specially convened meetings. In selecting persons to be appointed as trustees, the existing trustees took into account the benefits of appointing a person who through residence, occupation, employment or otherwise had special knowledge of the area of benefit or who was otherwise able by virtue of his or her personal or professional qualifications to make a contribution to the pursuit of the objects or the management of the charity.

### **Risk Management**

The Trustees were aware of the recommendations to examine the major strategic, business and operational risks which the Trust faces. Procedures were in place for the following: business interruption, public liability, key person absence, market assessment and safety.

### **Objectives and Activities**

The Object of the CIO is the relief of adults who are homeless by reason of poverty, sickness, disability, alcoholism, drug addiction, offending behaviour or any other mental or physical infirmity, in particular by the provision of suitable supported housing accommodation and associated services in England and elsewhere, including social housing as defined by statute, with the object of improving their conditions of life as an expression of Christian faith. Services can include, but are not limited to, support services, housing services, care services, rehabilitation services, training services, advice services and catering services.

### **Public Benefit**

The Trustees confirm that they have had due regard to the Charity Commission guidance on public benefit. The Trustees believe that this report demonstrates the extent of the charity's benefit to the public.

# Homes of Hope

## Financial Review

On 31<sup>st</sup> March 2024 the charity had funds totalling £ 48,965.18 which were all unrestricted funds. Income of £ 192,922 had been raised during the year.

## Reserves Policy

The Trustees sought to maintain adequate reserves to enable us to continue to function for at least 3 months. The trustees review the level of the reserves at regular trustees' meetings.

The trustees have generally set a level equivalent to 3 months of operating costs for the organisation as a desired level of reserve. This fund is a contingency in the event of a sudden reduction in income, to protect the future operation of the organisation from the effects of any unforeseen variations in its income and expenditure. It also provides a cash flow for grants and contracts that are paid in arrears.

The trustees have designated reserves where there are planned commitments that cannot be met by anticipated future income alone. These reserves are broken down into several funds that relate to:

- The organisation's
- responsibilities as an employer to hold sufficient funds to provide proper notice and redundancy costs in the event of closure
- The organisation's responsibilities as a leaseholder with full-repairing responsibilities. It is the trustees' intention to build a capital improvement fund over the next few years to meet future repair and refurbishment commitments

The reserves policy and the levels of reserves required are reviewed yearly as part of the annual budgetary process.

Within the accounts, the amounts of reserves are specified in a table as follows:

<b>Unrestricted Funds represented by:</b>	<b>Desired Reserves</b>	<b>Balance as at 31<sup>st</sup> March 2024</b>	<b>Description of Funds</b>
<b>General purpose reserve fund</b>	£ 30,000	£ 15,000	3 month's funds to provide cash flow and meet unforeseen expenses.
<b>Salaries Reserve</b>	£18,000	£ 12,000	Three months salaries and employers' NI contributions

# Homes of Hope

<b>Redundancy Reserve</b>	£ 6,000	£ 6,000	Redundancy liabilities (and required notice period of one month) based on statutory minimum payments for all existing staff.
<b>Premises Reserve - General</b>	£ 20,500	£ 13,600	To fulfil 3 months ongoing lease obligations.
<b>Premises Reserve - Capital Improvements</b>	£ 10,000	£ 2,300	Funds to maintain, repair and improve premises held on a full-repairing lease.

**Totals required £ 84,500 Totals on 31<sup>st</sup> March 2024 £ 48,900**

Although indicating a shortfall in desired reserves of around £ 35,600 the trustees have built reserves in the second year of operation of approximately £ 48,900. Due to this decrease of the closing balance, salaries reserve, general purpose reserve fund, and premises reserve (general) have been reduced to two months of reserves fund. Further additions to reserves to reach the desired levels will be made as funds allow in 2024/25.

## Principal Funding Source

The principal funding sources were from grants and donations.

## Homes of Hope Going Concern considerations

As of 31<sup>st</sup> March 2024, the trustees have noted a shortfall in desired reserves of approximately £ 35,600. Actual reserves at that date stood at around £ 48,900 but have fallen by a further approximate £ 16,500 from the previous year. Since then, due to the incidence and timing of grant income arising from applications. The trustees are aware of these considerations and are taking action to mitigate the shortfall by intensifying and maximising grant applications and minimising expenditure wherever possible. Every effort is also being made to explore and implement further fund-raising activities to maximise all income streams. Options including collaboration with other likeminded, compatible charities are also under consideration.

## Investment Policy

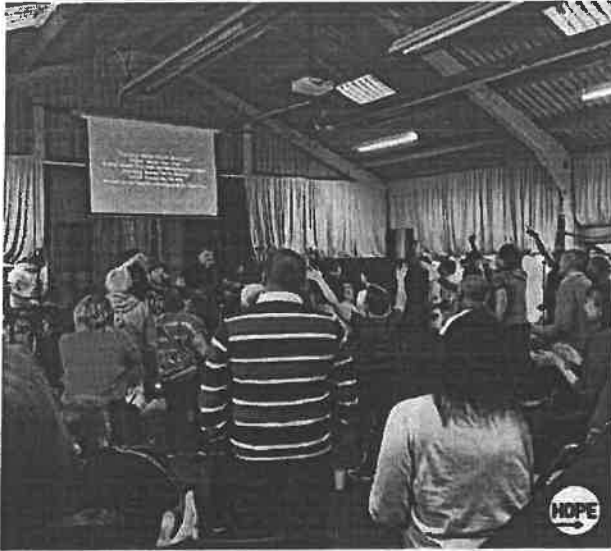
The Trustees considered that there were no funds available for long term investment.

## Developments, Activities and Achievements

The charity has now completed its second full year of operation, and has maintained a diverse range of courses, activities and social events for residents, as well as a high quality of support. Strong ongoing controls on collection of ineligible rent and Housing Benefit continued good levels of income, and void levels remained low, below 8%

# Homes of Hope

## June 2023 Encounter camp



In June 2023, Homes of Hope embarked on a transformative journey with a group of special guests who had faced hardship, adversity, and challenges. With a mission to offer hope and healing, the team at Homes of Hope decided to take them to Encounter Camp, a place known for its beautiful setting and life-changing experiences.

As the guests loaded the vans that sunny morning, there was an air of excitement mixed with uncertainty. For many, it had been years since they had

taken a trip, let alone to a remote camp surrounded by nature. The journey itself felt like a gift—a break from everyday struggles. Some were nervous about what to expect, others simply excited to be together, leaving behind the weight of their daily lives.

Upon arriving at Encounter Camp, the landscape took their breath away. Tall trees swayed in the breeze, and the scent of pine and fresh earth filled the air. The sound of laughter and joy echoed from the campgrounds as people were welcomed with warm smiles and open arms. It was clear that this wasn't just a vacation; it was a place to reconnect, restore, and refresh the spirit.

Throughout their time at the camp, the guests were given the opportunity to engage in activities that built both trust and community. From hiking trails that led to breathtaking views to creative arts sessions that encouraged self-expression, each moment was designed to nurture their hearts. The staff at Encounter Camp—kind, patient, and understanding—helped create a safe space where guests could reflect, share, and grow. They joined in group activities, played games, each moment fostering deeper connections.

The highlight of the trip came during an evening session, where each person had the chance to reflect on their journey. For many, it was a powerful moment of healing. They shared stories of pain and hope, supported by new friends who had become family during the week. The sense of belonging was palpable, and the light of new possibilities flickered in their eyes.

As the trip came to an end and the vehicles made their way back home, the guests returned with renewed strength and a sense of purpose. The experience at Encounter Camp had left an indelible mark on their hearts—showing them that despite the hardships they had faced, there was always hope, and the possibility of brighter days ahead.

# Homes of Hope

Homes of Hope had not only taken them on a trip to a beautiful camp, but they had offered them an unforgettable experience—one of love, community, and transformation. And for many, it was just the beginning of a new chapter, full of hope and promise.

July 2023 Partnered with Creation Properties



In the small town of Atherton, a new initiative was quietly taking shape—one that would soon make a powerful difference in the lives of vulnerable male adults in the community. Homes of Hope, a local organisation dedicated to providing safe spaces for those in need, had long been searching for a way to expand its mission. The demand for housing and support for at-risk individuals had been steadily rising, and Homes of Hope was determined to rise to the challenge.

It wasn't long before a property was identified—a large, worn-out home on the edge of Atherton. The house, though in need of major repairs, had potential. It had good bones, and its location could offer the privacy and peace the residents would need.

With the partnership established, work began. Creation Properties brought in their team of skilled craftsmen, carpenters, and designers, all volunteering their time. The renovations were meticulous, from fixing the roof and restoring the foundation to transforming the living spaces into welcoming, safe rooms. Sarah worked alongside them, ensuring that the design reflected the needs of the future residents—a balance of comfort and accessibility.

As the weeks went by, the house began to take shape. It wasn't just a building; it became a home—a place where men would have the opportunity to start fresh. Inside, the rooms were designed for community but also for solitude when needed. The kitchen, the heart of the house, was large enough for everyone to gather and cook together. It was a place where they would learn life skills, share stories, and heal.

This house will give these men the chance they deserve to get back on their feet.”

Homes of Hope and Creation Properties had built more than just a home—they had built a future.

# Homes of Hope

## October 2023 Change of office premises



Homes of Hope moved their office into the Message Trust building—a decision that would transform the way they supported the vulnerable men they served. After years of being based in a small, somewhat cramped office, the opportunity to relocate to such a vibrant and dynamic space felt like a breath of fresh air. The Message Trust building, known for its commitment to community and empowerment, seemed like the perfect fit for the next chapter in their mission. The move wasn't just about a new office. It was about opening doors—literally and figuratively—to new opportunities. Homes of Hope, an organisation dedicated to supporting men who had experienced homelessness, addiction, or imprisonment, had always provided a safe space for healing and growth. But now, nestled within the same walls as the Message Trust, there was the potential for something bigger: a community of collaboration.

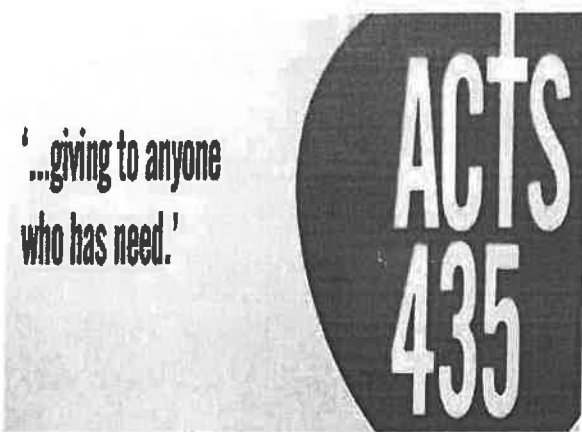
As soon as we settled into our new space, the team from Homes of Hope and the Message Trust began to get to know each other. The first conversation was simple—an introduction over coffee—but it quickly blossomed into deeper discussions about how they could combine their resources and expertise to make a greater impact. The Message Trust was known for its work in outreach, and its wide network of business and community partnerships, while Homes of Hope had the experience of transforming lives through practical support, guidance, and faith.

Through these shared values and complementary skills, a wraparound support began. Homes of Hope's vulnerable men, many of whom had struggled with finding stable work or a place to call home, were now positioned to gain much-needed skills and opportunities. The Message Trust had the network and the resources to create real, sustainable job and volunteer opportunities.

In the end, the move to the Message Trust building has done more than just provide a new physical space for Homes of Hope. It has opened up a world of opportunities, strengthened by a partnership built on trust, compassion, and a shared vision of hope. Together, they can build a future where men could rebuild their lives and step into the potential they had long been denied. It is a new chapter of growth—for Homes of Hope, and, most importantly, for the men they serve.

# Homes of Hope

## January 2024 Partnerships



Homes of Hope is dedicated to supporting vulnerable adults, we strived to provide a safe place for those in need. But despite our efforts, we often find that many of the people we help face barriers that go beyond shelter—like the cost of a driving test, a new phone for job applications, or even the right clothing for an interview. That's when we found an ally in \*Acts 435\*, a charity dedicated to offering financial support for specific

needs.

One day, a young man named (E), who had been living in a Homes of Hope transitional home, shared his story with the team. (E) had been working hard to turn his life around after struggling with addiction. He had secured a job, but he couldn't afford the cost of the driving test he needed to get to work. Without it, his new job would be impossible.

Homes of Hope reached out to Acts 435, who immediately stepped in to help. Within a couple of weeks (E), had the funds for his driving test. The relief was overwhelming. (E) not only passed his test but also gained the independence he needed to travel to work, boosting his confidence and solidifying his path to financial stability.

The partnership between Homes of Hope and Acts 435 has continued to grow, with Acts 435 funding various small but essential needs for many individuals. Whether it was providing mobile phones for job searches, helping with work attire, or covering transport costs, ACTS 435's support is a game-changer.

With each person they help, Homes of Hope has seen more and more of their residents thrive—individuals who had once felt lost now had the tools to rebuild their lives. And thanks to Acts 435's generosity, these small but vital acts of support made a lasting difference. The collaboration has become a beacon of hope, showing that sometimes, a little bit of help is all someone needs to start anew.

# Homes of Hope

**March 2024 Beginning of change.**



After twelve years of dedication and growth, Gary Stretton, the founder of \*Homes of Hope\*, felt it was time for a new chapter. He had poured his heart and soul into building the charity from the ground up, creating a safe haven for vulnerable adults and offering them a fresh start. The organisation had flourished under his leadership, but Gary knew that to take it to the next level, it needed someone with fresh energy and vision—someone who could build on the strong foundation he had laid. That man is Ryan Ackrill.

Ryan is humbled by the responsibility but also energised by the opportunity. Together, with the

team, he ensures that Homes of Hope continues to be a beacon of hope, helping more people transform their lives."

Under Ryan's leadership, \*Homes of Hope\* embraced a new, forward-thinking approach. Ryan's vision included expanding partnerships with other charities, increasing support for residents, and incorporating new programs focused on financial independence, mental health, and long-term success.

The team have rallied behind him, ready to bring these ideas to life. It is clear that with Ryan's fresh perspective, \*Homes of Hope\* is on the brink of something truly special.

For Gary, it was bittersweet to step back, but seeing the charity in Ryan's capable hands is the greatest reward. As Ryan begins to lead Homes of Hope into its next chapter, it was evident that this transition was not just a change in leadership—it was a new beginning, full of potential, hope, and the promise of even greater impact for the vulnerable adults they serve.

And so, with renewed energy, Homes of Hope is moving forward, a new chapter beginning for Ryan, the team, and the many lives they are committed to changing. 🌟

In addition, we are committed to fostering a supportive church community that offers opportunities for residents to explore their spirituality and develop meaningful relationships with others. Our approach to healing and recovery is holistic, and we firmly believe that spiritual support is a key component in helping individuals overcome the challenges they face.

# Homes of Hope

During this year we can report the following successes:

- Over 80% of men say that their mental and physical health has improved while staying with us.
- 100% of residents registered with a local G.P.
- 80% of residents had full or part-time employment, or voluntary placements.
- 75% of men managed their sobriety long-term.
- 90% reduction in re-offending rates while men were with Homes of Hope, reducing the financial burden to many vital public services.

**The Trustees declare that they have approved of the trustees' report above.**

Signed on behalf of the charity's trustees on 16<sup>th</sup> December 2024 by:



.....  
Sharon Judith Anniss (Chair of the Trustees)



.....  
Gavin White (Trustee)



CHARITY COMMISSION  
FOR ENGLAND AND WALES

Homes of Hope

1198283

**Receipts and payments accounts**

CC16a

For the period  
from

1st April 2023

To

31st March 2024

**Section A Receipts and payments**

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
<b>A1 Receipts</b>					
Donations and legacies	16,368	-	-	16,368	11,203
Grants received	46,000	9,000	-	55,000	74,900
Housing benefit	111,784	-	-	111,784	84,680
Rent & service charges	8,365	-	-	8,365	15,035
Investment income	617	-	-	617	207
Other	788	-	-	788	241
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total (Gross income for AR)</b>	<b>183,922</b>	<b>9,000</b>	<b>-</b>	<b>192,922</b>	<b>166,266</b>
<b>A2 Asset and investment sales, (see table).</b>					
Bike to work scheme	-	-	-	-	193
	-	-	-	-	-
<b>Sub total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>193</b>
<b>Total receipts</b>	<b>183,922</b>	<b>9,000</b>	<b>-</b>	<b>192,922</b>	<b>166,459</b>
<b>A3 Payments</b>					
Raising funds	8,112	-	-	8,112	5,017
Charitable activities - property costs	74,277	-	-	74,277	26,398
Charitable activities - other	-	-	-	-	1,589
Charitable activities - employment	63,293	9,000	-	72,293	41,210
Support and admin costs	54,440	-	-	54,440	25,944
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total</b>	<b>200,122</b>	<b>9,000</b>	<b>-</b>	<b>209,122</b>	<b>100,138</b>
<b>A4 Asset and investment purchases, (see table)</b>					
Bike to work scheme	-	-	-	-	1,166
	-	-	-	-	-
<b>Sub total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,166</b>
<b>Total payments</b>	<b>200,122</b>	<b>9,000</b>	<b>-</b>	<b>209,122</b>	<b>101,294</b>
<b>Net of receipts/(payments)</b>	<b>- 18,200</b>	<b>-</b>	<b>-</b>	<b>- 18,200</b>	<b>65,165</b>
<b>A5 Transfers between funds</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>A6 Cash funds last year end</b>	<b>65,165</b>	<b>-</b>	<b>-</b>	<b>65,165</b>	<b>-</b>
<b>Cash funds this year end</b>	<b>48,965</b>	<b>-</b>	<b>-</b>	<b>48,965</b>	<b>65,165</b>

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

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
<b>B1 Cash funds</b>	CAF Bank	48,869	-	-
	Petty cash	96	-	-
		-	-	-
	<b>Total cash funds</b>	<b>48,965</b>	-	-
	(agree balances with receipts and payments account(s))	OK	OK	OK

	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
<b>B2 Other monetary assets</b>			-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-

	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
<b>B3 Investment assets</b>			-	-
			-	-
			-	-
			-	-
			-	-

	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
<b>B4 Assets retained for the charity's own use</b>			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-

	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
<b>B5 Liabilities</b>	King's Church In Greater Manchester	General funds	29,966	
			-	
			-	
			-	
			-	

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

Signature	Print Name	Date of approval
	Sharon Judith Anniss	7th February 2021
	Stephen James Anniss	7th February 2021



Section A

Independent Examiner's Report

**Report to the trustees/  
members of**

Homes of Hope CIO

**On accounts for the year  
ended**

31<sup>st</sup> March 2024

**Charity no  
(if any)**

1198283

**Set out on pages**

One to eight

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**Responsibilities and  
basis of report**

As the charity trustees of the Trust, 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 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:

- accounting records were not kept in accordance with section 130 of the Act or
- the accounts do not accord with the accounting records

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

**Signed:**

**Date:**

11/02/2025

**Name:**

Mr David Allen FCA FCCA

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

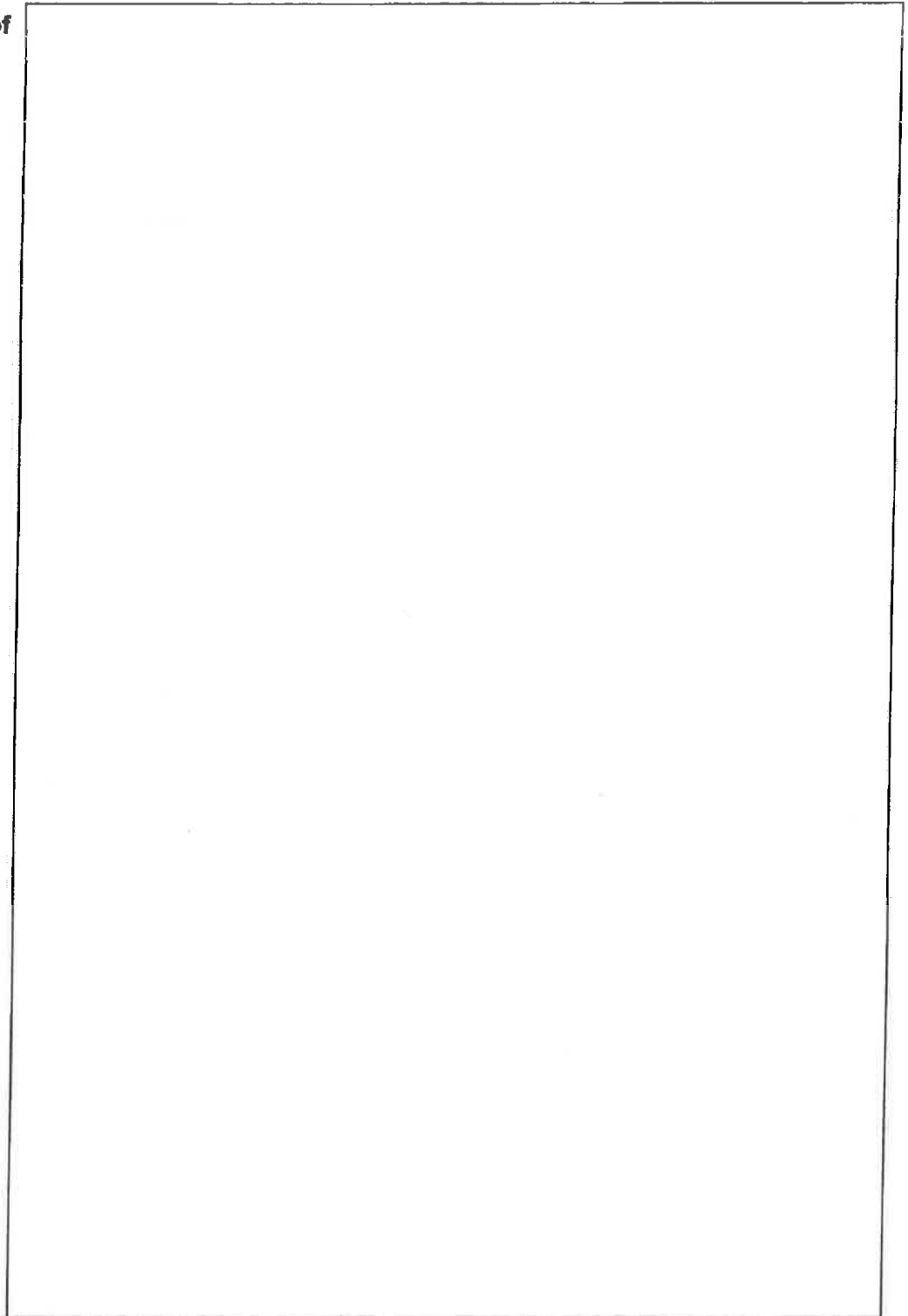
Institute of Chartered Accountants in England and Wales.  
Association of Chartered Certified Accountants.

**Address:**

Allen Mills Howard Limited, Lewis House, 56 Manchester Road, Altrincham,  
Cheshire, WA14 4PJ

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

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**HOMES OF HOPE**

England & Wales - Charity number 1198283

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# Accounts

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**Homes of Hope**

**Charity Number 1198283**



**Trustees' Report  
and Financial Statements**

**31<sup>st</sup> March 2023**

# Homes of Hope

## Trustees' Report and Financial Statements 31<sup>st</sup> March 2023

The trustees present their report and accounts for the year ended 31<sup>st</sup> March 2023.

### Reference and Administrative Information

<b>Charity Name</b>	Homes of Hope
<b>Charity Number</b>	1198283
<b>Charity Trustees</b>	S.J. Anniss Chair C Muyeba (appointed 12.2.2023) Y Hope G White S.J. Anniss T Winter Y Onyekwelu (resigned November 2022)
<b>Chief Executive Officer</b>	Gary Stretton
<b>Registered Office and Principal Address</b>	South Court Business Centre Sharston Road Manchester M22 4SN
<b>Bankers</b>	CAF Bank (Charities Aid Foundation) 25 Kings Hill Avenue, Kings Hill, West Malling, Kent ME19 4TA
<b>Independent Examiner</b>	David Allen FCCA Allen Mills Howard & Co Lewis House 56, Manchester Road Altrincham, Cheshire WA14 4PJ
<b>Solicitors</b>	Anthony Collins Solicitors LLP 134, Edmund Street Birmingham B3 2ES

# Homes of Hope

## Trustees' Report and Financial Statements 31<sup>st</sup> March 2023

### Structure and Organisation

#### Organisation

The organisation is a Charitable Incorporated Organisation registered as a charity on 17<sup>th</sup> March 2022. The charity was managed by the trustees who meet regularly to consider the progress of the charity and to consider its future direction and activities. The day-to-day operations of the charity were delegated to the Chief Executive Officer who was supported by the other members of staff and volunteers.

#### Trustee Appointments

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#### Risk Management

The Trustees were aware of the recommendations to examine the major strategic, business and operational risks which the Trust faces. Procedures were in place for the following: business interruption, public liability, key person absence, market assessment and safety.

#### Objectives and Activities

The Object of the CIO is the relief of adults who are homeless by reason of poverty, sickness, disability, alcoholism, drug addiction, offending behaviour or any other mental or physical infirmity, in particular by the provision of suitable supported housing accommodation and associated services in England and elsewhere, including social housing as defined by statute, with the object of improving their conditions of life as an expression of Christian faith. Services can include, but are not limited to, support services, housing services, care services, rehabilitation services, training services, advice services and catering services.

#### Public Benefit

The Trustees confirm that they have had due regard to the Charity Commission guidance on public benefit. The Trustees believe that this report demonstrates the extent of the charity's benefit to the public.

# Homes of Hope

## Financial Review

On 31<sup>st</sup> March 2023 the charity had funds totalling £65,165, which were all unrestricted funds. Income of £166,266.18 had been raised during the year.

## Reserves Policy

The Trustees sought to maintain adequate reserves to enable us to continue to function for at least 3 months. The trustees review the level of the reserves at regular trustees' meetings.

The trustees have generally set a level equivalent to 3 months of operating costs for the organisation as a desired level of reserve. This fund is a contingency in the event of a sudden reduction in income, in order to protect the future operation of the organisation from the effects of any unforeseen variations in its income and expenditure. It also provides a cash flow for grants and contracts that are paid in arrears.

The trustees have designated reserves where there are planned commitments that cannot be met by anticipated future income alone. These reserves are broken down into a number of funds that relate to:

- The organisation's responsibilities as an employer to hold sufficient funds to provide proper notice and redundancy costs in the event of closure
- The organisation's responsibilities as a leaseholder with full-repairing responsibilities. It is the trustees' intention to build a capital improvement fund over the next few years to meet future repair and refurbishment commitments

The reserves policy and the levels of reserves required are reviewed yearly as part of the annual budgetary process.

Within the accounts, the amounts of reserves are specified in a table as follows:

<b>Unrestricted Funds represented by:</b>	<b>Desired Reserves</b>	<b>Balance as at 31<sup>st</sup> March 2023</b>	<b>Description of Funds</b>
<b>General purpose reserve fund</b>	£29,000	£29,000	3 month's funds to provide cash flow and meet unforeseen expenses.
<b>Salaries Reserve</b>	£16,000	£16,000	Two months salaries and employers' NI contributions
<b>Redundancy Reserve</b>	£7,500	£7,500	Redundancy liabilities (and required notice period) based on statutory minimum payments for all existing staff.

## Homes of Hope

<b>Premises Reserve - General</b>	£11,400	£11,400	To fulfil 3 months ongoing lease obligations.
<b>Premises Reserve - Capital Improvements</b>	£10,000	£1,100	Funds to maintain, repair and improve premises held on a full-repairing lease.

**Totals required £73,900. Totals at 31<sup>st</sup> March 2023 £65,000.**

Although indicating a shortfall in desired reserves of around £9,000, the trustees have built reserves in the first year of operation of approximately £65,000. Further additions to reserves to reach the desired levels will be made as funds allow in 2023/24.

### **Principal Funding Source**

The principal funding sources were from grants and donations.

### **Homes of Hope Going Concern considerations**

At 31<sup>st</sup> March 2023, the trustees have noted a shortfall in desired reserves of approximately £9,000. Actual reserves at that date stood at around £65,000 but have fallen by a further approximate £25,000 since then due to the incidence and timing of grant income arising from applications. The trustees are aware of these considerations and are taking action to mitigate the shortfall by intensifying and maximising grant applications and minimising expenditure wherever possible. Every effort is also being made to explore and implement further fund-raising activities to maximise all income streams. Options including collaboration with other likeminded, compatible charities are also under consideration.

### **Investment Policy**

The Trustees considered that there were no funds available for long term investment.

### **Developments, Activities and Achievements**

The charity has now completed its first full year of operation, and has maintained a diverse range of courses, activities and social events for residents, as well as a high quality of support.

Strong ongoing controls on collection of ineligible rent and Housing Benefit continued good levels of income, and void levels remained low, below 8%.

# Homes of Hope

In June 2022, we partnered with Green Pastures, a national Christian social enterprise helping provide homes for those in need. This grew our number of properties, and bed spaces to 10, for clients in need.



A great honour for Homes of Hope to be hosted by Green Pastures at the Houses of Parliament last week in November 2022 and get an insight into some of the life transforming work Green Pastures and their partners are doing across the UK. We had the privilege of meeting and chatting with MP for Wythenshawe and Sale East, Mike Kane as well as other members of Parliament from around the country. Mike visited Homes of Hope properties in Wythenshawe in January.

Throughout the year, staff have continued to develop the number and range of courses and activities organised for residents. Most continue to be in the areas of anger management and lifestyle. One of our support workers developed a new local working partnership with Everyone Active, who are part of the longest-established leisure contractor in the UK. This partnership gives all our residents and staff free access to full gym membership, including swimming and sauna facilities, helping improve physical, mental and psychological health.

## **Support activities and achievements**

During their time in our Homes of Hope residences, our residents have had the opportunity to volunteer, mentor and receive additional training to enhance their employability skills. Our goal has been to help our residents build the confidence and trust necessary to reintegrate with the wider community and ultimately achieve sustained independent living. At the same time, we recognize the importance of providing continued support, counselling, and communal living for our residents, and we will work tirelessly to ensure that they have everything they need to succeed.

In our three residences across Manchester, we guided ten men to take ownership of their lives by offering counselling to deal with the root causes of their homelessness, a supportive, family-style community and opportunities for men to find purpose through volunteering or training. Our residents are invited to stay with us for up to two years, with ongoing support from us when they leave if they need it.

## Homes of Hope

This is what a couple of our residents said after being with us for a few months:



*I can happily and comfortably say that I have been with Homes of Hope for 3 months and these have been the happiest months of my life since my divorce. The team have helped me get me on my feet. They have supported me in getting a bank account, I then started volunteering at the Message Trust warehouse and not so long after I started a Forklift training course. I have to say in this period I have been with Homes of Hope, I have achieved quite a few things for myself including improving my social skills and my relationship with my friends and family among others. I have recently started counselling, which is helping me in dealing with my depression, acceptance of my past and getting in touch with who I am. One of my biggest achievements so far is that I often get the responsibility to babysit my grandchildren*

*and spend time with them. I can only thank Homes of Hope who gave me a second chance to life and supported me through the process. They are God sent, is all I can say”.*

-----

*“Thank you, Homes of Hope, for giving me a chance in life again, now unlike before, I can see myself getting a small business, being able to love, hug and create new memories with my family. This team with no doubt went above and beyond in supporting me. My ultimate dream is to get a flat, where I will be seated with my dog enjoying some warmth from the fireplace; happy and sober, eagerly waiting for each day that comes. Homes of Hope you have been my heroes. I have honestly never received so much support like I have received from Homes of Hope. Thank you once again”.*



In addition, we are committed to fostering a supportive church community that offers opportunities for residents to explore their spirituality and develop meaningful relationships with others. Our approach to healing and recovery is holistic, and we firmly believe that spiritual support is a key component in helping individuals overcome the challenges they face.

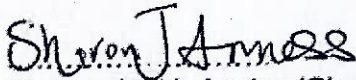
## Homes of Hope

During this year we can report the following successes:

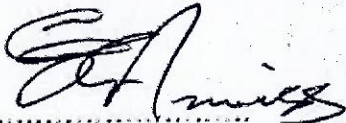
- Over 65% of men say that their mental and physical health has improved while staying with us.
- 90% of residents registered with a local G.P.
- 85% of residents had full or part-time employment, or voluntary placements.
- 45% of men managed their sobriety long-term.
- 75% reduction in re-offending rates while men were with Homes of Hope, reducing the financial burden to many vital public services.

**The Trustees declare that they have approved of the trustees' report above.**

Signed on behalf of the charity's trustees on 30<sup>th</sup> June 2023 by:



Sharon Judith Anniss (Chair of the Trustees)



Stephen James Anniss (Trustee)



CHARITY COMMISSION  
FOR ENGLAND AND WALES

Homes of Hope

1198283

**Receipts and payments accounts**

CC16a

For the period  
from

1st April 2022

To

31st March 2023

**Section A Receipts and payments**

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
<b>A1 Receipts</b>					
Donations and legacies	11,203	-	-	11,203	-
Grants received	64,900	10,000	-	74,900	-
Housing benefit	64,680	-	-	64,680	-
Rent & service charges	15,035	-	-	15,035	-
Investment income	207	-	-	207	-
Other	241	-	-	241	-
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total (Gross income for AR)</b>	<b>156,266</b>	<b>10,000</b>	<b>-</b>	<b>166,266</b>	<b>-</b>
<b>A2 Asset and investment sales, (see table).</b>					
Bike to work scheme	193	-	-	193	-
	-	-	-	-	-
<b>Sub total</b>	<b>193</b>	<b>-</b>	<b>-</b>	<b>193</b>	<b>-</b>
<b>Total receipts</b>	<b>156,459</b>	<b>10,000</b>	<b>-</b>	<b>166,459</b>	<b>-</b>
<b>A3 Payments</b>					
Raising funds	5,017	-	-	5,017	-
Charitable activities - property costs	26,398	-	-	26,398	-
Charitable activities - other	1,569	-	-	1,569	-
Charitable activities - employment	31,210	10,000	-	41,210	-
Support and admin costs	25,944	-	-	25,944	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total</b>	<b>90,138</b>	<b>10,000</b>	<b>-</b>	<b>100,138</b>	<b>-</b>
<b>A4 Asset and investment purchases, (see table)</b>					
Bike to work scheme	1,156	-	-	1,156	-
	-	-	-	-	-
<b>Sub total</b>	<b>1,156</b>	<b>-</b>	<b>-</b>	<b>1,156</b>	<b>-</b>
<b>Total payments</b>	<b>91,294</b>	<b>10,000</b>	<b>-</b>	<b>101,294</b>	<b>-</b>
<b>Net of receipts/(payments)</b>	<b>65,165</b>	<b>-</b>	<b>-</b>	<b>65,165</b>	<b>-</b>
A5 Transfers between funds	-	-	-	-	-
A6 Cash funds last year end	-	-	-	-	-
<b>Cash funds this year end</b>	<b>65,165</b>	<b>-</b>	<b>-</b>	<b>65,165</b>	<b>-</b>

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

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
<b>B1 Cash funds</b>	CAF Bank	65,112	-	-
	Petty cash	53	-	-
		-	-	-
	<b>Total cash funds</b>	<b>65,165</b>	<b>-</b>	<b>-</b>
(agree balances with receipts and payments account(s))				

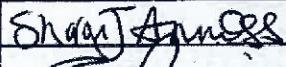

	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
<b>B2 Other monetary assets</b>	Bike to work scheme	963	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-

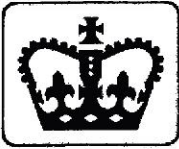
	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
<b>B3 Investment assets</b>			-	-
			-	-
			-	-
			-	-
			-	-

	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
<b>B4 Assets retained for the charity's own use</b>			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-

	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
<b>B5 Liabilities</b>	King's Church In Greater Manchester	General funds	23,316	29.02.2024
			-	
			-	
			-	
			-	

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

Signature	Print Name	Date of approval
	Sharon Judith Anniss	30th June 2023
	Stephen James Anniss	30th June 2023



**Section A**

**Independent Examiner's Report**

**Report to the trustees/  
members of**

Homes of Hope CIO

**On accounts for the year  
ended**

31<sup>st</sup> March 2023

**Charity no  
(if any)**

1198283

**Set out on pages**

One to eight

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31 / 03 / 2023.

**Responsibilities and  
basis of report**

As the charity trustees of the Trust, 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 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:

- accounting records were not kept in accordance with section 130 of the Act or
- the accounts do not accord with the accounting records

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

**Signed:**

**Date:**

03 / 07 / 2023

**Name:**

Mr David Allen FCA FCCA

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

Institute of Chartered Accountants in England and Wales.  
Association of Chartered Certified Accountants.

**Address:**

Allen Mills Howard Limited, Lewis House, 56 Manchester Road, Altrincham,  
Cheshire, WA14 4PJ

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

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

A large, empty rectangular box with a thin black border, intended for the user to provide details of items to be disclosed. The box is currently blank.