

**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**

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 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.

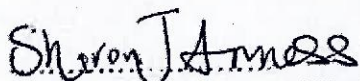
## Homes of Hope

During this year we can report the following successes:

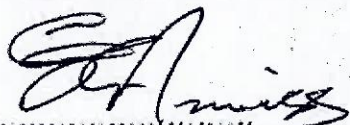
- Over 65% of men say that their mental and physical health has improved while staying with us.
- 90% of residents registered with a local G.P.
- 85% of residents had full or part-time employment, or voluntary placements.
- 45% of men managed their sobriety long-term.
- 75% reduction in re-offending 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>
<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>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<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))			

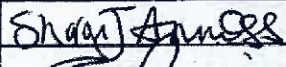

	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
<b>B2 Other monetary assets</b>	Bike to work scheme	963	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-

	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.**