

Homes of Hope

Charity Number 1198283



**Trustees' Report
and Financial Statements
31st March 2024**

Homes of Hope

Trustees' Report and Financial Statements 31st March 2024

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

Charity Name	Homes of Hope
Charity Number	1198283
Charity Trustees	S.J. Anniss Chair C Mueba (appointed 12.2.2023) D Fawcett G White T Winter
Service Manager	Ryan Ackrill
Registered Office and Principal Address	Lancaster House 6 Harper Road Sharston Manchester M22 4RG
Bankers	CAF Bank (Charities Aid Foundation) 25 Kings Hill Avenue, Kings Hill, West Malling, Kent ME19 4TA
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

Homes of Hope

Trustees' Report and Financial Statements 31st 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 31st 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:

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

Homes of Hope

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

Totals required £ 84,500 Totals on 31st 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 31st 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

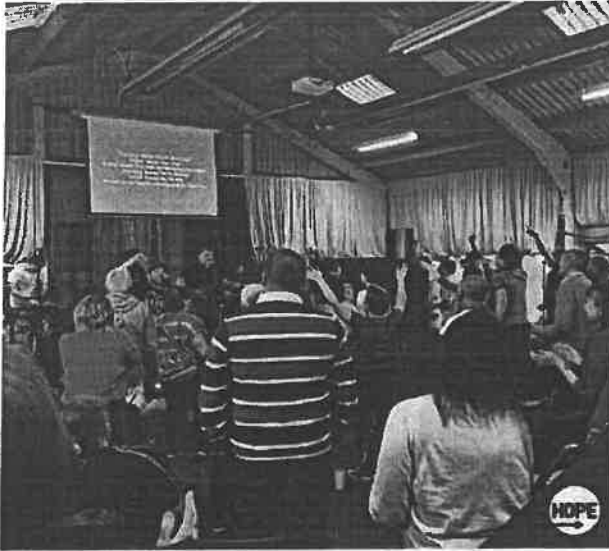
The Trustees considered that there were no funds available for long term investment.

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.

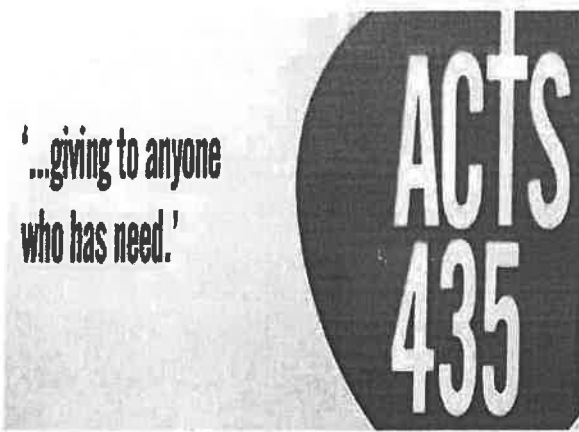
As soon as we settled into our new space, the team from Homes of Hope and the Message Trust began to get to know each other. The first conversation was simple—an introduction over coffee—but it quickly blossomed into deeper discussions about how they could combine their resources and expertise to make 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 16th 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 £
A1 Receipts					
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	84,880
Rent & service charges	8,365	-	-	8,365	15,035
Investment income	617	-	-	617	207
Other	788	-	-	788	241
	-	-	-	-	-
	-	-	-	-	-
Sub total (Gross income for AR)	183,922	9,000	-	192,922	166,266
A2 Asset and investment sales, (see table).					
Bike to work scheme	-	-	-	-	193
	-	-	-	-	-
Sub total	-	-	-	-	193
Total receipts	183,922	9,000	-	192,922	166,459
A3 Payments					
Raising funds	8,112	-	-	8,112	5,017
Charitable activities - property costs	74,277	-	-	74,277	26,398
Charitable activities - other	-	-	-	-	1,569
Charitable activities - employment	63,293	9,000	-	72,293	41,210
Support and admin costs	54,440	-	-	54,440	25,944
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
Sub total	200,122	9,000	-	209,122	100,138
A4 Asset and investment purchases, (see table)					
Bike to work scheme	-	-	-	-	1,166
	-	-	-	-	-
Sub total	-	-	-	-	1,166
Total payments	200,122	9,000	-	209,122	101,294
Net of receipts/(payments)	- 16,200	-	-	- 16,200	65,165
A5 Transfers between funds	-	-	-	-	-
A6 Cash funds last year end	65,165	-	-	65,165	-
Cash funds this year end	48,965	-	-	48,965	65,165

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 £
B1 Cash funds	CAF Bank	48,869	-	-
	Petty cash	96	-	-
		-	-	-
	Total cash funds	48,965	-	-
	(agree balances with receipts and payments account(s))	OK	OK	OK
B2 Other monetary assets	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
B3 Investment assets	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
		-	-	
		-	-	
		-	-	
		-	-	
B4 Assets retained for the charity's own use	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
		-	-	
		-	-	
		-	-	
		-	-	
		-	-	
		-	-	
		-	-	
		-	-	
B5 Liabilities	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
	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



CHARITY COMMISSION FOR ENGLAND AND WALES

Independent examiner's report on the accounts

Section A

Independent Examiner's Report

Report to the trustees/
members of

Homes of Hope CIO

On accounts for the year
ended

31st March 2024

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 / 2024.

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

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.

