

# KAIROS HOUSING

Report and Accounts

Period ended 31st March 2023

Stewardship   
*Active generosity*

1 Lamb's Passage, London EC1Y 8AB  
[www.stewardship.org.uk](http://www.stewardship.org.uk)

**KAIROS HOUSING**  
**LEGAL & ADMINISTRATIVE DETAILS**  
**FOR THE PERIOD ENDED 31 MARCH 2023**

ADDRESS FOR CORRESPONDENCE	42 KING STREET BLACKBURN BB2 2DT
GOVERNING DOCUMENT	Constitution dated May 2022 Registered with Charity Commission 4th May 2022
CHARITY REGISTRATION NUMBER	1198820
TRUSTEES RESPONSIBLE FOR MANAGING THE CHARITY (All appointed 25th May 2022)	Angela Shanks Emily Jones (resigned 12 November 2023) Anna Catharina Magdalena ten Cate Hein Ten Cate Deborah Smith John East Aftab Alexander Mughal Stephen Norcross (resigned 15 December 2022) Charles Gent (appointed 6th June 2023)
BANK	CAF Bank
INDEPENDENT EXAMINER	Lisa Darby FCA Stewardship 1 Lamb's Passage LONDON EC1Y 8AB

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**KAIROS HOUSING**  
**REPORT OF THE TRUSTEES**  
**FOR THE PERIOD ENDED 31 MARCH 2023**

The Trustees have pleasure in submitting the Report and Accounts for the period covering 4th May 2022 to 31 March 2023.

**Objects of the charity**

The charity is governed by a constitution and is constituted as a charitable incorporated organisation. The charity's principal objects, as set out in its governing document, are to provide accommodation, practical and holistic support to asylum seekers, refugees and other migrants at risk of homelessness within Blackburn with Darwen and such other parts of the North West of England as the trustees may from time to time see fit. Kairos Housing does this to demonstrate the love of Jesus.

**Summary of the charity's main activities and achievements**

To further the above objects and vision, the charity's main activities and achievements were as follows:

During this first year, Kairos Housing established itself as an independent charity. Trustees were appointed and the charity gained its own bank account. Arrangements were made for Stewardship to provide a yearly independent review of the accounts. Funding for a Support Worker and a Project and Fundraising Manager was achieved and they were appointed. Strong links with local churches were maintained and links with ARC Blackburn and services within the local council were strengthened. The charity provided support and accommodation for refugees and asylum seekers in 4 shared flats in Blackburn.

In planning the activities the Trustees have applied the guidance on public benefit issued by the Charity Commission.

**Financial review**

The charity raised income of £48,892 and incurred expenditure of £36,372 resulting in a surplus of funds at the year end of £12,520. These funds are held in the bank account, £12,451 of which are restricted for purpose. During 2022-2023, the restricted Project Manager Fund created a loan for £12,000 to the General Fund to support the charities operational costs. This loan has been fully repaid during 2023-2024.

**Reserves policy**

The trustees are currently considering a formal reserves policy, which will be in place for the next annual set of accounts.

**Risk statement**

The charity is exposed to various risks - be they operational, financial or reputational. The trustees review the charity's activities regularly to identify significant risks and, where possible, they take appropriate measures to mitigate those risks.

**Responsibilities of trustees**

Charity law requires us as Trustees to prepare financial statements for each accounting year which record the receipts and payments of the charity for the year.

We are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and enable us to ensure that the financial statements comply with the Charities Act 2011.

We also have a responsibility to safeguard the assets of the charity and to take reasonable steps to prevent fraud or any other irregularities.

**Approval**

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

*Angela Shanks*

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ANGELA SHANKS (CHAIR)

Date: 26 January 2024

## INDEPENDENT EXAMINER'S REPORT

### TO THE TRUSTEES OF

### KAIROS HOUSING

I report to the trustees on my examination of the accounts of Kairos Housing ('the charity') for the period ending 31 March 2023 on pages 5 to 8 following.

#### **Responsibilities and basis of report**

As the trustees of the charity you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the 2011 Act').

I report in respect of my examination of the charity's accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the 2011 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 giving me cause to believe that in any material respect:

1. accounting records were not kept in accordance with section 130 of the 2011 Act; or
2. 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.

*Lisa Darby*

Lisa Darby FCA  
Stewardship  
1 Lamb's Passage  
LONDON  
EC1Y 8AB

Date: 29 January 2024

**KAIROS HOUSING**

**RECEIPTS AND PAYMENTS ACCOUNT**

**FOR THE PERIOD ENDED 31 MARCH 2023**

		Unrestricted Funds		Restricted Funds	2023
	Notes	General Funds £	Designated Funds £	£	£
<b>Income receipts</b>					
Donations		6,403	-	1,500	7,903
Gift aid receipts		-	-	-	-
Other grants		2,000	-	35,739	37,739
Income from letting of facilities		2,725	-	-	2,725
Interest Income		25	-	-	25
Other		500	-	-	500
<b>Total receipts</b>		<b>11,653</b>	<b>-</b>	<b>37,239</b>	<b>48,892</b>
<b>Payments</b>					
Payments in relation to charitable activities undertaken directly	2	26,776	-	9,596	36,372
Grants paid in relation to charitable activities undertaken by others			-	-	-
<b>Total payments</b>		<b>26,776</b>	<b>-</b>	<b>9,596</b>	<b>36,372</b>
Net of receipts / (payments) before		(15,123)	-	27,643	12,520
Transfers between funds	4	15,192	-	(15,192)	-
<b>Net movement in funds</b>		<b>69</b>	<b>-</b>	<b>12,451</b>	<b>12,520</b>
<b>Cash funds at 31st March 2023</b>	A	<b>69</b>	<b>-</b>	<b>12,451</b>	<b>12,520</b>

The notes on pages 7 - 8 form part of these accounts.

**KAIROS HOUSING**  
**STATEMENT OF ASSETS AND LIABILITIES**  
**FOR THE PERIOD ENDED 31 MARCH 2023**

	Notes	Unrestricted Funds		Restricted funds £	31st March 2023 £
		General funds £	Designated funds £		
<b>A Cash funds</b>					
Cash at bank with immediate access	69	-	-	12,451	12,520
Notice deposits	-	-	-	-	-
Petty cash	-	-	-	-	-
		<u>-</u>	<u>-</u>	<u>12,451</u>	<u>12,520</u>
<b>B Other monetary assets</b>					
Gift aid due to charity	-	-	-	-	-
Other debtors	-	-	-	-	-
		<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<b>C Liabilities</b>					
<b>Falling due within one year</b>					
Duplicate gift to be refunded	500	-	-	-	500
Fee for Independent Examination	840	-	-	-	840
Accrued expenses	1,172	-	-	-	1,172
<b>Total</b>		<u>2,512</u>	<u>-</u>	<u>-</u>	<u>2,512</u>

**D Guarantees and secured debts**

The charity has not given any guarantees and has not provided its assets as security for any liabilities.

The accounts were approved by the trustees and signed on their behalf by:

*Angela Shanks*

ANGELA SHANKS (CHAIR)

Date: 26 January 2024

The notes on pages 7 - 8 form part of these accounts.

**KAIROS HOUSING**  
**NOTES TO THE ACCOUNTS**  
**FOR THE PERIOD ENDED 31 MARCH 2023**

**1 Accounting policies**

The accounts have been prepared on a receipts and payments basis and comprise a statement that shows the charity's receipts and payments, a statement that summarises the charity's assets and liabilities and related notes. The accountancy profession have determined that only accounts prepared in accordance with applicable accounting standards present a 'true and fair' view and, as these receipts and payments accounts have not (and cannot) be prepared in accordance with accounting standards, these accounts do not present (and are not intended to present) a 'true and fair' view of the charity's financial activities and state of affairs.

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

	<u>Unrestricted Funds</u>		Restricted	Total
	General	Designated	Funds	2023
	funds	funds		
	£	£	£	£
<b>2 Payments in relation to charitable activities undertaken directly</b>				
Staff costs	6,907	-	6,344	13,251
Operation costs including administration	2,330	-	-	2,330
Rent	-	-	-	-
Maintenance of buildings & equipment	2,650	-	-	2,650
Utilities	14,506	-	3,001	17,507
Charitable donations to individuals in need	50	-	251	301
Independent examination	-	-	-	-
Drop in Provision Expenses	333	-	-	333
	<u>26,776</u>	<u>-</u>	<u>9,596</u>	<u>36,372</u>

The accommodation use by the charity was donated by the landlord for this financial year.



**KAIROS HOUSING**  
**NOTES TO THE ACCOUNTS**  
**FOR THE PERIOD ENDED 31 MARCH 2023**

**3 Transactions with related parties**

There were no transactions with related parties during the year

**4 Movement of funds**

	Opening balance £	Receipts £	Payments £	Transfers £	31 March 2023 Closing balance £
General funds	-	11,653	(26,776)	15,192	69
Restricted funds					
Project Manager Fund		28,989	(9,344)	(12,000)	7,645
Warm Meals Fund		750		(750)	-
Vicar's Relief Fund		500		(500)	-
Specific Donations Fund		2,000		(1,942)	58
Destitution Fund	-	5,000	(251)	-	4,749
	<u>-</u>	<u>37,239</u>	<u>(9,595)</u>	<u>(15,192)</u>	<u>12,451</u>
Total funds	<u>-</u>	<u>48,892</u>	<u>(36,372)</u>	<u>-</u>	<u>12,520</u>

The Project Manager Fund was created to track the expenditure of the grant received from the Lancaster Foundation to fund the new post.

The Warm Meals Fund was created by a grant from the local council for the months January - March 2023 for the provision of hot food.

The Vicar's Relief Fund was created to manage donations received specifically for guests expenses including deposits.

The Specific Donations fund holds two donations received in this period relating to specific renovation and equipment purchase grants

The Destitution Fund was created by a donation received during the year specifically for payments to destitute people in need.

**Transfers during the year:**

Restricted fund monies were transferred to General funds when expenditure was incurred there in relation to the purpose of the fund.

The Project Manager Fund loan of £12,000 was created to subsidise the spend in General Fund during the first year of operations and was repaid during the charities second year.