

HOUSE OF GRACE WITHAM

England & Wales · Charity number 1199138

Details

Status Registered

Legal form CIO

Registered 2022-05-30

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

Contact

Address 41 Laburnum Way
Witham
Essex
Witham
CM8 2NY

Phone 07821288208

Email em.vanderwalthouseofgrace@gmail.com

Activities

Objects: FOR THE PUBLIC BENEFIT, THE RELIEF OR PREVENTION OF POVERTY AMONGST THOSE WHO ARE HOMELESS, IN PARTICULAR BUT NOT EXCLUSIVELY BY THE PROVISION OF TEMPORARY ACCOMMODATION, SUPPORT, ASSISTANCE AND ADVICE.

Activities: a) To provide supported housing in Witham, Essex, or the immediate surrounding area for homeless and disenfranchised or socially excluded people in conditions of need within that same geographic area; b) to relieve the distress caused by conditions of homelessness, financial hardship and poor mental health; c) to promote and facilitate integration of individuals into society

Classification

- **How:** Provides Services, Provides Advocacy/advice/information, Other Charitable Activities
- **What:** General Charitable Purposes, The Prevention Or Relief Of Poverty, Accommodation/housing, Other Charitable Purposes
- **Who:** The General Public/mankind

Geography

- Essex

Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£54,910	£50,604	-	-
2024-03-31	£14,176	£3,558	-	-
2023-03-31	£18,242	£236	-	-

Trustees

Name	Role	Appointed
Antony George Patrick Timmins MA		2025-08-05
Audrey May Kennedy Dip.Ed		2021-08-17
DAVID ALEXANDER BRETT		2021-08-17
Dr Geoffrey Leonard Davey Phd		2021-08-17
Emmelia VAN DER WALT JAMES BA Hon		2021-08-17
Martin Andrews		2021-08-17

HOUSE OF GRACE WITHAM

England & Wales - Charity number 1199138

Accounts



HOUSE of GRACE WITHAM
Charitable Incorporated Organisation
Registered Charity no: 1199138
Address: 41 Laburnum Way CM8 2NY

Trustees: Report
For the year ending 31st March 2025

The trustees present their annual report together with their financial statement.

The charity is a charitable incorporated organisation (foundation model) governed by its constitution dated 30th May 2022. Trustees are selected by the existing trustees on the basis of their skills, experience and knowledge needed for the effective administration of the CIO. The CIO exists to further the prevention of poverty amongst the homeless by provision of temporary accommodation.

Our main activity during the year was operating the House of Grace as provision, for the public benefit, of supported accommodation in Witham for the homeless, in conjunction with our partner, Social Enterprise organisation, Green Pastures. Upgrades to the property, to comply with the local district council's regulations for supported accommodation, were completed beginning April 2024 and we welcomed our first two residents in May 2024. As at the end of the year we had four residents and since then one of them secured a job. He will be moving out once he is able to pay required funds to rent private accommodation and we will have a vacancy to accommodate another homeless person. This of course demonstrates what the house is about, helping people to find shelter, take a breath, find their feet and then move on with their lives. It is great that we have achieved this within a year of opening of the house.

Activities at the house supporting our residents to get back on their feet and rebuild their lives include the creation of a support plan for each person. Part of our support involves finding paid, odd jobs for our residents; we advise them to save funds towards the future for when they are ready to move on towards independent living. We offer a communal meal every week where residents can meet and socialise in a relaxed environment with supporters and fundraisers of our charity. This helps them to build their communication skills and self worth among folk who really care for them and are willing to help them get back on their feet. Guests mostly donate the ingredients for the meals and some of the residents help in meal preparations. Two of our residents have created a beautiful outdoor space for residents to relax and chat together.

We continued to engage in our fundraising programme which supports transport to medical appointments out of Witham; help towards gym fees for residents who find exercise to have a positive impact on their mental health; providing storage boxes and garden tools for residents taking on odd jobs which require them to have basic tools handy. Funds were also used to provide tools and compost for our residents who transformed the courtyard garden. Other meaningful support involved taking residents on visits to garden centres, National Trust property and gardens. Such activities foster social integration which is such an important factor in keeping people off the streets.

In carrying out the above activities the trustees have had regard to the guidance issued by the Charity Commission on public benefit.

We have relied heavily on the skills of our knowledgeable volunteers and trustees (predominantly drawn from Churches Together in Witham and District) and are extremely grateful that we have had and continue to have access to their skills, time and enthusiasm.

At the end of the period the charity had a balance carried forward of £32,930.00 which will be used to pay off monthly lease payments; paying off money borrowed for upgrades for the next few years; paying utility bills and council tax. Trustees also ordered the replacement of the flat roof area of the property which started leaking quite badly - unfortunately not long after upgrades were completed. Funds for this project have been kept aside from the 2024 finances which included a small grant from the the local councillors and donations from kind hearted individuals.

The trustees are not in a position to adopt a formal reserves policy at the present stage in the charity's development as all funds are currently likely to be needed to support our current activities and we continue to raise funds to make sure we have the financial stability to support our beneficiaries.

Having said that, there is no reason to believe there is any fundamental uncertainty about the charity continuing as a going concern. The trustees have identified that the main risk for the charity is failing to pay the monthly lease; salary and insurance related to employing a house manager, and bills (primarily) as a result of the benefits due to the residents and other fund-raising activity falling short of the amount needed.

Since the year end all residents have been in receipt of their monthly housing benefit which is paid into the charity's account directly; the council has a legal obligation to pay the monthly housing benefit as long as residents are in recovery of addiction or being supported in many ways to become confident and qualified to take on employment and or to move into their own accommodation. So far the model seems to be working.

The charity is quite well known due to networking and keeping contact with referral agencies. We continue to get requests from other charities, organisations or individuals to provide accommodation for the homeless in Witham.

During the period ending 31st March 2025 the charity employed a house manager/administrator for eight hours per week. Employment commenced on 1st October 2024. We still rely on trustees and volunteers to carry out maintenance and support work.

As at 31st March 2025 the charity has been paying a yearly fee to Thirtyone:eight charity which provides safeguarding training, DBS checks and ongoing training and advice as required. All trustees, volunteers and employee, are required to complete safeguarding training. Safeguarding appears on the agenda at every trustee meeting to ensure all people concerned have completed the training and are following correct procedures. Safeguarding leads' photos and ID plus emergency phone number are displayed on notice board at the premises.

Name of Trustee	Date of original appointment	Re-appointed	Term expires	Resigned
David Brett	17th August 2021	17th August 2024	16th August 2027	
Alison Ives	17th August 2021	17th August 2022	16th August 2025	16th August 2025
Audrey Kennedy	17th August 2021	17th August 2023	16th August 2026	
Martin andrews	17th August 2021	17th August 2023	16th August 2026	
Muriel Heppinstall	17th August 2021	17th August 2024	16th August 2027	16th August 2025
Geoffrey Davey	17th August 2021	17th August 2022	16th August 2026	
Emmelia vd Walt James	17th August 2021	n/a	16th August 2026	

HOUSE OF GRACE WITHAM
A/cs for year ended 31 March 2025

BALANCE B/F	
Current a/c	£ 8,613.42
Instant Access a/c	£ 20,009.97
TOTAL B/F	£ 28,623.39

RECEIPTS	
Donations	£ 12,647.25
Donations - Roof Repairs	£ 2,250.00
Gift Aid	£ 1,379.25
Grants	£ 300.00
Housing Benefit	£ 35,636.37
Interest	£ 225.64
Rental Income (Resident)	£ 1,238.10
Residents' Service Charge	£ 1,233.26
TOTAL RECEIPTS	£ 54,909.87

PAYMENTS	
Boiler Service	£ 95.00
Broadband	£ 274.89
CCTV	£ 162.77
Council Tax	£ 1,676.03
Curtains / Flooring	£ 4,711.73
DBS / Safeguarding	£ 824.70
Energy	£ 1,959.97
Fire Risk Assessment	£ 350.00
Gardening Supplies	£ 48.50
Gifts	£ 11.00
Income Tax	£ 650.00
Insurance	£ 790.47
Maintenance	£ 268.82
Mobile Phone	£ 99.85
Office Supplies	£ 63.83
Refreshments	£ 96.06
Rent (Green Pastures)	£ 34,826.87
Residents' Support	£ 88.25
Salary	£ 2,600.00
Shoes	£ 287.45
TV Licence	£ 169.50
Water / Sewerage	£ 451.81
Window Cleaning	£ 96.00
TOTAL RECEIPTS	£ 50,603.50

BALANCE C/F	
Current a/c	£ 2,694.15
Instant Access a/c	£ 30,235.61
TOTAL C/ F	£ 32,929.76

TOTAL £ 83,533.26

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Wendy McWhirr
Treasurer
###

Examined & found correct
Robert Fleming ACAT
Monday, July 28, 2025

HOUSE OF GRACE WITHAM
A/cs for year ended 31 March 2025

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HOUSE OF GRACE WITHAM

England & Wales - Charity number 1199138

Accounts



HOUSE of GRACE WITHAM
Charitable Incorporated Organisation
Registered Charity no: 1199138
Address: 41 Laburnum Way CM8 2NY

Trustees: Report
For the year ending 31st March 2024

The trustees present their annual report together with their financial statement.

The charity is a charitable incorporated organisation (foundation model) governed by its constitution dated 30th May 2022. Trustees are selected by the existing trustees on the basis of their skills, experience and knowledge needed for the effective administration of the CIO. The CIO exists to further the prevention of poverty amongst the homeless by provision of temporary accommodation.

Our main activity during the year was to continue our journey towards opening the House of Grace as provision, for the public benefit, of supported accommodation in Witham for the homeless, in conjunction with our partner, Social Enterprise organisation, Green Pastures. Green Pastures were finally able to complete the purchase of the property on 19th January 2024 and our lease from them commenced at that time. We then started to carry out extensive improvements and necessary upgrades as required by the local authority, an activity which was still in process at our year end but is complete as at the date of this report. During the year we continued to engage in our fundraising programme. In addition to funding the refurbishments, this will help to provide necessary furnishings for each resident's private room as well as communal areas; also provide a fund to support meaningful activities such as communal meals, cooking lessons and gardening, fostering social integration which is such an important factor in keeping people off the streets.

In carrying out the above activities the trustees have had regard to the guidance issued by the Charity Commission on public benefit.

We have relied heavily on the skills of our knowledgeable volunteers and trustees (many of whom are drawn from local Christian communities) and are extremely grateful that we have had and continue to have access to their skills, time and enthusiasm.

Thanks to the work that was carried out by professionals as well as volunteers to upgrade and prepare the property for safe and warm habitation, we are pleased that as of the beginning

May 2024, we moved in our first two residents who have been sleeping rough for the past few years.

At the end of the period the charity had a balance carried forward of £28,623.39 which will be used to pay off the debt of outstanding lease payments incurred initially when the property was undergoing refurbishment for three months; paying off money borrowed for upgrades; paying utility bills and council tax since exchange of contracts. The trustees are not in a position to adopt a formal reserves policy at the present stage in the charity's development as all funds are currently likely to be needed to support our current activities and we continue to raise fund to make sure we have the financial stability to support our beneficiaries.

Having said that, there is no reason to believe there is any fundamental uncertainty about the charity continuing as a going concern. The trustees have identified that the main risk for the charity is failing to pay the monthly lease and bills primarily as a result of the benefits due to the residents and other fund-raising activity falling short of the amount needed.

Since the year end the residents have begun to receive their first month's housing benefit which is paid into the charity's account directly; the council has a legal obligation to pay the monthly housing benefit as long as residents are in recovery of addiction or being supported in many ways to become confident and qualified to take on employment and or to move into their own accommodation. So far the model seems to be working.

Since the first two residents moved in, the charity gets regular requests from other charities, organisations or individuals to provide accommodation for the homeless in Witham.

During the period ending 31st March 2024 the charity had no employees, relying on the hard work of trustees and other volunteers but plans are in now in hand to recruit an administrator, as the workload has increased dramatically now the House is open and we are required to look after our beneficiaries who are vulnerable people.

As at 31st March 2024 the charity had no major interaction with its potential beneficiaries but had identified the need for safeguarding procedures once the facility opens. These are now in place and will be commented on in detail in next year's report.

Name of Trustee	Date of original appointment	Re-appointed	Term expires
David Brett	17th August 2021	17th August 2024	16th August 2027
Alison Ives	17th August 2021	17th August 2022	16th August 2025
Audrey Kennedy	17th August 2021	17th August 2023	16th August 2026
Martin Andrews	17th August 2021	17th August 2023	16th August 2026
Muriel Heppinstall	17th August 2021	17th August 2024	16th August 2027
Geoffrey Davey	17th August 2021	17th August 2022	16th August 2025
Emmelia vd Walt James	17th August 2021	n/a	16th August 2025

HOUSE OF GRACE WITHAM

FINANCIAL STATEMENT - YEAR ENDED 31st MARCH 2024

RECEIPTS		PAYMENTS	
Donations	£10151.45	Publicity	£176.69
Concerts	£2290.10	Website	£195.00
Grants	£750.00	Donation	£100.00
Gift Aid	£974.66	Safeguarding	£346.05
Bank Interest	£9.97	Utilities	£153.14
		Council Tax	£313.33
		Furnishing	£1437.32
		Overheads	£84.00
		Insurance	£752.73
TOTAL	£14176.18	TOTAL	£3558.26
BALANCE B/F	£18005.47	BALANCE C/F	£28623.39
TOTAL	£32181.65	TOTAL	£32181.65

Wendy McWhirr

Treasurer

4 May 2024

Audited and found correct

HOUSE OF GRACE WITHAM

England & Wales - Charity number 1199138

Accounts

House of Grace Witham - Charitable Incorporated Organisation
Registered charity no: 1199138
Address: 41 Laburnum Way,
Witham
CM8 2NY

Trustees' Report
For the year ending 31st March 2023

The trustees present their annual report together with their financial statement.

Summary of the purposes: prevention of poverty amongst the homeless by provision of temporary accommodation.

Summary of the main activities: create a partnership with the Social Enterprise organisation, Green Pastures with a view to the provision for the public benefit of supported accommodation in Witham for the homeless. (property acquired: 19th January 2024). We also engaged in fundraising to prepare the property. In carrying out the above activities the trustees have had regard to the guidance issued by the Charity Commission on public benefit.

We are very grateful that during the period of preparation we had the skills of ten volunteers, of whom seven are our trustees.

Thank to the work that went on in the preparatory period, we are excited that as of January 2024, we have the property and the hands-on work, fitting it out for our first residents, can begin.

At the end of the period the charity had a balance carried forward of £18,005.00 which will be used in the expected £30,000.00 cost of converting the house for charitable use. At this stage the charity has not evolved a formal reserves policy but will consider this in more detail once the project is up and running.

There is no reason to believe there is any uncertainty about the charity continuing as a going concern since it is likely that the charity's main running costs will be covered by housing benefit receivable respectively of the residents and as at January 2024 fundraising has covered costs of initial conversion of property.

The trustees have identified that the main risk for the charity is failing to fill bed spaces, however given the identified need in Witham and surrounding areas, this is remote.

The charity is a charitable incorporated organisation (foundation model) governed by its constitution dated 30th May 2022.

Trustees are selected by the existing trustees on the basis of their skills, experience and knowledge needed for the effective administration of the CIO.

Trustees:

Name of Trustee	Date of original appointment	Re-appointed	Term expires
David Brett	17th August 2021	n/a	16th August 2024
Alison Ives	17th August 2021	17th August 2022	16th August 2025
Audrey Kennedy	17th August 2021	17th August 2023	16th August 2026
Martin Andrews	17th August 2021	17th August 2023	16th August 2026
Muriel Heppinstall	17th August 2021	n/a	16th August 2024
Geoffrey Davey	17th August 2021	17th August 2022	16th August 2025
Emmelia van der Walt James	17th August 2021	n/a	16th August 2025

During the period ending 31st March 2023 the charity had no employees.

HOUSE OF GRACE WITHAM

FINANCIAL STATEMENT - YEAR ENDED 31st MARCH 2023

RECEIPTS		PAYMENTS	
Donations	£10999.03	Burns Supper	£236.39
Concerts	£1608.38		
Expenses	£81.85		
Sponsored Walk	£1794.00		
Rocio's Farewell	£246.22		
Quiz	£352.00		
Burns Supper	£767.75		
Gift Aid	£2392.63		
TOTAL	£18241.86	TOTAL	£236.39
BALANCE B/F	NIL	BALANCE C/F	£18005.47
TOTAL	£18241.86	TOTAL	£18241.86

Wendy McWhirr

Treasurer

10 April 2023

Audited and found correct

Mary McKeon

April 2023