



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