



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

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

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