

HOPE INTO ACTION BROMLEY CIO

England & Wales · Charity number 1200920

Details

Status Registered

Legal form CIO

Registered 2022-11-07

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

Contact

Address Jubilee Church
157 Southlands Road
Bromley
BR2 9QZ

Phone 02082492801

Email angela.short@hopeintoaction.org.uk

Website www.transformbromleyborough.org

Activities

Objects: THE OBJECT OF THE CIO IS:1. THE RELIEF OF SICKNESS AND FINANCIAL HARDSHIP AND TO PROMOTE AND PRESERVE GOOD HEALTH BY THE PROVISION OF FUNDS, GOODS OR SERVICES OF ANY KIND, INCLUDING THROUGH THE PROVISION OF ACCOMMODATION IN THE LONDON BOROUGH OF BROMLEY AND THE SURROUNDING AREA.2. THE ADVANCEMENT OF THE CHRISTIAN FAITH WITHIN THE LONDON BOROUGH OF BROMLEY AND ELSEWHERE AS THE TRUSTEES OF THE CIO MAY FROM TIME TO TIME THINK FIT.

Activities: The listed objects of the CIO are1. The relief of sickness and financial hardship and to promote and preserve good health by the provision of funds, goods or services of any kind, including through the provision of accommodation in the London Borough of Bromley and the surrounding area. 2. The advancement of the Christian faith within the London Borough of Bromley and elsewhere

Classification

- **How:** Provides Services, Provides Advocacy/advice/information
- **What:** General Charitable Purposes, Disability, Religious Activities
- **Who:** The General Public/mankind

Geography

- Bromley

Finances

Period end	Income	Expenditure	Assets	Employees
2025-10-31	£58,023	£29,917	-	-
2024-10-31	£20,095	£16,845	-	-
2023-10-31	£24,781	£3,937	-	-

Trustees

Name	Role	Appointed
Jonathan Simon McGill	Chair	2022-11-07
ANGELA CATHERINE SHORT		2022-11-07
Derek James Holl Mr		2022-11-07
Rev James Michael Harratt		2022-11-07
Rev Nigel John Graydon Poole		2022-11-07
Rev Rachel Maria Winn		2022-11-07
Rev Stephen Robert Spencer		2022-11-07

HOPE INTO ACTION BROMLEY CIO

England & Wales - Charity number 1200920

Accounts

HOPE INTO ACTION BROMLEY
Charitable Incorporated Organisation Number 1200920
Financial Statements
For the year ended 31st October 2025

CONTENT

1. Legal and Administrative Information
2. Report of the Directors
3. Report of the Independent Examiner
4. Balance Sheet
5. Statement of Financial Activities.
(Including Income & Expenditure Account)
6. Notes of the financial statements

HOPE INTO ACTION BROMLEY
LEGAL AND ADMINISTRATIVE INFORMATION
ACCOUNT FOR THE YEAR 31ST OCTOBER 2025

CIO Number	1200920
Registered address	Jubilee Church 157 Southlands Road Bromley BR2 9QZ
Trustees	Paul Flynn (until May 2025) James Harratt Derek Holl Jonathan McGill Nigel Poole Angela Short Stephen Spencer Rachel Winn
Bankers	Metro Bank 73-76 High Street Bromley BR1 1EG
Treasurer	Tony Catherall
Independent Examiner	T Huxtable 11 Stanhope Grove Beckenham BR3 3JB

HOPE INTO ACTION BROMLEY

REPORT OF THE DIRECTORS/TRUSTEES FOR THE YEAR ENDED 31ST OCTOBER 2025

The trustees are pleased to present our second report together with the financial statements of the charity for the year ended 31st October 2025.

Objectives and activities

The listed objects of the CIO are

1. The relief of sickness and financial hardship and to promote and preserve good health by the provision of funds, goods or services of any kind, including through the provision of accommodation in the London Borough of Bromley and the surrounding area.
2. The advancement of the Christian faith within the London Borough of Bromley and elsewhere as the Trustees of the CIO may from time to time think fit.

These are primarily achieved through the provision of supported housing in the London Borough of Bromley to those who are homeless or insecurely housed.

Structure and Governance

Hope into Action Bromley CIO is structured as a charitable incorporated organisation (CIO), governed by a constitution. The Trustees have overall control and responsibility for policy and major decision making and, as of 31st October 2025, there were seven trustees, appointed based on their expertise and commitment to the organisation's goals. During the year one of our trustees retired away and so resigned as trustee. The Trustees hold the authority to appoint or remove other Trustees and any new trustees will be selected on the basis of the skills, knowledge and experience required for the role and who also have the acknowledged support of the leadership of the Christian or Church community from which they come.

The trustees met five times over the course of the reporting period. They also connect informally through the means of regular electronic communications, such as email. During this reporting period CIO had the support of volunteers forming the friendship and support group, which was overseen by trustees. There was one employee of the CIO during this period.

Public benefit

The Trustees confirm that they have complied with the requirements of section 17 of the Charities Act 2011 to have due regard to the public benefit guidance published by the Charity Commission for England and Wales.

Achievements and performance

Working in conjunction with local churches, Hope into Action Bromley provides supported housing in the London Borough of Bromley to those who are homeless or insecurely housed. It enables

churches to use their resources in partnership with the charity to provide shared housing of a high standard, and friendship, support, advocacy and advice to vulnerable adults in the community. The charity's model is to use investment resources to rent or buy a property, suitable for a number of tenants. Each tenant has their own room and use of a communal lounge, kitchen and bathroom. The house is linked to a local church that provides a positive community, friendship, mentoring and support alongside a support and friendship group drawn more widely from churches in the area. In doing so the immediate practical needs of the tenant are met and alongside the help needed to address the underlying causes which led to them being in poverty. The positive framework of relationship through the church's friendship and support team plays a significant role in helping tenants to move forward in life.

Our third year has been extremely fruitful. We employed our first member of staff to work as an empowerment worker, who has greatly enhanced the level of support we are able to offer our tenants. Our second property became available during the financial year and now houses two tenants. Thanks to the support offered by our empowerment worker alongside the friendship and support team, our first tenant was successfully moved into permanent housing, which is a real milestone to celebrate. We have since welcomed a new tenant into our original property as the cycle of offering help towards a hope filled future begins again. The profile and appreciation of the charity locally has also expanded represented by one particularly generous donation by an individual towards the work of the charity to aid our desire to establish a third property in the borough.

Once again, the effort undertaken by the trustees and volunteers of Hope into Action Bromley must be recognised in making all of this possible, alongside the generous support of churches across the borough of Bromley.

Financial Performance

Our accounts and the independent examiners report can be found further down this report. In summary our financial performance was

Income

Our total income for the year was £58,023 which includes:

- £34,131 in grants and donations
- £23,435 in rental income
- £457 from Tenant payments towards energy costs
- £1000 carried over from Hale Family Charity Funding

Expenditure

Our total expenditure for the year was £29,917 which included:

- £2424 on insurance, fees and administrative costs

- £7,168 on bills and maintenance for the property
- £12,523 on landlord payments
- £6,735 on staff salaries and expenses

Financial Position

As of 31st October 2025, Bromley Hope into Action CIO had cash assets of £51,242. We have been fortunate with the exceptional level of donations received from individuals and organisations. Though the balance is healthy, some of this funding is intended to be used towards the purchase of a future property rather than general costs, meanwhile the costs of meeting our agreements will increase in the following year meaning that the trustees need to remain mindful of the future financial challenges expanding the work of the charity.

Reserves Policy

The trustees have determined that the charity should aim to hold unrestricted cash of no less than 3 months of unrestricted expenditure. This is to enable the charity to be able to continue to operate should income and/or expenditure vary adversely. In practice this equates to no less than £5902 and at the year end the charity held unrestricted cash of £51,242, therefore it is complying with its reserves policy.

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.

Looking Ahead


As we look to the future, Bromley Hope into Action CIO remains committed to expanding our impact and reaching more individuals in need. Our key priorities for the coming year include:

- Securing additional investment to increase our housing capacity
- Building up our friendship and support group
- Strengthening partnerships with local churches and other organisations

Conclusion

We are immensely grateful for the support of our donors, volunteers, and partners, without whom our work would not be possible. Bromley Hope into Action CIO will continue to strive towards our mission and make a lasting difference in the lives of those we serve.

Approved by the trustees on 4th February 2026 and signed on their behalf by

A handwritten signature in blue ink that reads "Derek Holl". The signature is written in a cursive style and is positioned above a long, thin horizontal line that extends to the right.

Derek Holl

Chair of Trustees

A handwritten signature in blue ink that reads "James Harratt". The signature is written in a cursive style and is positioned above a long, thin horizontal line that extends to the right.

James Harratt

Trustee

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF

HOPE ACTION BROMLEY

I report on the accounts of the company for the year ended 31st October which are set out on pages 7 to 10.

Respective responsibilities of trustees and examiner

The trustees (who are also directors of the company for the purposes of company law) are responsible for the preparation of the accounts. The trustees consider that an audit is not required for the year under section 144(2) of the Charities Act 2011 (the Act 2011) and that an independent examination is needed.

Having satisfied myself that the charity is not subject under company law and is eligible for independent examination, it is my responsibility to:

Examine the accounts under section 145 of the 2011 Act:
to follow the procedures laid down in the general Directions given by the Charities Commission under section 145(5)(b) of the 2011 Act; and
to state whether particular matters have come to my attention.

Basis of independent examiner's report

My examination was carried out in accordance with the general directions given by the Charities Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with the records. It also includes consideration of any unusual items or disclosures in the accounts and seeking explanations from you as trustees concerning such matters. The procedure undertaken does not provide all the evidence that would be required in an audit and consequently no opinion is given as to whether the accounts present a true and fair view of the report is limited to those matters set out in the statement below.

Independent Examiner's Report

In connection with my examination, no matter has come to my attention:

- 1 Which gives me reasonable cause to believe that in any material respect the requirements: to keep accounting records in accordance with sections 386 and 387 of the Companies Act 2006; and to prepare accounts with accord with the accounting records, comply with the accounting requirements of sections 394 and 395 of the Companies Act 2006 and with the principles of the Statement of Recommended Practice: Accountings and Reporting by Charities have been met: or
- 2 to which, in my opinion, attention should be drawn in order to enable proper understanding of the accounts to be reached.

T.L. Huxtable FCCA
11 Stanhope Grove
Beckenham
Kent BR3 3JB



Date: 3/1/2026

HOPE INTO ACTION BROMLEY
CIO Number 1200920
Balance sheet at 31st October 2025

	2025	2024
	£	£
Current Assets		
Debtors		
Cash in bank and in hand	51242	24136
Current Liabilities		
Creditors due within one year		
Net Current Assets	51242	24136
Unrestricted	51242	24136
General Fund unrestricted	51242	24136

For the year ended 31st October, the company was entitled to exemption from audit under section 477(2) of the Companies Act 2006.

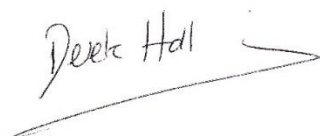
The members have not required the company to obtain an audit in accordance with section 476 of the Companies Act 2006.

The trustees acknowledge their responsibilities for:

- i. Ensuring that the company keeps accounting records which comply with section 386; and
- ii. Preparing accounts which give a true and fair view of the state of affairs of the company at the end of the financial period and of its results for the period then ended in accordance with requirements of section 393, and which otherwise comply with the requirements of this Act relating to the accounts, so far as applicable to the company.

The accounts have been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies and with the Financial Reporting Standard for Smaller Entities (effective April 2008).

The accounts were approved by the board on 4th February 2026 and signed on its behalf by:



Derek Holl
Chair of Trustees



James Harratt
Trustee

HOPE INTO ACTION BROMLEY

CIO Number 1200920

Statement Financial Activities
Income and Expenditure Account for Year Ending 31st October 2025

Income	2025	2024
Rent	23435	11515
Donations	31266	3798
Church	1865	4657
Refund of Bank Fees		125
Service Charges	457	
Hale Charity Funding	1000	
Total Income	58023	<u>20095</u>
Expenditure		
Insurance	1252	1201
Thirty-One 8	382	182
Fees	790	870
Landlord Payment	12523	10500
Maintenance	1558	982
Replacement Furniture	2529	
Energy	655	
Council Tax	1814	2256
Water	630	535
Bank Charge	295	284
Sundries	91	35
Staff Salaries	6091	
Staff Expenses	644	
Use Hale Funding	663	
Total Expenditure	<u>29917</u>	<u>16845</u>
Net(outgoing) / incoming resources for the year	<u>28106</u>	<u>3250</u>
General Balance brought forward at 1 st November 2024	24136	<u>20886</u>
General Balance carried forward 31 st October 2025	51242	<u>24136</u>

The statement of financial activities includes all gains and losses recognised in the year.

All incoming resources and resources expended derive from continued activities and are in respect of unrestricted funds.

HOPE INTO ACTION BROMLEY

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST OCTOBER 2025

1.ACCOUNTING POLICIES

a. Basis of Accounting

The financial statements have been prepared under the historical cost convention and the Statement of Recommended Practice: Accounting and Reporting by Charities issued in March 2025.

b. Incoming resources

All incoming resources are included when received.

2.TRUSTEES EXPENSES

No remuneration is paid to the trustees and directors for their services.

3.MEMBERS GUARANTEES

The number of members at the balance sheet date was 7 and their liability to contribute to the assets, in the event of the company being wound up, is a maximum of £1 each.

4.CONTROLLING PARTY

For the whole period, the company was under the control of directors, all of whom are also the Trustees of the Charity.

HOPE INTO ACTION BROMLEY CIO

England & Wales - Charity number 1200920

Accounts

HOPE INTO ACTION BROMLEY
Charitable Incorporated Organisation Number 1200920
Financial Statements
For the year ended 31st October 2024

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CIO Number	1200920
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Bankers	Metro Bank 73-76 High Street Bromley BR1 1EG
Independent Examiner	T Huxtable 11 Stanhope Grove Beckenham BR3 3JB

HOPE INTO ACTION BROMLEY

REPORT OF THE DIRECTORS/TRUSTEES FOR THE YEAR ENDED 31ST OCTOBER 2024

The trustees are pleased to present our second report together with the financial statements of the charity for the year ended 31st October 2024.

Objectives and activities

The listed objects of the CIO are

1. The relief of sickness and financial hardship and to promote and preserve good health by the provision of funds, goods or services of any kind, including through the provision of accommodation in the London Borough of Bromley and the surrounding area.
2. The advancement of the Christian faith within the London Borough of Bromley and elsewhere as the Trustees of the CIO may from time to time think fit.

These are primarily achieved through the provision of supported housing in the London Borough of Bromley to those who are homeless or insecurely housed.

Structure and Governance

Hope into Action Bromley CIO is structured as a charitable incorporated organisation (CIO), governed by a constitution. The Trustees have overall control and responsibility for policy and major decision making and, as of 31st October 2024, there were eight trustees, appointed based on their expertise and commitment to the organisation's goals. During the year two of the trustees reached the end of their tenure and were subsequently reappointed for a further three years. The Trustees hold the authority to appoint or remove other Trustees and any new trustees will be selected on the basis of the skills, knowledge and experience required for the role and who also have the acknowledged support of the leadership of the Christian or Church community from which they come.

The trustees met four times over the course of the reporting period. They also connect informally through the means of regular electronic communications, such as email. During this reporting period CIO had the support of volunteers forming the friendship and support group, which was overseen by trustees. There were no employees of the CIO during this period.

Public benefit

The Trustees confirm that they have complied with the requirements of section 17 of the Charities Act 2011 to have due regard to the public benefit guidance published by the Charity Commission for England and Wales.

Achievements and performance

Working in conjunction with local churches, Hope into Action Bromley provides supported housing in the London Borough of Bromley to those who are homeless or insecurely housed. It enables

churches to use their resources in partnership with the charity to provide shared housing of a high standard, and friendship, support, advocacy and advice to vulnerable adults in the community. The charity's model is to use investment resources to rent or buy a property, suitable for a number of tenants. Each tenant has their own room and use of a communal lounge, kitchen and bathroom. The house is linked to a local church that provides a positive community, friendship, mentoring and support alongside a support and friendship group drawn more widely from churches in the area. In doing so the immediate practical needs of the tenant are met and alongside the help needed to address the underlying causes which led to them being in poverty. The positive framework of relationship through the church's friendship and support team plays a significant role in helping tenants to move forward in life.

Our second year has been extremely fruitful. Our first property continues to be occupied – in the year ahead the support our tenant receives will be greatly enhanced by the employment of an empowerment worker to offer dedicated support on their housing journey, due to start soon into the new financial year. Our organisation has been strengthened by the appointment of a voluntary treasurer to oversee finances, improving the resilience and effectiveness of Hope into Action Bromley. This in turn has been recognised by investment from the Hale Family Charitable Trust (1140178) who have purchased a property for Hope into Action Bromley to use to house two tenants in the borough. During this reporting period work is undergoing to make the property ready, and we are looking forward to supporting two new tenants during our next financial year.

Once again, the effort undertaken by the trustees and volunteers of Hope into Action Bromley must be recognised in making all of this possible, alongside the generous support of churches across the borough of Bromley.

Financial Performance

Our accounts and the independent examiners report can be found further down this report. In summary our financial performance was

Income

Our total income for the year was £20,095 which includes:

- £8,455 in grants and donations
- £11,515 in rental income
- 125 from Bank Refunds

Expenditure

Our total expenditure for the year was £16,845 which included:

- £2572 on insurance, fees and administrative costs
- £3773 on bills and maintenance for the property
- £10,500 on landlord payments

Financial Position

As of 31st October 2024, Bromley Hope into Action CIO had cash assets of £24,136. We have been fortunate with the level of donations received and with not yet being liable for rent on the property we use. This will change in the following year and the trustees are mindful of the future financial challenges expanding the work of the charity.

Reserves Policy

The trustees have determined that the charity should aim to hold unrestricted cash of no less than 2-3 months of unrestricted expenditure. This is to enable the charity to be able to continue to operate should income and/or expenditure vary adversely. In practice this equates to no less than £666 and at the year end the charity held unrestricted cash of £24,136, therefore it is complying with its reserves policy.

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.

Looking Ahead

As we look to the future, Bromley Hope into Action CIO remains committed to expanding our impact and reaching more individuals in need. Our key priorities for the coming year include:

- Securing additional investment to increase our housing capacity
- Building up our friendship and support group
- Strengthening partnerships with local churches and other organisations

Conclusion

We are immensely grateful for the support of our donors, volunteers, and partners, without whom our work would not be possible. Bromley Hope into Action CIO will continue to strive towards our mission and make a lasting difference in the lives of those we serve.

Approved by the trustees on 14th May 2025 and signed on their behalf by

A handwritten signature in black ink that reads "Derek Holl". The signature is written in a cursive style and is underlined with a long horizontal line that extends to the right.

Derek Holl

Chair of Trustees

A handwritten signature in black ink that reads "James Harratt". The signature is written in a cursive style.

James Harratt

Trustee

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF

HOPE ACTION BROMLEY

I report on the accounts of the company for the year ended 31st October which are set out on pages 4 to 7.

Respective responsibilities of trustees and examiner

The trustees (who are also directors of the company for the purposes of company law) are responsible for the preparation of the accounts. The trustees consider that an audit is not required for the year under section 144(2) of the Charities Act 2011 (the Act 2011) and that an independent examination is needed.

Having satisfied myself that the charity is not subject under company law and is eligible for independent examination, it is my responsibility to:

Examine the accounts under section 145 of the 2011 Act:
to follow the procedures laid down in the general Directions given by the Charities Commission under section 145(5)(b) of the 2011 Act; and
to state whether particular matters have come to my attention.

Basis of independent examiner's report

My examination was carried out in accordance with the general directions given by the Charities Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with the records. It also includes consideration of any unusual items or disclosures in the accounts and seeking explanations from you as trustees concerning such matters. The procedure undertaken do not provide all the evidence that would be required in an audit and consequently no opinion is given as to whether the accounts present a true and fair view of the report is limited to those matters set out in the statement below.

Independent Examiner's Report

In connection with my examination, no matter has come to my attention:

- 1 Which gives me reasonable cause to believe that in any material respect the requirements: to keep accounting records in accordance with sections 386 and 387 of the Companies Act 2006; and to prepare accounts with accord with the accounting records, comply with the accounting requirements of sections 394 and 395 of the Companies Act 2006 and with the principles of the Statement of Recommended Practice: Accountings and Reporting by Charities have been met: or
- 2 to which, in my opinion, attention should be drawn in order to enable proper understanding of the accounts to be reached.

T.L. Huxtable FCCA
11 Stanhope Grove
Beckenham
Kent BR3 3JB



Date: 3/2/2025

HOPE INTO ACTION BROMLEY

CIO Number 1200920

Balance sheet at 31st October 2024

	2024	2023
	£	£
Current Assets		
Debtors		
Cash in bank and in hand	24136	20886
Current Liabilities		
Creditors due within one year		
Net Current Assets	24136	20886
Unrestricted	24136	20886
General Fund unrestricted	24136	20886

For the year ended 31st October, the company was entitled to exemption from audit under section 477(2) of the Companies Act 2006.

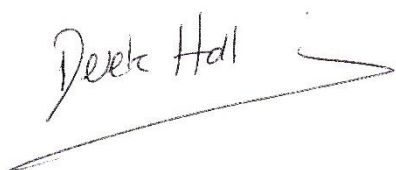
The members have not required the company to obtain an audit in accordance with section 476 of the Companies Act 2006.

The trustees acknowledge their responsibilities for:

- i. Ensuring that the company keeps accounting records which comply with section 386; and
- ii. Preparing accounts which give a true and fair view of the state of affairs of the company at the end of the financial period and of its results for the period then ended in accordance with requirements of section 393, and which otherwise comply with the requirements of this Act relating to the accounts, so far as applicable to the company.

The accounts have been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies and with the Financial Reporting Standard for Smaller Entities (effective April 2008).

The accounts were approved by the board on 14th May 2025 and signed on its behalf by:



Derek Holl
Chair of Trustee



James Harratt
Trustee

HOPE INTO ACTION BROMLEY

CIO Number 1200920

Statement Financial Activities Income and Expenditure Account for Year Ending 31st October 2024

Income	2024	2023
One Off Gift		9486
Rent	11515	4475
Donations	3798	1756
Church	4657	8554
Refund of Bank Fees	125	510
Sundries		
Total Income	<u>20095</u>	<u>24781</u>
Expenditure		
Insurance	1201	1217
Thirty-One 8	182	222
Fees	870	315
Landlord Payment	10500	
Maintenance	982	349
Phones		160
Repairs		690
Fire Dectector		34
Council Tax	2256	751
Water	535	
Bank Charge	284	19
Sundries	35	137
Total Expenditure	<u>16845</u>	<u>3895</u>
Net(outgoing) / incoming resources for the year	<u>3250</u>	<u>20886</u>
General Balance brought forward at 1 st November 2023	<u>20886</u>	
General Balance carried forward 1 st November 2024	<u>24136</u>	<u>20886</u>

The statement of financial activities includes all gains and losses recognised in the year.

All incoming resources and resources expended derive from continued activities and are in respect of unrestricted funds.

HOPE INTO ACTION BROMLEY

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST OCTOBER 2024

1.ACCOUNTING POLICIES

a. Basis of Accounting

The financial statements have been prepared under the historical cost convention and the Statement of Recommended Practice: Accounting and Reporting by Charities issued in March 2025.

b. Incoming resources

All incoming resources are included when received.

2.TRUSTEES EXPENSES

No remuneration is paid to the trustees and directors for their services.

3.MEMBERS GUARANTEES

The number of members at the balance sheet date was 8 and their liability to contribute to the assets, in the event of the company being wound up, is a maximum of £1 each.

4.CONTROLLING PARTY

For the whole period, the company was under the control of directors, all of whom are also the Trustees of the Charity.

HOPE INTO ACTION BROMLEY CIO

England & Wales - Charity number 1200920

Accounts

Bromley Hope into Action CIO

Annual report for the Financial Year Ending 31st October 2023

Charity registration number – 1200920

Trustees

Paul Flynn
James Harratt
Derek Holl (Chair)
Jonathan McGill
Nigel Poole
Angela Short
Stephen Spencer
Rachel Winn

Contact Address

Jubilee Church
157 Southlands Road
Bromley
BR2 9QZ

Bank Address

Metro Bank Bromley
72-76 High Street
Bromley
BR1 1EG

Introduction

The trustees are pleased to present our first annual report together with the financial statements of the charity for the year ended 31st October 2023.

Objectives and activities

The listed objects of the CIO are

1. The relief of sickness and financial hardship and to promote and preserve good health by the provision of funds, goods or services of any kind, including through the provision of accommodation in the London Borough of Bromley and the surrounding area.
2. The advancement of the Christian faith within the London Borough of Bromley and elsewhere as the Trustees of the CIO may from time to time think fit.

These are primarily achieved through the provision of supported housing in the London Borough of Bromley to those who are homeless or insecurely housed.

Structure and Governance

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The trustees met four times over the course of the reporting period. They also connect informally through the means of regular electronic communications, such as email. During this reporting period CIO had the support of volunteers forming the friendship and support group, which was overseen by trustees. There were no employees of the CIO during this period.

Public benefit

The Trustees confirm that they have complied with the requirements of section 17 of the Charities Act 2011 to have due regard to the public benefit guidance published by the Charity Commission for England and Wales.

Achievements and performance

Working in conjunction with local churches, Hope into Action Bromley provides supported housing in the London Borough of Bromley region to those who are homeless or insecurely housed. It enables churches to use their resources in partnership with the charity to provide shared housing of a high standard, and friendship, support, advocacy and advice to vulnerable adults in the community. The charity's model is to use investment resources to rent or buy a property, suitable for a number of tenants. Each tenant has their own room and use of a communal lounge, kitchen and bathroom. The house is linked to a local church that provides a positive community, friendship, mentoring and support alongside a support and friendship group drawn more widely from churches in the area. In doing so the immediate practical needs

of the tenant are met and alongside the help needed to address the underlying causes which led to them being in poverty. The positive framework of relationship through the church's friendship and support team plays a significant role in helping tenants to move forward in life.

This is our first annual report and there is much to be thankful for, starting from nothing and ending the year with one refurbished property with one tenant in residence. The effort taken by the trustees to achieve this has been significant and we owe particular thanks to Hope into action UK for the administrative help they have given in starting this work, and to the churches of Bromley borough who have been generous in their financial support of the project and to our volunteers who have freely given of their time to ensure the success of our work.

Financial Performance

Income

Our total income for the year was £24871 which includes:

- £20,306 in grants and donations
- £4,475 in rental income

Expenditure

Our total expenditure for the year was £3937 which includes:

- £1217 on insurance
- £1245 on repairs and maintenance to the property
- £537 on administrative costs

Financial Position

As of 31st October 2023, Bromley Hope into Action CIO had cash assets of £20,887. We have been fortunate with the level of donations received and with not yet being liable for rent on the property we use. This will change in the following year and the trustees are mindful of the future financial challenges expanding the work of the charity.

Reserves Policy

The trustees have determined that the charity should aim to hold unrestricted cash of no less than 2-3 months of unrestricted expenditure. This is to enable the charity to be able to continue to operate should income and/or expenditure vary adversely. In practice this equates to no less than £666 and at the year end the charity held unrestricted cash of £20,887, therefore it is complying with its reserves policy.

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.

Looking Ahead

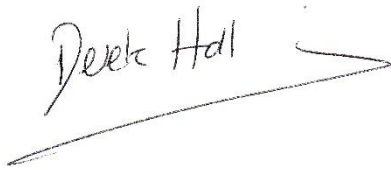
As we look to the future, Bromley Hope into Action CIO remains committed to expanding our impact and reaching more individuals in need. Our key priorities for the coming year include:

- Securing additional investment to increase our housing capacity
- Employing an Empowerment worker to support our tenants
- Building up our friendship and support group
- Strengthening partnerships with local churches and other organisations

Conclusion

We are immensely grateful for the support of our donors, volunteers, and partners, without whom our work would not be possible. Bromley Hope into Action CIO will continue to strive towards our mission and make a lasting difference in the lives of those we serve.

Approved by the trustees on 13th February 2025 and signed on their behalf by

A handwritten signature in black ink that reads "Derek Holl". The signature is written in a cursive style and is positioned above a long, thin horizontal line that extends to the right.

Derek Holl

Chair of Trustees

Income statement

Hope into Action Bromley

1st November 2022-31st October 2023

Income

Rent	4475	
Donations	20306	
Other	0	
Net Income		24781

Expenditure

Insurance	1217	
Administrative Fees	537	
Staff Salary	0	
Rent	0	
Property Maintenance	1245	
Provision for Renewals	0	
Council Tax	751	
Water	0	
Provision for Debt	0	
Bank Charges	186	
Sundries	0	
Total expenses		3937
Net Income (Loss)		20845