

# UNREBEL

England & Wales · Charity number 1202055

## Details

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**Status** Registered

**Legal form** CIO

**Registered** 2023-02-22

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

## Contact

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**Address** The Old Post Office  
19 Banbury Road  
Kidlington  
Oxford

**Phone** 07840261127

**Email** [unrebelhousing@gmail.com](mailto:unrebelhousing@gmail.com)

**Website** [www.unrebelhousing.org](http://www.unrebelhousing.org)

## Activities

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**Objects:** TO PROMOTE THE REHABILITATION AND RESETTLEMENT OF EX-OFFENDERS FOR THE PUBLIC BENEFIT BY THE PROVISION OF SUPPORTED ACCOMMODATION AND ACTIVITIES ENABLING BENEFICIARIES TO REHABILITATE INTO SOCIETY, INCLUDING HELP TO FINDING LONG-TERM ACCOMMODATION AND EMPLOYMENT. THEREFORE, ENABLING THEM TO TAKE CONTROL OF THEIR LIVES, REMAIN FREE FROM OFFENDING AND PREVENT THEM FROM BECOMING SOCIALLY EXCLUDED

**Activities:** To rehabilitate ex offenders, providing accommodation, support and a mixture of activities. To promote the resettlement of ex offenders. To offer direction and support with a view to training and employment. We operate from Oxfordshire.

## Classification

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- **How:** Provides Buildings/facilities/open Space, Provides Services, Other Charitable Activities
- **What:** General Charitable Purposes, Other Charitable Purposes
- **Who:** Other Defined Groups, The General Public/mankind

## Geography

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- Oxfordshire

## Finances

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Period end	Income	Expenditure	Assets	Employees
2025-04-05	£152,572	£159,470	-	-
2024-04-05	£20,600	£1,500	-	-

## Trustees

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Name	Role	Appointed
Edwina Louise Cobb		2026-03-20
Gillian Smith		2025-01-29
JACOB BENNETT		2025-01-29

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**UNREBEL**

England & Wales - Charity number 1202055

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# Accounts

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**Trustees' Annual Report for the period**  
**6 April 2024 to 5 April 2025**  
**Charity name: Unrebel**  
**Charity registration number: 1202055**

### Reference and Administrative details

Charity name	Unrebel
Other name the charity uses	Unrebel Housing
Registered charity number	1202055
Charity's principal address	The Old Post Office 19 Banbury Road Kidlington Oxford OX5 1AQ

### Names of the charity trustees who manage the charity

Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
Jeremy Todd	Chair	01 April 24 to 10 December 25	
Sam Bennett		22 February 23 to 29 Jan 25	
Gillian Smith	Secretary	29 Jan 25 to date	
Jacob Bennett	Treasurer	29 Jan 25 to date	
Rebecca Durrant		29 Jan 25 to September 25	

### Name of chief executive or names of senior staff members (Optional information)

Sam Bennett, Joanne Wimble

### Structure, Governance and Management

Type of governing document	Para 1.25	Charitable Incorporated Organisation (CIO)
How is the charity constituted?	Para 1.25	Constitution
Trustee selection methods including details of any constitutional provisions e.g. election to post or name of any person or body entitled to appoint one or more trustees	Para 1.25	Elected or appointed as appropriate

## Objectives and Activities

	SORP reference	
Summary of the purposes of the charity as set out in its governing document	Para 1.17	To promote the rehabilitation and resettlement of ex-offenders for the public benefit by the provision of supported accommodation and activities enabling beneficiaries to rehabilitate into society, including help to finding long-term accommodation and employment. Therefore, enabling them to take control of their lives, remain free from offending and prevent them from becoming socially excluded
Summary of the main activities in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts.	Para 1.17 and 1.19	<p>We support ex-offenders as part of their desistance (mitigating re-offending) journey by providing a safe and loving environment; building resident relations and growing self-confidence. Our activities include provision of housing, mentoring, employment support, therapeutic activities and tenancy support.</p> <p>Beneficiaries are temporarily housed in one of our five houses during which time we help them to integrate back into the community by being supported to regain their physical and mental health, find financial stability through work or benefits, deal with the probation service and help with tenancy support for the long term.</p>
Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit	Para 1.18	The Trustees are mindful of the Charity Commission guidelines on public benefit and consider that these are being met through the charity's objectives and activities.

## Achievements and Performance

	SORP reference	
Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole.	Para 1.20	<p>During 2024–2025, Unrebel achieved significant growth and strengthened its impact on individuals experiencing homelessness, addiction, and complex mental health needs. The organisation expanded from operating three supported houses to five, providing a total of 20 bed spaces. This growth enabled more individuals to access safe, stable accommodation alongside structured support tailored to individual needs.</p> <p>Unrebel continued to deliver a person-centred, trauma-informed housing model, placing each resident at the centre of their own recovery journey. Beneficiaries were supported to stabilise their housing, engage with treatment and health services, and work towards independence at a pace appropriate to them. For many, this resulted</p>

		<p>in improved wellbeing, sustained recovery engagement, and a move away from repeated crisis and homelessness.</p> <p>A key development during the year was the introduction of Community Circle, offering a safe and inclusive space where residents could build relationships, develop a sense of belonging, and feel connected to the wider world. These sessions promoted peer support, shared responsibility, and mutual respect, helping to reduce isolation and strengthen community within the houses.</p> <p>Unrebel's work has delivered wider benefits to society by reducing pressure on emergency accommodation, health services, and the criminal justice system, while contributing to safer and more cohesive communities. By providing stable housing and personalised support, the charity continues to support individuals to rebuild their lives, creating positive long-term outcomes for both beneficiaries and the wider community.</p>
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### Additional information (optional)

You may choose to include further statements where relevant about:

Achievements against objectives set	Para 1.41	
Performance of fundraising activities against objectives set	Para 1.41	
Investment performance against objectives	Para 1.41	
Other		

## Financial Review

Review of the charity's financial position at the end of the period	Para 1.21	Accounts for period from 06/04/2024 to 05/04/2025 are attached.
Statement explaining the policy for holding reserves stating why they are held	Para 1.22	The charity's reserve policy is to maintain unrestricted funds at a level adequate to cover short term funding gaps. We aim to hold reserves enough to cover at one month's expenses, plus £5,000 risk pot. This equates to approximately £34,000 in total. In the event of there being no reserves, it will be the charity's priority to fundraise.
Amount of reserves held	Para 1.22	At 5 April 2025, the Charity has an unrestricted deficit of £7,603 and a Restricted Reserve of £20,000.
Reasons for holding zero reserves	Para 1.22	The charity was in its first full year and the opportunity to build reserves to an appropriate level had not been realised. Available funds had been spent on deposits for properties to provide more spaces and further the aims of the charity.

Details of fund materially in deficit	Para 1.24	The accounts show a deficit of £7,603 in unrestricted funds at FY25 year-end. The charity is paid for providing supporting housing to residents by Oxford City Council (OCC). Payments from OCC are paid in arrears. The deficit is due to rents being paid to landlords but payments from Oxford City Council for the same period being outstanding at FY25 year-end. Between October 2024 and March 2025 on average OCC paid approx. £23,700 per month, typically in 4 instalments of variable amounts. This has generated cash flow problems at times, as at FY25 year-end. At 5 April 2025, the amounts due from OCC amounted to £10,586.75.
Explanation of any uncertainties about the charity continuing as a going concern	Para 1.23	At the date of reporting the charity has no immediate concerns about its ability to continue as a going concern. However, the charity is not currently receiving new referrals from Probation. Should this situation continue indefinitely then this will impact the charity's ability to deliver on its aims and objectives.

### Additional information (optional)

You may choose to include further statements where relevant about:

The charity's principal sources of funds (including any fundraising)	Para 1.47	
Investment policy and objectives including any social investment policy adopted	Para 1.46	
A description of the principal risks facing the charity	Para 1.46	
Other		

### Declarations

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

<b>Signature(s)</b>	JACOB BANNETT [S]	GILLIAN SMITH [S]
<b>Full name(s)</b>	Jacob Naden Bennett	Gillian Anne Smith
<b>Position (eg Secretary, Chair, etc)</b>	Trustee	Trustee

**Date** 5 February 2026



## Receipts and payments accounts

<b>For the period from</b>	Period start date 06/04/2024	<b>To</b>	Period end date 05/04/2025
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### Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
<b>A1 Receipts</b>					
Grant income	-	-	-	-	20,000
Donations	355	-	-	355	600
Rent received	5,640	-	-	5,640	-
Housing benefits	137,808	-	-	137,808	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total (Gross income for AR)</b>	<b>143,803</b>	<b>-</b>	<b>-</b>	<b>143,803</b>	<b>20,600</b>
<b>A2 Asset and investment sales, (see table).</b>					
Loan from Sam Bennett	3,300	-	-	3,300	195
Rent deposits received	5,469	-	-	5,469	-
	-	-	-	-	-
<b>Sub total</b>	<b>8,769</b>	<b>-</b>	<b>-</b>	<b>8,769</b>	<b>195</b>
<b>Total receipts</b>	<b>152,572</b>	<b>-</b>	<b>-</b>	<b>152,572</b>	<b>20,795</b>
<b>A3 Payments</b>					
Website & social media	1,063	-	-	1,063	150
Wages	33,512	-	-	33,512	-
Rent	74,776	-	-	74,776	-
Rates	33	-	-	33	-
Household purchases	5,040	-	-	5,040	-
Support costs	11,366	-	-	11,366	-
Repairs & maintenance	4,971	-	-	4,971	-
Heat & light	1,966	-	-	1,966	-
Storage	1,420	-	-	1,420	-
Travel & Motor	907	-	-	907	-
Telephone & Mobile	913	-	-	913	-
Printing, Postage & Stationery	32	-	-	32	-
Accountancy	439	-	-	439	-
Professional	480	-	-	480	-
Sundry	3,250	-	-	3,250	-
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total</b>	<b>140,167</b>	<b>-</b>	<b>-</b>	<b>140,167</b>	<b>150</b>
<b>A4 Asset and investment purchases, (see table)</b>					
Computer equipment	1,109	-	-	1,109	1,350
Repayment of loan to Sam Bennett	3,500	-	-	3,500	-
Rent deposits paid	14,694	-	-	14,694	-
	-	-	-	-	-
<b>Sub total</b>	<b>19,303</b>	<b>-</b>	<b>-</b>	<b>19,303</b>	<b>1,350</b>
<b>Total payments</b>	<b>159,470</b>	<b>-</b>	<b>-</b>	<b>159,470</b>	<b>1,500</b>
<b>Net of receipts/(payments)</b>	<b>- 6,898</b>	<b>-</b>	<b>-</b>	<b>- 6,898</b>	<b>19,295</b>
<b>A5 Transfers between funds</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>A6 Cash funds last year end</b>	<b>- 705</b>	<b>20,000</b>	<b>-</b>	<b>19,295</b>	<b>-</b>
<b>Cash funds this year end</b>	<b>- 7,603</b>	<b>20,000</b>	<b>-</b>	<b>12,397</b>	<b>19,295</b>

## Section B Statement of assets and liabilities at the end of the period

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
<b>B1 Cash funds</b>	Bank	- 7,603	20,000	-
		-	-	-
		-	-	-
	<b>Total cash funds</b>	<b>- 7,603</b>	<b>20,000</b>	<b>-</b>
	(agree balances with receipts and payments account(s))	OK	OK	OK

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
<b>B2 Other monetary assets</b>	Amounts due from Sam Bennett	498	-	-
	Rent deposits refundable	9,225	-	-
	Amounts due from Oxford City Council	10,587	-	-
		-	-	-
		-	-	-
		-	-	-

Categories	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
<b>B3 Investment assets</b>			-	-
			-	-
			-	-
			-	-
			-	-

Categories	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
<b>B4 Assets retained for the charity's own use</b>	Computer equipment	Unrestricted Funds	2,459	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-

Categories	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
<b>B5 Liabilities</b>	PAYE/NIC	Unrestricted Funds	1,370	
	Rent deposits received	Unrestricted Funds	3,570	
	Independent Examination	Unrestricted Funds	1,200	
			-	
			-	

Signed by one or two trustees on behalf of all the trustees

Signature	Print Name	Date of approval
JACOB BENNETT [S]	Jacob Naden Bennett	05/02/2026
GILLIAN SMITH [S]	Gillian Anne Smith	05/02/2026

# Unrebel

## Year ended 5 April 2025

### Independent Examiner's Report to the Trustee of Unrebel (charity number 1202055)

I report to the charity trustee on my examination of the accounts of the charity for the year ended 5 April 2025 which include the Trustees' Annual Report (pages 1 to 4) and the Receipts and Payments Accounts (pages 1 and 2).

#### Responsibilities and basis of report

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

I report in respect of my examination of the charity's accounts carried out under section 145 of the 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 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 respect of the charity as required by section 130 of the Act; or
2. the accounts do not accord with those records.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

PHILIP HOLT [S]  
*Philip Holt FCA FCIE*

*Harrison Holt  
Chartered Accountants  
High Park Farm  
Kirkbymoorside  
York  
YO62 7HS*

**5 February 2026**

**UNREBEL**

England & Wales - Charity number 1202055

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# Accounts

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**Trustees' Annual Report for the period**  
**1 April 2023 to 31 March 2024**  
**Charity name: Unrebel**  
**Charity registration number: 1202055**

**Reference and Administrative details**

Charity name	Unrebel
Other name the charity uses	Unrebel Housing
Registered charity number	1202055
Charity's principal address	The Old Post Office 19 Banbury Road Kidlington Oxford OX5 1AQ

<b>Names of the charity trustees who manage the charity</b>				
	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
	Jeremy Todd	Chair		
	Bec Durrant			
	Jacob Bennett	Treasurer		
	Gillian Smith	Secretary		

**Name of chief executive or names of senior staff members (Optional information)**

**Structure, Governance and Management**

Type of governing document	Para 1.25	Charitable Incorporated Organisation (CIO)
How is the charity constituted?	Para 1.25	Constitution
Trustee selection methods including details of any constitutional provisions e.g. election to post or name of any person or body entitled to appoint one or more trustees	Para 1.25	Elected or appointed as appropriate

## Objectives and Activities

	SORP reference	
Summary of the purposes of the charity as set out in its governing document	Para 1.17	To promote the rehabilitation and resettlement of ex-offenders for the public benefit by the provision of supported accommodation and activities enabling beneficiaries to rehabilitate into society, including help to finding long-term accommodation and employment. Therefore, enabling them to take control of their lives, remain free from offending and prevent them from becoming socially excluded
Summary of the main activities in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts.	Para 1.17 and 1.19	<p>We support ex-offenders as part of their desistance (mitigating re-offending) journey by providing a safe and loving environment; building resident relations and growing self-confidence. Our activities include provision of housing, mentoring, employment support, therapeutic activities and tenancy support.</p> <p>Beneficiaries are temporarily housed in one of our houses, during which time we help them to integrate back into the community by being supported to regain their physical and mental health, find financial stability through work or benefits, deal with the probation service and helped with tenancy support for the long term.</p>
Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit	Para 1.18	The Trustees are mindful of the Charity Commission guidelines on public benefit and consider that these are being met through the charity's objectives and activities.

## Achievements and Performance

	SORP reference	
Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole.	Para 1.20	<p><b>Establishing new Oxfordshire charity to provide supported housing for ex-offenders:</b> Unrebel Housing was established and registered with the Charity Commission on 22 February 2023 by a group of people with varied backgrounds in lived experience, psychotherapy and helping to tackle drug and alcohol addictions.</p> <p>We wanted to find a sustainable solution to the challenge of accessing safe and secure housing faced by people with prison convictions. Not having a secure home is an obstacle that can prevent ex-offenders to move forward with their lives and leave their offending behind them.</p> <p>We believe that while social support through housing is beneficial to ex-offenders in the short term, psychological intervention is also needed to bring about permanent change.</p>

		<p><b>Creating links with other organisations:</b> During 2023 and the first year of operation we relied on volunteers, and engaged with local landlords and housing providers to scope out potential housing. We also met professionals in the wider community in Oxford who work with ex-offenders (in the probation service, homeless agencies, mental health services and drug and alcohol rehabilitation services) to discuss future collaborations and partnerships. This resulted in securing the first of 3 houses in September 2024.</p> <p><b>Psychotherapy programme:</b> During the financial year we successfully applied to The National Lottery for a psychotherapy project for our residents. This multiyear project will start in 2025. The project aims to improve the mental wellbeing of our residents and aid their reintegration into society, helping our residents work through issues such as trauma, addiction, abuse; anger management, bereavement; self-esteem and ADHD, in the process helping them move away from the cycle of offending. This will benefit both the individual and the wider community as it could help reduce crime.</p>
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### Additional information (optional)

You may choose to include further statements where relevant about:

Achievements against objectives set	Para 1.41	
Performance of fundraising activities against objectives set	Para 1.41	
Investment performance against objectives	Para 1.41	
Other		

## Financial Review

Review of the charity's financial position at the end of the period	Para 1.21	Attached from Brookewoods accountants
Statement explaining the policy for holding reserves stating why they are held	Para 1.22	The charity's reserve policy is to maintain unrestricted funds at a level adequate to cover short term funding gaps. We aim to hold reserves enough to cover at least three month's expenses. In the event of there being no reserves, it will be the charity's priority to fundraise.
Amount of reserves held	Para 1.22	Attached from Brookewoods
Reasons for holding zero reserves	Para 1.22	Attached from Brookewoods
Details of fund materially in deficit	Para 1.24	Attached from Brookewoods
Explanation of any uncertainties about the charity continuing as a going concern	Para 1.23	The main risk in the current climate for new charities is funding. We have therefore taken on a grants fundraiser. Trustees are satisfied that appropriate systems are in place to anticipate risks to the charity and believe that

		implementation of agreed actions and procedures will significantly reduce the probability and the impact of risks.
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### Additional information (optional)

You may choose to include further statements where relevant about:

The charity's principal sources of funds (including any fundraising)	Para 1.47	
Investment policy and objectives including any social investment policy adopted	Para 1.46	
A description of the principal risks facing the charity	Para 1.46	
Other		

### Declarations

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

Signature(s)



Full name(s) Jacob Bennett

Position (eg Treasurer  
Secretary, Chair, etc)

Date 30/01/2025



CHARITY COMMISSION  
FOR ENGLAND AND WALES

Unrebel

1202055

## Receipts and payments accounts

CC16a

For the period  
from

22/02/2023

To

05/04/2024

### Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
<b>A1 Receipts</b>					
Grant income	-	20,000	-	20,000	-
Donations	600	-	-	600	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total (Gross income for AR)</b>	<b>600</b>	<b>20,000</b>	<b>-</b>	<b>20,600</b>	<b>-</b>
<b>A2 Asset and investment sales, (see table).</b>					
Loan from Sam Bennett	195	-	-	195	-
	-	-	-	-	-
<b>Sub total</b>	<b>195</b>	<b>-</b>	<b>-</b>	<b>195</b>	<b>-</b>
<b>Total receipts</b>	<b>795</b>	<b>20,000</b>	<b>-</b>	<b>20,795</b>	<b>-</b>
<b>A3 Payments</b>					
Website	150	-	-	150	-
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total</b>	<b>150</b>	<b>-</b>	<b>-</b>	<b>150</b>	<b>-</b>
<b>A4 Asset and investment purchases, (see table)</b>					
Computer equipment	1,350	-	-	1,350	-
	-	-	-	-	-
<b>Sub total</b>	<b>1,350</b>	<b>-</b>	<b>-</b>	<b>1,350</b>	<b>-</b>
<b>Total payments</b>	<b>1,500</b>	<b>-</b>	<b>-</b>	<b>1,500</b>	<b>-</b>
<b>Net of receipts/(payments)</b>	<b>- 705</b>	<b>20,000</b>	<b>-</b>	<b>19,295</b>	<b>-</b>
<b>A5 Transfers between funds</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>A6 Cash funds last year end</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Cash funds this year end</b>	<b>- 705</b>	<b>20,000</b>	<b>-</b>	<b>19,295</b>	<b>-</b>

## Section B Statement of assets and liabilities at the end of the period

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
<b>B1 Cash funds</b>	Bank	- 705	20,000	-
		-	-	-
		-	-	-
	<b>Total cash funds</b>	<b>- 705</b>	<b>20,000</b>	<b>-</b>
	(agree balances with receipts and payments account(s))	OK	OK	OK
<b>B2 Other monetary assets</b>	<b>Details</b>	to nearest £	to nearest £	to nearest £
		-	-	-
		-	-	-
		-	-	-
<b>B3 Investment assets</b>	<b>Details</b>	Fund to which asset belongs	Cost (optional)	Current value (optional)
			-	-
			-	-
			-	-
<b>B4 Assets retained for the charity's own use</b>	<b>Details</b>	Fund to which asset belongs	Cost (optional)	Current value (optional)
	Computer equipment	Unrestricted Funds	1,350	-
			-	-
			-	-
<b>B5 Liabilities</b>	<b>Details</b>	Fund to which liability relates	Amount due (optional)	When due (optional)
	Other creditors - Sam Bennett	Unrestricted funds	195	
			-	
			-	
Signed by one or two trustees on behalf of all the trustees	Signature	Print Name	Date of approval	