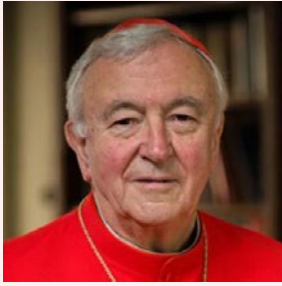




# HOUSING JUSTICE ANNUAL REPORT AND ACCOUNTS

FOR THE YEAR ENDED 31ST MARCH 2022

# HOUSING JUSTICE TRUSTEES



**CARDINAL VINCENT  
NICHOLS**  
President



**RACHEL LAMPARD**  
President



**RIGHT REV'D  
ROB WICKHAM**  
Chair of Trustees



**AIDAN DWAN**  
Vice Chair of Trustees



**CHRISHANTI JOANNA SHAH**  
Treasurer and Chair of  
Finance Sub Committee



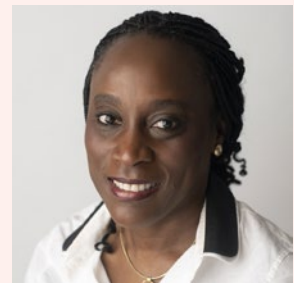
**JOE NICHOLSON**  
Trustee and Chair of Fundraising  
Sub Committee



**RIGHT REV'D JOHN DAVIES**  
Trustee



**RICHARD DRAKE**  
Trustee



**OLAWUNMI ODUNAIYA**  
Trustee



**SARAH HOWARD-JONES**  
Trustee



**JULIE COOK**  
Trustee



**SHARON MCLOUGHLIN**  
Trustee

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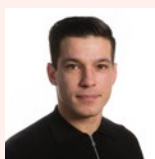
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# THE HOUSING JUSTICE TEAM



**KATHY MOHAN**  
Chief Executive



**JACOB QUAGLIOZZI**  
Director for England



**BONNIE WILLIAMS**  
Director for Wales



**MARK BRENNAN**  
London Catalyst Team Leader



**LUCIEN LAWRENCE**  
London Catalyst Worker



**PETER MWANIKI**  
London Catalyst Worker



**CHARLIE O'SULLIVAN**  
Move On Coordinator



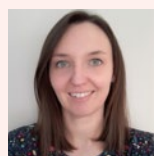
**HAYLEY GRIST**  
Citadel Manager



**MANDY TOWN**  
Citadel Coordinator  
Neath Port Talbot



**NIGEL WILLIAMS**  
Citadel Coordinator Swansea



**JOANNE JONES**  
Citadel Coordinator Wrexham



**ROMY WOOD**  
Hosting Programme  
Coordinator



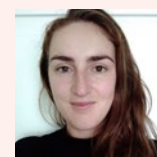
**KEIRA MCNULTY**  
Hosting Officer



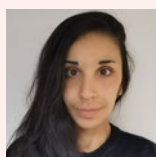
**GETHIN JONES**  
Host Support Coordinator  
(Welsh speaking)



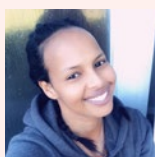
**MILLION ABESHA**  
Host Support Coordinator



**JESSICA FENLON**  
Team Leader –  
Homes for Ukraine



**ZLATINA PETROVA**  
Booking Supervisor –  
Homes for Ukraine



**HALIMA HASHI**  
Booking Facilitator –  
Homes for Ukraine



**STACEY DYER**  
Project Coordinator



**SIAN BRADLEY**  
Faith in Affordable Housing  
Wales Partnership Coordinator



**JENNA ROBERTS**  
London Hosting  
Project Manager



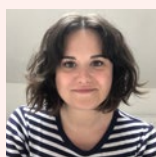
**ELLA GOSLING**  
London Hosting Project Officer



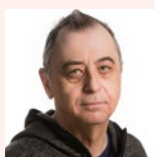
**ISABELLA HARRISS**  
Best Practice and  
Innovation Manager



**BERNARDO CAÑAS**  
Best Practice and  
Innovation Officer



**EVE MCCALLAM**  
Best Practice and  
Innovation Officer



**JEREMY FRASER**  
Faith in Affordable Housing  
England Project Manager



**BEKI WINTER**  
Faith in Affordable Housing  
England Project Officer



**JOANNA WHITNEY**  
Marketing and  
Communications Manager

## CHAIR'S ADDRESS

### The Rt Revd Robert Wickham, Bishop of Edmonton and Chair of Housing Justice

Over the course of this past year, Housing Justice, like most organisations, businesses, charities and churches, has been doing a spot of soul searching. Like many, we continue to feel the impact of the pandemic, and the affect that this has had upon so many people that we serve, especially amongst those who experience homelessness and housing fragility.

For this reason, we have taken the important step of developing opportunities for listening to and learning from lived experience. This year we have enabled such lived experience to be shared at the highest places of Government, and across the sector. We know that it is personal stories, lived experience, that moves our hearts and makes us more determined to change housing principles and provision in England and Wales. We are thinking of new and creative ways of serving. Rather than a culture of doing to, we are developing a culture of co-creation with.

Jesus, time and time again, creates opportunities for people to share their inner desires, pains and hopes. He is our role model, as we too are creating space for vulnerability and honesty to be shared in a safe way, and this will continue to shape our projects, our strategy and our vision.

This also makes you, as you read this annual report, a critical and potential part of the team. Your reflections matter, and I hope that, being inspired by what you read, your own love for people, your passion for tackling injustice and your desire for human flourishing will be ignited, and that you will find a new home within the family of Housing Justice. This is my prayer for you.

With love,

**+ Rob**



**Our mission is to mobilise Christian action on homelessness and housing need through love, justice, advocacy and nurture.**

# REFLECTION AND OUTLOOK

## Kathy Mohan OBE CEO of Housing Justice

**We have continued to grow in size and reach in the past year, particularly in Housing Justice Cymru where we have launched a hosting programme, linked with immigration advice, for destitute migrants. This is being funded by Comic Relief for three years, and Welsh Government has added additional funds for us to award grants to small charities engaged in hosting.**

The war in Ukraine has significantly changed the landscape around hosting and we have recently expanded what we do to offer support, training and assistance to people hosting Ukrainian refugees. This work is funded by Welsh Government. We are also being funded by Airbnb and Welsh Government to provide respite housing for Ukrainian refugees in Airbnb accommodation in Wales. These two grants are enabling us to be part of the effort to deliver the Homes for Ukraine scheme in Wales.

In England we have continued to support night shelters to transition into a post-pandemic world. We have engaged closely with Government, Public Health and sector partners, and supported them to access grant to fund their transition. This work will continue throughout the coming year when we will support the network of faith and community groups across England as they assess local need, and determine what part they can play in addressing and preventing rough sleeping. If this includes the continued provision of emergency accommodation, there will be firm decisions to make about what form this will take.

As we emerge from the pandemic, we know that it has changed things forever as we all better understand how to prevent disease transmission. DLUHC will be continuing to provide revenue and capital

grant for these charities as they transition into a post-pandemic world, and we will be working with them and Homeless Link on the delivery of this grant programme.

It has been a busy year for our Faith in Affordable Housing Programme (where we support churches to enable them to turn church land into affordable housing). In Housing Justice Cymru, we have launched a Strategic Partners Framework and now have six housing association partners (including a consortium

who will focus on specific geographical areas. We have been excited to launch this project in England, funded by Beatrice Laing Trust and The Mercers. We are working closely with The Archbishops' Commission on Housing to create an environment where churches in England can deliver significant amounts of genuinely affordable housing on Church of England sites.

In Wales we have expanded our Citadel programme into

Wrexham, providing much needed support for people who have experienced homelessness as they move into their new homes. This work has been funded by Wrexham Council.

I am extremely grateful for the continued support of our funders and donors who enable us to serve the most vulnerable in our society and innovate in challenging fields.

**We have engaged closely with Government, Public Health and sector partners, and supported them to access grant to fund their transition.**

Historically much of our grant has been for one year only. Although this is generally renewed, having longer periods of funding makes it much easier to plan our resources. One of our strategic objectives has been to increase our longer-term funding and we have been successful in this. This year we have signed a grant agreement with the Department for Levelling Up, Housing and Communities (DLUHC) to support faith and community groups for three years. This funds our vital work to support those looking to provide emergency accommodation or other forms of support that prevent rough sleeping.

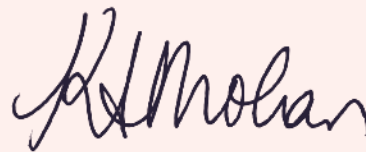
At the time of writing, we are awaiting our draft grant agreement with the Greater London Authority (GLA), who have already funded us for five years to do the same work in London.

We have also been successful in a bid for repeat funding from the Nationwide Foundation for our Faith in Affordable Housing programme in Wales. We have just signed a three-year grant agreement with them, enabling us to develop our Strategic Partners Framework and deliver structural change.

Although we are funded by partner organisations for our project work, we still rely on donors to ensure we cover all our central costs. We have a number of loyal donors and are attracting new donors as our profile grows. My heartfelt thanks go out to them as they are essential to us achieving our mission. Again in 2021, we held an online event where donors were able to meet with Bishop Rob to give thanks and pray together. This was an informal event where donors were able to meet staff and talk to them.

As a staff team we were finally able to physically be in the same room in February for

our Away Day. Although we have successfully managed online working during the pandemic, it was wonderful to be in the same room to reflect and plan together.





# STRATEGIC PLAN AND WORKPLAN

## HOUSING JUSTICE

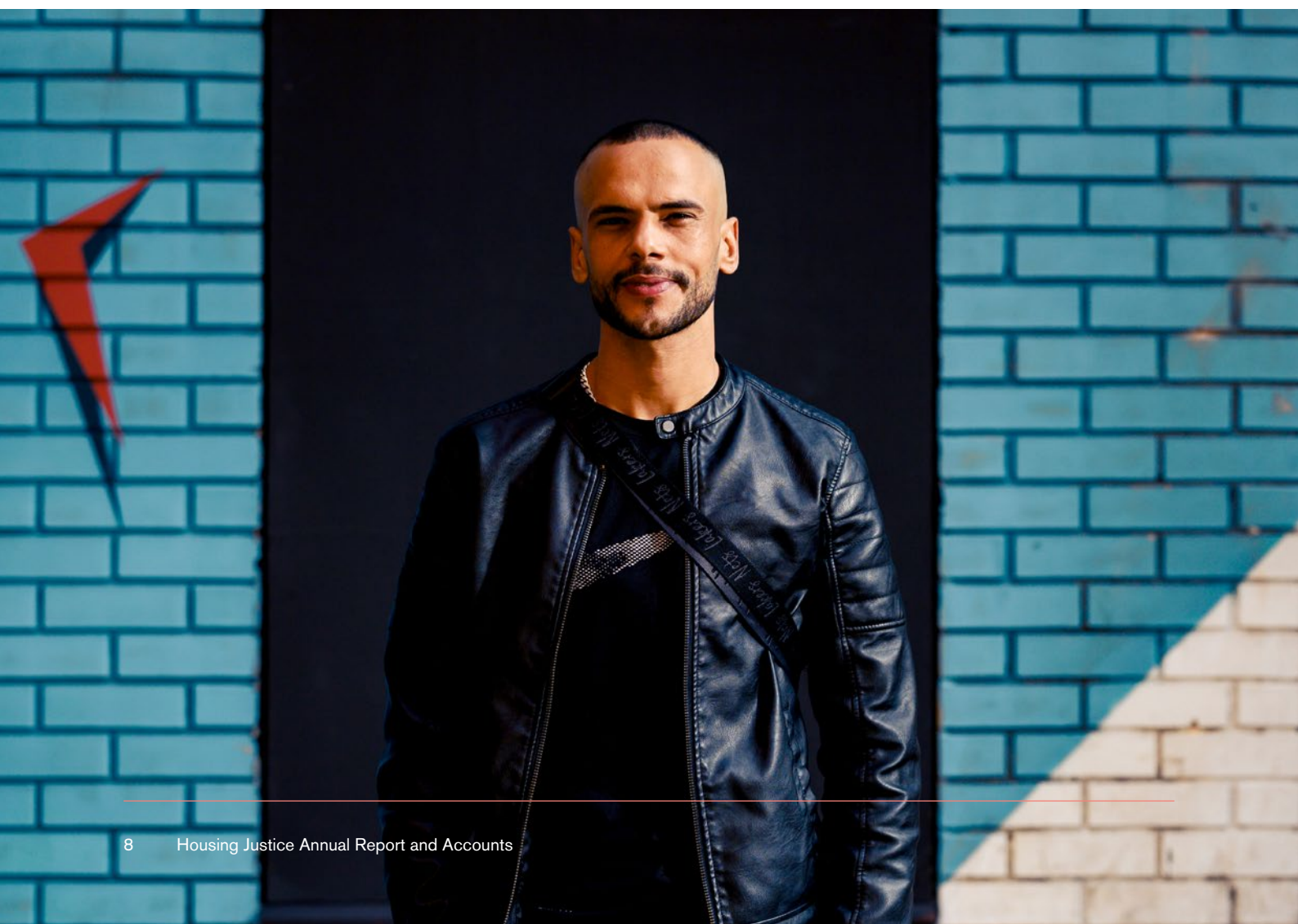
Housing Justice mobilises churches and other faith/community groups to take action to address homelessness and housing need in the many forms it takes. Specifically we:

- Support and fund church and community groups to play their part in addressing rough sleeping locally in a safe way. This includes providing emergency accommodation.
- Support church and community groups to develop other local responses to homelessness and housing need.
- Connect people with spare rooms and destitute migrants, and support them both as they share a home.

- Support churches to identify ways they can use church assets for the benefit of those who are in housing need or who are homeless.
- Engage in initiatives to prevent repeat homelessness, such as our Citadel project.
- Raise awareness amongst Christians about homelessness and housing need.

## CONTEXT

The pandemic of 2020/21 has been a catalyst for change in all aspects of society. Although we remain in the grip of a housing crisis, the pandemic has led to a different range of options and funding routes to affect positive outcomes. This strategy reflects the dynamic environment we are in, laying out the direction of travel but enabling flexibility to innovate and respond.





# STRATEGY 2021 – 2024

## WE WILL:

- Use our voice and:
  - Act as a conduit between our network, UK and Welsh Governments, and sector organisations to further the Christian and community voice, and role, in response to rough sleeping.
  - Seek influence to promote the interests and wellbeing of those in society who experience homelessness and rough sleeping, including developing and promoting best practice models of emergency accommodation.
- By continuing to lever in funds to pass out in grant to our network.
- We will develop our training, support and Quality Mark to reflect the different activities and initiatives the network is engaging in.
- We will work with our network and with people with experience of using our services to inform future plans.
- By continuing to provide support for destitute migrants in London, informed by the experience of those who have used our services. We aim to build on this experience and knowledge to grow this work in Wales. As the environment for those with No Recourse To Public Funds harshens, we will be mindful of our unique place to support them, and be creative in our response to their suffering and needs. Currently we are supported in this work by The Oak Foundation, Trust for London, The Lesley Aldridge Trust and Paul Balcombe Trust.

## HIGHLIGHT OUR CHRISTIAN DISTINCTIVENESS BY:

- Engaging with the ongoing work to deliver on the recommendations of the Archbishop of Canterbury's Commission on Housing and Community where it relates to the mission of Housing Justice.
- Using our voice to press for change for the benefit of those we serve.
- Continuing to develop Homeless Sunday so as to create an environment for church debate and church action.
- Continuing to be a partner in the Remembrance Service at St Martin in the Fields.
- Exploring other opportunities for Christian services that help us and our network to explore our role as a Christian community.

## DEVELOP PARTNERSHIPS BY:

Working with other organisations and statutory bodies to tackle homelessness issues that arise during the next three years.

## SUPPORT THOSE EXPERIENCING HOMELESS:

- By working intensively with our network to help them to explore and develop safe and appropriate responses to homeless, with the support of DLUHC and the GLA.

- By developing our new Citadel model: standing alongside those who have experienced homelessness and helping them to rebuild from a place of strength.
- By exploring partnerships with other organisations around the prevention of homelessness.

## WORK WITH CHURCHES AND CONGREGATIONS TO MEET HOUSING NEED THROUGH THE USE OF CHURCH LAND:

- We will continue to deliver our Faith in Affordable Housing model in Wales, enabling churches to turn church land into high quality affordable housing and helping churches to explore other creative ways of addressing housing need. This work is currently funded by the Nationwide Foundation.
- We will develop a partnership framework with housing providers in Wales to create a self-financing, sustainable model for delivering genuinely affordable housing on church land in Wales.
- We aim to expand Faith in Affordable Housing into England.

## ENSURE OUR CHARITY IS WELL RUN BY:

Housing Justice Annual Report and Accounts

- Having strong governance that provides direction and oversight through Board meetings and the sub-committee structure. This includes ensuring that the voice of the guest is heard through our Involvement Sub-Committee.
- Maintaining a tight grip on our cost-effectiveness so that maximum resources are devoted to our core purpose.
- Diversifying our funding base to support our work by exploring new funding sources to build on those we already have.

## GOVERNANCE

We have had some changes to our Board of Trustees in the past year. Bishop John Davies became a full member of the Board in July 2022. Bishop John is the newly retired Archbishop of Wales for the Church in Wales. He has been the Chair of the Housing Justice Cymru Steering Group since its inception in 2016 and knows Housing Justice very well. We are delighted that he has now joined the Board.

Brian O'Doherty resigned in 2021 after 15 years of faithful service, for which we are most grateful. Brian was our Vice Chair, Chair of our Involvement Sub-Committee, and also our trustee with the safeguarding lead. Aidan Dwan has replaced Brian as Vice-Chair, Julie Cook has taken on the role of Chair of our Involvement Sub-Committee, and Olawunmi Odunaiya has taken on the role of Safeguarding Lead on the Board.

Sarah Mulcahy resigned from the Board in July 2021 due to other time commitments following one year of service.

Our Involvement Sub-Committee is growing in confidence and influence on our governance. Members of our Sub-Committee shared the stage with Minister Eddie Hughes at the opening of our recent 'The Future of Night Shelters' summit. This demonstrated the need to ensure that the voice of lived experience shapes our plans for the prevention of rough sleeping going forwards.

Our Finance and Fundraising Sub-Committees continued to be very active. Trustees on all of our Sub-Committees are very engaged both in meetings as well as outside of meetings.

In March 2022 we were pleased to have our first

face-to-face Board meeting since the start of the pandemic. We plan to have a mix of in-person and online meetings as this better accommodates needs of trustees living in various locations across England and Wales, and we learned during the pandemic that our governance was very effective even if we were prevented from physically being in the same room.

## RISKS

At Housing Justice we have a comprehensive risk map that is reviewed regularly with staff and trustees, in internal meetings, at relevant Sub-Committees, and at full Board.

In this past year much of the concern around risk has been related to the pandemic. We have continued to work closely with our Health and Safety Adviser, Public Health, UK Government and Welsh Government. We have carefully managed risk for employees in the workplace and have a hybrid model of working.

Through our close engagement with Public Health and DLUHC, we have been able to continue to advise faith and community groups how to keep those they serve safe and well.



# HOW THE VOICE OF LIVED EXPERIENCE IMPACTS OUR WORK

**One of the most exciting developments at Housing Justice over the last year has been the heightened focus at every level of the organisation on increasing the opportunities for people impacted by the work of Housing Justice to influence it.**

The Board of Trustees established a sub-committee tasked with improving the opportunities for people with lived experience of our projects and homelessness, and more generally to shape the work of Housing Justice. The Committee is serviced by the Directors for Wales and England and receives input from various teams in both nations, who report their approaches to involving people with lived experience. The Committee met for the first time on 27/11/20 and four times throughout 2021.

It set principles to govern the work of Housing Justice and tracked the progress of a number of priority areas. This led to:

- A ground-breaking piece of work interviewing guests in communal and single-room night shelters during the winter of 2020/21 which informed the further development of Housing Justice policy and practice, and led to approaches from central government and night shelter providers.
- A guest insight report from the Hosting team at Housing Justice which details the experiences of people within the project and makes several recommendations for the future.

During 2021, we also started working with a local university to develop an arrangement for housing students to gain experience by undertaking post-occupancy surveys for FiAH. The aim of this work is to ensure the properties being built meet the needs of the people being housed.

An independent evaluation of Citadel was commissioned and undertaken by Cardiff Met University. The evaluation focused on the perspectives of people using the service to determine the benefits achieved.



Cross organisational training has also taken place for both staff and trustees on co-production following the work of the Committee.

In the financial year 2022/23 Housing Justice will significantly increase the level of influence people with lived experience of homelessness and Housing Justice will have to further develop projects.

This will include:

- A hugely ambitious co-production workstream involving voices from across government, civic society, night shelter providers, the wider homelessness sector, and people with lived experience of night shelters in a taskforce to plot the future direction of non-commissioned faith and community-based responses to homelessness.
- The establishment of a lived experience panel to inform the development of our work on night shelters.
- An innovative residential and learning weekend for our Hosting programme, bringing current and former guests together to share experiences and discuss reflections on the Hosting programme, and suggest changes and improvements.



# HOUSING JUSTICE ENGLAND

**This has been a challenging year for the Housing Justice team, and the people and projects that we support. We have been able to grow our projects and the impact of our work, which at a time of such turbulence has been a significant achievement.**

We re-launched our Faith in Affordable Housing project in England, looking to build on the legacy of the Archbishop's Commission on Housing and Community. This project symbolises a growing shift in emphasis across our work in England to address the cause of much homelessness - our broken housing system. We are supporting churches to quite literally 'get their own house in order' and increase the amount of affordable housing they provide. As well as providing much-needed affordable housing in England and building on the success that the project has enjoyed in Wales, Faith in Affordable Housing also adds to the prophetic role churches have in speaking truth to power on issues of social justice, of which there are few better examples than housing and homelessness.

Our Hosting programme, now in its sixth year, has found its stride and is carving out a position for itself as a gold standard project supporting some of the most vulnerable people in our society. The small team who work on this project have provided an exceptional level of care and support to both hosts and guests. The inclusion of immigration advice, a key tenet of the second phase of the project which began in 2021, has been transformative. With our valued partner, Cardinal Hume Centre, we are able to respond to the key issue that guests and potential guests raise with us - being passed from pillar to post by successive agencies. With accommodation, immigration advice, advocacy and support for move-on, we have put in place the key pillars that are needed to support guests out

of destitution and into full lives. Housing Justice also registered with the Office of the Immigration Services Commissioner in the last year to boost the skills of our team and greater support guests in hosting and beyond. Despite huge challenges in supporting guests pastorally through the pandemic, and in progressing casework in the face of significant delays, we have said farewell to guests who have been in the project for longer periods of time. Our

role is increasingly one of not only supporting guests and hosts, but acting as a bridge between agencies and guests to get the best possible outcome for them. Once again, our hosts continue to inspire us with their commitment to supporting complete strangers into a better life.

The greatest challenges have been in our work supporting non-commissioned night shelter providers in England. Providers have been forced to almost entirely change

their traditional provision of church-based, rotating, dormitory-style, emergency winter shelters, by the public health concerns created by the pandemic. Many of the small, faith and community-based organisations we support have had to make huge decisions this year with regards to the future of their provision, its nature and characteristics. I hope Housing Justice has been able to support projects in these difficult decisions, providing funding, expertise, advice and often a listening ear. These projects, just like our hosts, continue to be the best of our country. Still largely volunteer-led, entirely rooted in their communities, perhaps the greatest thing we

**We re-launched our Faith in Affordable Housing project in England, looking to build on the legacy of the Archbishop's Commission on Housing and Community.**

have learnt through the pandemic is the reality that night shelter organisations have become much more than simply a room with beds, and are increasingly important pieces of a community's infrastructure.

Against this backdrop of challenging times, we have tried our best to be an advocate on behalf of organisations, projects and people, to policy-makers

and decision-makers. We have lobbied ministers and civil servants for funding for night shelter projects and reflected the views of these projects to decision-makers. I hope this has presented the best example of how engagement between the charity sector and government can work - two-way, robust, honest conversations which aim to reflect the reality on the ground.



# EMERGENCY ACCOMMODATION: SUPPORT FOR NIGHT SHELTER PROVIDERS IN TRANSITION

In 2021 the landscape for faith and community groups responding to homelessness in their communities was just as complicated as it was in the previous year.

While the Operating Principles for Winter Night Shelters restricted the use of shared spaces in the winter of 2020/21, these rules were relaxed under the Government's roadmap to re-opening in the summer of 2021. However, with the Omicron variant looming, strict rules requiring the sign-off from a local director of public health were re-imposed in the late autumn of 2021, forcing many night shelter providers who had been planning to run communal accommodation to change their plans.

Over the course of 2021, Housing Justice provided advice and support to more than 100 faith and community groups who have previously provided night shelters, and supported them to transition to models of accommodation that did not involve communal sleeping. We continued to provide regular webinars to update providers on the latest changes to government guidance, testing and funding. The team also provided a range of resources to help night shelter projects to improve practice.

By the end of the winter, Housing Justice had supported 131 night shelter projects to provide more than 900 nights of accommodation to 4,200 people. Over 98% of the rooms provided were in a single room setting. A significant proportion of those provided with accommodation were non-UK nationals with unclear entitlement to welfare.

## INFLUENCING GOVERNMENT

During 2021, Housing Justice continued to represent the voice of night shelters, and grassroots faith and community groups to central, regional and local government.

Housing Justice lobbied the Ministry for Housing, Communities and Local Government (the Ministry was renamed the Department for Levelling Up, Housing

and Communities (DLUHC) in September 2021) throughout the Spring of 2021 to continue funding for the Homelessness Winter Transformation Fund, a funding pot from the Department to support smaller organisations working in homelessness to respond to the challenges and transformation required by the pandemic. £3.4m was allocated for the Homelessness Winter Transformation Fund in the financial year 2021/22.

Housing Justice also represented Night Shelters' views to DLUHC to influence the production of guidance for night shelters (known as the Operating Principles) and access to key information and resources such as testing.

We also made representations to DLUHC for funding for night shelter providers in the Comprehensive Spending Review, which sets departmental spending for the period 2022/3 - 2024/5. These representations were successful with the Government announcing £10.5m for shelter projects.





## GRANT FUNDING

### HOMELESSNESS WINTER TRANSFORMATION FUND

Housing Justice partnered with Homeless Link to support applicants and supported more than 60 night shelter providers, almost two thirds of all night shelter providers who were active during the pandemic, to successfully apply to the fund.

£3.5m was made available by DLUHC to pass on to night shelter providers, this funded 108 projects, providing 400 emergency accommodation beds and supporting more than 1000 people experiencing homelessness.

### EQUIPPING SHELTERS: LONDON

2021 also saw the return of the highly successful Equipping Shelters London grant programme. HJ launched a Move On Fund, to target move on support towards people staying in winter night shelter projects who may struggle to move on before the spring closure of projects. The fund has an upward limit of £332,000 with funding from the Mayor of London.

A total of £281,385.00 has been committed to 12 of the total 16 applications made by projects to the Move On Fund 2022. This supported 198 individuals to successfully move on from those projects alone (there are 31 projects in our London network delivering shelter accommodation this winter totalling 378 beds). The majority of the funding is allocated to rent deposits and rent in advance for PRS accommodation, with the Catalyst Team engaged in hands-on practical support alongside shelter staff and key personnel to secure affordable and sustainable outcomes. This has been explicitly stated in grant agreement conditions for those 12 projects

### QUALITY MARK

Housing Justice continued to provide the Quality Mark, our flagship scheme to provide peer review and a supportive environment to improve practice in faith and community-based night shelters.

14 organisations went through the Housing Justice Quality Mark process during 2021. This was a challenge given the evolving nature of emergency accommodation projects during the year, not all accreditations had been completed at the time of writing but more than 100 recommendations had been made and a wide range of topics explored.



Shelter Name	Amount of Payment
C4WS	£30,000
Ahava Community – Catalyst Night Shelter	£17,500
Forest Churches Emergency Night Shelter	£20,192
Robes	£30,000
Bromley Winter Night Shelter	£24,400
Glass Door	£16,658
NEWway Winter Night Shelter	£28,955
Greenwich Winter Night Shelter	£19,620
GrowTH	£24,500
Martha House	£12,000
WLM-Seymour Place	£30,000
The Outside Project	£27,560



# HOSTING IN ENGLAND

Housing Justice's Hosting programme matches migrants who have recently been homeless or sleeping rough in London, with host families who have a spare room. These individuals (or guests) are single destitute asylum seekers and vulnerable migrants who do not have the right to work in the UK and have No Recourse to Public Funds. Guests are welcomed into the homes of volunteer hosts while they work with solicitors to prepare their cases and wait for decisions from the Home Office. Without subsistence payments from the Destitution Fund, our guests are dependent on direct, and potentially inconsistent, goodwill and handouts from their hosts, friends, or other charitable organisations.

We currently have 14 active hosts and 19 guests across London. Our guests have received 22,276 nights of hosting accommodation. In the last financial year, we facilitated 18 new hosting placements and welcomed 12 new guests into the project. Five guests have been supported to move on from the project (one PRS, one Local Authority Temporary Accommodation, one further hosting, one lodger agreement, and one moved in with friends).

We have assessed, trained and welcomed 13 new host households in London, including a new partnership with Youth Community Homes, who have provided two bedspaces for young people aged 18-24 with No Recourse to Public Funds. Four legacy hosts have returned to hosting with Housing Justice after taking a break during the Covid-19 pandemic.

A primary focus of the casework support offered to our guests is ensuring that they are empowered to access support for their physical and mental wellbeing. The Hosting Manager and Hosting Project Officer meet monthly for a wellbeing review, where each guest is discussed individually. 100% of guests are engaged with health services; nine guests have been supported to access ESOL classes, and six guests have been supported to access volunteering opportunities. New referral partnerships have been brokered with The Bike Project and Women for Refugee Women.

*Emma, 64 has been waiting more than 18 months for a decision on her modern-day-slavery case. Being able to access online and in-person ESOL classes and taking part in a photography course have helped her to fill her time and feel a sense of purpose while being left in limbo and unable to work.*

'Living in limbo' while waiting for a decision from the Home Office or while preparing a new claim/application is a major factor in keeping our guests trapped in destitution. We strive to help guests make progress with their immigration cases while they are being hosted. This can include advocacy with solicitors and proactively gathering evidence. Since August 2020, seven guests have received positive decisions on their case; seven guests have submitted new applications; five guests have made significant progress with gathering evidence (e.g expert country report, independent psychological assessment, obtaining a passport); seven guests continue to wait more than one year for a decision on their case, and sadly, two guests have exhausted all their immigration options.

The programme (and hosting more widely) continues to be directly influenced by world events. The Taliban takeover of Afghanistan in August 2021 saw a surge in interest in hosting. The British public watched in horror as the Afghan people attempted to board the last flights

out of Kabul, and they felt compelled to offer sanctuary by opening their homes. During August and September 2021, we had over 40 people register their interest via our website. Less than six months later, we witnessed the Russian invasion of Ukraine. Much work must be done to manage the expectations of prospective hosts, many of whom are only open to hosting someone fleeing a conflict they've seen on the TV. We have been consulting with our friends at NACCOM and Compassionate Communities to share expertise and good practice with those interested in hosting, whether that be through the Government's Homes for Ukraine scheme or hosting more widely. Housing Justice do not make placements based on the preferences of hosts for the nationality of their guest. Our Hosting programme aims to support people currently in the UK experiencing destitution and homelessness. We offer safety and security for those who 'fall through the Home Office net' and have no other options – we are not an alternative to government resettlement programmes or Home Office accommodation. Our guests currently represent 13 different countries, including Ethiopia and Democratic Republic of Congo.

We have worked hard to create a referral pathway for people staying in winter night shelter (WNS) projects across London. Over 65% of new hosting guests have stayed at one or more winter night shelter projects. A total of 11,018 people were seen rough sleeping in London during 2020/21. This is a 3% increase compared to the total of 10,726 people seen in 2019/20. The nationality profile of rough sleepers in London remains diverse, with a total of 129 different nationalities recorded during 2020/21. Non-UK nationals consistently represent around half of the people seen rough sleeping in London. In addition to the offer of hosting, we have facilitated access to accredited immigration advice for 68 individuals staying in these projects via our partnership with The Cardinal Hume Centre (funded by Oak Foundation), with the aim of establishing a route out of destitution, even when hosting is not suitable or available.

Having an immigration issue significantly increases your chance of homelessness, and being homeless or in insecure housing makes it extremely difficult to engage with your immigration case. The 68 referrals we have received for individuals requiring immigration advice from our commissioned partner, The Cardinal Hume Centre, reflects the harsh reality of migrant homelessness in London. A recent report funded by the Greater London Authority shows a gulf between the supply of and demand for immigration advice in London, and a bottleneck between advice and complex casework. Our partnership with The Cardinal Hume Centre (who contributed to the report) reflects a unique funding model/approach to addressing this issue.





# HOSTING IN ENGLAND

## CASE STUDY

**Theresa spent several years in the Hosting programme. While she was awaiting the Home Office's decision on her case we advocated with her solicitor, as the delay in the decision and the lack of communication from him was negatively affecting her wellbeing. He contacted the Home Office for updates and became more active in her case, including liaising with Housing Justice when he was concerned about her mental health.**

We supported Theresa with her mental health on an ongoing basis, including crisis support after she expressed suicidal thoughts, contacting specialist local services who could support her with this. We also encouraged her to seek support from her GP, regularly checked-in with her by phone and in person, and when she explained that exercise was one of the most helpful things for her mental health, we arranged a local gym membership for her.

We also procured other donations to improve Theresa's wellbeing, including a laptop which allowed her to study online, and a financial donation from Acts 435 to help her repay an outstanding debt.

When Theresa's host's circumstances changed, we arranged for her to move to a new host where she had more of her own space. We accompanied her to the matching meeting and helped her with the move, including placing her in a hotel for the week that she was between hosting placements.

Towards the end of last year, Theresa finally received her Leave to Remain, and so we began to help her prepare to move on. We supported her to open her own bank account through the HSBC No Fixed Address scheme as she did not have the usual proof of address. We also supported Theresa to make her UC application once she had a bank account and paid for her to apply for a new passport.

We referred Theresa to Hope Worldwide for support accessing suitable PRS. In February 2022, she moved into her own studio flat in North London, close to her support networks. She was supported with a Rent Deposit and Rent In Advance payment from the Housing Justice Move on Fund. Theresa is now living independently and is working with her Job Centre work coach to access training and employment.

"I want to thank everyone in Housing Justice who has been supporting me through my journey of being homeless. I am forever grateful. You've made me a stronger person. You've been with me through the bad times and I can't thank you enough. You are all part of what I am today. I don't have much to say, may the Lord bless you all. I wish you all good health to continue your good work for others. May you continue to be a blessing to others. God bless."



# FAITH IN AFFORDABLE HOUSING IN ENGLAND



**Building on the success of Faith in Affordable Housing in Wales and the work of the Archbishops' Commission on Housing and Community, Housing Justice re-launched the Faith in Affordable Housing project in England in 2021.**

Churches have a huge resource in land and buildings. Faith in Affordable Housing's aim is to release church land and property to turn it into genuinely affordable housing in England. The project aims to get churches to innovate and be actively involved in the housing crisis through the provision of truly affordable homes for those who need them the most.

In England, land values, local housing market intricacies, and policies such as the Voluntary Right to Buy for Housing Association tenants, have meant affordable housing development on church land has not progressed at the same rate as in Wales in recent years.

Faith in Affordable Housing in England aims to address that hiatus and kickstart action across denominations, laity and church decision making structures. Working as part of the legacy of the Coming Home Report, the Faith in Affordable Housing Team in England will use the findings of this report

to run workshops, identify projects, and link land and developers to create a new wave of affordable housing on church land.

We have case studies of successful models in Wales and we have identified the right person to lead on the project. It is a chance for churches to use their assets to make an impact on the emerging housing crisis, working in partnership with developers and with the potential new Church Housing Association.

To measure the positive impact, we will be running workshops with up to 20 dioceses in England to gauge their enthusiasm. Ultimately the impact can be measured in schemes going forward and numbers of homes built. In the short term, impact will be measured by the partnerships formed and linking land owners with developers.

This initiative is being watched with great interest by Government central and local, many landowners, developers and others. We are also very mindful of the need to work with other Christian denominations and all partners who commit to the core values. As we come through and out of the pandemic, there is a real opportunity for the Church to lead by example and to create transformational change.

# HOUSING JUSTICE CYMRU

Over the last year, Housing Justice Cymru (HJC) has been working to develop and expand the services we offer in Wales. We have continued to progress our Citadel project, which helps people experiencing homelessness to find and sustain a home. This project is co-ordinated by a member of staff but run by volunteers from the communities we work in. Citadel is the only volunteer-run rapid re-housing and tenancy sustain project in Wales.

During the last year we commissioned an independent academic evaluation of Citadel. This has confirmed clear benefits to people being supported out of homelessness by a volunteer, rather than a paid support worker. The 'volunteer effect' enables people to feel valued and worthy.

***"The fact that they are volunteers speaks a lot to their character. You know, they don't get paid for what they do, they get up at the start of the day, they choose to do their job, they want to help people. They don't do it because they're getting paid, they're doing it because it's what they want to do"***

– supported person.

To further develop our Faith in Affordable Housing project (FIAH) we have been working with leading consultants Knight Frank to develop new mapping software. This tool enables us to identify derelict and disused church sites, overlaid with constraint information, that may be suitable for development into truly affordable homes. The map also highlights the areas in Wales with the highest need for housing. We continue to work in partnership with Knight Frank to evolve the tool to help create more social housing in Wales.

The project also promotes sustainable futures for places of worship. We are developing test models to help adapt and re-use existing churches/chapels using a low energy approach. By optimising the embodied carbon already captured in their construction, and by making better economic use of church buildings by creating multi-use spaces, the burden of managing multiple buildings on church sites can be reduced.

Over the last year we have received a £600,000 grant from Comic Relief to lead a multi-agency project accommodating people seeking sanctuary in Wales. This is the first time a multi-agency project of this type has been developed to bring together organisations from the migrant sector, with those from the homelessness sector across Wales. This work has led to interest from the Scottish Government and organisations such as NACCOM, the 'No Accommodation Network' and the Centre of Homelessness Impact. It has also led to further support and funding from Welsh Government in the form of an annual grant. This enables HJC to support the hosting sector in Wales through grant funding and by developing infrastructure and standards.

Since the situation in Ukraine began, we have been called on by Welsh Government to help inform their approach to accommodating those fleeing Ukraine. As well as providing policy support to help develop the Government's response, we are now undertaking two new projects to support and accommodate people from Ukraine and those hosting them.



# SEEKING SANCTUARY: HOSTING IN WALES

## COMIC RELIEF FUNDING

Housing Justice Cymru (HJC) was successful in leading a consortium of partners to secure a £600,000 grant from Comic Relief for a three-year project to explore accommodation solutions for people with fragile immigration status. Our strand of the work is a hosting project similar to that which Housing Justice runs successfully in London. We recruited a Hosting Programme Coordinator and the partners recruited for a range of roles to cover the accommodation solutions for each strand.

In September 2021, we put in place the policies, procedures and documentation to underpin the project. We made a good start at recruiting hosts who welcome into their home someone in need of a safe place to stay. The process of registering begins with an initial chat to explore whether hosting is right for the household and to consider some of the challenges involved. Then, if the prospective host decides to go ahead, they make an application and personal references are sought. A home visit and DBS check complete the process. When a guest is referred by a partner organisation, most frequently Welsh Refugee Council, an assessment is made as to their suitability for hosting in a private household. Careful matches are made between hosts and

guests, and ongoing support is provided by Housing Justice Cymru staff.

We are able to provide a weekly destitution subsistence payment where this is required, and to assist financially with guests' particular travel or communication needs. We work alongside the referring agency or other partners to consider a move on plan for each guest.

By March 2022, we had recruited 12 hosts in Cardiff, Newport and Wrexham, with a partner organisation hosting in Swansea. At this point, the government announced what became the Homes for Ukraine scheme and six of our hosts switched to that scheme. Many people who were in the process of enquiring or registering also switched to the Scheme and recruitment slowed. As of July 2022, we have 12 hosts in Cardiff and Newport. With Welsh Government asking for new members of the public to come forward for Homes for Ukraine, we are in a challenging position in terms of recruitment. We hope that some of the Homes for Ukraine hosting community will have a successful experience and that we can help them to move forward and continue to make hosting a part of their lives. Many Homes for Ukraine placements are expected to be for six months or longer, so this will take some time to have an impact in this way.



# SEEKING SANCTUARY: HOSTING IN WALES

## **Eight guests accommodated, including:**

- One who is expected to stay for three months
- Two who will be reviewed at three months and are likely to stay longer due to their needs and the success of the placement
- Two who needed a week's stay as a bridge to their move on accommodation
- Three who were accommodated for between one and three nights in an emergency.

## **By immigration status:**

- Three people who have recently been granted refugee status but who have been made homeless from Home Office accommodation with no move on plan
- Three people with refused asylum claims
- One person who was a victim of trafficking who has Leave To Remain but No Recourse to Public Funds
- One person who did not know their immigration status as a result of an abusive relationship which they left.

We have seen how powerful the impact of having a safe and welcoming home is on people who are facing destitution and are at risk of exploitation. The hosts say that they feel well supported by HJC and are able to raise any concerns at an early stage. The guests say that safety has been life-changing and that they are deeply touched by the kindness of their hosts.

## **WELSH GOVERNMENT FUNDING**

In November 2021, HJC was selected by Welsh Government as the lead organisation to provide and expand provision across Wales for accommodating individuals with No Recourse to Public Funds. This was following a feasibility study around accommodating asylum seekers and refused refugees within focused areas Cardiff, Newport, Swansea, and Wrexham. The report by Heather Petch and Tamsin Stirling recommended that HJC had a vital role to

play in mitigating destitution and in making progress towards Welsh Government's commitment to becoming a Nation of Sanctuary.

Our vision at Housing Justice is of a society where everyone has access to a home that truly meets their needs, and although hosting is a temporary solution, there is an emphasis on the development and implementation of a Wales Hosting Standard to ensure that the needs of the individual are heard, listened to, and met, whilst respecting the worth and dignity of every individual supported through the project. Providing accommodation through hosting creates the stability, security, and safety that is pivotal in avoiding/exiting destitution.

The project was launched shortly after the first cases of the Omicron Covid-19 variant were identified in Wales, and although the nation was at 'alert level zero', it has still proven difficult to recruit volunteers to open their homes to accommodate refused refugees and asylum seekers. In addition to the prevailing anxiety remaining around Covid-19, it is an extensive commitment for individuals to volunteer a room in their home for a prolonged, and sometimes unknown, period of time. However, despite the challenges around host recruitment, HJC has registered several individuals and couples over the last few months who are committed to hosting.

Throughout the course of 2021/22, Housing Justice Cymru has worked with key stakeholders to develop hosting infrastructure in Wales by creating policies and procedures around safeguarding, host recruitment, induction and training, referral pathways and partnership agreements. Welcoming foreign nationals brings positives to all, and moving forward into 2022/23, our focus will be on developing hosting infrastructure throughout Wales to ensure that those with No Recourse to Public Funds are given the opportunity to prosper and thrive. We endeavour to utilise the voice of those with lived experience to deliver a project that genuinely meets the needs of the individuals we are supporting.

### From November 2021 to March 2022:

- 13 bedspaces created
- 15 hosts recruited (many of whom have already undergone DBS checks, training, and induction and are well on their way to becoming fully registered hosting placements)
- Seven individuals supported in Swansea, 10 in Cardiff, and eight in Newport
- Four individuals submitted Section 4 or fresh claims to the Home Office.

### SAFEGUARDING INFRASTRUCTURE DEVELOPMENT

A focused outcome of the Welsh Government grant is to develop a robust and consistent safeguarding provision, model, and infrastructure including policies, procedures, and pathways. HJC has finalised the safeguarding policies and procedures and has a robust DBS, boiler check, reference check, ID check, handbook, induction, and risk assessment in place for each recruited host. HJC is collaborating with consortium partners to review, update, and standardise safeguarding policies and procedures within individual organisations. Further plans to develop over-arching Seeking Sanctuary safeguarding policy and procedures, alongside training delivery for consortium members, front-line workers, hosts, other volunteers, and other relevant personnel, are on the horizon. This work, inclusive of risk minimisation and support/referral pathways, will be an essential outcome area within 2022/23.

### MEDIA DEVELOPMENTS

HJC has developed a plethora of media resources including photography, videos, and infographics. Our new photos are of individuals supported through Welsh Government Seeking Sanctuary funding and humanise people seeking sanctuary in Wales. We wanted to move away from darker images and towards a more hopeful, positive style of photography. These images will be used by



organisations within the consortium to generate an interest in hosting, and to enable individuals to portray themselves in the way they want. Instead of the photography setting being 'staged', we captured a genuine moment in an individual's life. The infographics, on the other hand, depict the statistical and harsh reality. Paired together, the images and infographics emphasise that while the experiences of asylum seekers and refugees are extremely traumatic and difficult, individuals fleeing to safety in Wales have hope, resilience, gratitude, and prosperity.

Housing Justice Cymru is glad to be a part of the Welsh Government's Nation of Sanctuary plan, and the team endeavours to learn from the London Hosting programme to undertake best practice and develop a project that accurately and authentically delivers outcomes to a standard that best meets the needs of everyone involved, allowing them to flourish and thrive.



# FAITH IN AFFORDABLE HOUSING IN WALES

**The Faith in Affordable Housing (FIAH) project has received another three years of funding from the Nationwide Foundation. This will enable us to further develop the project, helping it to become more financially sustainable and deliver more social homes across Wales.**

FIAH is continuing to work with the Architectural Heritage Fund (AHF) to undertake pilot schemes with a view to converting non-conformist chapels into affordable homes.

## SECOND HOMES PILOT AREA

The Covid-19 pandemic has highlighted to the wider public the issues faced by people living in areas of Wales with high levels of second home ownership. House prices are inflated to a point where they do not reflect local wage levels and are therefore unaffordable. Private rented accommodation has also been affected as more people have started to holiday in the UK due to the pandemic, and high prices can be garnered by landlords from short-term holiday lets. There is an appetite to tackle this in the new Programme for Government, and a Second Home Pilot area in Dwyfor 2022-2025 is being trialled by Welsh Government on the Llyn Peninsula in Gwynedd. Among measures announced in partnership with Gwynedd County Council, there will be a consultation to increase land transaction tax, which presents more opportunities for RSLs as they be able to access tax relief, making them more competitive. Alongside the pilot, we recognise the opportunity to help supply more new homes by identifying suitable land with our denominational partners for development and to steer independent chapels and policy makers within denominations towards sales off-market to housing associations. We have identified a number of sites from the asset map, as well as one of the AHF chapel projects being located within this area. There are opportunities for developing glebe land with the Church in Wales and chapels / land with Presbyterian and Annibynwyr denominations.

## POST OCCUPANCY EVALUATIONS

In 2021, FIAH had some embryonic conversations with the Cardiff Metropolitan University Housing Studies course leader regarding offering students opportunities to undertake post occupancy evaluations of completed schemes. They would visit the completed properties and meet with residents, completing a standardised questionnaire, devised by Cardiff Met and HJC.

Due to Covid-19 restrictions and staff illness this project became dormant. We believe this work will be of benefit to the project, framework and students, and can influence future schemes. This work will commence in spring 2023.

## CONTINUED WORK WITH KNIGHT FRANK

The mapping software developed in partnership with Knight Frank has been demonstrated to framework partners and civil servants at Welsh Government. There are 4,300 places of worship registered with local authorities across Wales. There are 6,100 titles registered with the land registry which includes the land which holds churches, chapels, church halls, schools, vicarages and other residences owned by denominations, as well as agricultural, glebe and burial land. That equates to 3,200 hectares of land registered to faith groups. 3,200 ha is equivalent to the whole of inner Cardiff, Cardiff Bay and Penarth combined.

Commissioning a company such as Knight Frank has been invaluable for tapping into their vast commercial expertise: they have gone beyond what was originally commissioned as part of their corporate responsibility programme and have used their own marketing budget to commission a promotional video for FIAH.

We invited a number of significant figures to feature in the video, which can be seen at <https://vimeo.com/inthedarkproductions/download/715986029/d0b62041a6>



## FRAMEWORK

We have entered into a partnership with nine housing associations to connect them with churches who have identified redundant land and buildings. The partnership means we work closely with a small selection of housing associations, who we have chosen through a tender process. The organisations we are working with have a community focus, with similar values to Housing Justice and a commitment to true affordability.

## FIAH OPERATIONAL HIGHLIGHTS

In January 2022 we were able to hold an event with Pobl Group and the Church in Wales to celebrate the completion of seven new homes at Pontllanfraith, Caerphilly, on the site of the closed St Mary's Church. Local councillors and new residents were in attendance as well as members of the HJC steering group, Kathy Mohan, and Bishop Cherry Vann of the Diocese of Monmouth.

# CITADEL

**Citadel has been running successfully in Neath Port Talbot and Swansea over the last two years in spite of the effects of the pandemic. We have since introduced a pilot Citadel project in Wrexham which runs until September 2022. Wrexham is in discussions to extend this pilot due to the unique support we offer and the benefits that Citadel provides.**

In November last year we recruited a Citadel Manager to oversee Citadel across the local authority areas and to help further develop the project. Hayley Grist was promoted into this role and we recruited a Citadel coordinator to fill Hayley's role in Neath Port Talbot.

Across the three local authorities, we have 36 active Citadel volunteers who offer support to 51 people on average at any given time. We received 59 referrals from 31st March 2021. Of those referrals, 28 have found permanent accommodation and been helped with practical items for their homes.

Although Citadel continues to be funded via the Housing Support Grant, allocated by the local authority, Housing Justice Cymru has been successful in obtaining further funding from the Coordinated Community Support Programme, The Food Poverty Grant, and the Co-op Community Fund. This grant has allowed us to help the individuals we support with items for their homes (both large and small), helping tenancy sustainment for individuals across both authorities.

*"I just know that they care about how I feel by the way that they are coming to decorate my place so that it looks amazing. I know that they want to give me something to be proud of so that I can look at and say 'I've been through all this stuff in my life but I still deserve to have this space and this is mine'"*  
– supported person.

It has been noted by local authorities that Citadel supports people as part of the rapid re-housing programme as well as providing ongoing floating support. This means that the people we work with are receiving continued support from one volunteer, unlike other services which frequently change support workers - sometimes leading to non-engagement. We have found that the people we support are engaging well due to this model and, as a result of this, our model has been suggested to Welsh Government as a solution for other services.





We are always in the process of recruiting new Citadel volunteers so that we can accommodate and support even more referrals. The pandemic led to slow progress being made in recruiting new volunteers but we are starting to see a slight increase in 2022.

We have continued to receive positive feedback from the people we support and the volunteers.

***"It's been really beneficial since I've been in contact with [volunteer] because I don't have many people in my family and I care for my mother full time so I've lost a lot of friendships...but with [volunteer] it doesn't matter what time of day it is or how I'm feeling...she's always there"***

– supported person.

***"They pointed me in the right direction, I'd never been homeless before, I'd never been in this situation. I didn't know where to start and they pointed me in the right direction for housing lists and so forth"***

– supported person.

***"I think it is helpful that it is a volunteer role as my individual knows I'm not doing this for money"*** – volunteer.

Every six to eight weeks we hold Citadel events for the people we support and our volunteers. We use this time to eat together, share insights with one another, and to provide additional training for the volunteers. This training includes learning about boundaries, listening skills, and how housing options operate. The volunteers have found these sessions hugely useful.



***"I look forward to it! Whenever we meet up, I can't wait, I'm on my way and I get so excited, I'm sat here with a smile all across my face because I know full well that everyone's going to be in such a good mood. It's just getting out and seeing people"***

– supported person.

We are very pleased with what has been achieved with Citadel during the last year. We are working hard to ensure that we can continue to grow in the existing local authorities and look at new partnerships in the future. We are excited to see what will happen in 2022-2023.

***"At the beginning I could have easily plummeted into a deep depression without them, [but] you know they're always the other end of the phone"*** – supported person.

# FUNDRAISING



Housing Justice is very grateful to everyone who has supported us in various different ways over the past financial year. This includes:

#### Grant income from:

- Oak Foundation
- Trust for London
- Lesley Aldridge Trust
- Church Homeless Trust
- London Churches Refugee Fund
- Beatrice Laing Trust
- Mercers
- Department of Levelling Up, Housing and Communities
- Greater London Authority
- Nationwide Foundation
- Welsh Government
- Comic Relief

#### Donations from:

- Individual donors
- Supporters who have fundraised for us
- Churches and Religious Orders
- Legacies (Gifts in Wills)

In 2021/22 we also worked with a professional bid writer who helped us to get match funding for our Hosting programme, and has also advised us on potential funding sources for our Faith in Affordable Housing project. In the last financial year, we spent just 4% of our annual income on fundraising and 96% on our charitable activities. Our Fundraising Sub-Committee continued to oversee fundraising activity and compliance for all funding during 2021/22.

## WHAT PEOPLE ARE SAYING ABOUT US

*"In such a turbulent time coming out of Covid, and the unknowns that all shelters are currently facing, it was really valuable to have such directed, facilitated reflection looking back over the season. It helped us to be analysing what had worked well, while also making us more aware of the state of the homeless system nationally - it's often far too easy to become entirely absorbed with what we're doing and missing what is happening in the greater community and how that affects us, so it's good to have insight there"* - Night Shelter Project.

*"Being a member of Housing Justice is well worth it, especially for the WNS Network meetings"* - Night Shelter Project.

*"We also feel that having an organisation such as Housing Justice on our side and as people we can turn to for support is invaluable so I would like to thank you for helping us out and for being there for us even though the Government support and guidance has been somewhat lacking. Thank you for your help, it is so greatly appreciated"* - Homeless organisation.

*"Although times are challenging, all of us here at [the night shelter] are so excited about delivering the service. This funding has made such a difference to the quality and length of service we are going to be able to offer our guests this time around"* - Night Shelter Project.

*"I want to thank everyone in Housing Justice who has been supporting me through my journey of being homeless. I am forever grateful. You've made me a stronger person. You've been with me through the bad times and I can't thank you enough. You are all part of what I am today. I don't have much to say, may the Lord bless you all. I wish you all good health to continue your good work for others. May you continue to be a blessing to others. God bless"* - hosting guest.

*"I didn't go to church when I was sleeping on the streets because I was self-conscious about my appearance and hygiene; I didn't think the other people at church would want me there or want to be close to me. Now I go to church regularly, and I am proud that I am taking care of myself and I am much more confident. I feel like a different person"* - hosting guest.



## WHAT PEOPLE ARE SAYING ABOUT US

*"Knight Frank partnered with Housing Justice Cymru to assist in the creation of a mapping tool that allows users to identify church-owned land that may be suitable for development into affordable housing, along with other characteristics of the surrounding area including environmental and social factors. This enables Faith In Affordable Housing to focus more strategically on its objectives and helps with stakeholder engagement. Following on from its success in Wales, there is a hope that a similar tool could be created for England"*

- Mike Denicolai, Knight Frank.

*"I was 17 when I arrived in Cardiff and it was really rough. It was really very bad for me as I had no experience, and I was homeless. I don't know where I would be without hosting. My host is a really good person, we talk so that helps me"* – hosting guest.

*"I've been hosting for more than four years now. In that time, I have hosted three different guests... The organisations I have been in touch with have been absolutely fantastic at supporting me, and I know that they are supporting the refugees I host as well"* – host.

*"Thank you firstly for putting on the Forum. I just wanted to say that I have found it really helpful to find out what everyone else has been doing. It has given me some ideas, and I hope I have been able to provide a nugget of information occasionally that was useful to others too. I would really like to see it continue"* – Night Shelter Project.

*"I want to say a huge 'thank you' to Housing Justice. We very much appreciate HJ's Christian basis and have found the Faith Charter so helpful and affirming in underpinning our own approach. The webinars around covid have also been very helpful throughout the pandemic. We appreciate the way you have been able to respond to a changing situation in homeless provision and your research/ publications around this (Case Studies and New Season) have been both inspiring and informative. We also find the forums helpful in terms of staying up to date and learning from others"*  
– Night Shelter Project.

*"The Citadel volunteers are helping me and I feel like my life is coming together. It's like this weight has been lifted off my shoulders. I've got my own little home and I haven't ever experienced that before"* – individual supported by the Citadel programme.

## OUR IMPACT

# £281,385.00

was awarded in the Mayor of London's Equipping Shelters grant programme to successfully move on 198 London shelter network guests before the Spring closure of most projects

HJ Catalyst Workers engaged in hands-on practical support alongside shelter staff and key personnel to help secure affordable and sustainable outcomes



31 projects in London provided 378 Covid-safe bed spaces to deliver these outcomes



We offered a move-on pathway into hosting for 6 people who had previously stayed in 1 or more WNS projects

# 15

We facilitated 15 new hosting placements

## 9 NEW HOST HOUSEHOLDS

welcomed guests into their homes, 3 legacy hosts returned to Housing Justice after a break of at least 6 months

# 131 PROJECTS

were supported by HJ to provide 900 nights of accommodation to over 4200 individuals



14 organisations undertook the Quality Mark process

We facilitated 37 Immigration Advice Referrals from guests in WNS projects via our partnership with The Cardinal Hume Centre



In London we hosted 28 individuals from 16 countries

## OUR PARTNERS



Department for Levelling Up,  
Housing & Communities





The Mrs Smith  
& Mount Trust



# **HOUSING JUSTICE FINANCIAL REVIEW**

**FOR THE YEAR ENDED 31ST MARCH 2022**



# LEGAL AND ADMINISTRATIVE INFORMATION

**Presidents** His Eminence Cardinal Vincent Nichols, Archbishop of Westminster

**Chief Executive** Kathy Mohan OBE

**Charity reg. no.** 294666

**Company reg. no.** CE022450

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Goodsheds Container Village  
Hood Road  
Barry  
CF62 5QU

## BANKERS:

The Royal Bank of Scotland plc  
South Kensington Branch  
29 Old Brompton Road  
London  
SW7 3JE

CCLA Investment Management Ltd  
(COIF Charity Funds)  
80 Cheapside  
London  
EC2V 6DZD



# DETAILED FINANCIAL REPORT

## Details of the organisation's activities for the year are set out in the financial statements on pages 43 to 58.

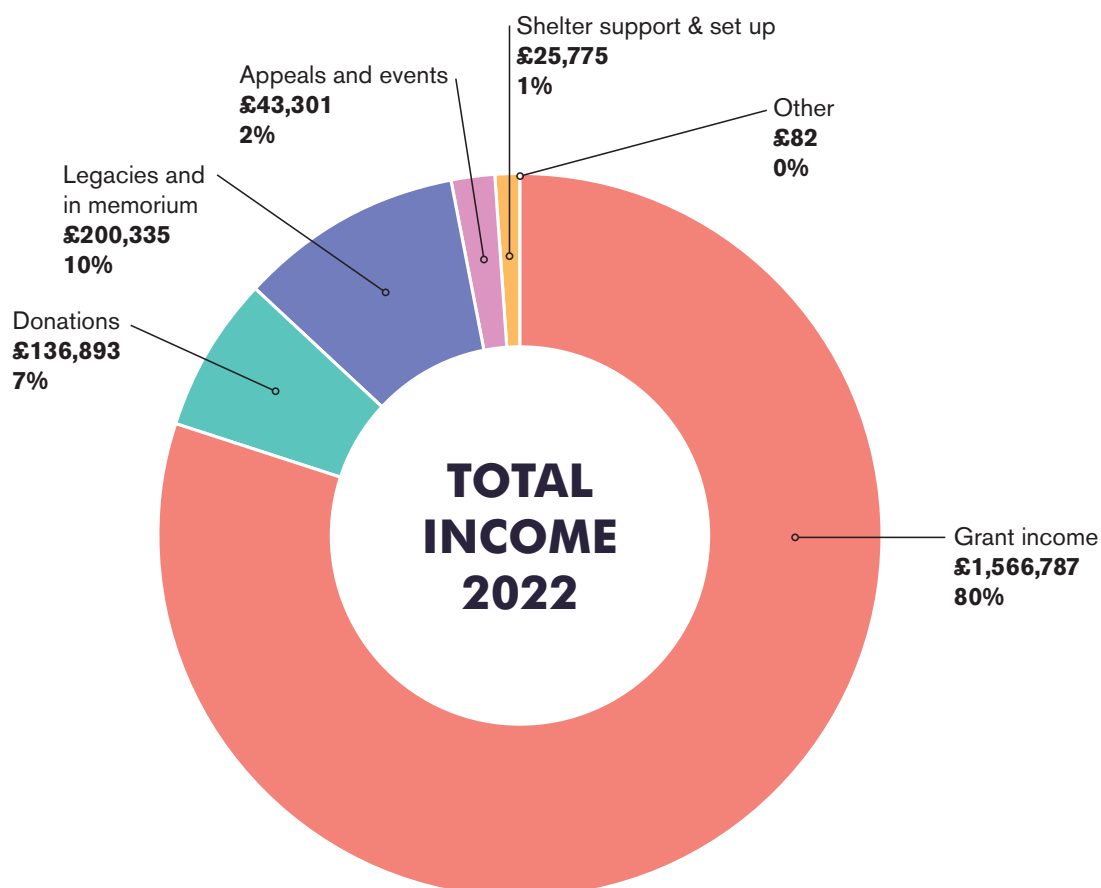
The year ended with a surplus of £162,408 (2021: £492,262), as a result of another very successful fundraising year. This once again demonstrating the affinity our supporters have with our work. As a result, the charity ended the year with total funds of £1,229,010 (2021: £1,066,602) of which £826,127 (2021: £543,186) were unrestricted as to use and £402,883 were restricted as to use (2021: £523,416).

### RESERVES POLICY

The Trustees continue to monitor and update their reserves policy based on an assessment of funds required for current work, development plans and unforeseen circumstances.

Following on from a wider review of the risks the Charity faces, the trustees adopted a new and more appropriate reserves policy in late 2020, which gives a range within which the reserves should fall. This balances the need for prudence considering a large proportion of the new funding accessed during the year is on a rolling annual renewal basis. It also ensures that the reserve range is achievable. The lowest that general reserves should now sit at is redundancy liabilities plus four months operating costs including salaries, whilst the higher end of the range is redundancy liabilities plus six months operating costs including salaries.

As of 31 March 2022 this range sat at £322,160 to £378,873. The year-end general reserves of £826,127 sit comfortably above this range, and so the trustees are happy that this level is adequate and appropriate. Given the ongoing economic environment and uncertainty



over future funding it is also not deemed excessive at this point and there are plans to invest some of this in capacity building over the next twelve months.

The reserve range is re-calculated monthly and year to date performance continues to be measured against these criteria.

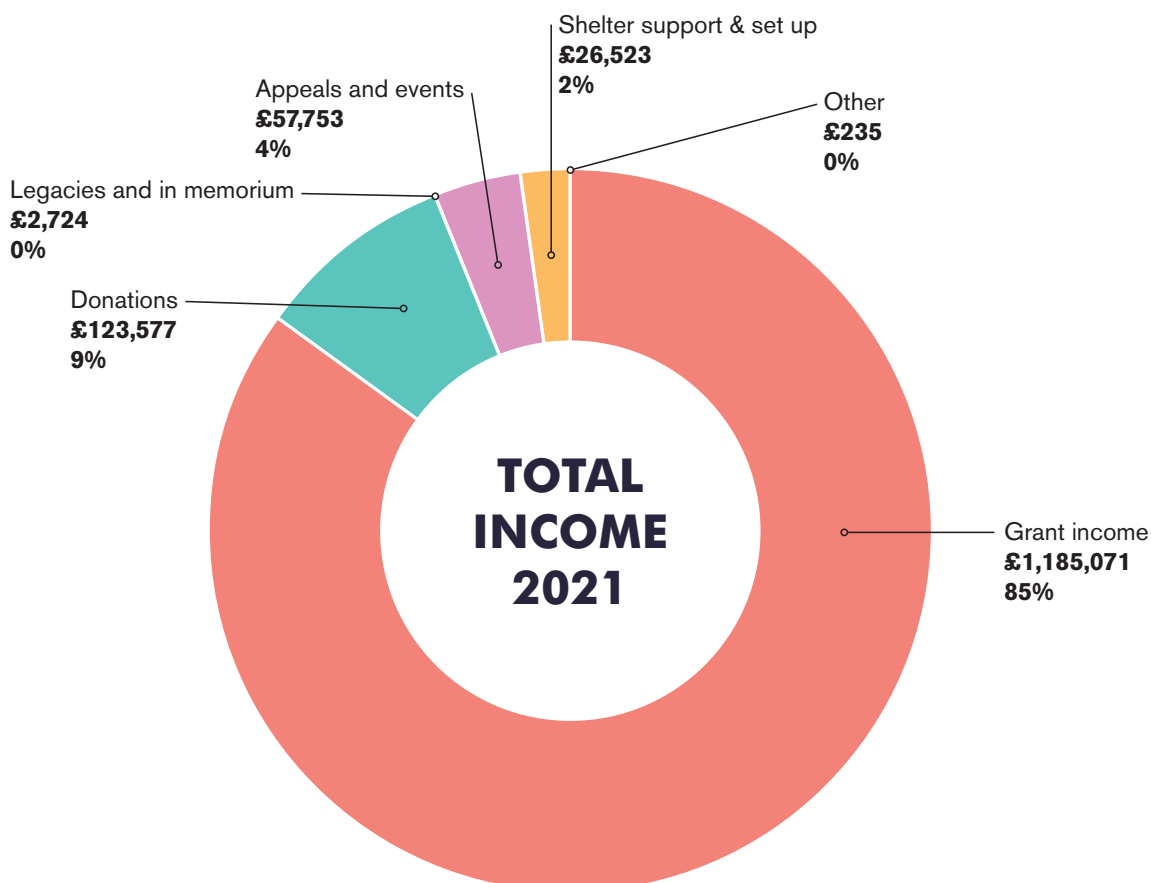
### STATEMENT OF BOARD OF TRUSTEES' RESPONSIBILITIES

The trustees are responsible for preparing the Trustees' Annual Report and the financial statements in accordance with applicable law and regulations. Charity law requires the trustees to prepare financial statements for each financial year. Under that law they are required to prepare the financial statements in accordance with

UK Accounting Standards and applicable law (UK Generally Accepted Accounting Practice), including FRS 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland.

Under charity law the trustees must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the charity and of the excess of income over expenditure for that period. In preparing these financial statements, the trustees are required to:

- Select suitable accounting policies and then apply them consistently
- Make judgements and estimates that are reasonable and prudent.



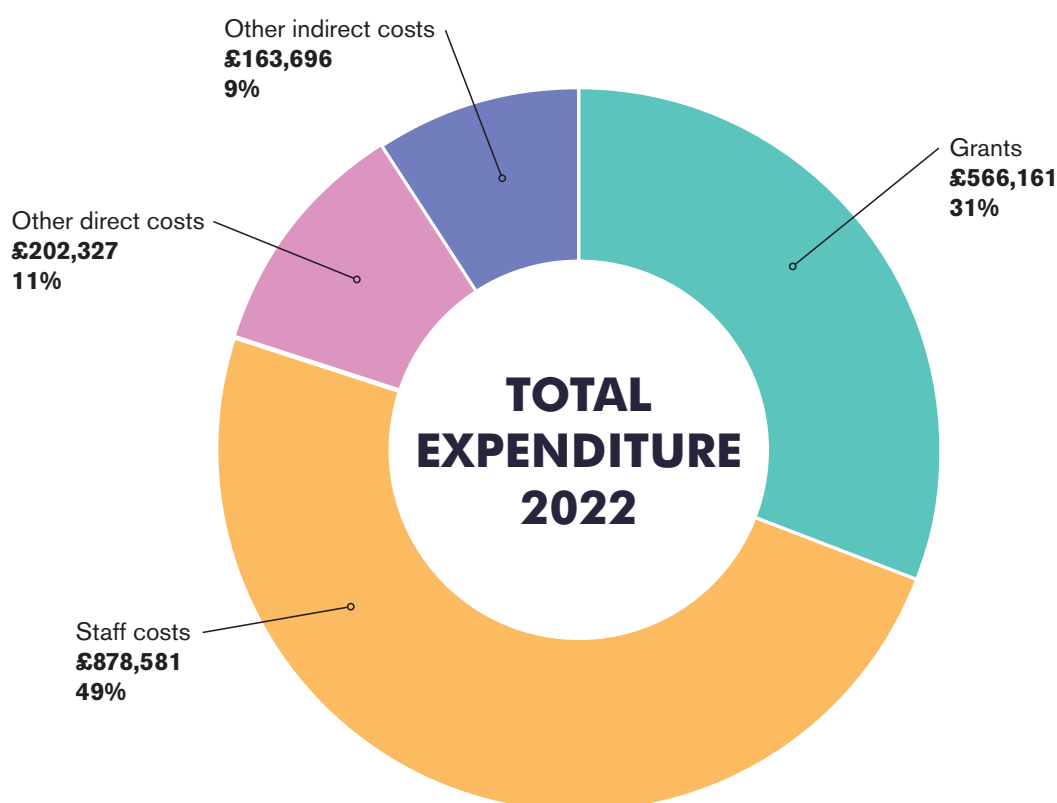
# DETAILED FINANCIAL REPORT

- State whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements; and,
- Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue its activities.

The trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the charity's transactions and disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011. They have general responsibility for taking such steps as are reasonably open to them to safeguard the assets of the charity and to prevent and detect fraud and other irregularities.

The trustees are responsible for the maintenance and integrity of the corporate and financial information included on the charity's website. Legislation in the UK governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions. In addition, the trustees confirm that they are happy that content of the annual review in pages 2 to 39 of this document meet the requirements of the Trustees' Annual Report under charity law.

They also confirm that the financial statements have been prepared in accordance with the accounting policies set out in the notes to the accounts and comply with the charity's governing document, the Charities Act 2011 and Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with FRS 102, The Financial Reporting





Standard applicable in the UK and Republic of Ireland published on 16 July 2014.

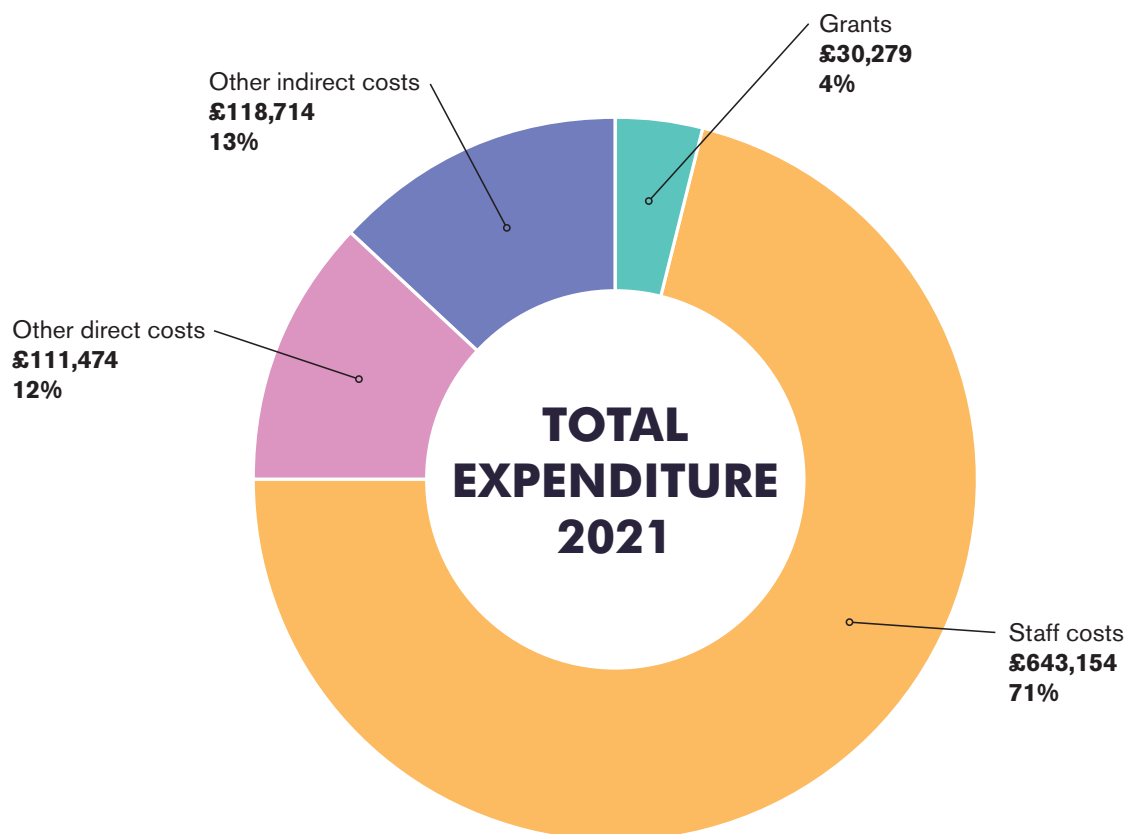
### INFORMATION PROVIDED TO THE AUDITORS

Each of the persons who is a trustee at the date of approval of this report confirms that:

- So far as the trustee is aware, there is no relevant audit information of which the charity's auditors are unaware; and,
- The trustee has taken all the steps he/she ought to have taken as a trustee in order to make himself/herself aware of any relevant audit information and to establish that the charity's auditors are aware of that information.

On 15th December 2021, Haines Watts LLP were appointed as Housing Justice's auditors.

This report was approved and authorised for issue by the Board of Trustees on 28th September 2022 and signed on its behalf by:



# INDEPENDENT AUDITOR'S REPORT TO THE BOARD OF TRUSTEES OF HOUSING JUSTICE

## OPINION

We have audited the financial statements of Housing Justice (the 'charity') for the year ended 31 March 2022 which comprise the statement of financial activities, balance sheet, statement of cash flows and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- Give a true and fair view of the state of the charity's affairs as at 31 March 2022, and of its incoming resources and application of resources, including its income and expenditure, for the year then ended
- Have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice
- Have been prepared in accordance with the requirements of the Charities Act 2011.

## BASIS FOR OPINION

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

## CONCLUSIONS RELATING TO GOING CONCERN

In auditing the financial statements, we have concluded that the directors' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the directors with respect to going concern are described in the relevant sections of this report.

## OTHER INFORMATION

The trustees are responsible for the other information. The other information comprises the information included in the trustees' annual report, other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

## **MATTERS ON WHICH WE ARE REQUIRED TO REPORT BY EXCEPTION**

We have nothing to report in respect of the following matters in relation to which the Charities (Accounts and Reports) Regulations 2008 require us to report to you if, in our opinion:

- The information given in the financial statements is inconsistent in any material respect with the trustees' report; or
- The charity has not kept adequate accounting records; or
- The financial statements are not in agreement with the accounting records and returns; or
- We have not received all the information and explanations we require for our audit.

## **RESPONSIBILITIES OF TRUSTEES**

As explained more fully in the trustees' responsibilities statement set out on pages 37 to 39, the trustees are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the trustees are responsible for assessing the charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the charity or to cease operations, or have no realistic alternative but to do so.

## **AUDITOR'S RESPONSIBILITIES FOR THE AUDIT OF THE FINANCIAL STATEMENTS**

We have been appointed as auditor under section 144 of the Charities Act 2011 and report in accordance with regulations made under section 154 of that Act.

The objectives of our audit are to identify and assess the risks of material misstatement of the financial

statements due to fraud and error; to obtain sufficient appropriate audit evidence regarding the assessed risks of material misstatement due to fraud or error; and to respond appropriately to those risks. Owing to the inherent limitations of an audit, there is an unavoidable risk that material misstatements in the financial statements may not be detected, even though the audit is properly planned and performed in accordance with the ISAs (UK).

In identifying and assessing risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, our procedures included the following:

- We obtained an understanding of the legal and regulatory frameworks applicable to the charity and the sector in which it operates. We determined that the following laws and regulations were most significant: The Charities Act 2011, UK GAAP, Occupational Health and Safety regulations, the Data Protection Act.
- We obtained an understanding of how the charity are complying with those legal and regulatory frameworks and made enquiries to the management of known or suspected instances of fraud and non-compliance with laws and regulations. We corroborated our enquiries through our review of board minutes, other relevant meeting minutes and review of correspondence with regulatory bodies where appropriate.
- We assessed the susceptibility of the charity's financial statements to material misstatement, including how fraud might occur. Audit procedures performed by the audit team included:
  - Identifying and assessing the controls management has in place to prevent and detect fraud
  - Understanding how those charged with governance considered and addressed the potential for override of controls or other inappropriate influence over the financial reporting process



# INDEPENDENT AUDITOR'S REPORT TO THE BOARD OF TRUSTEES OF HOUSING JUSTICE

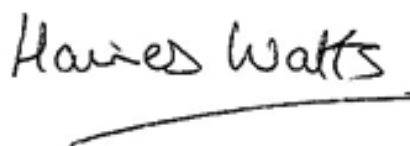
- Challenging assumptions and judgments made by management in its significant accounting estimates and judgments
- Identifying and testing journal entries, in particular journal entries posted with unusual account combinations; and
- Assessing the extent of compliance with the relevant laws and regulations.

There are inherent limitations in the audit procedures described above and the further removed non-compliance with laws and regulations are from the events and transactions reflected in the financial statements, the less likely we would become aware of it. Also, the risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error, as fraud may involve deliberate concealment by, for example, forgery or intentional misrepresentations, or through collusions.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at [www.frc.org.uk/auditorsresponsibilities](http://www.frc.org.uk/auditorsresponsibilities). This description forms part of our Report of the Auditors.

## USE OF OUR REPORT

This report is made solely to the charity's trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the charity's trustees those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity and the charity's trustees as a body, for our audit work, for this report, or for the opinions we have formed.



**Shaun Brownsmith FCA**  
(Senior Statutory Auditor)

For and on behalf of  
Haines Watts (Berkhamsted) Limited

4 Claridge Court  
Lower Kings Road  
Berkhamsted  
Hertfordshire HP4 2AF

Date: 15 November 2022

# STATEMENT OF FINANCIAL ACTIVITIES

## INCORPORATING THE INCOME & EXPENDITURE ACCOUNT AND THE STATEMENT OF RECOGNISED GAINS & LOSSES

FOR THE YEAR ENDED 31 MARCH 2022

		Unrestricted Funds 2022 £	Restricted Funds 2022 £	Total Funds 2022 £	Total Funds 2021 £
	Notes				
<b>Income from:</b>					
Donations	2	399,289	1,548,027	1,947,316	1,369,125
Charitable activities	3	25,775	-	25,775	26,523
Investments*		82	-	82	235
<b>Total income</b>		<b>425,146</b>	<b>1,548,027</b>	<b>1,973,173</b>	<b>1,395,883</b>
<b>Expenditure on:</b>					
Raising funds	4 & 5	66,485	8,725	75,210	40,912
Charitable activities:					
Church & community night shelters	4 & 6	48,514	1,248,899	1,297,413	619,416
Faith in affordable housing	4 & 6	14,944	105,472	120,416	120,127
Hosting	4 & 6	12,262	305,464	317,726	123,166
<b>Total expenditure</b>		<b>142,205</b>	<b>1,668,560</b>	<b>1,810,765</b>	<b>903,621</b>
<b>Net income/(expenditure)</b>		<b>282,941</b>	<b>(120,533)</b>	<b>162,408</b>	<b>492,262</b>
Transfer between funds	12	-	-	-	-
<b>Net movement in funds</b>		<b>282,941</b>	<b>(120,533)</b>	<b>162,408</b>	<b>492,262</b>
<b>Reconciliation of funds:</b>					
Total funds brought forward	12 & 13	543,186	523,416	1,066,602	574,340
Total funds carried forward	12 & 13	826,127	402,883	1,229,010	1,066,602

\*All income from investments and other sources was unrestricted in both the current and prior year.  
The notes on pages 46 to 57 form part of the financial statements.

# BALANCE SHEET

AS AT 31 MARCH 2022

	Notes	£	Total funds 2022 £	Total funds 2021 £
<b>Fixed assets</b>				
Tangible assets	9		1,971	246
<b>Current assets</b>				
Debtors and prepayments	10	173,289	40,708	
Cash at bank and in hand		1,233,467	1,135,711	
		<u>1,406,756</u>	<u>1,176,419</u>	
<b>Creditors:</b> amounts falling due within one year	11	(179,717)	(110,063)	
<b>Net current assets</b>			<u>1,227,039</u>	1,066,356
<b>Net assets</b>			<u>1,229,010</u>	<u>1,066,602</u>
<b>Funds of the charity</b>				
Restricted funds	12 & 13		402,883	523,416
Unrestricted funds:				
Designated funds				
General funds	12 & 13	826,127	543,186	
		<u>826,127</u>	<u>543,186</u>	
		<u>1,229,010</u>	<u>1,066,602</u>	

The notes on pages 46 to 57 form part of the financial statements.

They were approved and authorised for issue by the Board of Trustees on 28th September 2022 and signed on their behalf by:



**Krishanti Shah**  
Trustee

# STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED 31 MARCH 2022

	Total funds 2022 £	Total funds 2021 £
<b>Cash flows from operating activities:</b>		
Net income/(expenditure) for period (as per SOFA)	162,408	492,262
Adjustments for:		
Depreciation charges	544	422
(Increase)/decrease in gift aid due	(7,535)	8,209
(Increase)/decrease in trade debtors and other debtors	(122,273)	73,200
(Increase)/decrease in prepayments	(2,773)	(2,495)
Increase/(decrease) in accounts payables	25,541	(10,648)
Increase/(decrease) in HMRC and other payables	9,605	884
Increase/(decrease) in grants payables	(1,000)	1,000
Increase/(decrease) in accruals	(8,592)	8,754
Increase/(decrease) in deferred revenue	44,100	58,117
	(62,383)	137,443
<b>Net cash used in operating activities</b>	<b>100,025</b>	<b>629,705</b>
<b>Cash flows from investing activities:</b>		
Purchase of fixed assets	(2,269)	-
<b>Net cash used in investing activities</b>	<b>(2,269)</b>	<b>-</b>
<b>Net cash used in financing activities</b>	<b>-</b>	<b>-</b>
<b>Change in cash and cash equivalents in period</b>	<b>97,756</b>	<b>629,705</b>
<b>Cash and cash equivalents at the beginning of the period</b>	<b>1,135,711</b>	<b>506,006</b>
<b>Cash and cash equivalents at the end of the period</b>	<b>1,233,467</b>	<b>1,135,711</b>
<b>Cash and cash equivalents:</b>		
	Total funds 2022 £	Total funds 2021 £
Cash in hand	1,233,467	1,135,711
	<b>1,233,467</b>	<b>1,135,711</b>

The notes on pages 46 to 57 form part of the financial statements.



# NOTES TO THE FINANCIAL STATEMENTS

AS AT 31 MARCH 2022

## 1. ACCOUNTING POLICIES

### BASIS OF PREPARATION OF THE FINANCIAL STATEMENTS

The financial statements have been prepared in accordance with 'Charities SORP (FRS 102) - Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) second edition (effective 1 January 2019)', the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Charities Act 2011.

The effect of any event relating to the year ended 31 March 2022, which occurred before the date of approval of the financial statements by the Board of Trustees has been included in the financial statements to the extent required to show a true and fair view of the state of affairs at 31 March 2022 and the results for the year ended on that date.

The functional currency of the Charity is sterling and amounts in the financial statements are rounded to the nearest pound.

### GOING CONCERN

The financial statements have been prepared on the going concern basis as the Board of Trustees is confident that future reserves and future income is more than sufficient to meet current commitments. There are no material uncertainties that impact this assessment, and the ongoing COVID-19 pandemic has no impact on this assessment.

### LEGAL STATUS

Housing Justice is a charitable incorporated organisation registered in England & Wales and meets the definition of a public benefit entity. The registered office is Unit 2.11, The Foundry, 17 Oval Way, London, SE11 5RR.

### FUND ACCOUNTING

General funds are unrestricted funds which are available for use at the discretion of the Trustees in furtherance of the general objectives of the Charity and which have not been designated for other purposes.

Designated funds comprise of unrestricted funds that have been set aside by the Trustees for particular purposes. The aim and use of each designated fund are set out in note 12 of the financial statements.

Restricted funds are funds that are to be used in accordance with specific restrictions imposed by donors or that have been raised by the Charity for particular purposes. The cost of raising and administering such funds are charged against the specific fund. The aim and use of each restricted fund is set out in note 12 of the financial statements.

### INCOME

Income is recognised when the charity has entitlement to the funds, any performance indicators attached to the item(s) of income have been met, it is probable that the income will be received, and the amount can be measured reliably.

Donations and membership fees are recognised in full in the Statement of Financial Activities when entitled, receipt is probable and when the amount can be quantified with reasonable accuracy. Gift aid receivable is included when claimable.

Grant income is credited to the Statement of Financial Activities when received or receivable whichever is earlier, unless the grant relates to a future period, in which case it is deferred.

Legacy income is only recognised when receipt is highly probable, and the amount can be reliably measured.

Income from charitable activities is credited to the Statement of Financial Activities when received or receivable whichever is earlier, unless it relates to a specific future period or event, in which case it is deferred.

### **EXPENDITURE AND IRRECOVERABLE VAT**

All expenditure is accounted for on an accruals basis and has been included under expense categories that aggregate all costs for allocation to activities.

Indirect costs, including governance costs, which cannot be directly attributed to activities, are allocated proportionate to direct staff costs allocated to each project area, as outlined in note 5 of the financial statements.

Irrecoverable VAT is charged against the category of expenditure for which it was incurred.

### **GRANTS PAYABLE**

Grants to organisations consists of grants awarded to other charities for night shelter work in London as well as small grants made to destitute migrants. They are recognised as expenditure at the point a legal or constructive obligation to make the grant has been formed – this is normally at the point at which the grant agreement is signed at the start of the season for grants to other charities, and at the point the payment is made for grants to destitute migrants.

### **TANGIBLE FIXED ASSETS AND DEPRECIATION**

All assets costing more than £500 are capitalised unless funded by restricted funds.

Tangible fixed assets are stated at cost less depreciation. Depreciation is provided at rates calculated to write off the cost of fixed assets, less

their residual value, over their useful life, on a straight-line basis. The useful life used is:

Computer equipment	3 years
--------------------	---------

### **OPERATING LEASES**

Rentals payable under operating leases are taken to the statement of financial activities on a straight-line basis over the lease term.

### **PENSIONS**

Housing Justice operates a defined contribution pension scheme. Pension contributions are charged to the statement of financial activities when due and payable. These contributions are invested separately from the charity's assets.

### **CASH AT BANK AND IN HAND**

Cash at bank and in hand includes cash in hand, deposits with banks and funds that are readily convertible into cash at, or close to, their carrying values, but are not held for investment purposes.

### **SHORT TERM INVESTMENTS**

Short term investments include funds that are held on short term deposit for investment purposes with CCLA Investment Management Limited and earn interest only.

### **DEBTORS AND PREPAYMENTS**

Trade and other debtors are recognised at the settlement amount after any trade discount is applied. Prepayments are valued at the amount prepaid net of any trade discounts due.

### **CREDITORS**

Creditors are recognised where the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party, and the amount due to settle the obligation can be measured or estimated reliably.

# NOTES TO THE FINANCIAL STATEMENTS

## CRITICAL ESTIMATES AND JUDGEMENTS

In preparing financial statements it is necessary to make certain judgements, estimates and assumptions that affect the amounts recognised in the financial statements. The annual depreciation charge for property, plant and equipment is sensitive to changes in useful economic lives and residual values of assets. These are reassessed annually. In the view of the Trustees in applying the accounting policies adopted, no judgements were required that have a significant effect on the amounts recognised in the financial statements nor do any estimates or assumptions made carry a significant risk of material adjustment in the next financial year.

## FINANCIAL INSTRUMENTS

Basic financial instruments are measured at amortised cost other than investments which are measured at fair value.

## 2. INCOME FROM DONATIONS & LEGACIES

	Unrestricted Funds 2022 £	Restricted Funds 2022 £	Total Funds 2022 £
Grant income	39,171	1,527,616	1,566,787
Donations	116,482	20,411	136,893
Legacies and in memorium	200,335	-	200,335
Appeals and events	43,301	-	43,301
	<b>399,289</b>	<b>1,548,027</b>	<b>1,947,316</b>

Included within grant income for 2021/22 is £125,000 from Welsh Government's Homelessness Prevention Programme.

	Unrestricted Funds 2021 £	Restricted Funds 2021 £	Total Funds 2021 £
Grant income	144,770	1,040,301	1,185,071
Donations	119,401	4,176	123,577
Legacies and in memorium	2,724	-	2,724
Appeals and events	57,683	70	57,753
	<b>324,578</b>	<b>1,044,547</b>	<b>1,369,125</b>

### 3. INCOME FROM CHARITABLE ACTIVITIES

	Unrestricted Funds 2022 £	Restricted Funds 2022 £	Total Funds 2022 £
Shelter support & set up	25,775	-	25,775
	<b>25,775</b>	<b>-</b>	<b>25,775</b>
	Unrestricted Funds 2021 £	Restricted Funds 2021 £	Total Funds 2021 £
Shelter support & set up	26,523	-	26,523
	<b>26,523</b>	<b>-</b>	<b>26,523</b>

### 4. TOTAL EXPENDITURE

	Grants paid 2022 £	Direct staff costs 2022 £	Direct other costs 2022 £	Indirect staff costs 2022 £	Indirect other costs 2022 £	Total Funds 2022 £
Raising funds	-	55,954	8,872	3,585	6,799	75,210
Charitable activities						
Preventing homelessness	470,366	546,580	101,344	61,835	117,288	1,297,413
Faith in affordable housing	-	71,209	32,582	5,739	10,886	120,416
Hosting	95,795	118,536	59,529	15,143	28,723	317,726
	<b>566,161</b>	<b>792,279</b>	<b>202,327</b>	<b>86,302</b>	<b>163,696</b>	<b>1,810,765</b>
	Grants paid 2021 £	Direct staff costs 2021 £	Direct other costs 2021 £	Indirect staff costs 2021 £	Indirect other costs 2021 £	Total Funds 2021 £
Raising funds	-	24,722	6,698	4,117	5,375	40,912
Charitable activities						
Preventing homelessness	5,314	420,578	49,817	62,331	81,376	619,416
Faith in affordable housing	-	59,119	33,138	12,088	15,782	120,127
Hosting	24,965	47,805	21,821	12,394	16,181	123,166
	<b>30,279</b>	<b>552,224</b>	<b>111,474</b>	<b>90,930</b>	<b>118,714</b>	<b>903,621</b>



# NOTES TO THE FINANCIAL STATEMENTS

## 4. TOTAL EXPENDITURE *(continued from previous page)*

Indirect costs, including governance costs, which cannot be directly attributed to activities, were allocated between cost centres proportionate to the direct costs allocated to those activities.

An analysis of costs of raising funds split between restricted and unrestricted funds can be found in note 5.

An analysis of charitable activities split between restricted and unrestricted funds can be found in note 6.

A full list of grants made in the year is available from the registered office address on request.

Indirect costs is broken down as follows:

	<b>Total costs 2022 £</b>	<b>Total costs 2021 £</b>
Indirect staff costs	<b>86,302</b>	90,930
Other staff and HR costs	<b>28,973</b>	8,528
Finance & admin costs	<b>52,529</b>	40,333
Premises costs	<b>29,399</b>	28,406
Communication and database costs	<b>2,376</b>	6,060
IT costs	<b>35,295</b>	21,355
Governance costs	<b>15,124</b>	14,032
	<b>249,998</b>	209,644

Governance costs includes:

	<b>Total costs 2022 £</b>	<b>Total costs 2021 £</b>
Statutory audit	<b>3,402</b>	3,402
Trustee expenses	<b>43</b>	260
Insurance	<b>8,608</b>	7,180
Other	<b>3,071</b>	3,190
	<b>15,724</b>	14,032

## 5. EXPENDITURE ON RAISING FUNDS

	Unrestricted Funds 2022 £	Restricted Funds 2022 £	Total Funds 2022 £
Direct salaries	47,940	8,014	55,954
Direct other costs	8,861	11	8,872
Indirect costs	9,684	700	10,384
	<b>66,485</b>	<b>8,725</b>	<b>75,210</b>

	Unrestricted Funds 2021 £	Restricted Funds 2021 £	Total Funds 2021 £
Direct salaries	16,168	8,554	24,722
Direct other costs	6,666	32	6,698
Indirect costs	8,386	1,106	9,492
	<b>31,220</b>	<b>9,692</b>	<b>40,912</b>

## 6. EXPENDITURE ON CHARITABLE ACTIVITIES

	Unrestricted Funds 2022 £	Restricted Funds 2022 £	Total Funds 2022 £
Homelessness prevention			
Grants	-	470,366	470,366
Direct salaries	-	546,580	546,580
Direct other costs	-	101,344	101,344
Indirect costs	48,514	130,609	179,123
	<b>48,514</b>	<b>1,248,899</b>	<b>1,297,413</b>
Faith in affordable housing			
Direct salaries	-	71,209	71,209
Direct other costs	11,641	20,941	32,582
Indirect costs	3,303	13,322	16,625
	<b>14,944</b>	<b>105,472</b>	<b>120,416</b>
Hosting			
Grants	-	95,795	95,795
Direct salaries	-	118,536	118,536
Direct other costs	465	59,064	59,529
Indirect costs	11,797	32,069	43,866
	<b>12,262</b>	<b>305,464</b>	<b>317,726</b>
	<b>75,720</b>	<b>1,659,835</b>	<b>1,735,555</b>

# NOTES TO THE FINANCIAL STATEMENTS

## 6. EXPENDITURE ON CHARITABLE ACTIVITIES *(continued from previous page)*

	<i>Unrestricted Funds 2021 £</i>	<i>Restricted Funds 2021 £</i>	<i>Total Funds 2021 £</i>
Homelessness prevention			
Grants	-	5,314	5,314
Direct salaries	2,838	417,740	420,578
Direct other costs	106	49,711	49,817
Indirect costs	49,498	94,209	143,707
	<u>52,442</u>	<u>566,974</u>	<u>619,416</u>
Faith in affordable housing			
Direct salaries	-	59,119	59,119
Direct other costs	-	33,138	33,138
Indirect costs	12,799	15,071	27,870
	<u>12,799</u>	<u>107,328</u>	<u>120,127</u>
Hosting			
Grants	-	24,965	24,965
Direct salaries	125	47,680	47,805
Direct other costs	-	21,821	21,821
Indirect costs	8,832	19,743	28,575
	<u>8,957</u>	<u>114,209</u>	<u>123,166</u>
	<u>74,198</u>	<u>788,511</u>	<u>862,709</u>

## 7. STAFF NUMBERS AND COSTS

	<i>Total costs 2022 £</i>	<i>Total costs 2021 £</i>
Gross salaries	766,212	569,910
Employer's national insurance	75,898	54,977
Employer's pension	36,471	18,267
	<u>878,581</u>	<u>643,154</u>

The average headcount during the period was 21 persons (2021: 16 persons).

One employee received employee benefits of between £60,000 and £69,999 (2021: one) and one employee received benefits of between £70,000 and £79,999 (2021: Nil).

The total remuneration paid to key management personnel during the year was £188,193 (2021: £184,783).

## 8. PENSION COSTS

The charity operates a defined contribution pension scheme. The assets of the schemes are held separately from those of the charity in independently administered funds. Contributions payable by the charity amounted to £36,471 (2021: £18,267).

Contributions totalling £5,481 (2021: £1,548) were outstanding at year end.

Pension costs are allocated between activities and funds on the same basis as relevant salary costs.

## 9. TANGIBLE FIXED ASSETS

	Computer equipment £	Total £
<b>Cost</b>		
At 1 April 2021	1,266	1,266
Additions in year	2,269	2,269
Disposals in year	-	-
At 31 March 2022	<u>3,535</u>	<u>3,535</u>
<b>Depreciation</b>		
At 1 April 2021	1,020	1,020
Charge for year	544	544
At 31 March 2022	<u>1,564</u>	<u>1,564</u>
<b>Net book value</b>		
At 1 April 2021	246	246
At 31 March 2022	<u>1,971</u>	<u>1,971</u>

## 10. DEBTORS AND PREPAYMENTS

	Total funds 2022 £	Total funds 2021 £
Gift aid due	8,841	1,306
Rent deposit	2,315	2,315
Trade debtors	29,406	19,095
Accrued income	125,000	13,038
Prepayments	7,727	4,954
	<u>173,289</u>	<u>40,708</u>



# NOTES TO THE FINANCIAL STATEMENTS

## 11. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	<b>Total funds 2022 £</b>	<i>Total funds 2021 £</i>
Interest free loan	<b>5,000</b>	5,000
Accounts payable	<b>33,167</b>	7,626
HMRC payable	<b>22,517</b>	15,580
Grants payable to other organisations	-	1,000
Other creditors	<b>6,629</b>	3,961
Accruals	<b>4,662</b>	13,254
Deferred revenue	<b>107,742</b>	63,642
	<b>179,717</b>	110,063

Deferred revenue is made up as follows:

	<b>Total funds 2022 £</b>	<i>Total funds 2021 £</i>
Balance brought forward	<b>63,642</b>	5,525
Released as income in period	<b>(63,642)</b>	(5,525)
Deferred in period	<b>107,742</b>	63,642
Balance carried forward	<b>107,742</b>	63,642

## 12. ANALYSIS OF CHARITY FUNDS

	Balance brought forward 2022 £	Income for the period 2022 £	Expenditure in the period 2022 £	Transfer between funds 2022 £	Balance carried forward 2022 £
<b>Unrestricted funds</b>	<b>543,186</b>	<b>425,146</b>	<b>(142,205)</b>	<b>-</b>	<b>826,127</b>
<b>Restricted funds</b>					
Faith in Affordable Housing - Wales	508	119,097	(100,312)	-	19,293
Faith in Affordable Housing - England	-	29,243	(5,625)	-	23,618
Church & Community Night Shelters - England	72,990	263,085	(321,996)	-	14,079
Church & Community Night Shelters - Wales	111,972	133,484	(137,144)	-	108,312
Seeking Sanctuary - Wales	-	210,420	(123,875)	-	86,545
Equipping shelters	28,235	267,731	(288,935)	50,884	57,915
GLA - Spring Transitions Fund	205,222	-	(205,222)	-	-
GLA - Move On Fund	-	332,000	(281,116)	(50,884)	-
Night Shelters and Hosting for Women	30,668	-	-	-	30,668
Destitute migrant subsistence	3,085	18,350	(16,622)	-	4,813
HJ Cymru	26,977	19,625	(22,487)	-	24,115
Hosting Project London	40,040	154,992	(165,226)	-	29,806
Other	3,719	-	-	-	3,719
<b>Restricted funds</b>	<b>523,416</b>	<b>1,548,027</b>	<b>(1,668,560)</b>	<b>-</b>	<b>402,883</b>
<b>Total funds</b>	<b>1,066,602</b>	<b>1,973,173</b>	<b>(1,810,765)</b>	<b>-</b>	<b>1,229,010</b>

The **Faith in Affordable Housing** fund includes donations to support projects to promote affordable housing.

The **Church and Community Night Shelters** fund contains donations for supporting night shelters within England and Wales respectively, apart from those marked as for work with women in shelters. This consists of a mix of funds from statutory bodies, trusts and public fundraising.

The **Seeking Sanctuary** pot includes donations and grants for supporting homeless individuals with No Recourse to Public Funds in Wales.

The **Equipping Shelters** funds relate to an amount received from the Greater London Authority to help equip night shelters across London, including through grant funding.

The **Spring Transitions** programme funds relate to an amount received from the Greater London Authority to provide micro-grants to shelter networks across London during Spring 2021 – the grants were paid out in April 2021.

The **Move On Fund** funds relate to an amount received from the Greater London Authority to provide grants to night shelters and similar projects across London to support beneficiaries moving into more permanent accommodation.

# NOTES TO THE FINANCIAL STATEMENTS

## 12. ANALYSIS OF CHARITY FUNDS (continued from previous page)

The **Night Shelters and Hosting for Women** funds relate to an amount received from the Archdiocese of Birmingham as the result of a sale of premises previously used to provide shelter to vulnerable women. The proceeds are therefore restricted to work Housing Justice carries out with female beneficiaries.

The **Hosting Project London** funds are to support the work with host families supporting destitute migrants across London.

The **Destitute Migrant Subsistence** funds includes donations and grants to provide subsistence allowances to destitute migrants within the UK.

The **HJ Cymru** pot includes donations and grants for supporting Housing Justice Cymru's work throughout Wales.

**Other** funds are to be used for work in North West England.

	Balance brought forward 2021 £	Income for the period 2021 £	Expenditure in the period 2021 £	Transfer between funds 2021 £	Balance carried forward 2021 £
<b>Unrestricted funds</b>	297,268	351,336	(105,418)	-	543,186
<b>Restricted funds</b>					
Faith in Affordable Housing - Wales	11,631	92,925	(104,048)	-	508
Church & Community Night Shelters - England	12,905	212,500	(152,415)	-	72,990
Church & Community Night Shelters - Wales	112,373	119,469	(119,870)	-	111,972
Equipping shelters	52,740	244,888	(301,344)	31,951	28,235
GLA - Spring Transitions Fund	-	205,222	-	-	205,222
GLA - Winter Programme Fund	32,956	-	(1,005)	(31,951)	-
Night Shelters and Hosting for Women	30,668	-	-	-	30,668
No Recourse to Public Funds	7,580	14,532	(22,112)	-	-
Destitute migrant subsistence	8,450	12,450	(17,815)	-	3,085
HJ Cymru	4,050	31,870	(8,943)	-	26,977
Hosting Project London	-	110,691	(70,651)	-	40,040
Other	3,719	-	-	-	3,719
<b>Restricted funds</b>	277,072	1,044,547	(798,203)	-	523,416
<b>Total funds</b>	574,340	1,395,883	(903,621)	-	1,066,602

The **Winter Programme Fund** funds relate to an amount received from the Greater London Authority to provide grants to night shelters and similar projects across London.

### 13. ANALYSIS OF NET ASSETS

	Unrestricted Funds 2022 £	Restricted Funds 2022 £	Total Funds 2022 £
Tangible fixed assets	1,971	-	1,971
Current assets	896,131	510,625	1,406,756
Creditors	(71,975)	(107,742)	(179,717)
	<b>826,127</b>	<b>402,883</b>	<b>1,229,010</b>

	Unrestricted Funds 2021 £	Restricted Funds 2021 £	Total Funds 2021 £
Tangible fixed assets	246	-	246
Current assets	589,361	587,058	1,176,419
Creditors	(46,421)	(63,642)	(110,063)
	<b>543,186</b>	<b>523,416</b>	<b>1,066,602</b>

### 14. TRUSTEE REMUNERATION

During the year, no trustee received any remuneration (2021: £NIL). No members of the Board of Trustees received reimbursement of travel and subsistence expenses in 2022 (2021: 2 members - £260).

### 15. RELATED PARTY TRANSACTIONS

During the year there were no transactions carried out with related parties (2021: £NIL).



# NOTES TO THE FINANCIAL STATEMENTS


## 16. OTHER FINANCIAL COMMITMENTS


At 31 March 2022, the Charity had future minimum lease payments under non-cancellable operating leases as set out below:


	Land and buildings 2022 £	Office equipment 2022 £	Land and buildings 2021 £	Office equipment 2021 £
Operating lease due within:				
within one year	9,260	-	9,260	-
within two to five years	-	-	-	-
	<b>9,260</b>	<b>-</b>	<b>9,260</b>	<b>-</b>





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