



**HOUSING
JUSTICE**



HOUSING JUSTICE **ANNUAL REPORT** **AND ACCOUNTS**

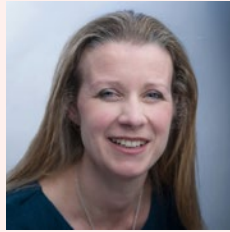
FOR THE YEAR ENDED 31ST MARCH 2023

Charity number: 294666

HOUSING JUSTICE TRUSTEES



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NICHOLS**
President



RACHEL LAMPARD
President



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ROB WICKHAM**
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JOANNA SHAH**
Treasurer and Chair of
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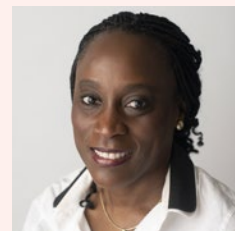
JOE NICHOLSON
Trustee and Chair
of Fundraising Sub Committee
– left January 2023



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Trustee



RICHARD DRAKE
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OLAWUNMI ODUNAIYA
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Trustee



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Trustee

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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



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



ELENA HRYSHCHENKO
Booking Facilitator –
Homes for Ukraine



STACEY WEBBER
Project Coordinator



REBECCA KENTFIELD
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



JAMES SMALLEY
Impact Manager



REVEREND JEREMY FRASER
Faith in Affordable Housing
England Project Manager



BEKI WINTER
Faith in Affordable Housing
England Project Officer



JOANNA WHITNEY
Marketing and
Communications Manager



MARTIN PARKES
Quality Manager



MICAH NEALE
PA to the Chief Executive

CHAIR'S ADDRESS

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

One of my many memories from childhood was when my parents entertained at home. Occasionally business clients would come to our house for dinner, sometimes it was family friends, and we also opened our home to international students who needed a place to stay, which was helpful for our finances too. This regular coming and going brought much energy into our house but, at the same time, each person's needs were different and required consideration.

Opening your private space to someone else is a vulnerable thing to do, and, of course, when we do this, we must ensure that everyone concerned is as safe as possible. But amid this vulnerability, you can also experience many wonderful benefits, sometimes financial but also through the importance of relational capital. Friendships can bloom, and it is in our friendships and relationships that we can fully flourish as people. This is why our focus on hosting at Housing Justice and Housing Justice Cymru is of critical importance. As you will see from this Annual Report, hosting, done well and for the right motives, can be a win-win situation, because humanity is honoured, and relationships are strengthened.

There is a beautiful moment of hosting in the Gospels that stands out for me. When Jesus is being crucified, in his moment of extreme vulnerability, his mother approaches. On seeing his mother, and his beloved disciple standing near her, Jesus said to his mother, gesturing towards John, here is your son, and to John, here is your mother. The Gospel writer then tells us that from that moment, John made space for

Mary in his home. A moment of intense vulnerability led to restored relationships for both John and Mary. This was another act of selfless love, showing us what unconditional love looks like through the simple act of hosting.

Enjoy these pages of the Annual Report, and as you do so, ask yourself, what does your hosting look like? To host, in any way, may change your life forever.

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

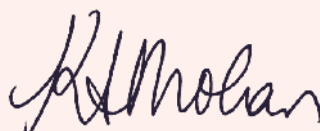
In 2022/23 we continued our journey of consolidation and growth. We still have a diverse collection of projects aimed at supporting those most in need while also attempting to address the root cause of homelessness - an inadequate supply of genuinely affordable housing.

Our newest project focused on supporting Ukrainian refugees in Wales as part of a Wales-wide partnership. We are in dialogue with Comic Relief and Welsh Government about the next step in that support in 2023.

We signed a three-year grant agreement with the Greater London Authority (GLA) to support church and community initiatives addressing rough sleeping. This is on top of the support we received in the previous five years to help the faith and community response to rough sleeping in London.

We worked very closely with The Department for Levelling Up, Housing and Community (DLUHC) to advocate for significant grant to support night shelters who want to, and are able to, transition their offer into single-room accommodation. This is not always possible but the government has allocated £13.3 million over three years to those with plans to do so. We have worked very closely with DLUHC and Homeless Link on delivery of this grant fund throughout the year.

As in previous years, I would like to offer up sincere thanks to our funders. All of our grant funders are listed in this report and I thank them for their continued support. We also have a large number of loyal donors who are equally important to us in enabling us to deliver our Mission – thank you. We rely on both sources of funding to serve those in need and to support a large network of volunteers to do likewise.



STRATEGIC PLAN 2023-2026

In September 2022 we had our Trustee Away Day, where trustees and the senior team explored our professionally compiled profiles so we could better understand each other's styles of work. There were also structured facilitated discussions around Influencing, Volunteering and Growth to help inform the refresh of our Strategic Plan.

In December 2022 the Board signed off the plan below-

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 will:

- 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.
- Link people with spare rooms up with 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 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 caused a major shift in policy and practice around rough sleeping and homelessness. In England, under the 'Everybody In' scheme, rough sleeping was halved and for many in our network there has been a shift away from communal night shelters - the traditional way the church has responded to rough sleeping. In areas where there are high numbers of people sleeping rough, communal night shelters are returning.

In Wales, they have moved away from people needing to be in "priority need" to be assisted by the councils and so night shelters are no longer needed. Church groups have turned towards a new project called 'Citadel' which helps people to settle into their new homes and maintain their tenancies in a number of practical ways.

There is a great need for more support for migrants and we have grown our work in this area across Wales. Our Faith in Affordable Housing (FiAH) project, where we work with churches to help them turn church land into affordable housing, has grown in England and Wales as we work with churches to help them play their part in increasing the supply of genuinely affordable housing.

STRATEGIC PLAN 2023-2026

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 well-being of those in society who experience homelessness and rough sleeping, including developing and promoting best practice models of emergency accommodation.

HIGHLIGHT OUR CHRISTIAN DISTINCTIVENESS BY:

- Using our voice to press for change for the benefit of those we serve. We will focus on the need for change highlighted by those in our network and use our influence to affect that change.
- Holding a Christian Leaders event to provide a forum for exploring what is distinct about being a Christian Leader, and firming up how we use our distinctive Christian voice.
- Continuing to develop Homeless Sunday in order to create an environment for church debate and church action.
- 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 with the Church Housing Foundation.
- 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 PARTNERSHIP BY:

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

SUPPORT THOSE EXPERIENCING HOMELESSNESS BY:

- Working intensively with our network to help them to explore and develop safe and appropriate responses to homelessness, with the support of the GLA, DLUHC, and Welsh Government.
- Continuing to lever in funds to pass out in grant to our network.
- Re-launching the Quality Mark accreditation scheme to reflect the changing landscape in rough sleeping services.
- Continuing to provide support for destitute migrants in London and across Wales, informed by the experience of those who have used our services. 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, Welsh Government, Comic Relief, Airbnb, The Lesley Aldridge Trust and Paul Balcombe Trust.
- Conducting a piece of research that leads to an action plan that addresses changes in volunteer patterns since the pandemic.
- Developing our new Citadel model - standing alongside those who have experienced homelessness and helping them to rebuild from a place of strength.
- Exploring partnerships with other organisations around 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 continues to be funded by the Nationwide Foundation.
- We have developed and launched 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 will develop a model of FIAH in England which is replicable and/or scalable in order to agree medium-term funding for the project, working in collaboration with the Church Housing Foundation.

ENSURE OUR CHARITY IS WELL RUN BY:

- 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.
- Ensuring the highest standard of safeguarding practice is observed by staff and volunteers alike.
- In recognition of our growth and improved finances, we will invest in our centre in order to free the senior team up to explore further growth that aligns with our mission, vision and values.
- 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.

This strategic plan will direct our work throughout the year and trustees will receive updates on progress against the plan at every Board meeting, as is our usual practice.



RISKS AND GOVERNANCE

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.

Some new risks have attracted our focus during this year. We have had new risks to mitigate around the cost-of-living crisis for those we serve and for us as an organisation.

We have noted changes in volunteering patterns since the pandemic and have commissioned an analysis on this to inform our own approach to volunteering and to share with our network and the sector.

Safeguarding is a risk that is always under close scrutiny. In 2022/23 we had a real focus on safeguarding and volunteering as we have grown our own volunteer base.

Although we have had great successes with regards to fundraising, we also have a key project where our latest three-year term of funding expires in 2023. This is our London Hosting Project, which has been running for seven years now. It is a highly missional project and we are determined to raise the funds to keep this running for the years to come. Raising project funding is increasingly difficult as so many organisations compete for limited funds. We are working very hard to identify funding from 2023 onwards.

We have recruited some potential new trustees. Our recruitment process involves inviting potential trustees to attend meetings and participate as part of the process before inviting them formally to become trustees. In 2022/23 we said goodbye to one trustee and welcomed a potential further four trustees.

We were very sorry to say goodbye to Joe Nicholson who stood down in December 2022, after five years of service. Joe was a very active member of the Board and chaired our Fundraising Sub-Committee. Joe is an experienced fundraising professional and we have been most grateful for his time and expertise.

One of Joe's last pieces of work for us was to help us to identify potential other trustees with fundraising knowledge and experience. We advertised and had a lot of interest and instead of recruiting just one new trustee we have recruited three. Given the current challenging fundraising environment, we felt we would benefit from having increased fundraising expertise on our Board. We are delighted to welcome Glynys Sykes, Suzanne Davis and Daniel Mantell-Roberts as potential trustees and members of Fundraising Sub-Committee, with Glynys taking on the Chair of that group.

We also invited Jane Fowler to explore becoming a trustee with us after some years supporting us on a voluntary basis. Jane works for BDO and brings considerable further expertise on Governance and Finance.


We carried out our customary annual governance review, led by Aidan Dwan (Vice-Chair). Aidan surveyed all trustees using the NCVO Self-Assessment tool. This was circulated in December 2022 and overall trustees were very positive about the governance at Housing Justice. A "Task and Finish" group of trustees has been set up to follow through on areas identified for improvement, starting with "The Foundation Principle" and looking at onboarding of new trustees alongside Equalities, Diversity and Inclusion.

We have three sub-committees: Finance, Involvement and Fundraising. These have been very active during the year, meeting in between Board meetings. Our Steering Group for Housing Justice Cymru has been equally active. The Chairs have seen their roles enhanced in terms of how they feed back to the

main Board and shape the agenda. In part this has been achieved by the creation of a new Standing Committee to set the agenda for the Board meetings, attended by The Chair, Vice-Chair, Chairs of Sub-Committees and the Steering Group, and the CEO.



HOUSING JUSTICE CYMRU



Housing Justice Cymru (HJC) has continued to develop and expand the services we offer in Wales, as well as making progress to change policy, and, where possible, make the lives of the people we support better.

In December, we became aware that people seeking asylum in Wales were being refused shelter during severe weather, forcing them to sleep on the streets in temperatures as low as minus eight degrees. We decided to pay for hotel rooms for these individuals as a short-term measure.

Recognising that this refusal was not in alignment with Welsh Government Nation of Sanctuary commitments, we approached Local Authorities, civil servants and Ministers to raise our concerns about the risk to life and breach of the Human Rights Act.


Despite our efforts, individuals continued to be turned away from shelters during severe weather and so we repeated requests for the Welsh Government to investigate this.

On 7th March, we were contacted by senior Welsh Government officials who announced that they had changed their guidance and written to all Local Authorities on this matter. While this is a welcome step forward, we believe that the wording of the guidance is ambiguous and could cause uncertainty for those

on the ground trying to implement it, leading to people being refused access to shelter during extreme weather conditions again, and so we have asked that the guidance be further clarified.

We have also commissioned a piece of research from Dr Rebecca Jackson at Cardiff University regarding providing shelter during extreme weather. This will be completed prior to the extreme heat period in the summer and HJC plans to use this to inform best practice and influence Welsh Government to put clear legal or policy expectations in place for LAs.

Citadel, our project which helps people experiencing homelessness to find and sustain a home, has been commissioned for a third year in two Local Authority (LA) areas in South Wales, and has been re-commissioned following a trial period in Wrexham (North Wales). The Citadel model has been recognised as a unique service offering rapid re-housing and tenancy sustainment for supported individuals, without the need to transition from one worker to another due to the continuous support offered by a volunteer. One LA recommended Citadel as a successful and



inventive model in their Rapid Re-housing Plan, which was sent to Welsh Government, due to the successful outcomes achieved.

We are working on several strategies to grow Citadel across Wales, despite the challenge of no uplift in the Housing Support Grant (funder of homelessness services across Wales). We have sent a proposal to an independent researcher to look at how our model compares to other services across the sector, and to look at our value for money. This work, along with other fundraising, should help us secure Citadel's future, raise awareness of the project, and help us to reach areas of Wales that are in desperate need of homelessness support.

To further develop our Faith in Affordable Housing project (FIAH), we worked with leading consultants Knight Frank to develop a new mapping software tool. 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 and are also looking into developing a storyboard with them, which we will use to raise awareness of the project and its potential.

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.

Housing Justice Cymru's Hosting Project, Seeking Sanctuary, funded by Comic Relief and Welsh Government, is a collaborative effort with other

partners in the sector to provide accommodation for destitute asylum seekers. Seeking Sanctuary aims to address the issue of homelessness within the asylum system, and support vulnerable migrants through a network of volunteers who offer spare rooms in their homes. While hosts provide a safe and stable environment for those who need it most, our hosting team offers meaningful support suited to each guest's needs.

Throughout the year, new challenges have fostered learning and adaptation, as well as resilience and confidence among our staff team and hosts. We are proud to lead such an impactful initiative, providing over 2,000 safe nights to refugees and people seeking asylum when they had nowhere else to sleep in Cardiff and Newport. Thanks to the tremendous efforts of our dedicated host volunteers, our Hosting Project continues to make an empowering difference to the lives of those who have fled their own homes and are in Wales to safely re-build their lives.

We have been called on by Welsh Government to help inform their approach to accommodating those fleeing war in 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.

We began offering host support for Homes for Ukraine hosts in July 2022. We have been running 'Introduction to Hosting' sessions for new and prospective hosts, as well as training sessions for those who have been hosting a little longer. We offer email and phone support to hosts, and have also been contracting a trauma informed specialist to provide specialist support.

The Airbnb.org project launched in September 2022. At the time of writing we had made 105 emergency accommodation bookings for a total of 259 guests.

FAITH IN AFFORDABLE HOUSING IN WALES

The Faith in Affordable Housing (FiAH) project continues to be funded by the Nationwide Foundation. This funding is enabling us to further develop the project, helping it to become more financially sustainable and deliver more social homes across Wales with our framework partners.

THE WELSH CONTEXT

The impacts of the housing crisis continue to be felt across Wales, with the Bevan Foundation calling for greater availability of properties at the LHA rate as well as a government uplift of LHA¹, and the Chair of the Senedd Housing Committee stating that “The real cause of homelessness is the lack of social housing in the country.”² This, combined with an increase in people in Wales needing housing since the war in Ukraine began, and a real risk of homelessness³, means that there continues to be a real dearth of truly affordable housing options in 2023.

There is therefore a clear continued need for the FiAH project and our partners, to ensure that everyone in Wales is housed safely and securely in a home that truly meets their needs. The Senedd announced in March 2023 that current solutions to homelessness were now unsustainable and unsuitable, and one solution urgently needed is an increase in one bed flats and accommodation⁴. The FiAH project is uniquely situated to meet this need, as it provides the opportunity for intentionally designed small-scale builds. Furthermore, as the housing crisis continues, more organisations and local authorities are looking to innovative housing solutions, and the FiAH project will therefore continue to adapt and diversify to work with anyone interested in affordable housing solutions.

PROJECT TO DATE

FiAH has now been up and running in Wales since 2016 and in this time eight sites have been completed, equating to 78 new homes, and 54 additional sites are now in varied states of development across Wales, which will result in the creation of over 400 new homes.

SECOND HOMES PILOT AREA

The Covid-19 pandemic highlighted to the wider public the issues faced by people living in areas of

Wales with high levels of second home ownership. This crisis now continues to put pressure on Welsh communities. 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 Registered Providers as they will be able to access tax relief, making them more competitive. Therefore, the FiAH project has met with the Welsh Government Second Home team and been invited to present at the next meeting, as this vital piece of work continues.

Alongside the pilot, we recognise the opportunity to help supply more new homes by identifying suitable land for development with our denominational partners, 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 Architectural Heritage Fund 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.

CONTINUED WORK WITH KNIGHT FRANK

Knight Frank developed mapping software for the Faith in Affordable Housing project, and this continues to be invaluable to the scheme and our framework



partners. This mapping software shows the 4,300 places of worship registered with local authorities across Wales, the 6,100 titles registered with the land registry by faith groups and organisations, as well as agricultural, glebe and burial land that equates to 3,200 hectares of land in total registered to faith groups. The mapping tool therefore provides the FIAH project with demonstrable potential to collaborate with our faith and Registered Provider partners in seeking opportunities for truly affordable housing in Wales.

Knight Frank and the FIAH project are now working together towards the creation of a Story Map which will aim to explain the scope and potential of the

project, and which will be shared with relevant stakeholders to further the impact of the project.

FRAMEWORK

Our framework of nine RSL partners continue to build homes throughout Wales via the FIAH project, in line with Housing Justice commitments to affordability, community, and sustainability. Our framework consists of RSL partners that have been chosen via a rigorous tender process as they share our values, and geographically we are able to cover the whole of Wales with their support. We aim to continue to strengthen this partnership as we work together to re-purpose disused buildings into affordable homes.

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- 1 Bevan Foundation, 09.03.2023. New research highlights the severe shortage of rental properties for low-income households in Wales. <https://www.bevanfoundation.org/resources/housing-winter-2023/>.
 - 2 Senedd Cymru, 09.03.23. Homeless support 'is currently unsustainable' – Senedd Committee. Available at: <https://senedd.wales/senedd-now/news/homeless-support-is-currently-unsustainable-senedd-committee/>.
 - 3 British Red Cross, 13.03.23. Ukrainians in Wales still in need of housing and support. <https://www.redcross.org.uk/about-us/news-and-media/media-centre/press-releases/ukrainians-in-wales-still-in-need-of-housing-and-support>
 - 4 Senedd Cymru, 09.03.23. Homeless support 'is currently unsustainable' – Senedd Committee. Available at: <https://senedd.wales/senedd-now/news/homeless-support-is-currently-unsustainable-senedd-committee/>.
-

Citadel has now been running for three years in Neath Port Talbot (NPT) and Swansea, and one year in Wrexham. The Wrexham pilot was due to end in September 2022 but was extended due to its success, and all three Local Authorities have commissioned us for a further year (until March 2024, with discussions for 2024-2025).

Local Authorities have been impressed by our unique model that not only helps people at the rapid re-housing stage, but also continues to support individuals while they move in and sustain their tenancies. Most traditional models see several support workers working with an individual during these different stages, but Citadel aims to keep the same volunteer supporting the individual throughout the whole process.

Our model has been recognised and recommended by one Local Authority in their rapid re-housing transition plan which was sent to Welsh Government. Not only do we provide consistent support, but the individuals we support value the role the volunteer plays, and the volunteer sees increased engagement compared to other traditional models.

We will be commissioning Cardiff University to complete further research to capture the success of Citadel in terms of tenancy sustainment, engagement rates, and value for money, and compare them with traditional services across Neath Port Talbot, Swansea and Wrexham. This will enable us to approach prospective LAs about Citadel and help with relevant grant applications.

"We don't work to KPIs so we can spend time focussing on one person" – Citadel volunteer

"In paid roles support workers can change regularly" – Citadel volunteer

"My support is not determined by my line manager or the fact I'm being paid"
– Citadel volunteer

The Citadel team has boosted volunteer numbers by increasing our presence in the local community. This has included attending community hubs, local colleges/universities, and attending church/non church events. We have seen a large number of people apply since we adopted this approach and have nearly doubled our volunteer numbers since 2022.





Across the three Local Authorities, we have 67 Citadel volunteers who offer support to 87 individuals. We also have eight volunteers in recruitment. We have received 92 referrals since 31st March 2022 and have an average engagement rate of over 90% each quarter. On top of this, over 95% of those we have helped to move on, have sustained their tenancy for over 12 months.

We are continuing to support individuals to turn their houses into homes and volunteers go the extra mile to help them decorate. We have continued to apply for and receive additional funding for items for people's homes, and we have an experienced group of volunteers who source items (often for free or at a low cost). We also provide a starter pack for each individual which includes basics such as a toaster, microwave, kettle etc which is always hugely appreciated and is a very rewarding part of our job.

"They knew exactly what to do - they talked to me about decorating, what colour schemes I wanted, they arranged for people to come down and help, you know they were messaging everyone. They've been so amazing with it. I mean that's going above and beyond isn't it?" – supported individual

Citadel Coordinators also offer support to individuals and we have recently supported an individual to apply for a review of his PIP claim, which resulted in a payment increase of over £100 per week. The individual had been struggling to meet all his health needs and was living in unsuitable accommodation which had a negative effect on his health. The change in income now means he is feeling more positive about finding alternative accommodation and is managing day-to-day living more effectively.

"To signpost, as in most cases they lack self-confidence and don't know where to go for the help that they need" – Citadel volunteer talking about supported individuals

We have also been focussing on involving the people we support in the development of Citadel. We have arranged activities that they have suggested, including taking a group to a Wrexham football match, and they have taken part in co-production art workshops in Wrexham. Citadel was successful in securing a grant from Community Foundation Wales which funded these workshops, and the people we support have now been invited to take part in a community project to design a piece for the waiting room at Wrexham train station (which is about to undergo significant refurbishment ahead of plans to develop the football ground). HJC will be credited as a contributor to the piece of work and highlighted in promotional work relating to the project. Swansea Council are also going to be interviewing some of our supported individuals to get feedback on Citadel.

"I could tell by the way that they were messaging me that they genuinely wanted to be kept in the loop about what's going on" as they "actually care for me" – supported individual

CITADEL



“It makes me confident” – supported individual

“She (the volunteer) has opened up a new part of my life that has been closed for months” – supported individual

“They just helped me get back to normal you know? I’m finally happy and they’ve been a big part of this” – supported individual

“(Volunteer) makes me feel like they care, not that they are paid to care. It’s such a genuine thing. It reminds me that there are people who don’t want anything from you, they just want to help” – supported individual

We have made huge progress this year and are beginning to see a positive trend in volunteer numbers. We are working at capacity in Swansea which is a huge credit to the team, and we are making good progress in NPT and Wrexham too. This year we aim to use the research and success of the model to grow Citadel across Wales and beyond. We also aim to partner with more organisations to raise awareness, funds and recruit more volunteers. We are excited to see what 2023 brings.



SEEKING SANCTUARY: HOSTING IN WALES

Housing Justice Cymru's Hosting Project – Seeking Sanctuary - matches local volunteer households with people who are at risk of destitution while they navigate the asylum system. A host opens their home and provides accommodation for a short while, giving people time and stability to remedy their situation and establish pathways out of destitution.

Over the past year, there has been a shift in the context of hosting. With the ongoing war on Ukraine, the Government's Homes for Ukraine initiative which offers households £350-£500 per month to host a Ukrainian family, has made it very difficult to recruit volunteer hosts for refugees and asylum seekers of other nationalities. As the year progressed, it became clear that the cost-of-living crisis would have an additional impact on the recruitment of volunteer hosts.

With changing circumstances impacting our work, we embraced a closer partnership with ShareDydd, a small hosting charity based in Cardiff. ShareDydd was already part of the consortium of charities tasked to help asylum seekers facing destitution in Wales and managed by HJC through Welsh Government funding. With their longstanding expertise of hosting

in Cardiff, and our commitment to promoting hosting as an integral housing solution for destitute migrants in Wales, we sought to overcome obstacles together.

By August 2022, ShareDydd made the decision to terminate as an independent charity and become part of HJC. Their Trustee Board now serve as a valued advisory group to our Hosting Project, and their former member of staff, Keira McNulty, joined us as a Hosting Officer. Our joint skillsets, dedication and passion have led to meaningful outcomes, ensuring the wellbeing of hosts and guests remains at the core of our work.

Our Hosting Project was faced with an additional challenge during the winter months when several homeless migrants who had No Recourse to Public Funds (NRPF) could not access emergency accommodation during sub-zero temperatures, putting their lives at risk. We were able to allocate some of our Comic Relief funding to offer safe accommodation in hotels to those referred to us with no alternative options. Yet we were outraged that vulnerable migrants could not access provisions to ensure their basic human rights were met. We escalated this issue to Cardiff Local Council and were eventually successful in lobbying change in Welsh Government guidelines to Local Authorities to ensure people with NRPF can access emergency accommodation during extreme weather conditions.



SEEKING SANCTUARY: HOSTING IN WALES

In January 2023, the Home Office announced they would begin evictions of refused asylum seekers who had been housed during the Covid-19 pandemic. Consequently, the final months of this financial year saw a dramatic spike in referrals. People facing evictions often had no alternative accommodation, NRPF and no right to work, making hosting or emergency accommodation the most viable options for them.

Despite several setbacks and difficulties, we have remained steadfast in our commitment to making a meaningful impact, as described below.

HOSTS

All our hosts are welcomed into the HJC volunteer community with an introductory talk, training session covering asylum, hosting and safeguarding, and are given a host handbook. Hosting is a unique and meaningful volunteering role so hosts are also receiving ongoing support with frequent communication and reflective practice sessions, giving them an opportunity to explore their feelings and concerns which naturally arise when supporting people who have experienced trauma.

11 volunteer households acted as hosts in Cardiff and Newport this year. Some hosted for up to 10 months, others hosted for a couple nights – and everything in between. Some of our hosts hosted multiple people for different lengths of time, and others hosted for a long period and preferred to take a long break afterwards.

Despite the challenges of recruiting new hosts, we are extremely grateful to our existing hosts, who have provided over 2,000 safe nights between them this year – an incredible achievement!

GUESTS

45 individuals were referred to HJC between April 2022 – March 2023. HJC were able to help 27 of them.

- 13 people were hosted by host households.
- 14 people were accommodated in hotels for short periods.

- 18 people were not hosted because alternative accommodation was arranged, there was no availability, or there were risks present.

SHORT STAYS

Of the 13 people hosted, one was hosted for two months and five were hosted for less than one month.

The staff at HJC work closely with the Welsh Refugee Council to facilitate access to Home Office accommodation. However, due to the allocation process, individuals may be left without a place to stay and vulnerable to homelessness while they wait. Our Hosting Project prevented people from sleeping on the street or sofa surfing in exploitative circumstances during this interim period.

LONG STAYS

Of the 13 people hosted, seven were hosted for more than three months.

A common obstacle faced by guests who stayed with hosts for a longer period is delays within the asylum system. There is no doubt this is a common issue facing asylum seekers all over the UK and that it forces many people to live in limbo for several months or years. Thankfully, hosting gives people stability and safety while legal situations are resolved.

Our staff team offer guests continuous support, including advocacy to progress their asylum claim by liaising with solicitors and caseworkers. Our aim is to provide guests with emotional and practical support. We achieve this by meeting with them regularly, actively listening to their concerns, and directing them to relevant services and organisations.

Through our observations, we have found that individuals tend to thrive when they have a support system and a secure place to stay. Even small gestures of kindness can make a significant impact, giving guests the confidence they need to move forward with their asylum claim.



CASE STUDY

A young man was dispersed to Carlisle and placed in a hotel shortly after arriving in the UK. During his time there, he experienced racial abuse and harassment from local people. He often felt too afraid to leave the hotel.

Despite receiving support from Migrant Help and a supporting statement from his GP, the young refugee's request to be relocated was denied.

He started googling 'safe places for asylum seekers in the UK' and asking people where he could go. He made the decision to come to Cardiff.

The young man was referred to our Hosting Project while a Section 98 (emergency Home Office

accommodation) application was made. We paired him with one of our fantastic hosts who promptly agreed to help and hosted him for seven nights until he was allocated new asylum accommodation in Cardiff.

In this instance, hosting was a lifeline that gave the young man hope that there are kind people who made him feel welcome and safe.

SEEKING SANCTUARY: HOSTING IN WALES

CASE STUDY

A young woman was referred to HJC when she was evicted from her Home Office accommodation in November. She arrived in the UK when she was 15 with her mother. Due to an error made by the solicitor, who did not include the child on the mother's asylum claim, the daughter – now an adult – was made destitute and would have to re-submit an asylum claim independent of her mother.

When referred to HJC by the Welsh Refugee Council, the young woman had been queuing at a homeless hostel from 6pm every day. She was not given a private room and shared a sleeping area with men, which was exceptionally difficult as a young Muslim female. We immediately intervened and introduced her to a fantastic host. They agreed to go ahead with the hosting placement upon meeting her.

The young woman made Further Submissions in December, making her eligible for Section 4 Home Office accommodation. However, she was not accepted into this accommodation because she had bank transactions above £30 from family and friends, meaning she was not eligible for any support from the Government – though could clearly demonstrate financial instability and need for support.

This young woman volunteers regularly and is a bright individual, so it was no surprise that she responded with resilience in this difficult position. Her host was

extremely supportive and allowed her to stay for as long as she needed.

With her hopes not yet diminished, support from a wonderful host and the HJC team, the young woman wrote a letter to the local MP to explain her situation and ask for help.

In March, she was accepted into Home Office accommodation and gained Refugee Status that month. Now, she is looking ahead at her future in the UK after a long seven years of sofa surfing, being dispersed to new areas without choice or notice, being prevented from studying, and experiencing homelessness and destitution.

Without hosting, this young woman would have had nowhere stable to stay for four months. Hosting allowed her to continue volunteering, remedy her legal issues and have a private room to sleep in each night.

EMERGENCY HOSTING

Thanks to generous funding from Comic Relief, we were able to provide 250 safe nights in hotels during times of crisis. The reasons people required emergency accommodation varied, from extreme weather conditions to immigration status-related restrictions. Additionally, we were able to provide temporary shelter to those who were evicted from their homes they were provided with during the pandemic. While most people facing eviction by the Home Office were eligible for S4 or S98 accommodation, they needed a temporary solution while waiting for their application to be processed. Overall, the funding was instrumental in providing a safe and secure haven for those who needed it most.

STAFF TEAM AND SKILLS DEVELOPMENT

Our staff members have achieved significant developments this year. Romy Wood was promoted to the position of Seeking Sanctuary Manager, where

she has taken on new responsibilities for HJC's projects that assist Ukrainian refugees. Additionally, our Hosting Officer completed a digital marketing course to improve our host recruitment strategy and digital communications.

HOSTING STANDARD

We are committed to setting and maintaining a high standard for hosting across Wales. Our continued efforts include regular reviews and updates to our hosting policies, as well as ongoing training and support for our hosts. We strive to ensure that all our guests have a safe, comfortable, and enjoyable experience when staying with our hosts. Our dedication to excellence in hosting is reflected in the positive feedback we receive from our guests, and we will continue to innovate and improve to meet their needs.



Airbnb.org is the charitable arm of Airbnb.com and they offer up to 30 days free accommodation in emergency and disaster situations. We were put in touch with Airbnb.org by Welsh Government as they require a charity partner to be the grant recipient and run the project on their behalf. Our Airbnb Project launched in September 2022, with a combination of Airbnb credit (91%) and restricted cash for hotel bookings (9%).

The Airbnb Project is much more than an accommodation solution or a booking platform. The people referred are in fragile circumstances and many are experiencing trauma. The team at HJC work to ensure move-on plans are in place for guests and ensure guests in Airbnbs are receiving sufficient updates regarding progress with their case and next steps. On several occasions we have resolved communication difficulties between LAs and guests where something has been lost in translation.

At the time of writing, we had made 105 emergency accommodation bookings for a total of 259 guests in 18 local authorities.

We have had some real success stories from our Airbnb bookings, including one Airbnb host who went on to host her guest through the Homes for Ukraine scheme.



CASE STUDY

A guest was hospitalised and so was unable to make use of all the days in the Airbnb that had been organised for her. We contacted Airbnb and they agreed to make an exception to the normal 30 day stay and granted an extension to allow the guest to fully recuperate. The following feedback was shared with us by a Welsh Government colleague:

“We had to use the Airbnb contract due to a host relationship breakdown and the feedback is that HJC offers an absolutely brilliant and amazing service. The Ukrainian lady who has her toddler with her was rushed in for an urgent operation ... she is resting in the most beautiful accommodation and now has her mum who has arrived and is looking after her.”

The Airbnb project is for a fixed term duration and is due to come to an end on 30th June 2023, after receiving an extension from an initial date of February 2023.

HOMES FOR UKRAINE HOST SUPPORT

As the Homes for Ukraine scheme was set up so rapidly, Welsh Government began to realise host households were not receiving adequate support and were not necessarily equipped to deal with the emerging challenges. In July 2022, HJC was grant funded to provide a service to support the hosts on the Homes for Ukraine scheme in Wales.

This is an extension of the work which HJC does in leading a Welsh Government funded third sector consortium, providing hosting and accommodation for people in Wales with refused asylum claims and No Recourse to Public Funds. Our experience in the hosting sector is valuable in the context of Homes for Ukraine.

The Host Support service provides expert and reliable information, training, advice, and guidance for people hosting, or considering hosting, on the Homes for Ukraine scheme in Wales. The service is operated primarily online in order to cover all local authorities in Wales and includes:

- Phone helpline: This provides a listening ear, advice and guidance, and operates 9am to 8pm Monday to Friday and 9am to 12pm on weekends. Voicemails can be left. Callers can ask to speak in Welsh.
- Email helpline: The email address can be used for a range of enquiries from hosts and they will usually receive a reply within two working days. Emails can be in Welsh or English.
- 'Introduction to Hosting' talks for prospective hosts: These help people to go into hosting in a reflective and positive way, and sets up the placement to be as robust as possible. Hosts can book through the email above. Welsh language talks are available.
- Initial Training talks for hosts: These include discussion of trauma, vicarious trauma, managing expectations, setting house rules, safeguarding and orientation. Hosts can book through the email above. Welsh language talks are available.

- Host Support Workshops: These are small group discussions facilitated by an expert practitioner experienced in creating a safe space. Hosts can talk about the ups and downs of hosting and consider the importance of their own wellbeing. Hosts can book through the email above. These are run in English.
- One-to-one mediation sessions where need is identified and early intervention might prevent the breakdown of a placement. Households should be referred by a local authority colleague, using the email above. These are run in English, with a Russian or Ukrainian interpreting provided by two HJC staff members if required.
- Development of vetted information and links to combat the risk of online portal abuse or poor management of sites.

Over time, we are seeing hosts becoming more experienced, and there are fewer new hosts coming forward. The combination of factors means we are currently scaling back on our Host Support and are starting to move more into supporting the Ukrainians settling in Wales.

2023 AND ONWARDS...

Ukraine Resettlement and Integration work

As of 16th March, we have begun working in key Welcome Centres in Wales ahead of their closure. Our aim is to help guests navigate the private rental market and liaise with local authorities regarding their specific circumstances and support needs. So far, we have regularly attended Ty Magor in Monmouthshire and have also started visits to another Initial Accommodation Centre in Bangor. There are also two further centres we plan to start working with in the coming weeks.

We have been approached by Comic Relief regarding our work supporting Ukrainians in Wales, and submitted a project proposal in May.

HOUSING JUSTICE ENGLAND

A YEAR IN REVIEW

The manner in which Housing Justice, our staff, volunteers and the organisations we support go about our work, is in a spirit of humility. Our increasingly varied and vital work in England is often delivered quietly, but effectively.

This might make annual reports difficult in that we are not an organisation that perhaps shouts enough about the work we do. In fact, it makes them important exercises in reflecting on a year of methodical, sometimes painstaking work to facilitate meaningful change.

In our work in England, this is what we have done over the last 12 months. I have never been prouder of our Hosting team than of the phenomenal work they have achieved in the last year. More people have achieved a positive outcome in the Hosting project in the last year than ever before in the seven years we have been running the project. That would be something to marvel at in any year, but in one where media attention has been on the backlog of asylum claims and a deeply challenging market for move-on accommodation, it is a phenomenal achievement. There is no better feeling for me than seeing someone move on from the Hosting project. I will always remember the words of someone granted status last year, "I feel like I have been released from prison, like I have a second chance at life". It was profoundly moving and it has been a real privilege to see many such stories unfold over the year.

In our Faith in Affordable Housing project, we have moved from a standing start in England to an exciting position where we have a significant pipeline of potential sites for homes where people can live full

lives. We have published crucial legal opinion on the issue of how and if a church can let land holdings go for less than market value, and we have built strong links with community groups, particularly the Community Land Trust network, to let faith and community groups themselves drive the change they want to see in their communities. Next year, we will reap the fruits of this work.

More people have achieved a positive outcome in the Hosting project in the last year than ever before...

In our work with night shelters, and the army of faith and community groups who provide emergency accommodation and support to strangers, we have been the key organisation in delivering wholesale change to the face of emergency accommodation in England. Never before have non-commissioned groups in England received so much grant funding as they have in the past year. That

funding of £10 million will support people experiencing rough sleeping not only to have somewhere safe to sleep, but to receive higher quality support than ever before in addressing the reasons behind their rough sleeping. People like the man I met in Kent recently, rough sleeping outside the day centre attached to the night shelter, then accommodated in the night shelter and beginning to find his way back to a more stable housing situation. The difference in his experience of the local commissioned services and what he found at the night shelter was stark, and it was the love and nurturing atmosphere of the night shelter that has been a breakthrough moment for him.



The groups supported by the Housing Justice Night Shelter Network have transformed too. When I started this job seven years ago, there were 130 or so night shelters, more than 90% of which were in communal settings, some without their own day support, a few without paid staff. Now in 2022/23 more than half of all night shelters in operation do so in a single-room environment, the quality of day support is hugely improved and every night shelter that operated this winter had paid staff. Quietly, without fanfare, the safety net of England's homelessness system has transformed. Each organisation has thought hard, made tough decisions, and faced big challenges. Some have had to, or have chosen to, continue with communal accommodation, but the quality of the support they offer to people affected by rough sleeping is better than it has ever been. You won't read about it in the newspapers or housing sector journals, think tank blogs or the tweets of policy influencers, but this is a sea change in how we respond to rough sleeping in our country that will impact the experience for people affected by rough sleeping for many years to come.

And yet of course, the picture for rough sleeping in England perhaps looks bleaker than it did just a year ago. Rough sleeping on the Westminster government's benchmark measurement – the annual snapshot count – is up by more than a quarter. In some areas the rise has been more dramatic. Our analysis suggests this is not because of the cost-of-living crisis but rather because of the final withdrawal of much of the support that local authorities had in place during the pandemic.

More generally in the economy, the impact of the highest inflation since the 1970's has put real pressure on people already struggling with high housing costs. Interest rate increases across the world, exacerbated in Britain, have led to even higher housing costs across all tenures, and more people will be affected by this over the coming year and beyond.

The years ahead look challenging in many ways, and as this year shows, there are no easy answers, only hard work. It is humbling to face these challenges alongside our team of committed staff, trustees, hosts, volunteers and the night shelters we support.

EMERGENCY ACCOMMODATION: BUILDING BETTER PARTNERSHIPS AND HELPING NIGHT SHELTERS DEVELOP

Since the last annual report, Housing Justice has made internal changes to better represent the patchwork of voluntary faith and community groups providing emergency accommodation in England. Previously, we had two teams working on night shelters in England. We have now integrated these into one team working to strengthen partnerships and support developments in practice among providers of emergency accommodation in England.

The Partnership and Development Team (Emergency Accommodation) has had a frenetic year, supporting grassroots organisations to deliver transformative change in the way they provide their services, and in the lives of the people they support.

NIGHT SHELTER TRANSFORMATION FUND

Following lobbying from Housing Justice, the Westminster government committed £10m to a fund to support night shelter projects to transform their services, in particular moving from communal accommodation to single room.

Housing Justice then worked with the Department for Levelling Up, Housing and Communities and Homeless Link. 56 organisations received funding for both revenue and capital projects in the first round. A second round and a further £3.3m was scheduled for delivery in the Summer of 2023.

SUPPORTING PEOPLE TO ACCESS THE PRIVATE RENTED SECTOR (PRS)

With funding from the Mayor of London, Housing Justice launched a new, private rented access scheme for guests in winter night shelters in London. The pilot phase of this project, conducted between January and March 2023, supported approximately 20 people to find affordable and appropriate accommodation in the private rented sector. Housing Justice funded the deposits for guests and supported their move in process, as well as carrying out checks on prospective landlords. We aim to continue this project this coming winter.



SPRING TRANSITIONS FUND

Again, with funding from the Mayor of London, Housing Justice launched a third year of funding for the Spring Transitions Fund, a grant programme aimed at night shelters in London to support guests who have not moved on at the end of the winter. 16 organisations applied for the Fund. Of these applications 11 were successful and were awarded £192,720.72 to support approximately 60 individuals to move on into a more settled housing situation following their stay in a night shelter.

REGULAR FORUMS AND COMMUNITIES OF PRACTICE

Housing Justice continued to provide regional forums across England over the course of the year, supporting projects to hear from one another, discuss common challenges, opportunities, and best practice, and hear from experts about key issues. In addition to the regional forums, we also held a number of thematic communities of practice this year for projects providing accommodation in a single room environment and for projects engaging in capital works.

PROJECT SUPPORT

In addition to events, funding and training, Housing Justice provided a huge amount of advice and support to night shelters over the course of the year. This support involved regular check-ins with projects, and facilitating meetings with Local Authorities.

HOSTING PROJECT

With the help of our volunteer hosts, Housing Justice extends a hand to people facing homelessness and destitution due to their insecure immigration status. We offer people a way back into community life, through safe accommodation, wraparound casework, and financial support. The goal for our guests is to be granted Leave to Remain in the UK which will allow them to work, access the same services as everyone else, and contribute to the society that they call home. When you are destitute you have no quality of life. You can't meet your basic needs. It's hard to feel that you have a future. Destitution is isolating, dangerous and creates communities where people are hidden and shut out of 'normal life'. People struggle to feel safe. To feel fully human.

"Hosting has given me back my confidence, hope and self-esteem" – Hosted Guest

In the last year April 2022 to the end of March 2023, we facilitated 40 hosting placements for 30 individuals. We have 17 guests currently being hosted in 15 host households across 11 London Boroughs. These guests have received more than 14,000 nights of safe and stable accommodation provided free of charge, where they would otherwise be at risk of rough sleeping, sofa surfing or being forced to stay in potentially exploitative environments. 80% of our guests are women and they range in age from 18 to 74 years old.

In July 2022, we increased our monthly destitution payments for guests from £110 pcm to £150 pcm, to help alleviate some of the financial pressures caused by the cost-of-living-crisis. One of our elderly guests had reported that a 1kg bag of rice had gone from £8 to £13 which is significant when you have such a small monthly budget. These payments provide people with a small degree of dignity whilst they are being hosted so they are not completely reliant on the goodwill of their hosts. Guests can buy food, top-up their Oyster card to travel to appointments/places of

worship, and top-up their mobile phones. In our latest guest feedback report, all guests mention that the funds provided to them by Housing Justice are a vital element of support, and one that they are grateful for, citing the importance of being able to eat food of their choosing, and using cooking to show their gratitude to their hosts. The Destitution Fund also enables hosts to continue hosting during periods of financial hardship.

"The money guest gets has made all the difference in the world - if I was supporting her it would be very difficult" – Housing Justice Host

15 people have been supported to positively move-on from the Project in the last year – seven of whom have been granted their Leave To Remain and moved into PRS, Supported or Local Authority Accommodation. These include a gentleman who had been rough sleeping for 16 years before being referred to Housing Justice in 2018; an elderly female refugee from the Democratic Republic of Congo (DRC), and a gentleman from Southern Africa who had worked for the NHS for 15 years before becoming homeless.

For those still waiting for their Leave to Remain to be granted, move-on options are limited. They include poor quality Home Office accommodation, night shelters or sofa-surfing with friends. One young woman, from Trinidad and Tobago, was supported by our Immigration Advice partner, The Cardinal Hume Centre, to return home via the Home Office Voluntary Returns Service. This is a first for Housing Justice, but we are pleased to report that she has been reunited with her family and has set-up her own fashion business. Hosting provided the space and emotional support she needed to make an informed decision about her future, and allowed access to a pathway that she may not have otherwise been aware of.

In May 2022, with funding from Trust For London, we took nine women on a residential trip to the Peak

HOSTING PROJECT

District. Aged between 31 and 73, the women have been in the Hosting Project for periods ranging from several months to over five years. They were joined by three Housing Justice staff, and an external facilitator. Elements of the trip were co-produced with the women and the facilitator's role was to gather their insights on hosting and ideas for improving user-involvement. She delivered two sessions over the course of the trip, giving the guests a chance to share ideas both as a group and one-to-one, using art and conversation. The subsequent report represents an innovative approach to evaluation and impact measurement using the voices of those who know the Project best and has provided us with clear recommendations for the future:

- More trips and activities that they can do together
- The formation of a steering group to allow for formal, regular input in the Project
- More opportunities for volunteering with Housing Justice
- A peer-support group for guests and for hosts.

The trip involved sharing meals cooked by guests, social time in the house watching a film by the fire, and generally relaxing and getting to know each other. Guests visited Buxton and had a chance to see the historic town and try 'traditional English afternoon tea', and went on a walk through the surrounding hillsides with a picnic. Guests were invigorated by the fresh air, open space and views of the English countryside – which some of them had never seen before, despite living in the UK for years. Their feedback was overwhelmingly positive with guests saying how good it was for their mental health, and how much they appreciated the opportunity which they never would have had without Housing Justice. They were given a feedback form at the end of the trip and 95% of the ratings were 5 out of 5.

"Thank you so much for doing this ... This is really nice for a woman like me who doesn't have anything to do by herself."

One of the ongoing challenges faced by the Project is host recruitment, which was made more difficult by the government's launch of the Homes for Ukraine initiative in March 2022. Despite an estimated 150,000 Ukrainians being hosted in homes across the UK, there has been a significant reduction in new hosts coming forward who are willing to host those from other nations. Just two new host households have joined the Hosting Project in the last year. Thankfully, our strong network of existing hosts, who have remained loyal to Housing Justice, has enabled us to maintain a steady influx of new guest referrals into the Project.

Sadly, the need far outstrips availability and in the last Financial Quarter (January to March 2023), we received 26 referral enquiries, but were only able to match two people with available host households.

It is recognised that building links with hosts who have supported the Ukraine effort may be a potential route to build up the hosting pool for Housing Justice. We see this as an exciting opportunity going forward, and embrace the fact that hosting is now a more widely recognised accommodation option for those seeking sanctuary in the UK. What makes Housing Justice Hosting Project unique is the wrap around support provided by the team, including access to good quality immigration advice, financial assistance, casework to help people move their cases forward, wellbeing support, social activities, plus advocacy with move-on options once Leave to Remain has been granted. We hope that this infrastructure will be attractive to those who have previously hosted Ukrainians but felt let down by the lack of support that they received from local and central government.



“Housing Justice are always supportive and available, we are lucky” – Hosted Guest

As we navigate increasingly hostile narratives and policies towards those seeking sanctuary in the UK, we remain resolute in our Mission to “mobilise Christian action against homelessness and housing need through love, justice, advocacy and nurture”.

If you are interested in becoming a host with Housing Justice, you can register your interest at www.housingjustice.org.uk/hosting-project

CASE STUDY

Aya, a woman from the Ivory Coast, was referred to the Housing Justice Hosting Project in January 2020. She’s an asylum seeker and survivor of modern-day slavery.

Over two and half years, Aya lived with different hosts, one being a placement in South London with three other women who were also in the Project. That house closed and we needed to find somewhere else for Aya to stay.

In March 2022 we welcomed new, first-time clergy hosts who were willing to offer Aya a placement.

Despite the language and culture differences between Aya and her hosts, Aya immediately settled in well to this placement. Aya is a polite and considerate guest, always keen to share stories about her culture and spend time with her hosts. Aya attends weekly ESOL classes, is a passionate crochet-er, and has recently completed a bread making course in Brighton, something she describes as being:

“Extraordinary. I learned something new and practical, which will be helpful for me in the future and maybe I can share this with someone one day.”

The hosts and Aya bonded over informal English lessons, watching films together, enjoying cinema trips and have started to play music together. Aya was welcomed into the hosts’ church band, playing the bongo drum, and they regularly perform together. Aya has also bonded with the household cats who have become very fond of having her around.

The hosting placement has given Aya hope and support to live a positive life during turbulence and uncertainty. The hosts’ generosity and kindness has benefitted them as well as they have learnt so much from Aya.

FAITH IN AFFORDABLE HOUSING IN ENGLAND

WRIGLEY'S LEGAL GUIDE

After receiving feedback last year from church trustees that churches were obliged to dispose of assets to the 'highest bidder', the FIAH team commissioned Wrigley's LLP to produce a comprehensive legal guide for churches seeking to alleviate homelessness and housing need by disposing of disused church land assets. The guide, aimed at PCCs and other church trustees, covers a range of topics including land ownership, charity law, 'best value' and disposal methods. Launched earlier this year and promoted by an article in Church Times, the Guide has been extremely well received. One LinkedIn responder stated, "This is a fantastic guide which supports churches to make a positive contribution to their community using church land!"

We have shared the Guide among all our networks in both churches and community led housing, and a series of webinars are planned for later in the year to further promote it, including through the Ecumenical Law Society.

THE 'COMING HOME' REPORT

The Archbishops' Commission on Housing, Church and Community, 'Coming Home', was launched in April 2019 with the ambitious remit of re-imagining housing policy and practice. Since that time, Housing Justice has initiated the FIAH England project and has joined the team responsible for following up the 'Coming Home' Report. Development plans for the team are to form three separate but linked entities: the Church Housing Association, the Church Housing Foundation and the Church Land Development Agency. You can find out more information at www.churchhousingfoundation.org

RURAL HOUSING EVENT AND CHURCH COMMISSIONERS RURAL EXCEPTION SITE PROJECT

In January, we helped facilitate an event at the DEFRA offices in London for church leaders and rural housing enablers (RHEs). The event aimed to increase awareness among RHEs of the work carried out by the CofE since the 'Coming Home' Report as well as about FIAH. Ensuring RHEs understand the principles of housing development on church land is key to developing successful England-wide schemes. In planning this event, we were able to develop a relationship with the Church Commissioners who agreed to present at the event. The Commissioners are currently undertaking a review of their rural exception sites to accelerate delivery of affordable housing. Since initiating this relationship, a pilot site in Cumbria is underway and a direct connection between communities aspiring to develop their own housing and the church commissioners is being forged.

NORTH YORKSHIRE RURAL COMMISSIONERS – HOUSING FORUM

A working group has formed with the Dean of Ripon, John Dobson, Leeds Diocese, York Diocese and the Methodist circuit, to look at pilot projects in North Yorkshire on church land (off the back of the Rural Commission Report published in July 2021). We presented on FIAH at the Forum in March and promoted the Wrigley's Legal Guide. Follow up meetings have been arranged with the Methodists in North Yorkshire and we were invited to join the Forum Group to formally support church led housing development in the area.

CHURCHES TOGETHER

Beki was invited to present to the Northwest County Ecumenical Officers and the Lancashire Church Leaders in May, alongside Bill Bewley, chair of the Keswick Community Housing Trust who featured in the 'Coming Home' Report. The reception was highly supportive and churches of all denominations are joining the movement to explore how their surplus buildings could offer a long-term benefit for communities, and meet the mission of the church. Since these Churches Together initiated meetings, three new sites are being explored in the Lancashire and Cumbria areas.

MITRE HOUSING ASSOCIATION AND THE CARLISLE DIOCESE

Mitre Housing Association was formed by the Carlisle Diocese in 1984 in order to develop affordable homes in areas such as The Lake District, where

holiday lets and second home ownership are having a negative impact on communities and congregations. At the end of last year, Beki joined the Board of Mitre and has been taking a lead role in initiating new developments. The Board is currently investigating the feasibility of several small sites both in and out of the national park.

CHURCH LED DEVELOPMENT PROJECTS

Beki and Jeremy have been in contact with over 50 individual churches and community groups who are seeking to develop affordable homes on church land. The team is currently supporting around 20 churches to navigate the complex process of establishing a vision, understanding need, exploring feasibility, finding suitable delivery partners, and determining a funding model. Sites range in denomination and location, with Beki primarily focusing on North England and Jeremy the South.



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 2022/23 we also worked with a professional bid writer who helped us to get match funding for our Hosting Project 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 2022/23.

WHAT PEOPLE ARE SAYING ABOUT US

"Hosting has given me back my confidence, hope and self-esteem"

Hosted Guest

"We were very impressed with the level of detail when completing the quality mark and for the care and attention that the assessor gave to our shelter"

HJ supported WNS

"The support and hope that Citadel volunteers give is life-changing and I find that hugely rewarding"

Citadel Volunteer

"Housing Justice is always supportive and available - we are lucky"

Hosted Guest

"Thank you to all the Housing Justice team for putting on such a fantastic and thought provoking conference. We certainly have a lot to think about here. It was really helpful and encouraging hearing other people's stories and where different projects are at in this uncertain time. Thanks for all you do to support the Night Shelters"

Guest at HJ WNS Conference

"We don't work to KPIs so we can spend time focussing on one person"

Citadel Volunteer

"Housing Justice's help has been invaluable over the past few years. It's been a pleasure getting to know the team better"

HJ supported WNS

WHAT PEOPLE ARE SAYING ABOUT US

"It's very rewarding when people are rehomed and happy, and no longer need our support, but we are always there for them if they need us at a later stage"

Citadel Volunteer

"I'm very happy to be a part of this scheme, I think it's a very good thing and really pleased to be given this opportunity"

Welsh Host

"For us, being part of the Housing Justice Network has been invaluable over the last seven years (when I was appointed in to this role). Their accreditation of our Winter Night Shelter in 2017 helped us to identify and achieve significant improvements. Since then, we have gained knowledge and encouragement by taking part in their forums (regionally and nationally). Their support during the process of applying to and securing funding from the Night Shelter Transformation Fund proved to be vital. In short, we could not do what we do without Housing Justice being in the mix"

WNS Network Member

"Housing Justice has made a big, big impact in my life. I don't know where I'd be without them to be honest...I truly appreciate everything they do"

Welsh Hosting Project Guest

"(Thanks to the scheme) you know that guests are really people in need, that there is appropriate safeguarding and boundaries in place, and there is a third party to go to if stuff gets awkward, and they can bring in other agencies that are needed too"

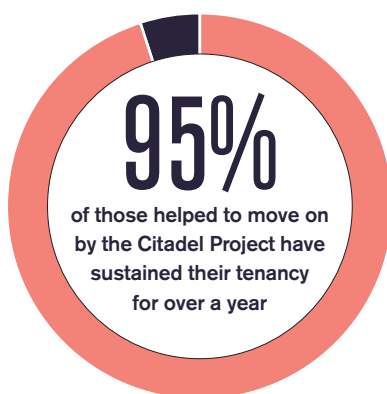
Welsh Host

OUR IMPACT



In Wales 54 FiAH sites are underway, which will result in the creation of more than

400 NEW HOMES



67 Citadel volunteers support 87 individuals

Estimated Guests 2022/23

3930 +1605 ▲

Total Beds 2022/23

1080 +179 ▲



15 PEOPLE

have been supported to positively move-on from the London Hosting Project in the last year

The Welsh Hosting Project has facilitated 2,000 safe nights to refugees and people seeking asylum



Our Airbnb.org Project has enabled 105 emergency accommodation bookings for a total of 259 guests



Influenced Welsh Government Guidance around SWEP

8 FiAH Wales sites have been completed since 2016, equating to 78 new homes



Citadel has received 92 referrals since 31st March 2022

OUR PARTNERS





The Mrs Smith
& Mount Trust



AYB ELECTRICAL



IGUANO
TRUST



HOUSING JUSTICE FINANCIAL REVIEW

FOR THE YEAR ENDED 31ST MARCH 2023

LEGAL AND ADMINISTRATIVE INFORMATION

Presidents His Eminence Cardinal Vincent Nichols, Archbishop of Westminster and Rachel Lampard

Chief Executive Kathy Mohan OBE

Charity reg. no. 294666

Company reg. no. CE022450

REGISTERED ADDRESS:

Unit 2.11, The Foundry
17 Oval Way
London
SE11 5RR

AUDITOR:

Haines Watts (Berkhamsted) Ltd
4 Claridge Court
Lower Kings Road
Berkhamsted
Hertfordshire, HP4 2AF

ACCOUNTANT:

Andy Nash Accounting & Consultancy Ltd
Units 24 & 25
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 6DZ

FINANCIAL RESULTS

Details of the organisation's activities for the year are set out in the financial statements on pages 49 to 64.

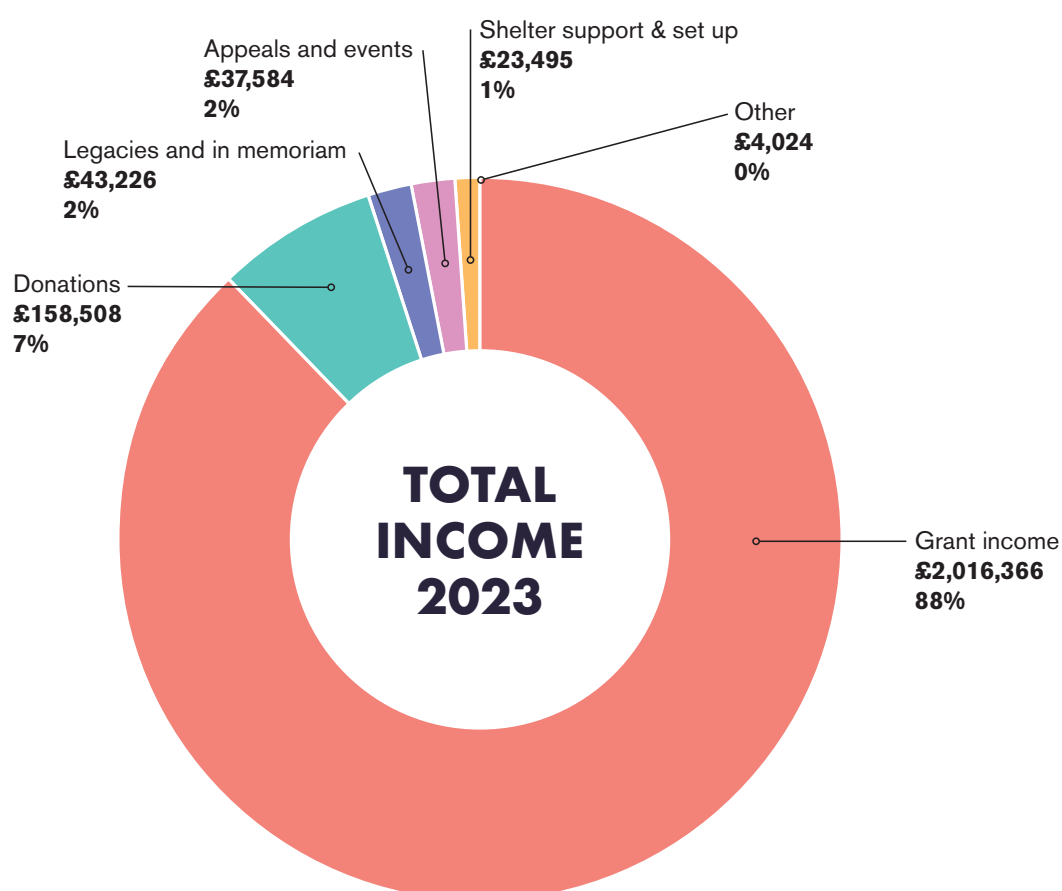
The year ended with a planned deficit of £35,116 (2022: surplus of £162,408), which was an improvement on the expected deficit for the year.

As a result, the Charity ended the year with total funds of £1,193,894 (2022: £1,229,010) of which £815,637 (2022: £826,127) were unrestricted as to use and £378,257 were restricted as to use (2022: £402,883).

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.

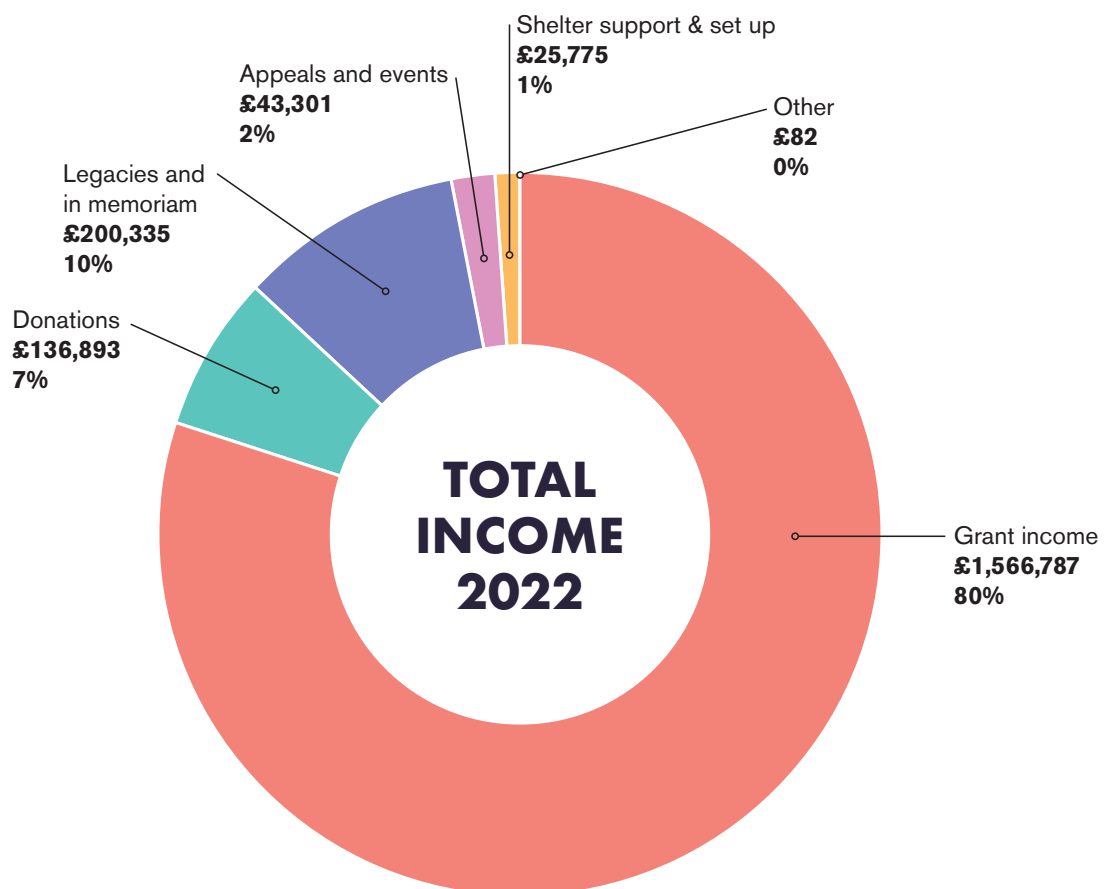
As of 31 March 2023 this range sat at £462,440 to £531,778. The year-end general reserves of £815,637 sit comfortably above this range, and so the trustees are happy that this level is adequate and appropriate. Given the ongoing economic environment and uncertainty over future funding it is also not 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



FINANCIAL RESULTS

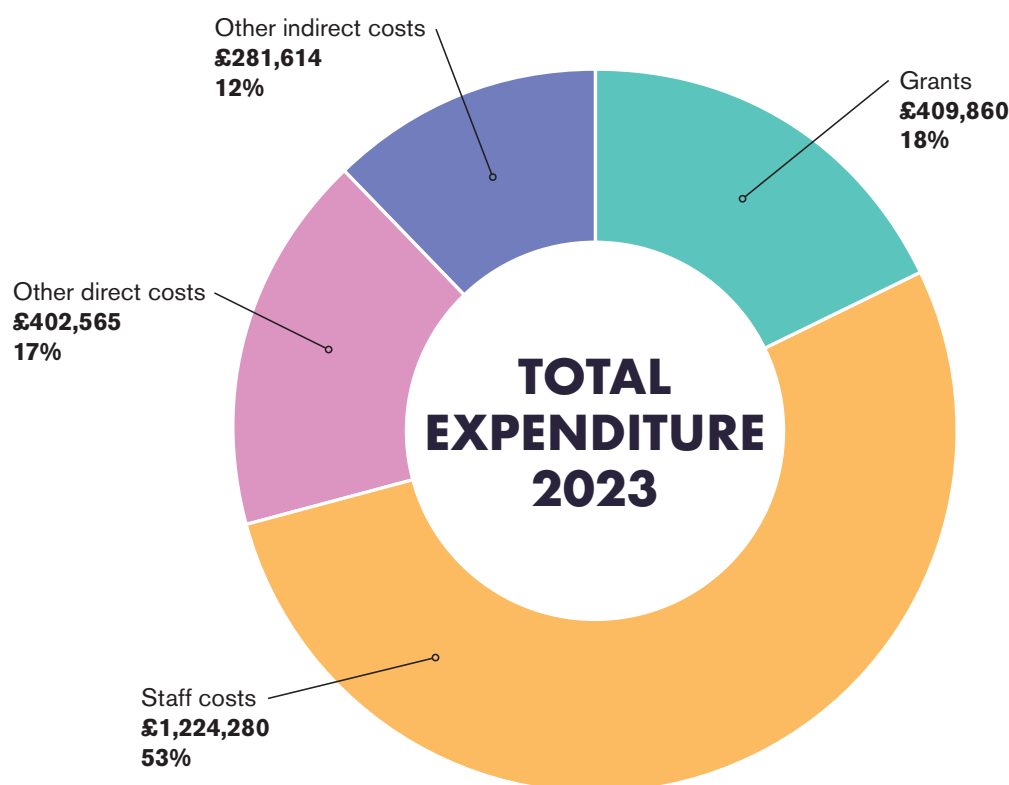
for that period. In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- 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 45 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,

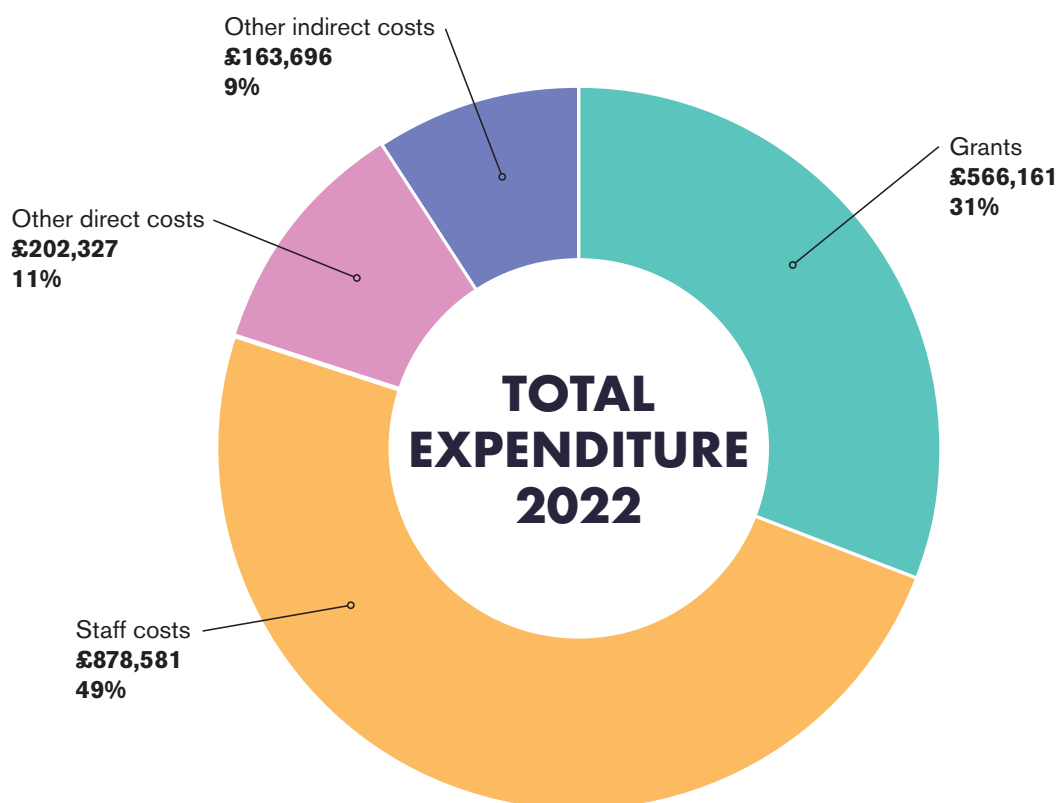
- the trustee has taken all the steps he/she ought to have taken as a trustee in order to make himself/herself aware of any relevant audit information and to establish that the charity's auditors are aware of that information.

On 7th December 2022 AGM, Haines Watts (Berkhamsted) Ltd was appointed as Housing Justice's auditors.

This report was approved and authorised for issue by the Board of Trustees on 13th September 2023 and signed for this year's AGM and signed on its behalf by:



Chrishanti Shah
Trustee



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 2023 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 31st March 2023, 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; and
- 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 43 to 45, 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

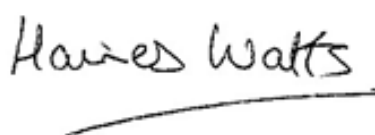
- Challenging assumptions and judgments made by management in its significant accounting estimates and judgments;
- Identifying and testing journal entries, in particular journal entries posted with unusual account combinations; and
- Assessing the extent of compliance with the relevant laws and regulations.

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. 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

18 September 2023

STATEMENT OF FINANCIAL ACTIVITIES

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

FOR THE YEAR ENDED 31 MARCH 2023

		Unrestricted Funds 2023 £	Restricted Funds 2023 £	Total Funds 2023 £	Total Funds 2022 £
	Notes				
Income from:					
Donations	2	229,071	2,026,613	2,255,684	1,947,316
Charitable activities	3	23,495	-	23,495	25,775
Investments*		4,024	-	4,024	82
Total income		256,590	2,026,613	2,283,203	1,973,173
Expenditure on:					
Raising funds	4 & 5	55,279	900	56,179	75,210
Charitable activities:					
Church & community night shelters	4 & 6	90,903	1,029,608	1,120,511	1,297,413
Faith in affordable housing	4 & 6	33,107	162,563	195,670	120,416
Hosting	4 & 6	87,791	858,168	945,959	317,726
Total expenditure		267,080	2,051,239	2,318,319	1,810,765
Net income/(expenditure)		(10,490)	(24,626)	(35,116)	162,408
Transfer between funds	12	-	-	-	-
Net movement in funds		(10,490)	(24,626)	(35,116)	162,408
Reconciliation of funds:					
Total funds brought forward	12 & 13	826,127	402,883	1,229,010	1,066,602
Total funds carried forward	12 & 13	815,637	378,257	1,193,894	1,229,010

*All income from investments and other sources was unrestricted in both the current and prior year.
The notes on pages 52 to 64 form part of the financial statements.

BALANCE SHEET

AS AT 31 MARCH 2023

	Notes	£	Total funds 2023 £	Total funds 2022 £
Fixed assets				
Tangible assets	9		1,215	1,971
Current assets				
Debtors and prepayments	10	397,175		173,289
Cash at bank and in hand		971,053		1,233,467
		1,368,228		1,406,756
Creditors: amounts falling due within one year	11	(175,549)		(179,717)
Net current assets			1,192,679	1,227,039
Net assets			1,193,894	1,229,010
Funds of the charity				
Restricted funds	12 & 13		378,257	402,883
Unrestricted funds:				
Designated funds				
General funds	12 & 13	815,637		826,127
		815,637		826,127
		1,193,894		1,229,010

The notes on pages 52 to 64 form part of the financial statements.

They were approved and authorised for issue by the Board of Trustees on 13th September 2023 and signed on their behalf by:



Krishanti Shah
Trustee

STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED 31 MARCH 2023

	Total funds 2023 £	Total funds 2022 £
Cash flows from operating activities:		
Net income/(expenditure) for period (as per SOFA)	(35,116)	162,408
Adjustments for:		
Depreciation charges	756	544
(Increase)/decrease in gift aid due	3,319	(7,535)
(Increase)/decrease in trade debtors and other debtors	(223,901)	(122,273)
(Increase)/decrease in prepayments	(3,304)	(2,773)
Increase/(decrease) in accounts payables	5,566	25,541
Increase/(decrease) in HMRC and other payables	13,231	9,605
Increase/(decrease) in grants payables	-	(1,000)
Increase/(decrease) in accruals	24,410	(8,592)
Increase/(decrease) in deferred revenue	(47,375)	44,100
	(227,298)	(62,383)
Net cash used in operating activities	(262,414)	100,025
Cash flows from investing activities:		
Purchase of fixed assets	-	(2,269)
Net cash used in investing activities	-	(2,269)
Net cash used in financing activities	-	-
Change in cash and cash equivalents in period	(262,414)	97,756
Cash and cash equivalents at the beginning of the period	1,233,467	1,135,711
Cash and cash equivalents at the end of the period	971,053	1,233,467
Cash and cash equivalents:		
	Total funds 2023 £	Total funds 2022 £
Cash in hand	971,053	1,233,467
	971,053	1,233,467

The notes on pages 52 to 64 form part of the financial statements.

NOTES TO THE FINANCIAL STATEMENTS

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 2023, 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 2023 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 AND GRANTS

	Unrestricted Funds 2023 £	Restricted Funds 2023 £	Total Funds 2023 £
Grant income	10,000	2,006,366	2,016,366
Donations	139,740	18,768	158,508
Legacies and in memoriam	43,226	-	43,226
Appeals and events	36,105	1,479	37,584
	229,071	2,026,613	2,255,684

Included within grant income for 2022/23 is £294,091 from Welsh Government's Homelessness Prevention Programme.

	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 memoriam	200,335	-	200,335
Appeals and events	43,301	-	43,301
	399,289	1,548,027	1,947,316

3. INCOME FROM CHARITABLE ACTIVITIES

	Unrestricted Funds 2023 £	Restricted Funds 2023 £	Total Funds 2023 £
Shelter support & set up	23,495	-	23,495
	23,495	-	23,495
	Unrestricted Funds 2022 £	Restricted Funds 2022 £	Total Funds 2022 £
Shelter support & set up	25,775	-	25,775
	25,775	-	25,775

4. TOTAL EXPENDITURE

	Grants paid 2023 £	Direct staff costs 2023 £	Direct other costs 2023 £	Indirect staff costs 2023 £	Indirect other costs 2023 £	Total Funds 2023 £
Raising funds	-	40,762	5,004	3,589	6,824	56,179
Charitable activities						
Preventing homelessness	174,680	582,020	156,116	71,583	136,112	1,120,511
Faith in affordable housing	-	114,334	45,067	12,500	23,769	195,670
Hosting	235,180	339,060	196,378	60,432	114,909	945,959
	409,860	1,076,176	402,565	148,104	281,614	2,318,319
	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
	566,161	792,279	202,327	86,302	163,696	1,810,765

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:

	Total costs 2023 £	Total costs 2022 £
Indirect staff costs	148,104	86,302
Other staff and HR costs	97,827	28,973
Finance & admin costs	75,330	52,529
Premises costs	31,055	29,399
Communication and database costs	13,116	2,376
IT costs	40,342	35,295
Governance costs	23,944	15,124
	429,718	249,998

Governance costs includes:

	Total costs 2023 £	Total costs 2022 £
Statutory audit	5,568	3,402
Trustee expenses	632	43
Insurance	8,988	8,608
Other	8,756	3,071
	23,944	15,124

5. EXPENDITURE ON RAISING FUNDS

	Unrestricted Funds 2023 £	Restricted Funds 2023 £	Total Funds 2023 £
Direct salaries	40,762	-	40,762
Direct other costs	4,976	28	5,004
Indirect costs	9,541	872	10,413
	55,279	900	56,179

	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
	66,485	8,725	75,210

6. EXPENDITURE ON CHARITABLE ACTIVITIES

	Unrestricted Funds 2023 £	Restricted Funds 2023 £	Total Funds 2023 £
Homelessness prevention			
Grants	-	174,680	174,680
Direct salaries	-	582,020	582,020
Direct other costs	440	155,676	156,116
Indirect costs	90,463	117,232	207,695
	90,903	1,029,608	1,120,511
Faith in affordable housing			
Direct salaries	-	114,334	114,334
Direct other costs	29,844	15,223	45,067
Indirect costs	3,263	33,006	36,269
	33,107	162,563	195,670
Hosting			
Grants	-	235,180	235,180
Direct salaries	-	339,060	339,060
Direct other costs	233	196,145	196,378
Indirect costs	87,558	87,783	175,341
	87,791	858,168	945,959
	211,801	2,050,339	2,262,140

NOTES TO THE FINANCIAL STATEMENTS

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

	<i>Unrestricted Funds 2022 £</i>	<i>Restricted Funds 2022 £</i>	<i>Total Funds 2022 £</i>
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
	<u>48,514</u>	<u>1,248,899</u>	<u>1,297,413</u>
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
	<u>14,944</u>	<u>105,472</u>	<u>120,416</u>
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
	<u>12,262</u>	<u>305,464</u>	<u>317,726</u>
	<u>75,720</u>	<u>1,659,835</u>	<u>1,735,555</u>

7. STAFF NUMBERS AND COSTS

	<i>Total costs 2023 £</i>	<i>Total costs 2022 £</i>
Gross salaries	1,061,978	766,212
Employer's national insurance	110,697	75,898
Employer's pension	51,605	36,471
	<u>1,224,280</u>	<u>878,581</u>

The average headcount during the period was 29 persons (2022: 21 persons).

One employee received employee benefits of between £60,000 and £69,999 (2022: one) and one employee received benefits of between £70,000 and £79,999 (2022: one).

The total remuneration paid to key management personnel during the year was £221,867 (2022: £188,193).

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 £51,605 (2022: £36,471).

Contributions totalling £9,434 (2022: £5,481) 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 £
Cost		
At 1 April 2022	3,535	3,535
At 31 March 2023	3,535	3,535
Depreciation		
At 1 April 2022	1,564	1,564
Charge for year	756	756
Disposals in year	-	-
At 31 March 2023	2,320	2,320
Net book value		
At 1 April 2022	1,971	1,971
At 31 March 2023	1,215	1,215

10. DEBTORS AND PREPAYMENTS

	Total funds 2023 £	Total funds 2022 £
Gift aid due	5,522	8,841
Rent deposit	2,315	2,315
Trade debtors	250,831	29,406
Accrued income	126,353	125,000
Prepayments	11,031	7,727
Other debtors	1,123	-
	397,175	173,289

NOTES TO THE FINANCIAL STATEMENTS

11. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	Total funds 2023 £	<i>Total funds 2022 £</i>
Interest free loan	5,000	5,000
Accounts payable	38,733	33,167
HMRC payable	31,580	22,517
Grants payable to other organisations	-	-
Other creditors	10,797	6,629
Accruals	29,072	4,662
Deferred revenue	60,367	107,742
	175,549	179,717

Deferred revenue is made up as follows:

	Total funds 2023 £	<i>Total funds 2022 £</i>
Balance brought forward	107,742	63,642
Released as income in period	(107,742)	(63,642)
Deferred in period	60,367	107,742
Balance carried forward	60,367	107,742

12. ANALYSIS OF CHARITY FUNDS

	Balance brought forward 2023 £	Income for the period 2023 £	Expenditure in the period 2023 £	Transfer between funds 2023 £	Balance carried forward 2023 £
Unrestricted funds	826,127	256,590	(267,080)	-	815,637
Restricted funds					
Faith in Affordable Housing - Wales	19,293	94,155	(100,715)	-	12,733
Faith in Affordable Housing - England	23,618	58,486	(55,367)	-	26,737
Church & Community Night Shelters - England	14,079	337,801	(341,089)	-	10,791
Church & Community Night Shelters - Wales	108,312	161,874	(191,507)	-	78,679
Seeking Sanctuary - Wales	86,545	691,803	(636,509)	-	141,839
Equipping shelters	57,915	475,164	(490,055)	-	43,024
Night Shelters and Hosting for Women	30,668	-	(4,729)	-	25,939
Destitute migrant subsistence	4,813	41,401	(33,004)	-	13,210
HJ Cymru	24,115	3,126	(23,505)	-	3,736
Sharedydd Cardiff	-	4,526	(7)	-	4,519
Hosting Project London	29,806	147,277	(174,752)	-	2,331
Mercers conference fund	-	11,000	-	-	11,000
Other	3,719	-	-	-	3,719
Restricted funds	402,883	2,026,613	(2,051,239)	-	378,257
Total funds	1,229,010	2,283,203	(2,318,319)	-	1,193,894

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

NOTES TO THE FINANCIAL STATEMENTS

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

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

The **Sharedydd Cardiff** pot includes donations for supporting Housing Justice Cymru's work throughout Wales.

The **Hosting Project London** fund relates to amounts received to support homeless individuals with no recourse to public funds in London.

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

	Balance brought forward 2022 £	Income for the period 2022 £	Expenditure in the period 2022 £	Transfer between funds 2022 £	Balance carried forward 2022 £
Unrestricted funds	543,186	425,146	(142,205)	-	826,127
Restricted funds					
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 Shelter - England	72,990	263,085	(321,996)	-	14,079
Church & Community Night Shelter - 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 - Moving 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
Restricted funds	523,416	1,548,027	(1,668,560)	-	402,883
Total funds	1,066,602	1,973,173	(1,810,765)	-	1,229,010

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.

13. ANALYSIS OF NET ASSETS

	Unrestricted Funds 2023 £	Restricted Funds 2023 £	Total Funds 2023 £
Tangible fixed assets	1,215	-	1,215
Current assets	929,604	438,624	1,368,228
Creditors	(115,182)	(60,367)	(175,549)
	815,637	378,257	1,193,894

	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)
	826,127	402,883	1,229,010

14. TRUSTEE REMUNERATION

During the year, no trustee received any remuneration (2022: £NIL). Two members of the Board of Trustees received reimbursement of travel and subsistence expenses of £609 in 2023 (2022: £NIL).

15. RELATED PARTY TRANSACTIONS

During the year there were no transactions carried out with related parties (2022: £NIL).

NOTES TO THE FINANCIAL STATEMENTS


16. OTHER FINANCIAL COMMITMENTS


At 31 March 2023, the Charity had future minimum lease payments under non-cancellable operating leases as set out below:


	Land and buildings 2023 £	Office equipment 2023 £	Land and buildings 2022 £	Office equipment 2022 £
Operating lease due within:				
within one year	-	-	9,260	-
within two to five years	-	-	-	-
	<u>-</u>	<u>-</u>	<u>9,260</u>	<u>-</u>





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