



**HOUSING  
JUSTICE**

# **HOUSING JUSTICE**

## **ANNUAL REPORT & ACCOUNTS**

**FOR THE YEAR ENDED 31st MARCH 2024**

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# HOUSING JUSTICE TRUSTEES



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VINCENT NICHOLS**  
President



**RACHEL  
LAMPARD**  
President



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



**AIDAN DWAN**  
Vice Chair of Trustees



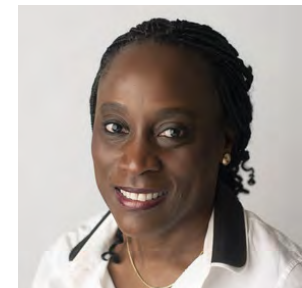
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JOANNA SHAH**  
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JOHN DAVIES**  
Trustee



**RICHARD  
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**SARAH HOWARD-  
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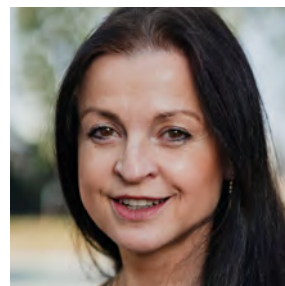
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MCLOUGHLIN**  
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**JANE  
FOWLER**  
Trustee



**GLYNYS  
SYKES**  
Trustee and Chair of  
Fundraising Sub-Committee



**SUZANNE  
DAVIES**  
Trustee



# THE HOUSING JUSTICE TEAM



**KATHY MOHAN**  
Chief Executive



**JACOB DIMITRIOU**  
Director for England



**BONNIE WILLIAMS**  
Director for Wales



**JOANNA WHITNEY**  
Marketing &  
Communications Manager



**MARTIN PARKES**  
Quality Manager



**STACEY WEBBER**  
Performance Manager



**EMMA TORBARINA**  
PA to the Chief Executive



**MARK BRENNAN**  
London Catalyst  
Team Leader



**LUCIEN LAWRENCE**  
London Catalyst  
Worker



**CHARLES O'SULLIVAN**  
Move on  
Coordinator



**HAYLEY GRIST**  
Citadel Manager



**NIGEL WILLIAMS**  
Citadel Coordinator



**MANDY TOWN**  
Citadel Coordinator



**JOANNE JONES**  
Citadel Coordinator



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



**VICTORIA TUROVSKA**  
Ukraine Resettlement  
Coordinator



**GETHIN JONES**  
Ukraine Resettlement  
Coordinator



**MILLION ABESHA**  
Ukraine Resettlement  
Coordinator



**ROMY WOOD**  
Seeking Sanctuary Manager  
- Wales



**HALIMA HASHI**  
Hosting Officer  
- Wales



**NIA ARMSTRONG**  
Hosting Officer  
- Wales



**REBECCA KENTFIELD**  
Faith in Affordable Housing  
Wales Partnership Coordinator



**GEORGE BUTLER**  
Head of Citadel  
Programme - England



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



**REV'D JEREMY FRASER**  
Faith in Affordable Housing  
England Project Manager



**JENNA ROBERTS**  
Project Manager - Hosting  
& Refugee Lodgings



**ELLA GOSLING**  
London Hosting  
Project Officer



**SALLY ROWLAND**  
London Hosting  
Project Officer



**JOE RINVOLUCRI**  
Refugee Lodgings  
Officer



**EMMA FAIRHURST**  
Partnership & Development  
Coordinator



**ISABELLA HARRISS**  
Best Practice and  
Innovation Manager



**BERNARDO CANAS**  
Best Practice and  
Innovation Officer



**EVE MCCALLAM**  
Best Practice and  
Innovation Officer



**JAMES SMALLEY**  
Impact Manager



**KEIRA MCNULTY**  
Marketing & Communications  
Coordinator

# CHAIR'S ADDRESS

THE RT REV'D ROBERT WICKHAM, CHAIR OF HOUSING JUSTICE

In September 2023, Theos published our report on 'Volunteering After the Pandemic' - a deeply insightful report on the state of volunteering within the homelessness sector.

Since the beginning of the pandemic, the nature of volunteering has altered dramatically, as night shelters and housing provision have altered, which has meant that many churches and community groups have had to rethink how they support our work.

This research chimes with other research. The Charities Aid Foundation states that overall levels of volunteering within the UK population dropped from 16% to 13% between 2018 and 2022. Their research also found that the highest levels of overall giving in terms of time and money takes place in Indonesia, followed by Ukraine, followed by Kenya. The UK is currently 17th on their list.

At Housing Justice we recognise that support comes as financial support, but also as time and energy. Our research, both formal and anecdotal, demonstrates that volunteering can be good for both the volunteer and others around them. Done well, volunteering is a win-win situation. It is clear that there are biblical underpinnings for this. The Prophet Jeremiah tells a dispersed Israel that they are to seek the welfare of the city. By raising families, building homes, growing crops and creating an inclusive community, they will find prosperity as everyone thrives.

Likewise, Jesus' parable of the Good Samaritan and so many others make it very clear that the wellbeing and welfare of others is, in part, our collective responsibility. That's why volunteering is good for the soul. We are created for this purpose.

The Citadel project, that has worked so well in Wales and is now being rolled out in England, is a clear example of the importance of this work. The prevention of homelessness is not just an academic exercise that relates to budgets and developers. The prevention of homelessness is a relational issue that requires prayer, a posture of participation, and a desire to build relationships.

This year, Housing Justice has also deepened its commitment to embedding lived experience in our work. Through the establishment of a Involvement Sub-Committee, we ensure that the insights and perspectives of those with direct experience of homelessness shape our approach, grounding our efforts in the realities and needs of those we serve.

This Annual Report is a wonderful read of impact and the transformation of many vulnerable people's lives. I urge you to read it with an open heart, and I wonder what God will stir within you as you reflect.

Thank you for all your support and for being part of the Housing Justice family.

With love and prayers,

+ Rob



# OUR IMPACT

## PROJECTS OVERVIEW

HOW HOUSING JUSTICE HELPS PEOPLE FROM HOMELESSNESS TO BELONGING

### FAITH IN AFFORDABLE HOUSING (FIAH)

We support churches across England and Wales to develop surplus land and buildings into affordable homes.

### WINTER NIGHT SHELTERS

We are the national membership body for non-commissioned night shelters, provided by churches, faith and community groups. We provide funding, move-on support and best practice guidance for this network.

### UKRAINE RESETTLEMENT SUPPORT

Our team work alongside families and individuals who are displaced from Ukraine to offer advice and guidance to identify and obtain long-term and sustainable accommodation in Wales.

### CITADEL

Citadel is a homelessness prevention project which uses a network of volunteers to support people experiencing or at risk of homelessness to find and sustain a home.

### HOSTING

Our Hosting project supports people seeking asylum facing destitution and homelessness into accommodation with local volunteer households.

### REFUGEE LODGINGS

By connecting refugees at risk of rough sleeping with a Resident Landlord for a six-month lodging placement, we support newly granted refugees to adjust to life in the UK. With the rising cost of living, Resident Landlords also benefit as they earn fair rental income.

## FIAH

CURRENT PROGRESS TO DATE:

 **105**

NEW HOMES HAVE BEEN BUILT IN WALES ON **10 SITES**



OFFERING AFFORDABLE HOUSING TO AT LEAST **271 PEOPLE**

 **58**

NEW HOMES EITHER IN CONSTRUCTION OR IN PLANNING, OFFERING AFFORDABLE HOMES TO A FURTHER **116 PEOPLE**

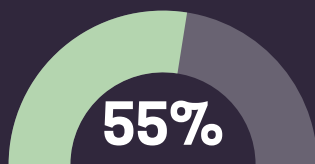
## WINTER NIGHT SHELTERS

SUPPORTED OVER

**4,000**

**PEOPLE**

IN OVER 1,250 EMERGENCY ACCOMMODATION BEDS DURING WINTER 2023



OUR NETWORK SECURED POSITIVE MOVE-ONS FOR **55% GUESTS THIS WINTER**

THAT'S **1,227 PEOPLE**

**£5M**

WE SUPPORTED SHELTERS WITH NIGHT SHELTER TRANSFORMATION FUND GRANTS WORTH £5M TO DEVELOP TRANSFORMATIONAL PROJECTS, CREATING NEW SINGLE-BED ACCOMMODATION AND SUPPORTING PEOPLE EXPERIENCING HOMELESSNESS ACROSS ENGLAND.



# OUR IMPACT

## UKRAINE RESETTLEMENT SUPPORT

OVERALL

144

HOUSEHOLDS WERE SUPPORTED THROUGH AIRBNB PARTNERSHIP



297  
INDIVIDUALS



IN ALL  
22  
LOCAL AUTHORITY AREAS

APRIL 2023 - MARCH 2024:



WE VISITED 14 UKRAINE SUPERSPONSOR WELCOME CENTRES IN 10 LA AREAS



WE HAD CONVERSATIONS WITH OVER 140 HOUSEHOLDS

## CITADEL

98%

PEOPLE SUPPORTED BY CITADEL SUSTAINED THEIR TENANCIES\*

\*ON AVERAGE PER QUARTER



43%

INCREASE IN NUMBER OF VOLUNTEERS ON 2022-2023, UP TO 46 IN TOTAL

87%

PEOPLE SUPPORTED FEEL THEY HAVE IMPROVED SKILLS TO LIVE INDEPENDENTLY

92

PEOPLE WERE REFERRED TO CITADEL SINCE MARCH 2023

## HOSTING

OVER

75,000  
SAFE NIGHTS

PROVIDED BY HOSTS ACROSS LONDON, CARDIFF AND NEWPORT TO DATE



AT LEAST 23 NATIONALITIES HOSTED & SUPPORTED TO REBUILD LIFE IN THE UK



100 PEOPLE ATTENDED OUR EVENT AT THE SENEDD (WELSH PARLIAMENT) WITH JANE HUTT MS AS KEYNOTE SPEAKER IN JANUARY 2023

## REFUGEE LODGINGS

JANUARY 2024 - MARCH 2024 (NEW PROJECT)



3 RESIDENT LANDLORDS SIGNED UP



14 SAFE NIGHTS PROVIDED



FEEDBACK COMMITTEE SET UP FOR GUESTS

# WHAT PEOPLE ARE SAYING ABOUT US

“

“ON BEHALF OF OUR FAMILY, I WANT TO EXPRESS MY DEEP GRATITUDE TO YOUR TEAM FOR HELPING US GET A CHANCE TO START LIFE OVER AGAIN [...] IT’S DIFFICULT TO PUT INTO WORDS HOW IT FEELS TO BE AT HOME AGAIN AFTER SUCH A LONG TIME SINCE THE START OF THE WAR IN UKRAINE. SO THANK YOU AGAIN FOR YOUR WORK! YOU MAKE PEOPLE HAPPY!”

RE-SETTLED UKRAINIAN HOUSEHOLD

“

“I CAN’T THANK YOU ALL ENOUGH TO MY HOST, HOUSING JUSTICE CYMRU AND ALL ITS STAFF. THANK YOU SO MUCH FOR YOUR HOSPITALITY, THE OPPORTUNITY YOU CREATED FOR ME AND EVERYTHING YOU DID TO SUPPORT ME, I WILL NEVER FORGET THROUGHOUT MY LIFE. THANK YOU, THANK YOU, THANK YOU!”

WELSH HOSTING PROJECT GUEST

“

“JUST WANT TO REFER GOOD WORDS FROM MY ENTIRE FAMILY TO YOU AND THE PEOPLE WHO SUPPORTED US IN OUR ACCOMMODATION SEARCH. WE ARE REALLY SETTLED IN THE NEW HOUSE AND AFTER TWO YEARS OF STRUGGLE FOUND A NEW HOPE WITH MY OLD MOTHER AND DAUGHTER. IT CHANGED OUR LIVES. WE WANT TO EXPRESS OUR SINCERE GRATITUDE [...] MY MOTHER ALSO SAID THAT SHE FEELS SECURE FOR THE FIRST TIME IN HER LIFE AS YOU MAKE FOLLOW-UP CALLS TO MAKE SURE WE ARE ALL SETTLED AND OUR CHALLENGES RESOLVED.. THANK YOU.”

RE-SETTLED UKRAINIAN HOUSEHOLD

“

“I WAS SO SCARED BEFORE THINKING ABOUT WHERE I WOULD SLEEP, BUT NOW I REALLY FEEL THAT I HAVE PEACE IN MY HEART. FOR THE FIRST TIME IN A LONG TIME I CAN REST WHEN I FEEL TIRED, KNOWING THAT I AM SAFE. I LIE IN MY WARM BED THINKING HOW LUCKY I AM TO FEEL AT PEACE.”

WELSH HOSTING PROJECT GUEST



# WHAT PEOPLE ARE SAYING ABOUT US

“

“HOUSING JUSTICE’S EXPERIENCE AND BREADTH OF KNOWLEDGE HAS BEEN INVALUABLE - THEY UNDERSTAND WHERE WE ARE COMING FROM AND WHAT WE SET OUT TO ACHIEVE.”

NSTF, GRANT RECIPIENT

“

“HOUSING JUSTICE HAS BEEN VERY GOOD TO ME. THEY ARE GOOD PEOPLE. THEY HAVE ACCOMMODATED ME TEMPORARILY AND I REALLY DO APPRECIATE WHAT THEY HAVE DONE. THEY HAVE DONE A GOOD JOB AND I THANK THEM.”

LONDON HOSTING PROJECT GUEST

“

“HOSTING HAS HELPED ME TO FEEL HUMAN WITH POSITIVE RESPONSIBILITIES TOWARDS THOSE WHO WELCOME US. IT IS NOT EASY TO KEEP GOING AND THESE PEOPLE HELP US TO UNDERSTAND LIFE IN ENGLAND.”

LONDON HOSTING PROJECT GUEST

“

“THE REFUGEE LODGINGS PROJECT HELPED ME TO SLEEP WELL AND GET TREATMENT AS SOMEONE WHO’S STRUGGLING WITH HEALTH ISSUES RIGHT NOW. SECONDLY, IT WILL GIVE ME A CHANCE TO STUDY ENGLISH AND ATTEND COURSES THAT WILL HELP ME TO FIND JOBS.”

CURRNT REFUGEE LODGER

“

“HOW CAN I PUT IT? MY NEW HOME IS BLISS AND IT’S ONLY GOING TO GET BETTER. I WOULDN’T BE HERE WITHOUT ALL THE HELP YOU GAVE ME.”

PERSON SUPPORTED BY CITADEL

“

“THANKS EVER SO MUCH AGAIN AS ALWAYS I REALLY DON’T KNOW HOW I’M GOING TO REPAY YOU, THANKS AGAIN.”

PERSON SUPPORTED BY CITADEL





# REFLECTION & OUTLOOK

BONNIE WILLIAMS, CHIEF EXECUTIVE OF HOUSING JUSTICE  
FROM APRIL 2024, DIRECTOR OF WALES UNTIL MARCH 2024

In 2023/24 Housing Justice continued to grow as an organisation, both in staff numbers and in the number of people we serve across England and Wales, demonstrating the increasing need of some of the most vulnerable people in our society. Housing Justice is uniquely placed to provide this support through our approach of love, justice, advocacy and nurture, as well as being able to mobilise faith and community groups to help people experiencing homelessness in their areas.

The year was the end of an era as we prepared to say a fond farewell to Kathy Mohan OBE, our inspirational CEO for seven years, at a very special retirement service at St Martin-in-the-Fields. Kathy kindly gave us a long handover period to ensure a smooth transition for everyone. We worked closely with colleagues, funders and stakeholders to ensure we continued to deliver our high standards throughout this change in leadership. We move forward in the same direction, building on the wonderful work Kathy has done for the organisation and for everyone we serve.

This year we commissioned a piece of research from the think tank, Theos, 'Volunteering after the Pandemic: Lessons from the Homelessness Sector' to explore the experiences of volunteers in Housing Justice's projects across England and Wales, and whether this has changed since the pandemic. The research found that there has been a marked decline in volunteering over recent years and that the initial boom in informal volunteering at the beginning of the pandemic has not been sustained, nor has it translated into a significant increase in formal volunteering subsequently.

Volunteer recruitment is also noticeably harder than pre-pandemic, as is retention of existing volunteers, and many regular volunteers who stopped volunteering because of lockdown have not returned. The average age of volunteers, which skews older, has compounded this, with some choosing to retire. The research reported that volunteers value the communal nature, the sense of ownership and belonging, and the relationships they build through volunteering, and made a number of recommendations to improve volunteer recruitment and experience which you can find in the full report [here](#).

This decline in volunteering is challenging for us as working with volunteers is vital in maintaining the services we provide - most notably within Citadel and our Hosting Projects. Christian action in motion, the ability to mobilise others, and volunteer-led support is vital to help us end homelessness. The outcomes of our Citadel project in Wales demonstrate the importance and effectiveness of volunteers with 94% of people referred to us engaging with our support and 98% maintaining their tenancies. We will continue to find new ways to recruit volunteers which will be particularly vital in the greatly-anticipated roll out of Citadel England across five pilot sites later on in 2024.



This year has been a difficult one for many charities within the sector with a number closing or merging throughout the year due to a scarcity of funding and uncertainty around the political landscape. Figures show that the smallest number of charities in 30 years registered with the Charity Commission in 2022, and that the number of charities removed from the register rose by nearly 2,000 to 6,000 in the same year. This has a devastating impact on the people supported by the charities and, in our sector, the numbers of people sleeping rough, experiencing homelessness, in temporary accommodation, and in need of support, have risen dramatically.

The Government's annual rough sleeping figures published in March showed an alarming rise of 27% in the number of people being forced to sleep on England's streets since last year, with 3,898 people sleeping rough on a typical night last Autumn. This is an increase of 120% since records began in 2010. Each year, local authorities carry out this physical count of rough sleepers on a particular night and the Government uses these figures to arrive at a single figure for the number of people sleeping rough on a 'typical' night. This year's data paints a grim picture, with numbers rising for the second year in a row. Rough sleeping has increased in every region of England compared to last year, with the largest increase in London where there were 1,132 people in 2023 compared to 858 people in 2022 – an increase of 274 people or 32%. The situation for those leaving asylum accommodation is even more bleak with a 965% increase in people sleeping rough, jumping from 42 people in July 2023 to 469 by December 2023.

In response to this emergency, we launched our new Refugee Lodgings Project in London in March. The Project offers a practical solution and provides a safety net against homelessness for newly-granted refugees, a stepping stone between asylum accommodation and more permanent homes.

Refugee Lodgings enables resident landlords to rent out their spare room to a refugee lodger for six months while they adjust to life in the UK, find work, and a more permanent home. When a refugee is granted asylum, they receive a BRP card and are able to apply for Universal Credit so their rent can be funded from this while they are job hunting, and the resident landlord receives a tax-free income up to £7,500 per year.

This year, we've also taken significant steps to ensure our work is shaped by the voices of those with lived experience. Through Hosting and Refugee Lodgings, we established a forum where guests share their insights and suggest improvements. This newly-formed Involvement Sub-Committee advises on our initiatives and strategy, guiding us to better address the needs of those we serve.

Looking ahead, our commitment is to further embed lived experience within our governance as part of our new Strategic Plan. This involves building more spaces where those impacted by homelessness can influence our policies, projects, and advocacy efforts, ensuring our work genuinely reflects their perspectives.

We continue to work on new responses to homelessness and housing need across England and Wales and would like to offer our heartfelt thanks to our funders and donors for supporting us in our Mission. We rely on both sources of funding to serve those in need and to support a large network of volunteers to do the same.

Thank you,



# STRATEGIC PLAN 2023 - 2026

With our last three-year strategy coming to an end, we have begun working with an impact-focused consultant to help us develop our new Strategic Plan for 2023-26. The process of developing the Strategic Plan will provide a structure and space to collaborate, and help us to prioritise what to deliver, what to measure, and to understand our progress toward achieving our goals. The process will support strategic thinking on the difference we want to make and focuses on working with 12 internal stakeholders with representation from different areas of the organisation including trustees, senior leaders, frontline staff, and people we serve who have lived experience of homelessness. Input from the latter group is particularly vital in helping us to reflect on what we are doing well, and what we need to be doing in the future. Our consultants will facilitate cross-organisation discussion and decision-making with these stakeholders to develop the strategy through a series of phone interviews, workshops (a blend of online and face-to-face), and check-in meetings, so we can work through a staged process to reach decisions that allow us to create our next Strategic Plan.





# RISKS AND GOVERNANCE

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We have a deep understanding of how fundamental effective governance and risk management are to the successful operating of a charity, and these matters continue to receive our full attention. We are privileged to serve some of the most vulnerable in our society and, in order to meet their needs, our practices are as safe and effective as possible.

We have continued to manage the risks falling out of the pandemic which are impacting the whole charity sector - primarily pressures on funding and decreasing rates of volunteering. We are actively managing these risks to ensure continuity of provision for the people we serve and our team. As part of this risk management, we commissioned a piece of research from the think tank, Theos, 'Volunteering after the Pandemic: Lessons from the Homelessness Sector' to explore the experiences of volunteers in Housing Justice's projects across England and Wales, and how we can best retain and recruit volunteers going forwards.

We were also preparing for Kathy's retirement and recognised the potential impact that a change in leadership might have. This was mitigated by an extended notice and handover period, as well as an exhaustive recruitment process to ensure the right successor was put in place.

Another key risk we face is the changing external environment for our Faith in Affordable Housing project. With the conditions for house building becoming increasingly difficult, fewer church sites are viable for social housing. We have continued to seek advice, monitor changes, and look at new ways to help churches turn land and buildings into new truly affordable homes.

Our governance arrangements comprising three Board Sub-Committees - Finance, Fundraising and Involvement - and risk registers, enable us to further monitor our risk exposure.

The Task and Finish Group that we set up to undertake our annual governance review has continued to work together to ensure we are working in line with best practice. After completing an evaluation of the results of the governance review, a revised trustee induction process was introduced and Equality, Diversity and Inclusion training was planned for all staff and trustees. Further work was also undertaken to strengthen the approach to potential conflict of interest issues.

We confirmed the appointment of Glynys Sykes as Chair of Fundraising Sub-Committee and Suzanne Davies as a trustee on Fundraising Sub-Committee. We had invited Daniel Mantell-Roberts to explore becoming a trustee but other commitments meant he was unable to take this forward.

# HOUSING JUSTICE ENGLAND

JACOB DIMITRIOU, DIRECTOR FOR ENGLAND

In almost 70 years of Housing Justice and our heritage organisations, our services in England have never been in more demand. In difficult times you can see the worst of our country all too plainly, but the best is also there too - evident in the individual stories of hope and resilience, shared journeys and mutual-encounter that are contained in much of Housing Justice's work in England over the last year.

Much of the good work on rough sleeping during the pandemic has slowly been eroded as the numbers of people sleeping on the streets steadily increased across England in the last year. In London in particular the crisis is acute. The network of night shelters and providers of emergency accommodation supported by Housing Justice has continued to grow in impact. Without this network of community-based organisations, Housing Justice estimates rough sleeping would be at least 50% higher. We have been proud to stand with friends and colleagues up and down the country, providing record funding, advice, and practical support, as organisations respond to the needs of people rough sleeping in their communities. We are particularly proud to have launched the Night Shelter Lettings Network in the last year, improving access to the private rented sector in London for night shelter guests.



The old dictum in rough sleeping services that ‘no one ever came off the street because of one agency’ is truer than ever, and we have seen and supported incredible partnerships between agencies, different faith groups, public health, police and crime commissioners, local and regional government, and much more over the last year. But it is also true that any person coming into street homelessness has been affected by a series of policy failures. Criminal justice, drug and alcohol, housing, and welfare policies all too often combine to create a temperate climate in which rough sleeping can grow. But there has been no greater driver for increased rough sleeping in the last year than the multiple challenges within immigration and asylum policy. Night shelters in some areas have reported that more than 70% of their guests are people leaving Home Office accommodation following the government’s commitment to end the backlog in asylum claims, and reduce the use of hotels for asylum seekers. In response to this, we have launched the Refugee Lodgings Project to sit alongside our London Hosting Project, and provide a stepping stone for refugees coming out of asylum accommodation and into their own homes.

It is hard in the context of so much crisis, so many people made vulnerable and in need of support to avert destitution, that ultimately, it is Britain’s, (and England’s in particular) chronic shortage of housing which underpins every referral to a night shelter and every person moving into the Refugee Lodgings Project. A lack of housing which people can afford to live in and maintain a reasonable life.

Through our Faith in Affordable Housing programme in England, we have continued to rally churches not just to take a lead in fighting the crisis-end of homelessness, but to put their own house in order when it comes to building affordable homes on their land. The programme in England has grown substantially over the last year, producing legal guides for churches on the thorny issue of property disposal, and working on scores of sites to bring them to planning so they can be developed for homes.

Finally, and perhaps most excitingly of all, we have launched another new project - Citadel England - which will build on the success of Citadel in Wales. Citadel England began in Spring 2024 and will be fully rolled out across a number of pilot areas over the next 12 months, seeking to use the huge social capital in communities across England to support people to remain in their homes before they reach crisis, and to support people leaving homelessness into new accommodation.

So, despite the darkness of rising homelessness and challenging times, there is light and hope in the relationships forged in night shelters over the winter, in new hosting and lodging placements, and in the plans of a parochial church council for an underused plot of land to become housing for people they may never meet.





# PARTNERSHIPS & DEVELOPMENT, EMERGENCY ACCOMMODATION

The work of the Partnerships and Development, Emergency Accommodation team at Housing Justice is supporting non-commissioned night shelters to offer the best possible route out of rough sleeping for the people using their services. The team works with more than 80 night shelters and providers of emergency accommodation across England.

Housing Justice believes that faith and community groups have an important role to play in ending rough sleeping in England. However, the traditional route many of these groups have taken to support people sleeping rough has changed significantly in recent years, with more than half of all night shelters offering more than just accommodation at night.

The impact of these faith and community groups is huge, providing more than 1,250 beds to more than 4,000 people over the course of the winter.

Housing Justice supports this vital work through funding, the Night Shelter Lettings Network, conferences and events, resources, and our Quality Mark to promote best practice.

## FUNDING SUPPORT

Housing Justice lobbies policymakers for funding for non-commissioned night shelters and supports the administration of a number of grant programmes.

### Night Shelter Transformation Fund

In 2023/24 we continued to support delivery of the landmark Night Shelter Transformation Fund (NSTF), a £13.5m funding programme from the Department of Levelling Up Housing and Communities. Housing Justice pressed Civil Servants and Ministers for further funding for the NSTF after the initial £10m allocation was fully spent in the first round. This was achieved and the final round of applications opened in July 2023. £3.5m was awarded to a range of organisations across the country. Housing Justice partners with Homeless Link in assessing applications and monitoring the multi-year funding.

### Spring Transitions Fund 2024

Housing Justice directly provides the Spring Transitions Fund, with funding from the Mayor of London, to provide funding to help night shelters successfully move on people who have used their projects over the winter season.

With increased demand on night shelters in London during winter 2024, there was more need than ever before for the funding programme. Housing Justice assessed, awarded and monitored £173,711 of funding that was awarded to nine projects in January, supporting 88 people to move on from night shelter accommodation.

# NIGHT SHELTER LETTINGS NETWORK

In 2023, with funding from the GLA, Housing Justice created the Night Shelter Lettings Network, a web-based portal bringing together properties to rent at Housing Benefit levels in one place.

The project aimed to address the reluctance from night shelters in London to use private rented accommodation due to scepticism about the ethics and sustainability of this type of accommodation.

Housing Justice carries out a number of checks on properties listed and offers a system for night shelters to refer people in through. We also pay upfront costs for the individual to secure the property.

More than 2,000 properties have been listed on the site, hundreds of night shelter staff and guests have viewed properties, and 75 people have been accommodated through the project in its first year.

## KEY PERFORMANCE DATA

PERIOD	TOTAL PEOPLE ACCOMMODATED	TOTAL REFERRALS	WNS REFERRALS	TOTAL COST	AVERAGE PAYMENT
October 2023 - May 2024	54	84	14	£113,259.05	£2097.39
All time	76	102	15	£178,801.54	£2352.65



THE NIGHT SHELTER LETTINGS NETWORK WILL BE RENAMED THE LONDON LETTINGS NETWORK DURING 2024. WE HAVE SECURED **£120,000** FOR THE COMING WINTER TO **FUND TENANCIES FOR AT LEAST 50 PEOPLE** REFERRED FROM NIGHT SHELTERS.



THE PROJECT HAS ALSO RECEIVED A LONDON **HOUSING FOUNDATION AWARD**.

- GENERAL TRAFFIC TO THE WEBSITE IS GOOD: SINCE 1ST SEPTEMBER 2023 THERE HAVE BEEN **1,700 USER SESSIONS**.
- **270 UNIQUE INDIVIDUALS** ARE REGISTERED TO USE THE WEBSITE.
- OUR PEAK VIEWINGS OCCURRED IN APRIL 2024, WHERE **78 VIEWS WERE RECORDED ON ONE DAY**.
- THE TEAM'S RELATIONSHIP WITH ESTATE AGENTS IS STRONG – WE HAVE BROUGHT ON SEVEN NEW DSS PROVIDERS FROM THE PREVIOUS YEAR, AND PROCESSING PAYMENTS HAS BEEN EFFICIENT AND COMMUNICATED CLEARLY.
- A TOTAL OF **18 LETTING AGENTS** ARE PROVIDING PROPERTIES TO THE WEBSITE AND A TOTAL OF 2,311 PROPERTIES HAVE BEEN LISTED ON THE WEBSITE SINCE 1ST SEPTEMBER 2023.

## EVENTS

Housing Justice provides a range of events throughout the year for night shelter and emergency accommodation providers. Our annual conference for night shelter projects saw a keynote address from the Minister For Homelessness and Rough Sleeping, and provided more than 100 delegates with information, resources and networking ahead of the winter shelter season.

In each region we hold a minimum of five forums a year. Networking between projects has been a key item on the agenda, and time for discussion and information sharing has been factored into each forum. There has also been a communal discussion on emerging trends throughout the season.

DATE OF SESSION	THEMES DISCUSSED	NUMBER OF ATTENDEES
31 October 2023	Upcoming season, immigration, NSLN	28
5 December 2023	NSLN, Christmas Planning (incl. Crisis), immigration	13
16 January 2024	Crisis: Look back at Christmas, MAPS, NSLN	13
29 February 2024	Prevention of burnout, NSLN	12
11 April 2024	Impact Portal, Refugee Employability Programme, Citadel, GP Alliance Health Service	16

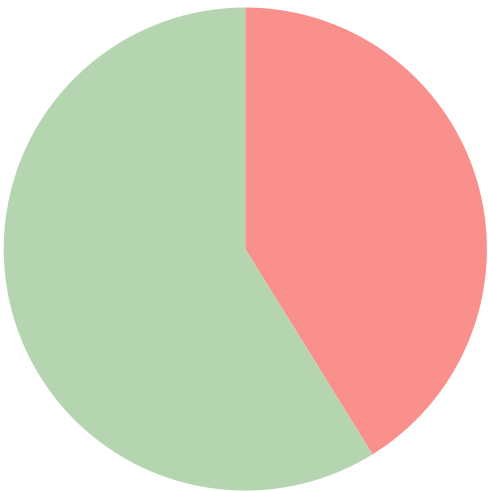


# FEEDBACK ON FORUMS

“Great information and great networking. I would like to continue attending because it’s great to hear more about what homeless services are available and how we can work together.”

On a scale from 1 to 10 (with 1 being the lowest) how useful do you find these forums?  
To what extent do you agree with the statement that “these forums help me to better support people sleeping rough”

●	STRONGLY AGREE	7
●	SOMEWHAT AGREE	10
●	SOMEWHAT DISAGREE	0
●	STRONGLY DISAGREE	0



# COMMUNITY OF PRACTICE

As night shelter practice has diversified, with more than half of night shelters now providing single room accommodation to guests, Housing Justice founded a community of practice for projects who provide communal accommodation.

Feedback from communal night shelter staff about the Communal COP:

What do you value about the sessions?

“Receiving hard factual information. Having questions asked that I don't think of.”

“I value getting together with other partners working with the same communal model. They bring totally different challenges to single-room shelters.”

“It is great to share ideas with the group on what obstacles they're facing and how they are overcoming those obstacles. It is like having a fountain of knowledge to dip in to with the group.”

## RESOURCES

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Housing Justice has published a suite of new resources over the last quarter around key areas of cited development need: Health and Safety and Governance: [A Health and Safety Guide \(toolkit\)](#) covering an overview of key areas of health and safety throughout their activities, and a governance toolkit alongside a six-module training programme for trustees of night shelter projects.

## QUALITY MARK

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The refreshed Quality Mark, the quality accreditation programme for night shelters, continues to be rolled out across England via a new self-assessment tool.

12 projects are currently undergoing the Quality Mark and a series of trends have been identified in the assessments that have already taken place. These include the need to review dates for policies and procedures; formalising mechanisms for guest feedback and movement towards co-production; HR support and ensuring formal advice/input is received as organisations grow bigger; capacity and over-reliance on senior management.

Good practice highlighted includes the strength of casework and the tailored, person-centred support being offered; extremely strong guest feedback about the quality of services and the manner in which the work is conducted (loving, supportive, non-judgemental); strong partnership working, particularly around referrals, with services increasingly being used as “one stop shop” hubs working with a range of other services.





# HOSTING IN LONDON

JENNA ROBERTS, PROJECT MANAGER - HOSTING & REFUGEE LODGINGS

Housing Justice's Hosting Project for destitute asylum seekers and migrants has been running for almost 10 years. Back in 2015, people were horrified by the images of people fleeing their homes during the war in Syria, desperately trying to find safety in a foreign country with their worldly belongings crammed into a few small bags.

At this time, Housing Justice was inundated with calls from people in London with a spare room who were desperate to help. The subsequent years have seen the onset of multiple wars and economic desperation has caused the displacement of millions of people worldwide. Sadly, in 2024, even though our Hosting Project in London is needed more than ever, there are fewer numbers of people volunteering to open their homes. We are all struggling to navigate an increase in living costs, hostile policies, and toxic narratives aimed at some of the most vulnerable people in our society. Despite these challenges, our team works tirelessly to support people affected by migration issues, driven by Housing Justice's core values of love, justice, advocacy and nurture.





In the past year, we have provided free accommodation for 32 individuals who have received more than 19,700 safe night's sleep thanks to Housing Justice hosts. 15 new guests have moved into compassionate host households, and 17 individuals have been supported to move on into their own homes in the private rented sector, into supported accommodation projects, temporary accommodation and asylum support options.

An unprecedented 12 people received their Leave to Remain whilst staying with hosts this year. Most guests have endured years of anxiety and uncertainty, forced to live in a state of limbo while they wait for the Home Office to resolve their case. One of our former guests, described receiving their Leave to Remain as feeling like you are 'being released from a prison' – you are now able to live 'like a normal person' in the UK, and are able to plan for the future. Our four-year partnership with The Cardinal Hume Centre has provided more than 100 individuals with access to accredited immigration advice and support with resolving their Home Office case. 2024 marks the end of this partnership and we cannot thank Debbie and her team enough for their hard work and friendship during this time.

Having a safe and stable place to sleep offers our guests the opportunity to engage with holistic support and wellbeing plans that they curate together with their Housing Justice caseworker.

Over the past year:

- **EIGHT GUESTS HAVE OPENED A BANK ACCOUNT**
- **SIX GUESTS HAVE APPLIED FOR WELFARE BENEFITS THAT THEY WEREN'T PREVIOUSLY ELIGIBLE FOR**
- **TWO GUESTS HAVE BEEN SUPPORTED INTO FURTHER EDUCATION**
- **SIX GUESTS HAVE ACCESSED EMPLOYMENT IN A RANGE OF SECTORS INCLUDING THE ARTS, EDUCATION, IT, SOCIAL CARE AND TRANSPORT**
- **100% OF GUESTS HAVE ENGAGED WITH SUPPORT FOR THEIR PHYSICAL AND MENTAL HEALTH, INCLUDING GETTING GLASSES, DENTURES, AND ACCESSING SPECIALIST TRAUMA THERAPY**
- **ONE GUEST WAS REUNITED WITH HIS WIFE AND TWO CHILDREN AFTER BEING SEPARATED FOR OVER 10 YEARS.**

Our guests tell us repeatedly how much they value the opportunity to attend social events and trips organised by Housing Justice. Many have experienced barriers to accessing cultural activities so this year we arranged a summer trip to the roof garden at 120 Fenchurch Street, an outing to Winter Wonderland, and an afternoon at Tate Britain with a guided walking tour. We also held three parties for guests and hosts with our friends at St Peter's, Eaton Square, and a Christmas party at our offices with gift boxes for all. We are always on the lookout for funding and partnership opportunities to enable us to grow this valuable part of our work.

The destitution fund continues to be a vital part of the Hosting Project and is highly valued by both our guests and hosts. Monthly payments of £150 provide guests with a small degree of dignity whilst they are being hosted so that they are not completely reliant on the goodwill of their hosts. People can buy the food that they want to eat, top-up their Oyster card to travel to appointments/places of worship, and keep their mobile phones in credit so they can stay connected with their support networks. You can donate directly to our destitution fund via the Housing Justice website: [www.housingjustice.org.uk/donate-or-get-involved/donate](http://www.housingjustice.org.uk/donate-or-get-involved/donate).

Our heartfelt thanks go out to our loyal network of hosts, the backbone of the project, who create safe and welcoming spaces in their homes. They journey alongside their guests, with tears and laughter, navigating the inevitable challenges with resilience and passion for making life a little bit easier for those who need it, whilst enriching their own lives through new experiences and friendships. If you'd like to learn more about opening your home in a safe and supported way, contact our Migrant Homelessness Project Manager [j.roberts@housingjustice.org.uk](mailto:j.roberts@housingjustice.org.uk).





# REFUGEE LODGINGS

JENNA ROBERTS, PROJECT MANAGER - HOSTING & REFUGEE LODGINGS

The number of refugees sleeping rough in London after leaving Home Office hotels increased by 234% in the four months between September 2023 and January 2024.

As a direct response to this worrying trend, Housing Justice, in partnership with the Greater London Authority (GLA), mobilised a new Refugee Lodgings Project, providing newly-granted refugees with six months of affordable accommodation in the spare rooms of homes across London.

The model has evolved from our established Hosting Project which utilises under-occupied properties and the hospitality of compassionate Londoners, eager to open their hearts and their homes to people seeking sanctuary and safety in the UK. Unlike our traditional hosts, resident landlords receive a monthly rental income for the use of their spare room, paid directly to them by their refugee lodger. The governments Rent a Room Scheme allows you to earn up to £7,500 tax free per year from letting out furnished accommodation in your home. Housing Justice supports resident landlords to create a Lodger Agreement with rent at the Local Housing Allowance rate, making it affordable for young refugees as they transition from Universal Credit into employment. We also co-produce a Living Together Agreement that sets boundaries for the placement and helps both the resident landlord and the refugee lodger to navigate the complexities of sharing a home.





Resident landlords have access to a Placement Support Budget that enables them to prepare the room for their lodger and ensure that their home is health and safety compliant with a Gas Safety Certificate and carbon monoxide detectors. They receive training on safeguarding, boundaries, trauma and cultural differences, with Housing Justice staff on hand to deal with any issues that may arise with a placement. Resident landlords join our established network of hosts, a growing community of people across London opening their homes, benefitting from ongoing peer-support, learning and regular social activities. You can find out more about this exciting opportunity to earn an extra income and meet new people on our website at [www.housingjustice.org.uk/refugee-lodgings](http://www.housingjustice.org.uk/refugee-lodgings). We welcome resident landlords from a diverse range of backgrounds, and encourage homeowners, council tenants, and private rented tenants to register.

Housing Justice believes that a six-month lodgings placement gives refugees the time, space and stability needed to adapt to life in the UK. 100% of our current refugee lodgers are engaged with ESOL classes, employment support and fitness activities. Everyone has a personalised, strength-based wellbeing plan to help them achieve their goals, something that wasn't possible when they were rough sleeping on the streets of London.

We work in partnership with 14 Local Authorities across London to identify refugees currently rough sleeping/at risk of homelessness, and facilitate a staged matching process with a suitable resident landlord, before agreeing a move in. Our placements are mutually beneficial for both resident landlord and lodgers; a chance to bring together people from different cultures, offering an opportunity for friendship, learning and sharing experiences.



**HOUSING JUSTICE BELIEVES THAT A 6 MONTH LODGING PLACEMENT WILL GIVE NEWLY-GRANTED REFUGEES THE TIME, SPACE AND STABILITY NEEDED TO ADAPT TO LIFE IN THE UK AND BUILD EXPERIENCE FOR RENTING LATER ON. COULD YOU BE A RESIDENT LANDLORD? JOIN OUR COMMUNITY TODAY:**

**[WWW.HOUSINGJUSTICE.ORG.UK/REFUGEE-LODGINGS](http://www.housingjustice.org.uk/refugee-lodgings)**

# FAITH IN AFFORDABLE HOUSING

BEKI WINTER, CHURCH HOUSING ENABLER - FIAH

The Faith in Affordable Housing (FIAH) England team assists churches of all denominations at a local, regional and national level, to release surplus land and buildings for affordable housing, enabling the church to directly benefit communities and future generations.

Locally, with church trustees, we help by exploring their mission and the needs of their local community, assessing the potential of sites, researching suitable partners, and creating a development plan that meets their needs and aspirations.

Regionally, we work with church bodies to develop policies that enable more of their assets and land to be used for affordable housing. We do this by communicating with a wide range of stakeholders; establishing pilot projects, developing legal guides, and by using our geospatial mapping tool.

Nationally, we have been involved with the Archbishops Commission on Church, Housing and Community and continue to play an integral role in the development of this work. The Archbishop's Council has allocated £4.25m over five years to provide advocacy and support to dioceses which seek to address housing need. We are working with national church representatives in the URC, the Methodist Church and the Baptist Union. We promote our work through faith and housing networks, and present at conferences and events, outlining the impact of the housing crisis on individuals and communities and the theological case for Christians to address this. We share case studies and create guides to demonstrate what is possible when land or buildings are used to provide affordable homes.

We are currently working on over 40 individual church-owned sites across England with the potential to deliver hundreds of new homes. These are a mixture of agricultural land and surplus church buildings.





## THE WRIGLEY'S GUIDE

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A key component of the FiAH project has been our work on charity law, commissioned by Housing Justice and carried out by Wrigley's Solicitors. By using solicitors to unlock the jargon of charity law and present a concise roadmap for charities looking to sell assets to other charities, with the potential for sales under market value, FiAH has been able to make the case for social value in the sale of church assets. This has aided our influencing of faith-based organisations and charities, who are a key audience for our work.

The guide has been well received by PCCs and Diocesan staff, offering reassurance and clarity in what is otherwise a very confusing process.

**SEE THE GUIDE HERE:**

**[THE WRIGLEY'S GUIDE](#)**



## RURAL HOUSING

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The Church Commissioners are bringing forward substantial new developments that help to address housing need across England through mixed tenure developments that adopt the five Coming Home principles: sustainable, safe, stable, sociable, and satisfying. Where possible, the Commissioners also seek to go further than local plans mandate, for example via the delivery of Rural Exception Sites where they can provide a higher proportion of affordable housing.

Throughout the last year, we have been liaising with the Church Commissioners around circa 70 identified rural sites that could deliver affordable housing, helping to connect community groups, housing associations and local authorities with the sites to further assess their potential.



This year, Action with Communities in Rural England (ACRE) has been distributing a £2.5 million fund from DEFRA to support the work of Rural Housing Enablers (RHEs) across England. Our FIAH team is part of this growing network of RHEs and has been supporting their work by identifying potential church land sites for development. Key to the success of this is having an existing empathetic relationship with the Diocesan Property Surveyors across England. Our team has been able to achieve this with approximately a quarter of all diocese areas so far and is working its way through the rest.

## **URC NORTH-WESTERN SYNOD**

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In recent years, Housing Justice Cymru supported the URC National Synod of Wales to create an affordable housing policy which led to the development of six new social-rented, passive-house homes in North Wales, with three more schemes in the pipeline. This model is now being explored by the URC nationally, with the North-Western Synod leading a pilot project in partnership with Housing Justice. In March this year, the synod approved a strategy called “A Church with People at the Margins” which specifically outlined working with FIAH: “The Synod commits to working with Housing Justice’s Faith in Affordable Housing Project to develop such provision prioritising the use of our surplus land and buildings for this purpose. We will seek the support of the Synod Trust who act as Custodian Trustee for all our land and buildings in this ambition.”

Our initial steps are to support the development of a legal guide with Anthony Collins solicitors, explore the use of geospatial land mapping, and guide individual churches through the process of development.

## **FIAH IN ACTION - LONGTON METHODIST CENTRAL HALL**

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Trustees of the Longton Central Methodist Hall approached the FIAH team back in 2022 with an aspiration to restore their beautiful church and provide affordable homes for people in need. The area of Longton, near Stoke, has had some regeneration in recent years thanks to it being classified as a ‘Heritage Action Zone’, and the Methodist Church was accepted onto Historic England’s ‘Heritage at Risk Register’ meaning the church trustees have been able to apply for grant funding to undertake necessary repair work to the building.

With the help of the FIAH team, the church selected their architect in 2023 and carried out a series of community engagement events to gain wider support for their aspirations. With a completed feasibility report to consider, the trustees recently met with their local councillor and cabinet lead for Housing and Regeneration who is extremely supportive of their plans and is assisting them with obtaining planning advice. The FIAH team is supporting the trustees to select a suitable partner to undertake the development and ensure that the project meets their needs and aspirations.

See next page for images from the architects’ feasibility report showing the proposed front and exterior facades.

**IMAGES FROM THE ARCHITECT'S FEASIBILITY REPORT SHOWING THE  
PROPOSED FRONT AND EXTERIOR FACADES, LONGTON METHODIST  
CENTRAL HALL**



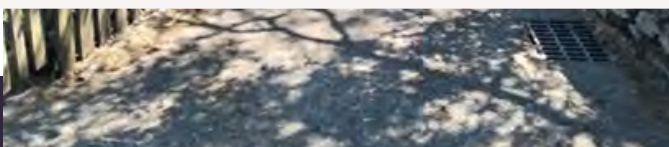
## FiAH IN ACTION - CARLISLE DIOCESE

In October 2023, the Carlisle Diocesan Synod discussed affordable housing and Housing Justice was able to present the FiAH project. During this Synod, a motion was passed which called upon the Carlisle Diocese Board of Finance to “consider disposal of surplus parsonages and where appropriate glebe land, to Mitre Housing Association or similar housing associations on favourable terms in accordance with charity law, with suitable restricted covenants to social housing purposes in perpetuity.” This motion was put forward by a deanery following a presentation made by Housing Justice some months earlier. Actions since the motion was passed have been:

- ALL GLEBE LAND IN THE DIOCESE HAS NOW BEEN MAPPED (AS THE LAND WASN'T REGISTERED, IT REQUIRED MANUALLY ADDING TO THE EXISTING GEOSPATIAL MAPPING TOOL)
- HOUSING JUSTICE HAS A REPRESENTATIVE ON THE BOARD OF THE DIOCESAN HOUSING ASSOCIATION, MITRE HA, WHICH PAID FOR THE MAPPING WORK AND WHICH HOPES TO BRING FORWARD DEVELOPMENTS ON CHURCH LAND
- HOUSING JUSTICE HAS BECOME PART OF A CUMBRIA-WIDE RURAL HOUSING ENABLER SERVICE
- SEVEN POTENTIAL SITES HAVE BEEN IDENTIFIED BY THE FIAH TEAM FOLLOWING A HIGH-LEVEL MAPPING TOOL APPRAISAL AND THE USE OF AVAILABLE LOCAL PLAN INFORMATION. THESE ARE NOW BEING FURTHER ASSESSED BY A PLANNING ADVISOR ON BEHALF OF THE CUMBRIA RURAL HOUSING ENABLER SERVICE
- TWO RURAL SITES ARE CURRENTLY BEING EXPLORED THROUGH CONSULTATION WITH THE PARISH COUNCILS AND PCCS.



CHAPEL STILE, A SMALL RURAL VILLAGE IN THE HEART OF THE LAKE DISTRICT WHERE MITRE HA HAS BUILT 14 SOCIAL-RENTED HOMES FOR LOCALS AND IS EXPLORING OPPORTUNITIES TO DEVELOP MORE.





# HOUSING JUSTICE CYMRU

**ROMY WOOD, SEEKING SANCTUARY MANAGER**

Housing Justice Cymru continues to be an integral part of the response to homelessness and housing need in Wales, through diverse projects:

## **CITADEL**

Citadel has now been running for four years in Neath Port Talbot (NPT) and Swansea, and two years in Wrexham. 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.

Citadel takes referrals from the three local authorities where we are based and, on some occasions, from charities in the area. There is some self-referral through signposting but all referrals are discussed with the local authority.

In Swansea, we have worked closely with Trussell Trust, Sketty Food Bank, Sacred Heart Church, Swansea Voluntary Services, Swansea Council, Coastal Housing, Pobl, Caredig, Swansea Job Centre, DWP, Universal Credit Helpline, York Place Baptist Church, Swansea Waterfront Church, Sketty Men's Shed, Enfys Foundation, Discretionary Assistance Fund, and Good Things Foundation.

In Neath Port Talbot we have worked with Neath Port Talbot CVS, The Vernon Hub, Morrisons, The Haven, Safer Communities, Bethel Community Church, Adferiaid, Dyfodol, Sandfields Port Talbot, and Aberavon Leisure Centre.

In Wrexham, we work with HSBC, Hope Street Church Warm Spaces, Capel y Groes, Wrexham Wellbeing Hub, Advance Brighter Futures, Christians Together in Wrexham, Wrexham Foodbank, Communities for Work, AVOW (Association of Voluntary Organisations in Wrexham), Wrexham University, Nacro and DASU (Domestic Abuse Safety Unit).



## FAITH IN AFFORDABLE HOUSING

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

## SEEKING SANCTUARY

Our Seeking Sanctuary Hosting Project has largely been for people who have been refused asylum and have no recourse to public funds, meaning they have no eligibility for any financial support or housing. While volunteer 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.

We grant manage a Welsh Government grant for EYST in Swansea, The Gap Newport and Home4U in Cardiff. Our Comic Relief funded project for people with no recourse to public funds is a collaboration with and grant management of Tai Pawb and Welsh Refugee Council.

We work closely with NACCOM, the umbrella charity which brings together hosting and no recourse to public funds projects across the UK.

## UKRAINE

The Welsh Government response to the Homes for Ukraine scheme led to rapid growth at Housing Justice Cymru in 2022, and a spike in income and staffing which continued into 2023. The work was time-limited, although some has been extended and is funded until June 2025. The work with people displaced by the War in Ukraine is pan-Wales. On both our Seeking Sanctuary hosting and Ukraine projects, we work closely with Welsh Government on their renewed commitment to becoming a Nation of Sanctuary.

We work in close collaboration with local authorities, to share updates about our service, and to receive referrals from households in need of additional support. We have attended many Welsh Government welcome centres.

We are in regular contact with Welsh Refugee Council and have cross-referred to each other's services.



# SEEKING SANCTUARY: HOSTING

ROMY WOOD, SEEKING SANCTUARY MANAGER

Housing Justice Cymru's Seeking Sanctuary Hosting Project 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 period of weeks or months, giving people time and stability to remedy their situation and establish pathways out of destitution. We are hugely grateful to our hosts, who open their homes so generously. Since we began hosting in autumn 2021, a combination of factors means it has become increasingly challenging to find hosts: the cost-of-living crisis, a work-from-home culture where employers expect people to use spare rooms as a home office, and the number of households who welcomed guests as part of the Homes for Ukraine scheme.

An independent evaluation of the project was completed in December by Hannah Woods Consultancy and presented at a Senedd event in January. The keynote address was given by Jane Hutt MS, then Minister for Social Justice and Chief Whip, who said:

“HOSTING IS A VITAL ACT OF COMMON HUMANITY ... A PRAGMATIC AND EMPATHETIC RESPONSE ... PREVENTING A SPIRAL OF DESTITUTION AND WORSENING OUTCOMES ... I WANT TO THANK EVERYONE WHO HAS ACTED AS A HOST AND ALL THE ORGANISATIONS THAT SUPPORT THIS.”

The event was supported by a cross-party partnership of Members of the Senedd with a commitment to social justice. Over 100 people gathered, including Welsh Government Ministers and civil servants, sector partners, hosts and guests, local authority colleagues, housing association colleagues and members of the community.



## HOSTS

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All our hosts are welcomed into the Housing Justice Cymru 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 also receive ongoing support, with frequent communication and reflective practice sessions giving them an opportunity to explore the feelings and concerns which naturally arise when supporting people who have experienced trauma.

12 volunteer households acted as hosts in Cardiff and Newport this year - some hosted for up to one to two years, 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.



## GUESTS

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31 individuals were referred to Housing Justice Cymru between April 2023 and March 2024. We were able to help 21 of them:

- 5 people were hosted by host households
- 4 people were placed with a partner organisation and supported by Housing Justice Cymru staff
- 11 people were accommodated as an emergency safety measure in hotels for short periods
- 10 people were not hosted because alternative accommodation was arranged, there was no availability, or there were risks present
- 3 people were hosted when they became homeless as newly-granted refugees
- 1 person was awaiting their asylum appointment and Home Office accommodation
- 1 person needing hosting for more than three months due to complex circumstances
- 2 people remain in long-term stays of one to two years.



The staff at Housing Justice Cymru 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. Seeking Sanctuary prevented people from sleeping on the street or sofa surfing in exploitative circumstances during this interim period. A common obstacle faced by guests who stayed with hosts for a longer period is delays within the asylum system. There is no doubt that 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. The reasons people required emergency accommodation varied, from extreme weather conditions to immigration status-related restrictions.

## HOSTING STANDARD

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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 hosts.

In collaboration with NACCOM, the No Accommodation Network, we have produced a Hosting Standard for Wales. This is currently in review with Welsh Government and we look forward to publishing it later this year.

# CASE STUDY

A young woman who is stateless and seeking asylum has been supported by our Hosting Project for 16 months. She stayed with a fabulous host family for nine months. When there was a change in family circumstances in April, she moved in with a new host. Unfortunately, her claim for asylum was refused several years ago and she has been destitute since then, unable to work, study at college, access Home Office support, or any public funds such as benefits or shelter. She has had ongoing challenges with legal representation following a solicitor losing some original documents and dropping out of touch. However, she has received holistic support from our Hosting Officers and a dedicated, committed volunteer.

The volunteer has worked tirelessly with the young woman to advocate for a new solicitor to take on her case and help her gain the right to education. She has just been accepted into Cardiff and Vale College to study an English Language and Preparing to Work in Schools course. She dreams of working with children as she was a primary school teacher in her home country. She is working closely with her solicitor to make a fresh claim for asylum which will allow her to access Home Office accommodation and financial support. The project has provided a safe place for her to stay while she prepares further submissions to the Home Office and studies at college. The project has offered this young woman a lifeline, allowing her to rebuild her life and have hope for the future.



# CASE STUDY

T fled from conflict in 2020 and came to the UK to seek asylum. He was dispersed to Swansea to live in asylum accommodation while the Home Office processed a decision on his application to be recognised as a refugee. T was teaching in universities in his home country. He did not want to put his life on pause because he had to flee conflict, so he applied for a Sanctuary Scholarship and was successful.

The university that offered the Scholarship is based in Cardiff but T lived in Swansea with no right to work. In order to take up the scholarship, he needed to cover transport to university as well as buying food, toiletries and other essentials. T asked the Welsh Refugee Council for help and they referred him to Housing Justice Cymru.

We reached out to our hosts to ask whether someone could provide accommodation so T could study. G was happy to welcome him into her home after they met. At first, she agreed to offer accommodation for one month. The Welsh Refugee Council applied for accommodation for T in Cardiff but the Home Office refused to relocate him. T and G got on really well and he stayed with her for 11 months, cycling to university each day. He had a quiet, safe place to study in her home and to write his dissertation. When he achieved his Master's Degree, G went to his graduation and celebrated with him.

He heard that his application for asylum was successful in July and he was recognised as a refugee and gained the right to work. He has an excellent job and has moved into his own accommodation.



At Housing Justice Cymru, we feel blessed and honoured to have worked with T and G during their hosting journey. T said:

“MY FUTURE GOAL AS A PROFESSIONAL IS TO SOLVE EXISTING PROBLEMS IN WATER RESOURCES, HYDRAULICS, IRRIGATION AND DATA SCIENCE WITH ENVIRONMENTALLY-FRIENDLY SOLUTIONS... IF I DIDN'T GET YOUR HOSTING SERVICE, IT WOULD BE IMPOSSIBLE TO ATTEND MY STUDY. ... YOUR HOSTING SERVICE CREATED AN OPPORTUNITY TO STUDY IN A GOOD CONDITION... BECAUSE OF YOUR SUPPORT AND HOSTING SERVICE I HAVE COMPLETED MY TERMS ONE AND TWO WITH A FIRST CLASS HONOURS.”



# UKRAINE RESETTLEMENT SUPPORT

JESS FENLON, TEAM LEADER - HOMES FOR UKRAINE

## AIRBNB.ORG

From September 2022 to June 2023, we ran a short-term project funded by Airbnb.org (the charitable arm of Airbnb) and Welsh Government, offering up to 30-days free accommodation to Ukrainians in need of shelter.

The Airbnb project was much more than an accommodation solution or a booking platform. The people referred to Housing Justice Cymru were in fragile circumstances, and many were experiencing trauma. The team worked to ensure move-on plans were in place for guests, and that guests in Airbnbs received sufficient updates regarding progress with their case and next steps. On several occasions we resolved communication difficulties between local authorities and guests where something had been lost in translation.

Overall, 144 households were supported through this project, which amounted to 297 individuals in 22 local authority areas.

## HOMES FOR UKRAINE

From July 2022 to June 2024, Housing Justice Cymru offered support to Homes for Ukraine hosts. This project was funded by Welsh Government and we were re-granted three times to continue this work. We were asked to take on this piece of work in recognition of our expertise in hosting which was invaluable in the context of Homes for Ukraine.

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

Over time, we began to see hosts becoming more experienced, and fewer new hosts coming forward. The combination of factors meant we scaled back our Host Support in March 2023 and started to move towards direct support for Ukrainians settling in Wales.



## **MOVE-ON SUPPORT FOR UKRAINIANS IN WELCOME CENTRES**

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In March 2023, Welsh Government asked Housing Justice Cymru to provide support in Welcome Centres (hotels and other types of accommodation where Ukrainians were housed upon their arrival in Wales). At a similar time, Comic Relief also approached us about putting a project in place to support Ukrainian re-settlement and integration. We submitted a project plan to Comic Relief in May and were awarded two years of Comic Relief funding in July 2023.

Our Ukrainian re-settlement work primarily involved providing support in the run up to Welcome Centre closures - to support guests and evaluate their move-on options, and identify suitable long-term accommodation. Many Welcome Centres in Wales had been open for long periods of time with limited move-ons, meaning guests had become very settled in the area. Some guests were working locally or had children attending local schools but were finding local accommodation was not affordable for them. We worked with each individual household to find the best solutions, and had a close working relationship with local authority staff which enabled us to raise guests' concerns.

While many Ukrainians have excellent English, this is not always the case. Many households required our support in order to contact landlords and agencies to explain their situation, arrange viewings, and in some cases to attend viewings with them to translate between the guest and the property owner.

As we worked across Wales in a number of Welcome Centres, we were able to share learnings from other local authorities and feedback common trends and obstacles to Welsh Government.

Since March 2023 we have visited at least 14 Welcome Centres in 10 local authorities, having conversations with over 140 households.

Our service has been hugely valued by guests who have really appreciated having independent and impartial guidance at such a difficult time in their lives.

## **MOVE-ON SUPPORT FOR UKRAINIANS IN WELCOME CENTRES**

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As the majority of Welcome Centres are now closed, our work is beginning to focus more on hosted Ukrainians who are hoping to move into the private rental sector. We are attending more in-person community hubs and have also recently started running online workshops. The first online housing forum we ran on 9th May had approximately 40 attendees from different areas across Wales, and many have been in touch since for follow on support and advice.



# FAITH IN AFFORDABLE HOUSING

**BEX KENTFIELD, FAITH IN AFFORDABLE HOUSING PROJECT MANAGER**

The Faith in Affordable Housing (FiAH) project continues to be funded by the Nationwide Foundation. This funding is enabling Housing Justice Cymru 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 need for FIAH in Wales is greater than ever as homelessness and the number of people in temporary accommodation continue to rise, and efforts towards the Welsh Government target of building 20,000 new affordable homes by 2026 are falling short.

There has been a significant cost-of-living crisis across the UK, and homelessness has risen along with the number of individuals and households accessing temporary accommodation. The number of households in temporary accommodation in Wales in March 2023 was up 23% (Gov.Wales 2023) on the previous year to 5,481 households, or 10,900 people. Of these 10,900 people living in temporary accommodation, 3,350 were children under the age of 16 (Bevan Foundation 2023). These are the highest reported figures since records began in Wales in 2015.

In addition, Wales has the most rapidly ageing population of any UK nation with the largest percentage of people in the UK aged over 70, and 26% of the population expected to be 65+ by 2033. This demographic is also increasingly applying for Universal Credit (Care & Repair Cymru, 2023), and is more likely to be divorced and less likely to be widowed, indicating an expected increase in single households that will put pressure on both social and private rental sectors, and that current affordable housing projections are not accounting for.

## PROJECT TO DATE

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Working with churches and housing associations in Wales, Housing Justice Cymru has overseen the building of 105 homes (across 10 sites), with a further 24 (across two sites) currently under construction. Work will soon begin to build an additional 34 homes (across two sites), with many more in the pipeline.



# CASE STUDY

NORTHOP UNITED REFORMED CHURCH NORTHOP, MOLD, FLINTSHIRE



## THE VISION



## THE OUTCOME

6

NEW HOMES



AFFORDABLE



ENERGY EFFICIENT

1876

CHAPEL FOUNDED IN  
NORTHOP

1932

CHURCH IS BUILT TO REPLACE ORIGINAL  
CHAPEL

2017

CHURCH CLOSES AS IT IS NO LONGER  
SUITABLE FOR CONGREGATION

2018

CHURCH IS SOLD TO WALES & WEST  
HOUSING, THROUGH THE HOUSING  
JUSTICE CYMRU FAITH IN AFFORDABLE  
HOUSING SCHEME

2019

PLANNING PERMISSION IS  
GRANTED BY FLINTSHIRE COUNCIL

2020

BEECH DEVELOPMENTS COME ON  
BOARD AFTER TENDER PROCESS

2021

DEMOLITION OF CHURCH  
BUILDING

2022

SIX NEW HOMES  
COMPLETED



THE ORIGINS OF THE OLD BUILDING ARE  
REMEMBERED AND CELEBRATED

## THE STORY

After 85 years as a thriving worship and community space, the 1932 building reached the end of its working life, leading the URC National Synod of Wales to sell it. Committed to affordable housing and aiding the poor and homeless, the Synod collaborated with the Faith in Affordable Housing Project to find a suitable housing association partner. In 2018, they accepted an offer from Wales and West Housing (WWH), which received planning permission in June 2019 for four houses and two flats on the site.

WWH designed an innovative scheme to certified Passivhaus standards, ensuring energy efficiency, reduced energy bills, minimal carbon emissions, and improved air quality for residents. Beech Developments was selected as the contractor, funded by Welsh Social Housing Grant and the Welsh Government's Innovative Housing Programme.

Starting in July 2021, Beech discovered a time capsule from 1932 and invited students from Ysgol Owen Jones to create a new one, buried in July 2022. Beech also demonstrated the building process and solar heating to the students. Using a panelised building system, construction progressed swiftly and was completed by October 20, 2022. The new tenants were welcomed by the local community, who appreciated the considerate development and the homes' aesthetic compatibility with the village.

The project included community benefits: Beech sponsored the local cricket team, contributed to a community fund, and employed local apprentices. Additionally, WWH installed pillars housing original stones from the chapel to honor the site's history.



## FIAH IN THE NEWS

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Our innovative project has been featured this year by ITV Wales, BBC Cymru and on the BBC One Show. We are grateful for the opportunity to be able to spotlight the dedication and commitment of our church and registered social landlord partners towards the provision of more affordable housing.

## FIAH IN THE NEWS

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Housing Justice Cymru was approached in early 2024 by the Senedd's Local Government and Housing Committee Inquiry into the supply of social housing, and asked to submit written and oral evidence in recognition of our work in the sector. The FiAH team has submitted written evidence and will be participating in future evidence sessions. Alongside this, the FiAH project has also begun a piece of work with the Bevan Foundation and Cwmpas, funded by Nationwide Foundation. This project seeks to understand the ways in which land supply may be impacting Welsh Government building targets for social homes, and aims to provide recommendations for unlocking land for social housing.

FiAH also recently represented Wales in a Wales Auditor General transatlantic knowledge-sharing event with representatives from Nova Scotia, where the team provided an overview of the state of housing and homelessness in Wales today. The team is also attending the re-established Welsh Places of Worship Forum to support property officers across churches to access solutions for their buildings.

## HOUSING BUILDING

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Through close working relationships with our housing association partners, the FiAH project has identified a myriad of pressures currently on the social housebuilding sector in Wales. These include, but are not limited to: rising costs of materials, inflation, mineral run-off concerns (phosphates), and a lack of available buildable land. The FiAH project is seeking to raise these concerns through our influencing work and to seek solutions that allow for the building of affordable housing at scale.





## 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. The 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 share with our faith and registered social landlord partners as we collaborate to seek opportunities for truly affordable housing in Wales. We hope to further develop the tool further in future.

For deeper insight into the success of the FIAH project so far, you can view this video which was commissioned by Knight Frank in support of their continued collaboration and work with the FIAH project. [SA Book Ad - Dec 22 \(animated V2\) \(youtube.com\)](#)



## FRAMEWORK

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Our framework of registered social landlord partners continues to build homes throughout Wales via the FiAH project, in line with Housing Justice commitments to affordability, community, and sustainability. As the project grows, we continue to look internally at ways to improve the framework approach, and as we build relationships with more housing associations across Wales, we expect the framework to evolve with the project.

## COMMUNITY AND TENANCY SUPPORT

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Our post-occupancy evaluations, developed in partnership with students at Cardiff Metropolitan University, have now been adopted by Cardiff Community Housing Association for all of their new tenants. We are also exploring the potential of this tool being used by other housing associations in Wales.

The project has made progress this year in connecting with internal Tenancy Support and Communities teams within our housing association partners in order to ensure satisfaction, buy-in, and built in lived experience for the FiAH project.

We have also been working on expanding our offer to churches to ensure that we are not just able to offer expertise on the potential for affordable housing development, but also to support access to grants for repairs, and support and advice from other charities.





# CITADEL

ROMY WOOD, ACTING DIRECTOR FOR WALES

Citadel is a localised and bottom-up way to strengthen communities. Citadel supports people to establish links with community groups, resources and networks, and build informal support networks and a sense of belonging. In addition, Citadel becomes its own form of community for the volunteers and people accessing it. Rather than a passive, one-way relationship between provider and receiver of support, Citadel encourages and creates opportunities for both volunteers and supported individuals to actively contribute to a community - resulting in active citizenship and building trust and connection along the way.

Since 2023, the project has increased its volunteer numbers by 43%, enabling further capacity to support more people experiencing, or at risk of experiencing homelessness. Through our Citadel Co-ordinators and our volunteer network, we have achieved:

**94%**

OF PEOPLE REFERRED TO US  
ENGAGED WITH SUPPORT

**86%**

OF PEOPLE SUCCESSFULLY FOUND NEW  
HOMES

**98%**

OF THESE PEOPLE SUCCESSFULLY  
MAINTAINED THEIR TENANCY



The Citadel model is completely unique in its style of support and its focus on the sense of familial connection, rather than a connection established through a paid role with the potential for unhelpful power dynamics and interactions feeling engineered or forced. Volunteers foster an organic human connection that supports a sense of genuine care and authentic connection. Human connection and relational working are truly demonstrated throughout the project - people are there because they want to be.

The Citadel volunteer model results in community members investing and participating in the projects that meet the most pressing community needs. It allows people to participate and feel ownership whilst meeting the urgent needs that are specific to each community. Allowing volunteers to participate in solutions builds trusting relationships between the public sector, the third sector, and the residents of the community. In all three areas our project has grown, whether that be through recruiting additional volunteers (Wrexham and Neath Port Talbot) or accepting more referrals (Swansea). In Swansea, we continue to operate at capacity, and in the other two areas, we continue to focus on building our networks to raise awareness and spread the word about our volunteering opportunities.

Following feedback from the volunteers and people we support, we have increased the number of Citadel events and activities that we organise. Bi-monthly events are held in each local authority area where staff, volunteers, and the people we support come together to share a meal, build positive relationships and community connections, and undertake training. Additionally, we have carried out activities such as a litter picking in Neath Port Talbot, and arts sessions in Wrexham to ensure that we continue to foster community participation by leading constructive activities throughout our communities.

Then Minister for Climate Change, Julie James MS, visited our Swansea Citadel project in the autumn. She met our staff and volunteers, but most importantly the people we support, to see what difference we are making through our work. The team had some quality time with the Minister to highlight the success of our project and how we could be doing more across Wales.



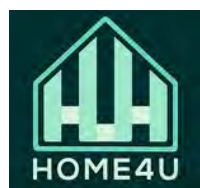
# CASE STUDY

We received a referral for J whilst he was in temporary accommodation. We supported J to view a property and attend the tenancy signing at the Housing Office. The flat was in poor condition, and staff and a Citadel Volunteer helped to paint and decorate. We assisted him to contact property maintenance to repair broken windows, missing doors and a faulty electric shower. We organised the fitting and payment for new carpeting throughout the flat to make it comfortable, warmer, and more like home. He has been supported to read letters and apply for the benefits he is entitled to which improved his financial situation and prevented the loss of his new tenancy.

R presented to Housing Options as homeless due to a long-term relationship breakdown and was placed in emergency temporary accommodation. He had not had his own tenancy for over 10 years and was initially quite withdrawn. He was referred to Citadel by Housing Options for assistance with setting up a tenancy, and for help and support to move and acquire items essential for his home. R was matched with J, one of our valued volunteers, and the matching meeting was completed. The volunteer helped and supported R through their weekly catch ups and looked at properties, assessing what items he might require when he secured a tenancy. The volunteer met with him weekly and listened to him, giving support and advice when required. He indicated that he would like to get back into cycling, and that one of his goals was to save for a bike when he had moved into his new home.

R was offered a property and the volunteer went along to view this with him and to support him. He decided to take the property and he moved in with Citadel support and assistance. Through our volunteer network, we were able to acquire a number of items of furniture for him, as well as some kitchen items he had identified that he needed. The volunteer continues to meet with R to ensure he is managing his property, to help and support with budgeting, as well as listening and providing help wherever it is needed. As a result of Citadel support, R is managing his tenancy, is continuing to thrive, and engages well with our Citadel events and activities. He feels safe in his home and feels he has independence and control of his day-to-day life. His mental health has improved as he engages well with our volunteer, and this gives him a focus and something to look forward to. R feels his confidence has improved and he is looking forward to the future. He was extremely low in mood when we first started supporting him. He continues to save for a bike and looks forward to being able to cycle again. He feels settled in his tenancy and is happy.

# PARTNERS



Waterfront Community Church  
Eglwys Gymunedol y Glannau





# PARTNERS



AYB ELECTRICAL



# HOUSING JUSTICE FINANCIAL REVIEW



# LEGAL AND ADMINISTRATIVE INFORMATION

## **PRESIDENTS:**

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

## **CHIEF EXECUTIVE:**

Kathy Mohan OBE (resigned April 2024)  
Bonnie Williams (appointed April 2024)

## **CHARITY REG NO.:**

294666

## **COMPANY REG NO.:**

CE022450

## **REGISTERED ADDRESS:**

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

## **ACCOUNTANT:**

Andy Nash Accounting & Consultancy Ltd  
Units 24 & 25  
Goodsheds Container Village  
Hood Road  
Barry  
CF62 5QU

## **AUDITOR:**

Dux Advisory Ltd.  
Accountants  
Aylesbury  
Kennel Club House  
Gatehouse Way  
Aylesbury  
Buckinghamshire  
HP19 8DB

## **BANKERS:**

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

Lloyds Bank  
Victoria Branch  
98 Victoria Street  
London  
SW1E 5JL

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



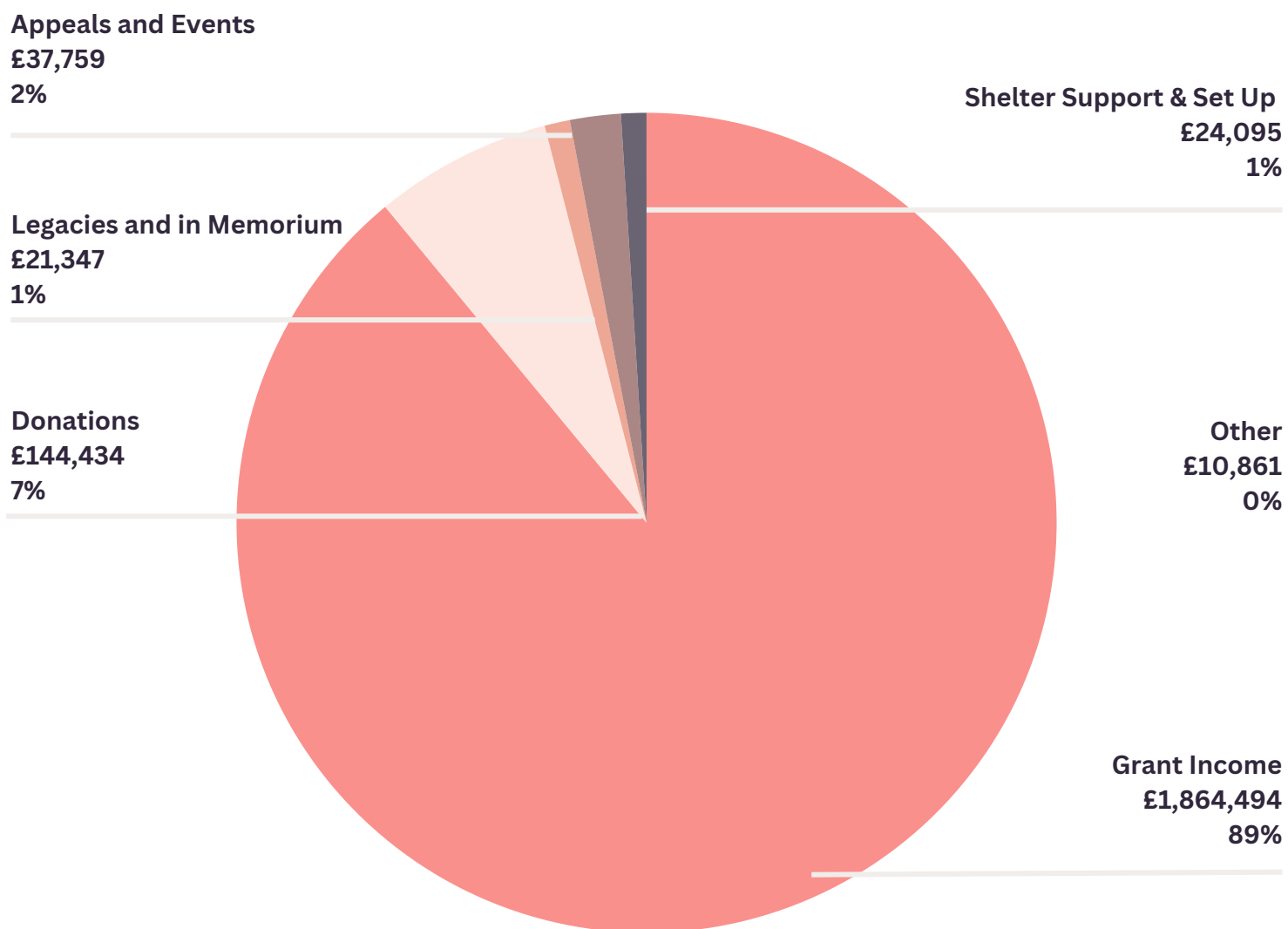
# FINANCIAL RESULTS

Details of the organisation's activities for the year are set out in the financial statements on page 60.

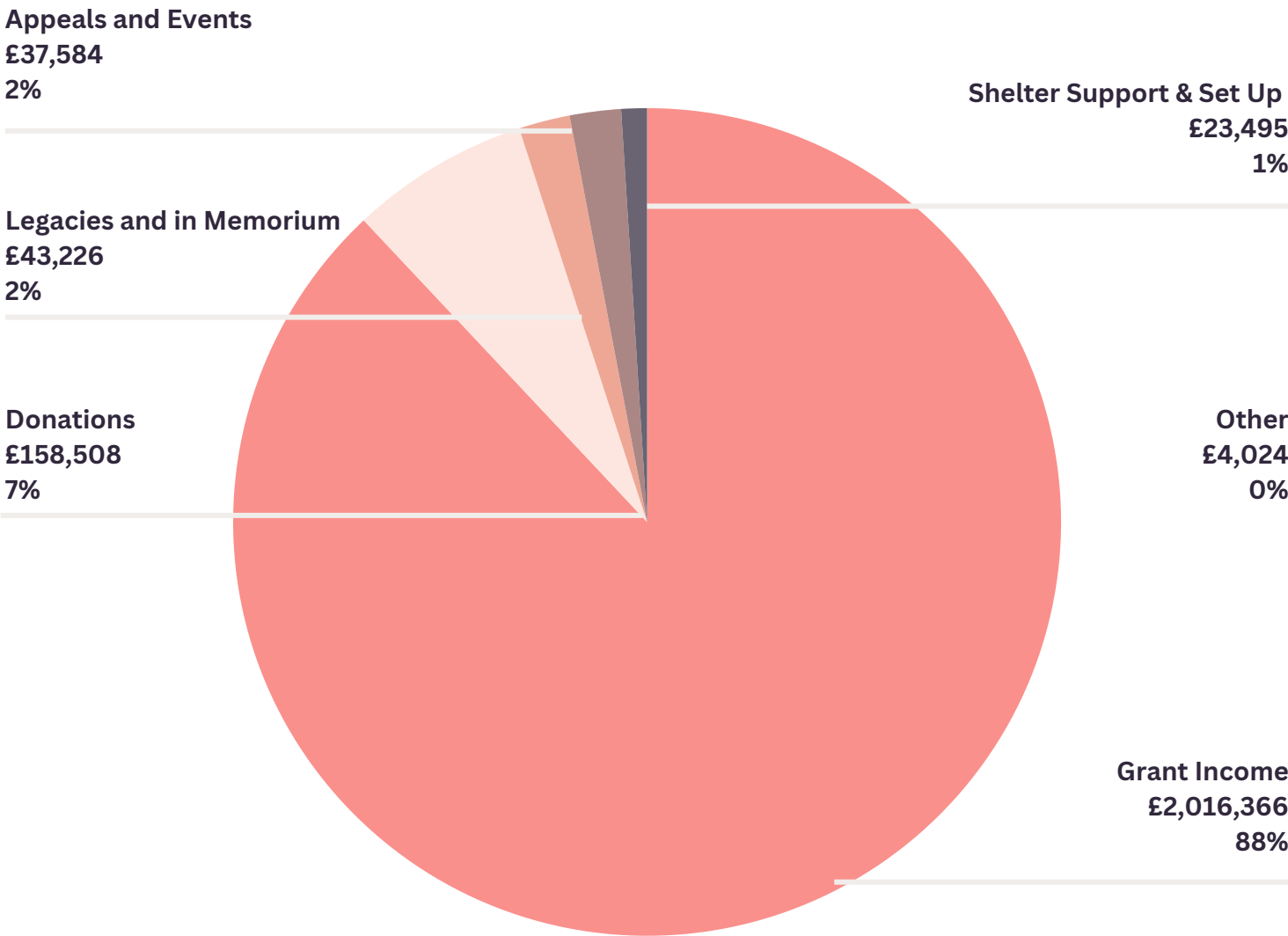
The year ended with a deficit of £335,043 (2023: deficit of £35,116), which was inline with the expected deficit for the year.

As a result, the Charity ended the year with total funds of £858,851 (2023: £1,193,894) of which £685,549 (2023: £815,637) were unrestricted as to use and £173,302 were restricted as to use (2023: £378,257).

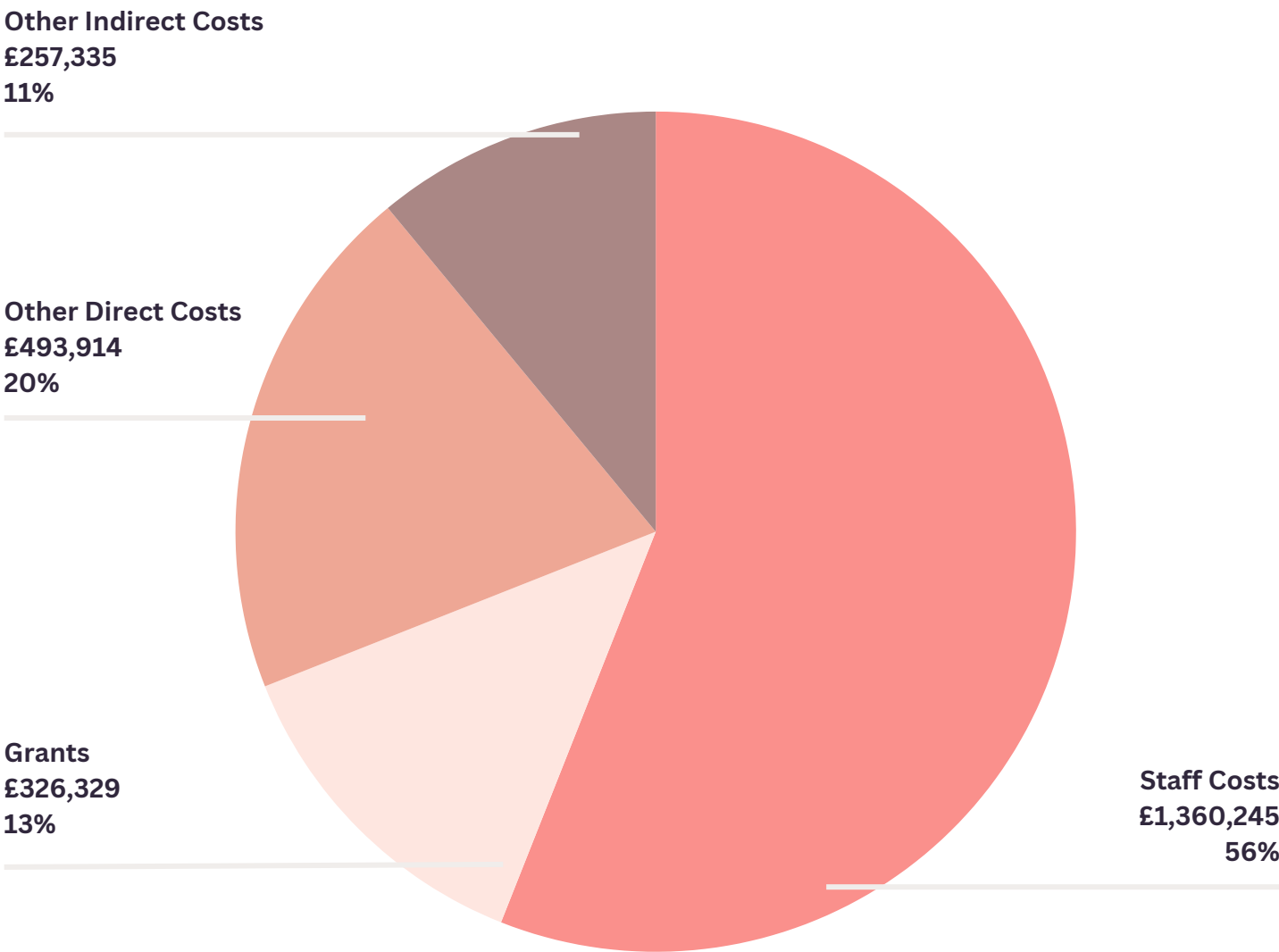
## TOTAL INCOME 2024



TOTAL INCOME 2023

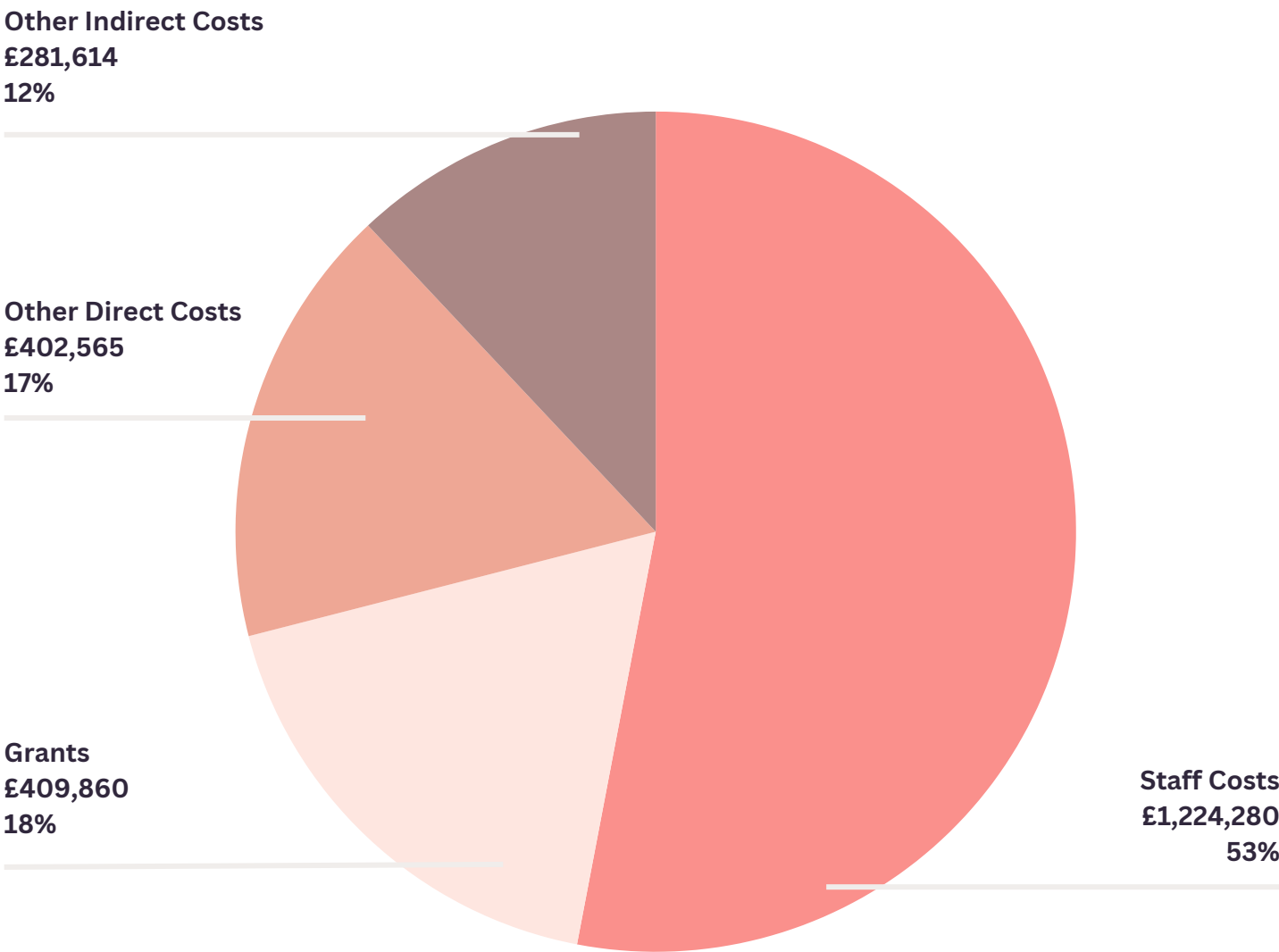


TOTAL EXPENDITURE 2024





# TOTAL EXPENDITURE 2023



## RESERVES POLICY

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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 2024 this range sat at £638,579 to £714,096. The year-end general reserves of £687,473 sitting between the two limits of this range.

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

## STATEMENT OF BOARD OF TRUSTEES' RESPONSIBILITY

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

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

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

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

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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 13/09/2023, Dux Advisory Ltd. was appointed as Housing Justice's auditors.

This report was approved and authorised for issue by the Board of Trustees on 12th September 2024 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 2024 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 2024, 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

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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

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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

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As explained more fully in the trustees' responsibilities statement set out on page 55, 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

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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 is 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:

1. Identifying and assessing the controls management has in place to prevent and detect fraud;
2. Understanding how those charged with governance considered and addressed the potential for override of controls or other inappropriate influence over the financial reporting process;
3. Challenging assumptions and judgments made by management in its significant accounting estimates and judgments;
4. Identifying and testing journal entries, in particular journal entries posted with unusual account combinations; and
5. Assessing the extent of compliance with the relevant laws and regulations.

## USE OF OUR REPORT

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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.

Bianca Permal FCA (Senior Statutory Auditor)

For and on behalf of Dux Advisory Ltd Chartered Accountants and Statutory Auditors

Aylesbury  
Kennel Club House  
Gatehouse Way  
Aylesbury  
Buckinghamshire  
HP19 8DB  
Tel: 01296 394 648  
12/09/2024





# STATEMENT OF FINANCIAL ACTIVITIES

## INCORPORATING THE INCOME & EXPENDITURE ACCOUNT AND THE STATEMENT OF RECOGNISED GAINS & LOSSES FOR THE YEAR ENDED 31 MARCH 2024

		UNRESTRICTED FUNDS	RESTRICTED FUNDS	TOTAL FUNDS	TOTAL FUNDS
		2024	2024	2024	2023
	NOTES	£	£	£	£
<b>INCOME FROM:</b>					
Grant income	2	17,000	1,852,081	1,869,081	2,016,366
Other donations and legacies	2	187,584	8,834	196,418	239,318
Total donations and legacies	2	204,584	1,860,915	2,065,499	2,255,684
Charitable activities	3	24,095	-	24,095	23,495
Investments*		10,861	-	10,861	4,024
<b>TOTAL INCOME</b>		<b>239,540</b>	<b>1,860,915</b>	<b>2,100,455</b>	<b>2,283,203</b>
<b>EXPENDITURE ON:</b>					
Raising funds	4 & 5	77,752	314	78,066	56,179
Charitable activities:					
Church & community night shelters	4 & 6	134,926	1,089,698	1,224,624	1,120,511
Faith in affordable housing	4 & 6	17,336	203,526	220,862	195,670
Hosting	4 & 6	70,579	841,693	912,272	945,959
<b>TOTAL EXPENDITURE</b>		<b>300,593</b>	<b>2,135,231</b>	<b>2,435,824</b>	<b>2,318,319</b>
<b>NET INCOME/(EXPENDITURE)</b>		<b>(61,053)</b>	<b>(274,316)</b>	<b>(335,369)</b>	<b>(35,116)</b>
Transfer between funds	12	(69,361)	69,361	-	-
<b>NET MOVEMENT IN FUNDS</b>		<b>(130,414)</b>	<b>(204,955)</b>	<b>(335,369)</b>	<b>(35,116)</b>
<b>RECONCILIATION OF FUNDS</b>					
Total funds brought forward	12 & 13	815,637	378,257	1,193,894	1,229,010
Total funds carried forward	12 & 13	685,223	173,302	858,525	1,193,894

\*All income from investments and other sources was unrestricted in both the current and prior year. The notes on pages 63 to 80 form part of the financial statements.

## BALANCE SHEET

AS 31ST MARCH 2024

	NOTES		TOTAL FUNDS 2024	TOTAL FUNDS 2023
		£	£	£
<b>FIXED ASSETS</b>				
Tangible assets	9		459	1,215
<b>CURRENT ASSETS</b>				
Debtors and prepayments	10	96,921	397,175	
Cash at bank and in hand		1,065,063	971,053	
		<u>1,161,984</u>	<u>1,368,228</u>	
<b>CREDITORS:</b>				
amounts falling due within one year	11	<u>(303,918)</u>	<u>(175,549)</u>	
<b>NET CURRENT ASSETS</b>			858,066	1,192,679
<b>NET ASSETS</b>			<u>858,525</u>	<u>1,193,894</u>
<b>FUNDS OF THE CHARITY</b>				
Restricted funds	12 & 13		173,302	378,257
Unrestricted funds				
Designated funds				
General funds	12 & 13	<u>685,223</u>	<u>815,637</u>	
			685,223	815,637
			<u>858,525</u>	<u>1,193,894</u>

The notes on pages 63 to 80 form part of the financial statements.

They were approved and authorised for issue by the Board of Trustees on 12th September 2024 and signed on their behalf by:

Chrishanti Shah  
Trustee

# STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED 31ST MARCH 2024

	TOTAL FUNDS 2024 £		TOTAL FUNDS 2023 £
CASH FLOWS FROM OPERATING ACTIVITIES			
Net income/(expenditure) for period (as per SOFA)	(335,369)		(35,116)
Adjustments for			
Depreciation charges	756	756	
(Increase)/decrease in gift aid due	3,875	3,319	
(Increase)/decrease in trade debtors and other debtors	301,662	(223, 901)	
(Increase)/decrease in prepayments	(5,283)	(3,304)	
(Increase)/decrease in accounts payables	(6,865)	5,566	
(Increase/decrease in HMRC and other payables	75	13,231	
(Increase)/(decrease) in accruals	3,880	24,410	
Increase/(decrease) in deferred revenue	131,279	(47,375)	
	429,379		(227,298)
NET CASH USED IN OPERATING ACTIVITIES	94,010		(262,414)
CHANGE IN CASH AND CASH EQUIVALENTS IN PERIOD	94,010		(262,414)
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD	971,053		1,233,467
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	1,065,063		971,053
Cash and cash equivalents	TOTAL FUNDS 2024 £	TOTAL FUNDS 2023 £	
Cash in hand	1,065,063	971,053	
	1,065,063	971,053	

The notes on pages 63 to 80 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 2024, 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 2024 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 cost-of-living crisis 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 is 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

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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

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Grants to organisations consist 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

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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
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## OPERATING LEASES

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

## PENSIONS

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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**

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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**

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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**

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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**

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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.

## **CRITICAL ESTIMATES AND JUDGEMENTS**

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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**

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



## 2. INCOME FROM DONATIONS AND LEGACIES

	UNRESTRICTED FUNDS 2024 £	RESTRICTED FUNDS 2024 £	TOTAL FUNDS 2024 £
Grant income	17,000	1,852,081	1,869,081
Donations and legacies			
Donations	129,079	8,443	137,522
Legacies and in memorium	21,347	-	21,347
Appeals and events	37,158	391	37,549
Total donations and legacies	187,584	8,834	196,418
	<u>204,584</u>	<u>1,860,915</u>	<u>2,065,499</u>

Included within grant income for 2023/24 is £252,156 from Welsh Government's Homelessness Prevention Programme.

	UNRESTRICTED FUNDS 2023 £	RESTRICTED FUNDS 2023 £	TOTAL FUNDS 2023 £
Grant income	10,000	2,006,366	2,016,366
Donations and legacies			
Donations	139,740	18,768	158,508
Legacies and in memorium	43,226	-	43,226
Appeals and events	36,105	1,479	37,584
Total donations and legacies	219,071	20,247	239,318
	<u>229,071</u>	<u>2,026,613</u>	<u>2,255,684</u>

### 3. INCOME FROM CHARITABLE ACTIVITIES

2024	UNRESTRICTED FUNDS	RESTRICTED FUNDS	TOTAL FUNDS
	2024	2024	2024
	£	£	£
Shelter and support set up	24,095	-	24,095
	<u>24,095</u>	<u>-</u>	<u>24,095</u>

2023	UNRESTRICTED FUNDS	RESTRICTED FUNDS	TOTAL FUNDS
	2023	2023	2023
	£	£	£
Shelter and support set up	23,495	-	23,495
	<u>23,495</u>	<u>-</u>	<u>23,495</u>

## 4. TOTAL EXPENDITURE

	GRANTS PAID	DIRECT STAFF COSTS	DIRECT OTHER COSTS	INDIRECT STAFF COSTS	INDIRECT OTHER COSTS	TOTAL FUNDS
	2024	2024	2024	2024	2024	2024
	£	£	£	£	£	£
Raising funds	-	36,775	27,017	6,027	8,247	78,066
Charitable activities						
Preventing Homelessness	173,783	561,545	265,379	94,540	129,377	1,224,624
Faith in Affordable Housing	-	142,216	38,263	17,050	23,333	220,862
Hosting	150,546	431,666	163,255	70,426	96,379	912,272
	<u>324,329</u>	<u>1,172,202</u>	<u>493,914</u>	<u>188,043</u>	<u>257,336</u>	<u>2,435,824</u>

	GRANTS PAID	DIRECT STAFF COSTS	DIRECT OTHER COSTS	INDIRECT STAFF COSTS	INDIRECT OTHER COSTS	TOTAL FUNDS
	2023	2023	2023	2023	2023	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
	<u>409,860</u>	<u>1,076,176</u>	<u>402,565</u>	<u>148,104</u>	<u>281,614</u>	<u>2,318,319</u>

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:



## INDIRECT COSTS ARE BROKEN DOWN AS FOLLOWS:

	TOTAL COSTS 2024 £	TOTAL COSTS 2023 £
Indirect staff costs	188,043	148,104
Other staff costs and HR costs	65,547	97,827
Finance and admin costs	61,496	75,330
Premises costs	43,047	31,055
Communications and database costs	9,915	13,116
IT costs	37,810	40,342
Governance costs	39,521	23,944
	<u>445,379</u>	<u>429,718</u>

## GOVERNANCE COSTS INCLUDE:

	TOTAL COSTS 2024 £	TOTAL COSTS 2023 £
Statutory audit	8,520	5,568
Trustee expenses	1,168	632
Insurance	15,047	8,988
Other	14,786	8,756
	<u>39,521</u>	<u>23,944</u>

## 5. EXPENDITURE ON RAISING FUNDS

	UNRESTRICTED FUNDS 2024 £	RESTRICTED FUNDS 2024 £	TOTAL FUNDS 2024 £
Direct salaries	36,775	-	36,775
Direct other costs	27,012	5	27,017
Indirect costs	13,965	309	14,274
	<u>77,752</u>	<u>314</u>	<u>78,066</u>

	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
	<u>55,279</u>	<u>900</u>	<u>56,179</u>

## 6. EXPENDITURE ON CHARITABLE ACTIVITIES

2024	UNRESTRICTED FUNDS 2024 £	RESTRICTED FUNDS 2024 £	TOTAL FUNDS 2024 £
<b>HOMELESSNESS PREVENTION</b>			
Grants	-	173,783	173,783
Direct salaries	-	561,545	561,545
Direct other costs	1,996	263,383	265,379
Indirect costs	132,930	90,987	223,917
	<u>134,926</u>	<u>1,089,698</u>	<u>1,224,624</u>
<b>FAITH IN AFFORDABLE HOUSING</b>			
Direct salaries	-	142,216	142,216
Direct other costs	32	38,231	38,263
Indirect costs	17,304	23,079	40,383
	<u>17,336</u>	<u>203,526</u>	<u>220,862</u>
<b>HOSTING</b>			
Grants	-	150,546	150,546
Direct salaries	-	431,666	431,666
Direct other costs	94	163,161	163,255
Indirect costs	70,485	96,320	166,805
	<u>70,579</u>	<u>841,693</u>	<u>912,272</u>
	<u>222,841</u>	<u>2,134,917</u>	<u>2,357,758</u>



## 6. EXPENDITURE ON CHARITABLE ACTIVITIES

**2023**

**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
	<u>90,903</u>	<u>1,029,608</u>	<u>1,120,511</u>

### 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
	<u>33,107</u>	<u>162,563</u>	<u>195,670</u>

### 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
	<u>87,791</u>	<u>858,168</u>	<u>945,959</u>
	<u>211,801</u>	<u>2,050,339</u>	<u>2,262,140</u>

## 7. STAFF NUMBERS AND COSTS

	TOTAL COSTS 2024 £	TOTAL COSTS 2023 £
Gross salaries	1,180,957	1,061,978
Employer's national insurance	122,897	110,697
Employer's pension	56,391	51,605
	<u>1,360,245</u>	<u>1,224,280</u>

The average headcount during the period was 32 persons (2023: 29 persons).

One employee received employee benefits of between £60,000 and £69,999 (2023: one), one employee received benefits of between £70,000 and £79,999 (2023: one) and one employee received benefits of between £90,000 and £99,000 (2023: nil).

The total remuneration paid to key management personnel during the year was £236,136 (2023: £221,867).

## 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 £56,391 (2023: £51,605).

Contributions totalling £8,725 (2023: £9,434) were outstanding at year end.

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

## 9. TANGIBLE FIXED ASSETS

	COMPUTER EQUIPMENT £	TOTAL £
<b>COST</b>		
At 1 April 2023	3,535	3,535
At 31 March 2024	<u>3,535</u>	<u>3,535</u>
<b>DEPRECIATION</b>		
At 1 April 2023	2,320	2,320
Charge for year	756	756
Disposals in year	-	-
At 31 March 2024	<u>3,076</u>	<u>3,076</u>
<b>NET BOOK VALUE</b>		
At 1 April 2023	<u>1,215</u>	<u>1,215</u>
At 31 March 2024	<u>459</u>	<u>459</u>

## 10. DEBTORS AND PREPAYMENTS

	TOTAL FUNDS 2024 £	TOTAL FUNDS 2023 £
Gift aid due	1,647	5,522
Rent deposit	2,315	2,315
Trade debtors	4,393	250,831
Accrued income	57,252	126,353
Prepayments	16,314	11,031
Other debtors	15,000	1,123
	<u>96,921</u>	<u>397,175</u>

11. CREDITORS: ACCOUNTS FALLING DUE WITHN ONE YEAR

	TOTAL FUNDS 2024 £	TOTAL FUNDS 2023 £
Interest free loan	5,000	5,000
Accounts payable	31,868	38,733
HMRC payable	33,727	31,580
Other creditors	8,725	10,797
Accruals	32,952	29,072
Deferred revenue	191,646	60,367
	<u>303,918</u>	<u>175,549</u>

Deferred revenue is made up as follows:

	TOTAL FUNDS 2024 £	TOTAL FUNDS 2023 £
Balance brought forward	60,367	63,642
Released as income in period	(60,367)	(63,642)
Deferred in period	191,646	60,367
Balance carried forward	<u>191,646</u>	<u>60,367</u>



## 12. ANALYSIS OF CHARITY FUNDS

2024	BALANCE BROUGHT FORWARD 2024 £	INCOME FOR THE PERIOD 2024 £	EXPENDITURE IN THE PERIOD 2024 £	TRANSFER BETWEEN FUNDS 2024 £	BALANCE CARRIED FORWARD 2024 £
<b>UNRESTRICTED FUNDS</b>	<b>815,637</b>	<b>239,540</b>	<b>(300,593)</b>	<b>(69,361)</b>	<b>685,223</b>
<b>RESTRICTED FUNDS</b>					
Faith in Affordable Housing - Wales	12,733	101,063	(116,660)	-	(2,864)
Faith in Affordable Housing - England	26,737	49,243	(86,029)	10,049	-
Church & Community					
Night Shelters - England	10,791	264,932	(276,417)	-	(694)
Citadel Wales	78,679	175,275	(192,589)	-	61,365
Seeking Sanctuary - Wales	141,839	410,189	(524,269)	-	27,759
Ukraine Resettlement - Wales	-	154,775	(119,824)	-	34,951
Equipping shelters	43,024	534,903	(599,794)	-	(21,867)
Night Shelters and Hosting for Women	25,939	-	(15,731)	-	10,208
Citadel England	-	12,508	(11,490)	-	1,018
Destitute migrant subsistence	13,210	25,525	(27,033)	-	11,702
HJ Cymru	3,736	890	2,483	-	7,109
Sharedydd Cardiff	4,519	-	(112)	-	4,407
Hosting Project London	2,331	74,780	(136,423)	59,312	-
Lodgings Project	-	51,028	(18,248)	-	32,780
Home4U recharges	-	5,804	(6,731)	-	(927)
Mercers conference fund	11,000	-	(6,364)	-	4,636
Other	3,719	-	-	-	3,719
<b>RESTRICTED FUNDS</b>	<b>378,257</b>	<b>1,860,915</b>	<b>(2,135,231)</b>	<b>69,361</b>	<b>173,302</b>
<b>Total funds</b>	<b>1,193,894</b>	<b>2,100,455</b>	<b>(2,435,824)</b>	<b>-</b>	<b>858,525</b>

2023

	BALANCE BROUGHT FORWARD 2023 £	INCOME FOR THE PERIOD 2023 £	EXPENDITURE IN THE PERIOD 2023 £	TRANSFER BETWEEN FUNDS 2023 £	BALANCE CARRIED FORWARD 2023 £
<b>UNRESTRICTED FUNDS</b>	<b>826,127</b>	<b>256,590</b>	<b>(267,080)</b>	<b>-</b>	<b>815,637</b>
<b>RESTRICTED FUNDS</b>					
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
Citadel - 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
<b>RESTRICTED FUNDS</b>	<b>402,883</b>	<b>2,026,613</b>	<b>(2,051,239)</b>	<b>-</b>	<b>378,257</b>
<b>Total funds</b>	<b>1,229,010</b>	<b>2,283,203</b>	<b>(2,318,319)</b>	<b>-</b>	<b>1,193,894</b>

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

The **Faith in Affordable Housing Wales** fund contains Nationwide Foundation grant for the development and promotion of affordable housing across Wales.

The **Citadel Wales** fund contains grants from Swansea, Neath Port Talbot, and Wrexham Local Authorities for support for people experiencing, or at risk of homeless to move into permanent accommodation and sustain their tenancies. Also contains community grants and donations.

The **Church and Community Night Shelters** fund contains donations for supporting night shelters within England, 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 Wales** fund contains grants from Comic Relief and Welsh Government for supporting people with no recourse to public funds who are experiencing homelessness or in unsuitable accommodation.

The **Ukraine Resettlement Wales** fund contains grants from Comic Relief and Welsh Government for supporting Ukrainians to find permanent homes and to support host households who may need support or have questions, concerns, or issues.

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 **Citadel England** fund contains grant funding from the Centre for Homelessness Impact which covers Cornwall, Bristol, Sheffield, Hastings and South-East London. The funding provides support for people experiencing, or at risk of, homelessness, to move into permanent accommodation and/or sustain their tenancies.

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.

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

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

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

The **Home4U recharges** fund contains Welsh Government Seeking Sanctuary grant that has been utilised to support Home4U during a period of transition. Amounts spent in advance of income have been recharged after the year end.

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

The **Lodgings project** fund relates to monies received from statutory organisations, trusts and foundations to support the running of the Housing Justice Lodgings project in London.

The **Mercer conference** fund contains grant income used for the running of a Christian Leaders event hosted by Housing Justice.

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



### 13. ANALYSIS OF NET ASSETS

	UNRESTRICTED FUNDS 2024 £	RESTRICTED FUNDS 2024 £	TOTAL FUNDS 2024 £
Tangible fixed assets	459	-	459
Current assets	797,036	364,948	1,161,984
Creditors	(112,272)	(191,646)	(303,918)
	<u>685,223</u>	<u>173,302</u>	<u>858,525</u>

	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)
	<u>815,637</u>	<u>378,257</u>	<u>1,193,894</u>

### 14. TRUSTEE REMUNERATION

During the year, no trustee received any remuneration (2023: £NIL). Four members of the Board of Trustees received reimbursement of travel and subsistence expenses of £1,473 in 2024 (2023: two trustees for reimbursement of travel and subsistence expenses of £609).

### 15. RELATED PARTY TRANSACTIONS

During the year there were no transactions carried out with related parties (2023: £NIL).

### 16. OTHER FINANCIAL COMMITMENTS

At 31 March 2024, the Charity had future minimum lease payments under non-cancellable operating leases as set out below:

	LAND AND BUILDINGS 2024 £	OFFICE EQUIPMENT 2024 £	LAND AND BUILDINGS 2023 £	OFFICE EQUIPMENT 2023 £
Operating lease due within:				
within one year	37,917	-	36,731	-
within two to five years	114,893	-	152,810	-
	<u>152,810</u>	<u>-</u>	<u>189,541</u>	<u>-</u>





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