

REGISTERED COMPANY NUMBER: 02475258 (England and Wales)
REGISTERED CHARITY NUMBER: 803328

COLCHESTER ENGAGEMENT & NEXT STEPS LTD
(A COMPANY LIMITED BY GUARANTEE)

FINANCIAL STATEMENTS

FOR THE YEAR ENDED

31 MARCH 2025



COLCHESTER ENGAGEMENT & NEXT STEPS LTD

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FOR THE YEAR ENDED 31 MARCH 2025**

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COLCHESTER ENGAGEMENT & NEXT STEPS LTD

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 MARCH 2025

The trustees who are also directors of the charity for the purposes of the Companies Act 2006, present their report with the financial statements of the charity for the year ended 31 March 2025. The trustees have adopted the provisions of 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) (effective 1 January 2019).

Introduction from the Chair of Trustees

This report covers the year 1 April 2024 to 31 March 2025.

The Night Shelter has continued to run at good capacity even in the warmer months when we usually see a decline. The move-on Stats have been excellent, and the staff continue to work hard with other agencies to get the best options and outcomes for our residents.

We undertook a Quality Mark award scheme organised by Housing Justice which reviewed all policies and practices for the project, staff and trustees. We were pleased with the positive outcome and have taken recommendations on board to make further improvement achieving best practices across our organisation.

Al's Annexe has continued to meet such positive outcomes for those who are ready to live more independently but are unable to rent privately, we continue to bridge the gap between the shelter and full independence but our residents still having the team on-hand for any queries or support they may need.

It has been another busy year for CENS staff and Trustees renovating our property at Mersea Rd and settling in our new tenants, Marina has been supporting the strategy and designing the processes for getting the best outcomes for the residents for the Move-on opportunity. Work will continue over the coming months to get the remaining rooms repaired and refurbished to a standard that we would expect for our accommodation.

We have continued to raise our profile through Social Media and community engagement and enjoy quarterly workshops attended by staff and trustees to explore new opportunities to benefit the project.

Alison Lovesee-Collis
Chair of Trustees

OBJECTIVES AND ACTIVITIES

Objectives and aims

The objects of the Colchester Engagements & Next Steps Ltd which are set out in the Articles of Association of the company are as follows;

"(for) the relief of poverty by the provision of emergency and other accommodation advice and assistance for persons who are deemed homeless and are in need of such accommodation, advice or assistance."

Significant activities

The principal activity of the Colchester Engagements & Next Steps Ltd in the year under review was that of provider of temporary night shelter accommodation for single, homeless persons in the Colchester area. However during this year we have been developing our successful day time activities to help build skills and confidence increasing the likelihood of residents being able to maintain a tenancy when they move on.

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2025**

OBJECTIVES AND ACTIVITIES

Public benefit

The Trustees have complied with their duty in Section 4 of the Charities' Act 2011 to have due regard to guidance published by the Charities' Commission on public benefit. We meet our aims and objectives time and time again, and honour in full the requirements of the Charities Act, which requires that we demonstrate a public benefit; that is a benefit in which the whole population can share. All our charitable activities focus on the relief and prevention of homelessness and are undertaken to further our charitable purposes for the public benefit.

ACHIEVEMENTS AND PERFORMANCE

Charitable activities

Following the major refurbishment to provide all residents with en suite facilities the Night Shelter has been in increasing demand. There was 78.3% occupancy over the year with an average of about 66% of residents moving into settled accommodation. 98% were supported with developing finance skills, to engage with support services, and physical and mental health.

Trustees are keen to utilise social media to encourage donations and inform supporters. Trustees have supported staff in encouraging regular posts etc.

FINANCIAL REVIEW

Financial position

The Charity's financial position is as set out in the Balance Sheet on page 7 and is considered satisfactory.

Reserves policy

The Trustees have examined the charity's requirements for reserves in light of the main risks to the organisation. The Trustee's policy is that the charity will build up free reserves sufficient to cover the operating costs of the charity for a typical half year, and that further reserves should be put in place to cover planned maintenance and refurbishment expenditure ahead of when it is needed.

FUTURE PLANS

Trustees are concerned to provide more move on accommodation for residents of the Night Shelter. To that end they have purchased a further property in Colchester and intend to bring it up to the standards of the existing property portfolio in the coming financial year. This will ensure move on accommodation for residents to enjoy independent living with support if required.

Trustees are aware of the importance of regular donations and plan to use social media to promote monthly or regular donations from supporters.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The charity is controlled by its governing document, a deed of trust, and constitutes a limited company, limited by guarantee, as defined by the Companies Act 2006.

The governing instrument of the charity is the Memorandum and Articles of Association of the company. The governing body of the company is the board of directors, the members of which are also the Trustees of the charity. The members of the company elect the directors and Trustees.

Charity constitution

Every member of the company undertakes to contribute to the assets of the company in the event of the same being wound up whilst he or she is a member, or within one year after he or she ceases to be a member, for the payment of debts and liabilities of the company contracted before he ceases to be a member, and of the costs, charges and expenses of winding up, and for the adjustment of the rights of the contributories amongst themselves, such amount as may be required, not exceeding £1.

COLCHESTER ENGAGEMENT & NEXT STEPS LTD

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 MARCH 2025

STRUCTURE, GOVERNANCE AND MANAGEMENT

Recruitment and appointment of new trustees

Trustees for the charity are drawn from members of the public usually by word of mouth but also from the publicity that the charity receives in local churches, at other local charities and at the offices of local authorities. Trustees are appointed by the Board of Management once the Board is satisfied as to the suitability of the candidate. Trustees hold office for three years after which they are eligible for re-election for a further period of three years.

The Trustees give their time voluntarily and receive no benefits from the charity: they do not receive a wage and do not claim expenses.

To be effective in office the Trustees need a good understanding of the role and responsibilities of a charity trustee and must be aware of the legal rules on eligibility to serve as a charity trustee. All new Trustees have their duties and legal, financial and managerial responsibilities and liabilities explained to them. They are informed about the charity, its vision and values, its aims, its programme, its sources of income, and the context in which it operates and attend appropriate training.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Company number

02475258 (England and Wales)

Registered Charity number

803328

Registered office

39-41 Alexandra Road
Colchester
Essex
CO3 3DF

Trustees

Ms A Lovesee-Collis - Chair
G O'Driscoll
P Newell
Mrs E Lagadec
Mrs L Waddington (appointed 1/11/24) (resigned 30/9/25)
P Blyth (appointed 13/11/24) (resigned 18/11/24)

Independent Examiner

Simon Welling
Certified Accountant
TC Group
Accountants
Town Wall House
Balkerne Hill
Colchester
Essex
CO3 3AD

COLCHESTER ENGAGEMENT & NEXT STEPS LTD

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2025**

REFERENCE AND ADMINISTRATIVE DETAILS

Solicitors

Birkett Long LLP
Essex House
42 Crouch Street
Colchester
Essex
CO3 3HH

Clerk to the Charity

Mrs Clare Heyes

Bankers

National Westminster Bank plc
25 High Street
Colchester
Essex
CO1 1DG

Co-operative Bank

PO Box 250
Skelmersdale
WN8, 6WT

Approved by order of the board of trustees on17/12/2025..... and signed on its behalf by:



.....
Ms A Lovesee-Collis - Trustee

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF
COLCHESTER ENGAGEMENT & NEXT STEPS LTD**

Independent examiner's report to the trustees of Colchester Engagement & Next Steps Ltd ('the Company')

I report to the charity trustees on my examination of the accounts of the Company for the year ended 31 March 2025.

Responsibilities and basis of report

As the charity's trustees of the Company (and also its directors for the purposes of company law) you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ('the 2006 Act').

Having satisfied myself that the accounts of the Company are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of your charity's accounts as carried out under Section 145 of the Charities Act 2011 ('the 2011 Act'). In carrying out my examination I have followed the Directions given by the Charity Commission under Section 145(5) (b) of the 2011 Act.


Independent examiner's statement

Since your charity's gross income exceeded £250,000 your examiner must be a member of a listed body. I can confirm that I am qualified to undertake the examination because I am a member of the Association of Chartered Certified Accountants, which is one of the listed bodies.

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe:

1. accounting records were not kept in respect of the Company as required by Section 386 of the 2006 Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the accounting requirements of Section 396 of the 2006 Act other than any requirement that the accounts give a true and fair view which is not a matter considered as part of an independent examination; or
4. the accounts have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities (applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)).

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



Simon Welling
Certified Accountant

TC Group
Accountants
Town Wall House
Balkerne Hill
Colchester
Essex
CO3 3AD

Date: 17/12/2025

COLCHESTER ENGAGEMENT & NEXT STEPS LTD

**STATEMENT OF FINANCIAL ACTIVITIES
(INCORPORATING AN INCOME AND EXPENDITURE ACCOUNT)
FOR THE YEAR ENDED 31 MARCH 2025**

		Unrestricted funds £	Restricted funds £	2025 Total funds £	2024 Total funds £
	Notes				
INCOME AND ENDOWMENTS FROM					
Donations and legacies	3	52,467	37,608	90,075	67,843
Charitable activities	5				
Temporary accommodation		261,102	-	261,102	281,363
Move on accommodation		62,340	-	62,340	47,813
Investment income	4	282	-	282	771
Total		376,191	37,608	413,799	397,790
EXPENDITURE ON					
Raising funds		240	-	240	391
Charitable activities	6				
Temporary accommodation		329,491	42,441	371,932	326,591
Move on accommodation		44,386	1,866	46,252	11,793
Total		374,117	44,307	418,424	338,775
NET INCOME/(EXPENDITURE)		2,074	(6,699)	(4,625)	59,015
RECONCILIATION OF FUNDS					
Total funds brought forward		319,194	1,017,404	1,336,598	1,277,583
TOTAL FUNDS CARRIED FORWARD		321,268	1,010,705	1,331,973	1,336,598

CONTINUING OPERATIONS

All income and expenditure has arisen from continuing activities.

The notes form part of these financial statements

COLCHESTER ENGAGEMENT & NEXT STEPS LTD
**BALANCE SHEET
31 MARCH 2025**

	Notes	Unrestricted funds £	Restricted funds £	2025 Total funds £	2024 Total funds £
FIXED ASSETS					
Tangible assets	13	670,580	986,447	1,657,027	1,612,373
CURRENT ASSETS					
Debtors	14	6,416	-	6,416	18,600
Cash at bank and in hand		<u>39,277</u>	<u>24,258</u>	<u>63,535</u>	<u>119,220</u>
		45,693	24,258	69,951	137,820
CREDITORS					
Amounts falling due within one year	15	(38,148)	-	(38,148)	(37,776)
NET CURRENT ASSETS		<u>7,545</u>	<u>24,258</u>	<u>31,803</u>	<u>100,044</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		678,125	1,010,705	1,688,830	1,712,417
CREDITORS					
Amounts falling due after more than one year	16	(356,857)	-	(356,857)	(375,819)
NET ASSETS		<u>321,268</u>	<u>1,010,705</u>	<u>1,331,973</u>	<u>1,336,598</u>
FUNDS	19				
Unrestricted funds				321,268	319,194
Restricted funds				<u>1,010,705</u>	<u>1,017,404</u>
TOTAL FUNDS				<u>1,331,973</u>	<u>1,336,598</u>

The notes form part of these financial statements

COLCHESTER ENGAGEMENT & NEXT STEPS LTD

BALANCE SHEET - continued
31 MARCH 2025

The charitable company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 March 2025.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 March 2025 in accordance with Section 476 of the Companies Act 2006.

The trustees acknowledge their responsibilities for

- (a) ensuring that the charitable company keeps accounting records that comply with Sections 386 and 387 of the Companies Act 2006 and
- (b) preparing financial statements which give a true and fair view of the state of affairs of the charitable company as at the end of each financial year and of its surplus or deficit for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the charitable company.

These financial statements have been prepared in accordance with the provisions applicable to charitable companies subject to the small companies regime.

The financial statements were approved by the Board of Trustees and authorised for issue on 17/12/2025 and were signed on its behalf by:



.....
A Lovesee-Collis - Trustee

The notes form part of these financial statements

1. GENERAL INFORMATION

Colchester Engagements & Next Steps Ltd (formerly Colchester Emergency Night Shelter Ltd) is a charity registered with the Charity Commission with the Charity Number 803328. The Charity is incorporated as a company limited by guarantee at Companies House with the Company Number 0275258 and domiciled in the United Kingdom. Its registered office is 39-41 Alexandra Road, Colchester, Essex CO3 3DF.

The financial statements are prepared in sterling, which is the functional currency of the entity and rounded to the nearest pound.

2. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charitable company, which is a public benefit entity under FRS 102, have been prepared in accordance with the 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) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Companies Act 2006. The financial statements have been prepared under the historical cost convention, as modified by the revaluation of certain assets.

Fund Accounting

Unrestricted funds are available for use at the discretion of the trustees to further any of the purposes of Charity. Restricted funds are subjected to restrictions on their expenditure declared by the donor or through the terms of an appeal. Further explanation of the nature and purpose of each restricted fund is included in the notes to the financial statements.

Going concern

The accounts are prepared on a going concern basis as there are no material uncertainties about the Charity's ability to continue.

Income

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

Income from government and other grants, whether 'capital' grants or 'revenue' grants, is recognised when the Charity has entitlement to the funds, any performance conditions attached to the grants have been met, it is probable that the income will be received and the amount can be measured reliably and is not deferred.

For legacies, entitlement is taken as the earlier of the date on which either: the Charity is aware that probate has been granted, the estate has been finalised and notification has been made by the executor(s) to the Charity that a distribution will be made, or when a distribution is received from the estate.

Donations and other voluntary income are reflected in the accounts for the period in which they are received. Donations in kind are recognised by the Charity when received except in the case of services provided free or undervalue by voluntary staff or others which are not reflected in the accounts.

Interest Received

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the Charity; this is normally upon notification of the interest paid or payable by the Bank.

2. ACCOUNTING POLICIES - continued

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Grants offered subject to conditions which have not been met at the year end date are noted as a commitment but not accrued as expenditure.

Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

The freehold property is stated included in the accounts at valuation. Additions after each revaluation are included at cost until a further revaluation.

Revaluations are performed with sufficient regularity to ensure that the carrying amounts are not materially misstated and on this basis are not depreciated.

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life:

Fixtures and Fittings - 20% straight line

Computer and Office Equipment - 20% straight line

Residents' IT Suite - 20% straight line

Pension costs and other post-retirement benefits

The charitable company operates a defined contribution pension scheme. Contributions payable to the charitable company's pension scheme are charged to the Statement of Financial Activities in the period to which they relate.

Debtors

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

Cash at Bank and in Hand

Cash at bank and cash in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

Creditors and Provisions

Creditors and provisions 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. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

Taxation

The charity is exempt from corporation tax on its charitable activities.

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2025

2. ACCOUNTING POLICIES - continued**Cash Flow Statement**

The Charity has taken advantage of the exemption provided for charities with income under £500,000 and has not prepared a Cash Flow Statement for the year.

3. DONATIONS AND LEGACIES

	2025	2024
	£	£
Donations	36,416	52,012
Legacies	16,001	-
Grants	<u>37,658</u>	<u>15,831</u>
	<u>90,075</u>	<u>67,843</u>

Grants received, included in the above, are as follows:

	2025	2024
	£	£
Colchester City Council - locality budget	290	600
Essex County Council - councillors locality budget	2,480	-
Department for Levelling Up, Housing and Communities	<u>34,888</u>	<u>15,231</u>
	<u>37,658</u>	<u>15,831</u>

4. INVESTMENT INCOME

	2025	2024
	£	£
Deposit account interest	<u>282</u>	<u>771</u>

5. INCOME FROM CHARITABLE ACTIVITIES

	Activity	2025	2024
		£	£
Accommodation charges	Temporary accommodation	192,088	207,657
Essex County Council - housing related support	Temporary accommodation	51,757	51,757
Residents fees	Temporary accommodation	17,257	21,949
Accommodation charges	Move on accommodation	59,585	39,367
Residents fees	Move on accommodation	<u>2,755</u>	<u>8,446</u>
		<u>323,442</u>	<u>329,176</u>

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2025**6. CHARITABLE ACTIVITIES COSTS**

	Direct Costs (see note 7) £	Grant funding of activities £	Support costs (see note 8) £	Totals £
Temporary accommodation	366,842	-	5,090	371,932
Move on accommodation	<u>44,386</u>	<u>1,866</u>	<u>-</u>	<u>46,252</u>
	<u>411,228</u>	<u>1,866</u>	<u>5,090</u>	<u>418,184</u>

7. DIRECT COSTS OF CHARITABLE ACTIVITIES

	2025 £	2024 £
Staff costs	270,440	221,445
Repairs to property	17,953	14,040
Cleaning services	23,500	15,873
Rates and water	9,204	7,618
Insurance	7,866	7,388
Light and heat	19,140	11,204
Telephone	4,150	3,848
Postage and stationery	506	662
Residents' supplies and activities	17,270	15,309
Database & IT costs	4,820	3,251
Other staff and volunteers	1,171	1,728
Subscriptions	1,171	1,278
Storage costs	2,590	2,326
Sundry expenses	251	1,492
Volunteers matter costs	-	9,493
Depreciation	4,015	3,457
Interest payable and similar charges	<u>27,181</u>	<u>8,412</u>
	<u>411,228</u>	<u>328,824</u>

8. SUPPORT COSTS

	Finance £	Governance costs £	Totals £
Temporary accommodation	<u>907</u>	<u>4,183</u>	<u>5,090</u>

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2025**8. SUPPORT COSTS - continued**

Support costs, included in the above, are as follows:

	2025 Temporary accommodation £	2024 Total activities £
Bank charges	907	2,995
Independent examination fees	1,332	1,845
Accountancy fees	1,998	2,505
Legal and professional fees	853	2,215
	<u>5,090</u>	<u>9,560</u>

9. NET INCOME/(EXPENDITURE)

Net income/(expenditure) is stated after charging/(crediting):

	2025 £	2024 £
Independent examination fees	1,332	1,845
Depreciation - owned assets	<u>4,015</u>	<u>3,457</u>

10. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 March 2025 nor for the year ended 31 March 2024.

Trustees' expenses

There were no trustees' expenses paid for the year ended 31 March 2025 nor for the year ended 31 March 2024.

11. STAFF COSTS

	2025 £	2024 £
Wages and salaries	249,116	204,922
Social security costs	16,473	12,451
Other pension costs	<u>4,851</u>	<u>4,072</u>
	<u>270,440</u>	<u>221,445</u>

The average monthly number of employees during the year was as follows:

	2025	2024
Average number of staff employed	<u>11</u>	<u>13</u>

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2025

11. STAFF COSTS - continued

The number of employees whose employee benefits (excluding employer pension costs) exceeded £60,000 was:

	2025	2024
£60,001 - £70,000	<u><u>1</u></u>	<u><u>1</u></u>

The key management personnel of the Charity are considered to be the Trustees and the Manager. The total employee benefits of key management personnel amount to £69,585 for the year ended 31 March 2025 (£69,206 for the year ended 31 March 2024).

12. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted funds £	Restricted funds £	Total funds £
INCOME AND ENDOWMENTS FROM			
Donations and legacies	49,372	18,471	67,843
Charitable activities			
Temporary accommodation	281,363	-	281,363
Move on accommodation	47,813	-	47,813
Investment income	<u>771</u>	<u>-</u>	<u>771</u>
Total	<u>379,319</u>	<u>18,471</u>	<u>397,790</u>
EXPENDITURE ON			
Raising funds	391	-	391
Charitable activities			
Temporary accommodation	313,034	13,557	326,591
Move on accommodation	<u>11,793</u>	<u>-</u>	<u>11,793</u>
Total	<u>325,218</u>	<u>13,557</u>	<u>338,775</u>
NET INCOME	54,101	4,914	59,015
RECONCILIATION OF FUNDS			
Total funds brought forward	<u>265,093</u>	<u>1,012,490</u>	<u>1,277,583</u>
TOTAL FUNDS CARRIED FORWARD	<u><u>319,194</u></u>	<u><u>1,017,404</u></u>	<u><u>1,336,598</u></u>

COLCHESTER ENGAGEMENT & NEXT STEPS LTD
**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2025**
13. TANGIBLE FIXED ASSETS

	Freehold property £	Fixtures and fittings £	Computer and office equipment £	Residents IT suite £	Totals £
COST OR VALUATION					
At 1 April 2024	1,601,650	30,198	7,054	4,434	1,643,336
Additions	<u>44,330</u>	<u>4,339</u>	<u>-</u>	<u>-</u>	<u>48,669</u>
At 31 March 2025	<u>1,645,980</u>	<u>34,537</u>	<u>7,054</u>	<u>4,434</u>	<u>1,692,005</u>
DEPRECIATION					
At 1 April 2024	-	21,310	5,291	4,362	30,963
Charge for year	<u>-</u>	<u>3,359</u>	<u>584</u>	<u>72</u>	<u>4,015</u>
At 31 March 2025	<u>-</u>	<u>24,669</u>	<u>5,875</u>	<u>4,434</u>	<u>34,978</u>
NET BOOK VALUE					
At 31 March 2025	<u>1,645,980</u>	<u>9,868</u>	<u>1,179</u>	<u>-</u>	<u>1,657,027</u>
At 31 March 2024	<u>1,601,650</u>	<u>8,888</u>	<u>1,763</u>	<u>72</u>	<u>1,612,373</u>

The freehold properties were revalued during the year ended 31 March 2022 in accordance with Michaels Property Group estate agents valuation dated 1 December 2022. 39-41 Alexandra Road was valued at £1,000,000 and 38 Alexandra Road was valued at £275,000.

19 Mersea Road was purchased on the 14 February 2024 for £326,650 with improvements amounting to £44,330 carried out during the year ended 31 March 2025. The carrying net book value amounts to £370,980.

The trustees considered the carrying net book value of the freehold property at 31 March 2025 to represent their fair value and no revaluation was considered necessary.

Cost or valuation at 31 March 2025 is represented by:

	Freehold property £	Fixtures and fittings £	Computer and office equipment £	Residents IT suite £	Totals £
Valuation in 2022	334,829	-	-	-	334,829
Valuation in 2015	199,821	-	-	-	199,821
Cost	<u>1,111,330</u>	<u>34,537</u>	<u>7,054</u>	<u>4,434</u>	<u>1,157,355</u>
	<u>1,645,980</u>	<u>34,537</u>	<u>7,054</u>	<u>4,434</u>	<u>1,692,005</u>

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2025**14. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	2025	2024
	£	£
Trade debtors	5,073	16,665
Other debtors	628	987
Prepayments and accrued income	715	948
	<u>6,416</u>	<u>18,600</u>

15. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2025	2024
	£	£
Bank loans and overdrafts (see note 17)	18,669	18,111
Social security and other taxes	448	4,356
Other creditors	9,368	4,770
Accruals and deferred income	9,663	10,539
	<u>38,148</u>	<u>37,776</u>

16. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	2025	2024
	£	£
Bank loans (see note 17)	<u>356,857</u>	<u>375,819</u>

17. LOANS

An analysis of the maturity of loans is given below:

	2025	2024
	£	£
Amounts falling due within one year on demand:		
Bank loans	<u>18,669</u>	<u>18,111</u>
Amounts falling due between two and five years:		
Bank loans - more than 1 year	<u>356,857</u>	<u>375,819</u>

COLCHESTER ENGAGEMENT & NEXT STEPS LTD**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2025****18. SECURED DEBTS**

The following secured debts are included within creditors:

	2025	2024
	£	£
Bank loan	<u>118,183</u>	<u>121,310</u>

The loan advanced from the National Westminster Bank in September 2019 is secured by a charge on the freehold property at 38 Alexandra Road, Colchester.

The loan advanced from the National Westminster Bank in February 2024 is secured by a charge on the freehold property at 19A, 19B and 19C Mersea Road, Colchester.

19. MOVEMENT IN FUNDS

	At 1.4.24	Net movement in funds	At
	£	£	31.3.25
			£
Unrestricted funds			
General Fund	319,194	2,074	321,268
Restricted funds			
National Lottery Charities Board Fund	250,179	-	250,179
Freehold Property Revaluation Reserve	534,650	-	534,650
Rent Deposit Guarantee Scheme	8,699	(1,866)	6,833
Keys for Keeps	5,665	-	5,665
Colchester Borough Council - voluntary welfare	3,300	(3,300)	-
Lockton Fund	128	(128)	-
Resident ID Fund	1,601	68	1,669
Anglia Community Trust - residents IT suite	1,963	(72)	1,891
Gannett Foundation	1,396	-	1,396
39-41 Alexandra Road covid adaptations	201,190	-	201,190
Counselling Fund	520	860	1,380
Night Shelter Transformation Fund	8,113	(2,261)	5,852
	<u>1,017,404</u>	<u>(6,699)</u>	<u>1,010,705</u>
TOTAL FUNDS	<u>1,336,598</u>	<u>(4,625)</u>	<u>1,331,973</u>

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2025

19. MOVEMENT IN FUNDS - continued

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General Fund	376,191	(374,117)	2,074
Restricted funds			
Rent Deposit Guarantee Scheme	-	(1,866)	(1,866)
Colchester Borough Council - voluntary welfare	-	(3,300)	(3,300)
Lockton Fund	-	(128)	(128)
Resident ID Fund	240	(172)	68
Anglia Community Trust - residents IT suite	-	(72)	(72)
Counselling Fund	2,480	(1,620)	860
Night Shelter Transformation Fund	34,888	(37,149)	(2,261)
	<u>37,608</u>	<u>(44,307)</u>	<u>(6,699)</u>
TOTAL FUNDS	<u>413,799</u>	<u>(418,424)</u>	<u>(4,625)</u>

Comparatives for movement in funds

	At 1.4.23 £	Net movement in funds £	At 31.3.24 £
Unrestricted funds			
General Fund	265,093	54,101	319,194
Restricted funds			
National Lottery Charities Board Fund	250,179	-	250,179
Freehold Property Revaluation Reserve	534,650	-	534,650
Rent Deposit Guarantee Scheme	8,699	-	8,699
Keys for Keeps	5,665	-	5,665
Colchester Borough Council - voluntary welfare	6,737	(3,427)	3,300
Lockton Fund	420	(292)	128
Resident ID Fund	1,403	198	1,601
Anglia Community Trust - residents IT suite	2,161	(198)	1,963
Gannett Foundation	1,396	-	1,396
39-41 Alexandra Road covid adaptations	201,190	-	201,190
Counselling Fund	-	520	520
Night Shelter Transformation Fund	-	8,113	8,113
	<u>1,012,490</u>	<u>4,914</u>	<u>1,017,404</u>
TOTAL FUNDS	<u>1,277,583</u>	<u>59,015</u>	<u>1,336,598</u>

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2025

19. MOVEMENT IN FUNDS - continued

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General Fund	379,319	(325,218)	54,101
Restricted funds			
Colchester Borough Council - voluntary welfare	-	(3,427)	(3,427)
Lockton Fund	-	(292)	(292)
Resident ID Fund	240	(42)	198
Anglia Community Trust - residents IT suite	-	(198)	(198)
Counselling Fund	3,000	(2,480)	520
Night Shelter Transformation Fund	<u>15,231</u>	<u>(7,118)</u>	<u>8,113</u>
	<u>18,471</u>	<u>(13,557)</u>	<u>4,914</u>
TOTAL FUNDS	<u><u>397,790</u></u>	<u><u>(338,775)</u></u>	<u><u>59,015</u></u>

National Lottery Charities Board Fund

To fund the purchase and refurbishment of the freehold property at 39-41 Alexandra Road.

Freehold Property Revaluation Reserve

The gain on revaluation of the freehold property.

Residents Deposit Guarantee Scheme and Keys for Keeps

To fund the payment of deposits to landlords to facilitate resettlement of residents.

Colchester Borough Council - Voluntary Welfare Grant

To fund the costs to support residents in 2018 and specifically to fund the cost of residents drug and alcohol testing.

Lockton Fund

To fund the database ancillary requirements, IT expenditure and the depreciation of computer equipment.

Resident ID Fund

To fund the purchase of ID documentation for residents.

Anglia Community Trust - Residents IT Suite Fund

To fund the purchase of an IT suite and computers for the use by residents.

Gannett Foundation Grant

To fund the purchase of equipment and supplies for a residents' allotment.

Winter Resilience Fund

To fund resident gym, swimming and basketball activities.

19. MOVEMENT IN FUNDS - continued

39-41 Alexandra Road Covid Adaptations

To fund the improvements of the freehold property at 39-41 Alexandra Road to provide en-suite facilities to all bedrooms.

Counselling Fund

Many of our clients have recognised Mental Health issues and require help but waiting lists for counselling are beyond the timeline of the people that stay with us. We have used this fund for offering residents 8 counselling sessions with qualified counsellors at Lifeforce.

Night Shelter Transformation Fund

The NSTF stream allows us to employ a full time Day Support Worker to support clients with a person-centred approach. This includes taking them to health assessments, housing appointments, JCP appointments and helping them to move into new accommodation. This role supports our evening opening and focuses clients to engage and work towards more independent housing.

20. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 31 March 2025.

COLCHESTER ENGAGEMENT & NEXT STEPS LTD**DETAILED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 MARCH 2025**

	2025 £	2024 £
INCOME AND ENDOWMENTS		
Donations and legacies		
Donations	36,416	52,012
Legacies	16,001	-
Grants	<u>37,658</u>	<u>15,831</u>
	90,075	67,843
Investment income		
Deposit account interest	282	771
Charitable activities		
Accommodation charges	251,673	247,024
Essex County Council - housing related support	51,757	51,757
Residents fees	<u>20,012</u>	<u>30,395</u>
	<u>323,442</u>	<u>329,176</u>
Total incoming resources	413,799	397,790
EXPENDITURE		
Investment management costs		
Administrative expenses	240	391
Charitable activities		
Wages	249,116	204,922
Social security	16,473	12,451
Pensions	4,851	4,072
Repairs to property	17,953	14,040
Cleaning services	23,500	15,873
Rates and water	9,204	7,618
Insurance	7,866	7,388
Light and heat	19,140	11,204
Telephone	4,150	3,848
Postage and stationery	506	662
Residents' supplies and activities	17,270	15,309
Database & IT costs	4,820	3,251
Other staff and volunteers	1,171	1,728
Subscriptions	1,171	1,278
Storage costs	2,590	2,326
Sundry expenses	251	1,492
Carried forward	380,032	307,462

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COLCHESTER ENGAGEMENT & NEXT STEPS LTD**DETAILED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 MARCH 2025**

	2025 £	2024 £
Charitable activities		
Brought forward	380,032	307,462
Volunteers matter costs	-	9,493
Depreciation of tangible fixed assets	4,015	3,457
Bank loan interest	27,181	8,412
Grants to individuals	<u>1,866</u>	<u>-</u>
	413,094	328,824
Support costs		
Finance		
Bank charges	907	2,995
Governance costs		
Independent examination fees	1,332	1,845
Accountancy fees	1,998	2,505
Legal and professional fees	<u>853</u>	<u>2,215</u>
	<u>4,183</u>	<u>6,565</u>
Total resources expended	<u>418,424</u>	<u>338,775</u>
Net (expenditure)/income	<u>(4,625)</u>	<u>59,015</u>

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