



Report and Summarised Accounts 31 March 2013



POSITIVE **Action** FOR HOMELESS PEOPLE



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Company limited by guarantee registration number

2453957 (England and Wales)

Charity registration number

802801

Chief Executive

Sally Isaacs

Company Secretary

Sally Isaacs

Auditor

Buzzacott LLP

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London EC2V 6DL

Solicitors

Lee Bolton Monier-Williams LLP

1 The Sanctuary

Westminster

London SW1P 3JT

Bankers

Barclays Bank plc

PO Box 294

Peterborough

PE1 1EZ

Patrons

Bishop of Ripon and Leeds, Sir Martin Berthoud KCVO CMG, David P G Cade, W Peter Cooke CBE, Ian Hay Davison CBE, Sir Philip Mawer, Rt. Revd. Christopher Mayfield, Michael Nicholson OBE, Rt. Revd. Michael Turnbull CBE, The Ven. David Woodhouse

Trustee Directors

Revd. Canon Ian Gaskell (Chairman), Susan Briscoe, Commander Robert Cribb MBE, RN (Retd.), Christopher Daws (Treasurer), Revd. Preb. Graham Earney, Leann Hearne, The Ven. Dr. Colin Hill

Constitution

Church Housing Trust was founded in 1984. It is a registered charity, Charity Registration No. 802801, and also a company limited by guarantee, Company Registration No. 2453957 (England and Wales). The charity is exempt under Section 30 of the Companies Act 1985 from using the word "limited" as part of its name.

Members' liability

In the event of the company being wound up, members and those within one year of ceasing to be members, are required to contribute an amount not exceeding £1 per person.

Principal aims and activities

Church Housing Trust's principal objective is to raise funds to benefit homeless people and those in housing need, and in particular those cared for by Riverside ECHG (formerly known as English Churches Housing Group).

Grant making policy

Riverside ECHG makes applications to Church Housing Trust to fund a number of projects each year; other organisations can contact Church Housing Trust directly, but should note that the funds available are likely to be limited. Decisions are approved by the Church Housing Trust board of trustee directors. The spending of monies raised for these projects is monitored through reports and visits to the projects.

Structure and management reporting

The overall responsibility for the charity lies with the trustee directors who have delegated the day to day management of the charity to the Chief Executive. The trustee directors meet three times a year to review progress, discuss policy issues and agree strategy. The team at the charity comprises the Chief Executive, Trust Fundraising Manager, Communications Officer, Accountant and Trust Administrator.

Trustee Directors' Report

Church Housing Trust raises charitable funds to support Riverside ECHG's work with homeless and vulnerable people. Riverside ECHG runs a wide range of supported housing schemes in England, including hostels, women's refuges, young people's foyers, day centres, accommodation for homeless families, mother and baby units, projects for people with specific problems such as drug or alcohol dependency, temporary housing for ex-Service personnel and accommodation for people with learning disabilities.

As a housing association, Riverside ECHG receives statutory funding to develop buildings and to provide staffing and certain services, but it's the additional funding raised by Church Housing Trust that enables the staff to make a real difference to the lives of residents, both in terms of their living conditions and giving them the skills and support they need as they return to independent living.

Funds are raised primarily through appeals to individuals, churches and charitable trusts. We seek through both restricted and unrestricted funds to ensure that every Riverside ECHG supported housing scheme has access to some Church Housing Trust funds for general welfare and resettlement purposes. Additionally, we continue to raise funds for a number of specific projects for which no statutory funding is available. Priorities for these are agreed with Riverside ECHG management

and staff. Unrestricted funds are used wherever they are most needed.

We try to ensure that there is a good geographical spread of projects so that as many residents as possible will benefit. In this way, Church Housing Trust plays a vital role, both sustaining existing work and providing the funds to develop new 'added value' projects which are beyond the scope of statutory funding sources. These projects are carefully monitored and reports are sent to funders as agreed with them when the funding was secured.

Our staff work with Riverside ECHG to decide on priority areas for funding at any given time. As a general principle, Church Housing Trust aims to provide a balance between funding which will immediately improve the quality of residents' lives and supporting them in finding long-term solutions to their problems as they prepare for independent living and, where possible, employment, training or education.

Church Housing Trust has continued to provide support for homeless people of all ages from the time they first arrive at a Riverside ECHG supported housing scheme to the time when they are ready to resettle into independent living within the mainstream community. During the course of the year over 3,800 people of all ages have been helped by the schemes we support.

Welfare and Resettlement for Hostel Residents

Church Housing Trust provides welfare, resettlement and training funds for more than 80 Riverside ECHG supported housing schemes in England. These funds help the residents from the day they first arrive at a hostel right through to the time of resettlement. They may be used to cover a variety of items and activities including a small welcome pack containing toiletries, foodstuffs and items of clothing, modest gifts and festivities at Christmas, necessary travel expenses, the cost of enrolling on a training course, and outings and leisure activities which are so valuable in developing people's social skills and building their self-confidence.

Supported housing accommodation is only intended as a temporary stepping stone from homelessness to independent living. The aim is that all residents will move on to live completely independently, usually within two years, to either local authority or private housing. This can be make or break time for previously homeless people as they will have far fewer support systems in place and may also suffer from loneliness and isolation.

Church Housing Trust provides the funding for resettlement grants to assist hostel residents who are moving on to their own homes with grants to a usual maximum of £250 per person. They are awarded in cases where they would otherwise experience hardship, where no other grants are available to help them, or where such grants fall short of the need. A member of hostel staff will go shopping with the resident and items purchased could include things such as beds and bedding, cookers, fridges, microwave ovens, tables and chairs, curtains, kitchen utensils and cutlery, armchairs and similar household items.

The resettlement grants funded by Church Housing Trust provide support and comfort at a time when the recipients could be at risk of slipping back into old dependencies and addictions, helping to ensure a successful transition from homelessness to independent living, thus preventing them from being stuck in the "revolving door of homelessness".

Recent and Current Appeals

Aldershot – Self-build log cabin project

£20,800 was successfully raised to purchase, construct and equip a log cabin in the grounds of Mike Jackson House, a supported housing scheme for ex-Service personnel in Aldershot. The construction took place in March/April 2013 and was carried out by some of the residents using skills they acquired whilst serving in the forces.

Cambridge – Training kitchen

This appeal successfully raised £22,141 for a training kitchen at Willow Walk, a hostel for

former rough sleepers with high and complex support needs in Cambridge. It was officially opened in April 2012 and is now well used both for formal training sessions and more informal activities such as curry nights and breakfast clubs.

Cambridge – Youth achievement awards

This is an ongoing appeal to raise the funds to run a ‘Youth Achievement Award’ programme at Cambridge Youth Foyer, a supported housing scheme for homeless and vulnerable young people aged 16 – 25. The aim of the programme

Reading - Community Kitchen



“While I was homeless I didn’t have the chance to cook for myself and plan out healthy meals. The training I’ve had has really helped me feel more confident.”

This appeal raised over £20,000 for a new training kitchen for Hamble Court, a 35-bed hostel for homeless men and women with mixed support needs. Work on the kitchen was completed in time for it to be used for the 2012 Christmas dinner at Hamble Court, and an official opening was held in March 2013, attended by the Mayor of Reading who cut the ribbon.

is to give each participant the best possible chance of acquiring the life skills and confidence they need to live independently and find employment or training. Now entering its third year, the programme is continuing to prove popular with the participating residents.

Catterick – A community café for The Beacon

When The Beacon, a supported housing scheme for ex-Service personnel in Catterick Garrison, first opened in 2011 it included a community café, managed as a joint venture with a local partner organisation. Unfortunately, the partner organisation had to withdraw in 2012 due to unrelated financial difficulties and consequently the café had to close at the end of the year. This quick-fire appeal in January 2013 successfully raised the £10,000 necessary for the café to re-open, with a view to it eventually becoming a self-sustaining social enterprise along the lines of similar ones at Riverside ECHG supported housing schemes in Middlesbrough and Hull.

GOALS

Church Housing Trust continues to raise funds to enable Riverside ECHG to run a motivational and

inspirational training programme – GOALS – for residents of its supported housing schemes nationwide. The programme is designed to instil in the residents the confidence, self-esteem and purposefulness they need to break the cycle of homelessness and to move on into their own independent accommodation, becoming actively engaged with employment, training or education.

London – ‘Your Place’ programme

This appeal is aiming to raise some of the funds for a work experience programme for residents of Riverside ECHG’s supported housing schemes in Greater London, in which participants will be offered 12-week placements with partnering contractors. ‘Your Place’ aims to give the participants vital workplace experience, increase their aspirations and expectations, and to demonstrate to prospective employers their willingness to respond positively to employment and training opportunities.

Manchester – LifeMatters Day Centre

Swan Street Day Centre is a drop-in facility close to Manchester city centre where rough sleepers and other homeless people can access shower and laundry

facilities, get subsidised snacks and refreshments, and participate in meaningful occupation activities. It is also a vital point of access to services from other agencies. CHT funds one of the staff posts at the centre as well as some of the activities including a drama group.

Manchester Prison Visitors' Centre – Crèche workers and volunteers

Riverside ECHG manages the visitors' centre at HM Prison Manchester (formerly Strangeways). The majority of the visitors are women and children and it is the first point of contact with the prison for families. Some 11,000 children pass through each year; over a third of these are young enough to use the play area and require careful supervision. Church Housing Trust funds two part-time crèche workers as well as expenses and training for volunteers. We are able to secure donations from some funders who may not necessarily be interested in homelessness issues but are interested in the welfare of prisoners and their families.

Willesden – IT training suite

This small but successful appeal was launched in spring 2012 to raise the funds for a new residents' IT Training Suite at Livingstone

House, a supported housing scheme for 92 homeless men and women in Willesden in the London Borough of Brent. The original target was £4,500 and this was exceeded, with £5,500 raised in total. The work was completed in early 2013 and the suite is now well used by the residents for educational and training purposes, searching for work and accommodation, and keeping in touch with family and friends via email and social media.

Community Café



One of the residents at The Beacon, who served in the Royal Marines, has been gaining skills by working in the Veterans' Artisan Bakery and is looking at a possible bakery career:

"When I was discharged everything got on top of me including my relationship breakdown. But coming into the bakery early each morning and making 300 rolls has got me back into a routine and takes my mind off things. It's good, really good."

The Beacon offers a community café, where visitors are welcome to drop in and enjoy tea, coffee and a selection of delicious breads and pastries.

Future Plans

Church Housing Trust will continue to raise funds to improve the lives and future prospects of homeless and disadvantaged people being housed and/or supported by Riverside ECHG.

Church Housing Trust staff will continue to proactively encourage managers and staff at Riverside ECHG's supported housing schemes to suggest new projects for which we can fundraise. This includes visiting the schemes to meet with managers and staff personally, and also being available to attend hub directors' meetings and regional managers' meetings when required.

Our digital marketing strategy is beginning to bear fruit with the number of online donations increasing and interest shown via our website. Our leaflets and other advertising continue to generate new donors. We shall continue to seek the support of churches and associated groups and are delighted to offer speakers, articles for magazines and publicity materials wherever we can. We are grateful to many members of Riverside ECHG staff and some of our patrons and trustee directors who speak on our behalf at church services and groups.

Although our legacy income has not been as great as in the previous two years, we continue to sustain our legacy promotion campaign in our regular mailings and with other publicity.

As in previous years, all our work has a clear focus – to help rebuild the lives of homeless and vulnerable people, giving them the best possible chance of successfully resettling into independent living.



'Emma' ran away from an abusive stepfather, resorting to sleeping in shop doorways and on park benches, relying on soup runs and free sandwiches until outreach workers took her to the local night shelter.

Once in a hostel, with clean clothes and hot food, she felt safe and received the help she so desperately needed.

Thanks to our funding the story has a happy ending, as she is now studying at college, and has renewed contact with her mother.

Photo for illustration purposes only

FORMER ROUGH SLEEPERS HELPING OTHERS OFF THE STREET

A group of former rough sleepers are being trained as outreach workers to help get homeless people off the streets.

The Street Buddies project, run by our partner Riverside ECHG, began in January this year. The group is being trained on issues such as substance use, mental health, professional boundaries and knowledge of the range of care services available.



One of the group to be certified was former rough sleeper Mariusz, who began sleeping rough after his life spiralled out of control following the end of his marriage. He became addicted to drugs and stole to feed his habit. He said:

“ Because we’ve all been there ourselves, we know how to relate to people on the street. I really do want to connect with these people and tell them there is an alternative. ”

The group has a unique set of skills and experience which will help them to engage with rough sleepers and turn their lives around.

Natalie Lodge, Street Buddies co-ordinator, said: “This is a very exciting project that has the potential to change the way services are delivered in the future. We are using the expertise and knowledge that already exists on the street. Homeless people are part of the solution not the problem.”

Statement of financial activities Year to 31 March 2013

	Unrestricted funds £	Restricted funds £	Total 2013 £	Total 2012 £
Income and expenditure				
Incoming resources				
Incoming resources from generated funds				
- Voluntary income	291,281	189,114	480,395	731,898
- Investment income	16,691	—	16,691	16,218
Total incoming resources	307,972	189,114	497,086	748,116
Resources expended				
Cost of generating funds				
- Costs of generating voluntary income	106,332	—	106,332	99,843
Charitable activities				
- Assisting homeless people and those in housing need	271,602	338,606	610,208	556,392
Governance costs	8,070	—	8,070	8,512
Total resources expended	386,004	338,606	724,610	664,747
Statement of total recognised gains and losses				
Net (outgoing) incoming resources i.e. net (expenditure) income for the year	(78,032)	(149,492)	(227,524)	83,369
Unrealised gains (losses) on investments	34,514	—	34,514	(2,503)
Net movement in funds	(43,518)	(149,412)	(193,010)	80,866
Balances brought forward at 1 April 2012	433,081	363,217	796,298	715,432
Balances carried forward at 31 March 2013	389,563	213,725	603,288	796,298

31 March 2013 Balance Sheet

	2013	2013	2012	2012
	£	£	£	£
Fixed assets				
Tangible assets		7,067		9,423
Investments		314,124		279,610
		<u>321,191</u>		<u>289,033</u>
Current assets				
Debtors	8,352		13,977	
Short term deposits	150,000		200,000	
Cash at bank and in hand	152,740		333,187	
	<u>311,092</u>		<u>547,167</u>	
Creditors: amounts falling due within one year	<u>(28,995)</u>		<u>(39,899)</u>	
Net current assets		<u>282,097</u>		<u>507,265</u>
Total net assets		<u>603,288</u>		<u>796,298</u>
Represented by:				
Funds and reserves				
<i>Income funds</i>				
Restricted funds		213,725		363,217
Unrestricted funds				
- Designated funds	120,000		129,101	
- General funds	269,563		303,980	
		<u>389,563</u>		<u>433,081</u>
		<u>603,288</u>		<u>796,298</u>

Approved by the Trustee Directors
on 18 July 2013
and signed on their behalf by:



Trustee Directors' statement

The Trustee Directors confirm that these summarised financial statements are a summary of the information extracted from the full unqualified accounts which were approved by the Board of Trustee Directors on 18 July 2013. A copy of the full accounts of the charity, upon which the auditor has reported without qualification, will be delivered to the Charity Commission and to the Registrar of Companies. These summarised accounts may not contain sufficient information to allow for a full understanding of the financial affairs of Church Housing Trust. Further information and the full accounts are available by contacting the Company Secretary on 020 7269 1630.

Auditor's statement to the Trustee Directors of Church Housing Trust

We have examined the summarised financial statements of Church Housing Trust set out on these pages.

Respective responsibilities of the Trustee Directors and auditor

The Trustee Directors are trustees of Church Housing Trust for the purpose of charity legislation and the directors for the purpose of company law. They are responsible for preparing the summarised financial statements in accordance with applicable United Kingdom law. Our responsibility is to report to you our opinion on the consistency of the summarised financial statements with the full financial statements, and their compliance with the relevant requirements of section 427 of the Companies Act 2006 and the regulations made thereunder.

Basis of opinion

We conducted our work in accordance with Bulletin 2008/3 issued by the Auditing Practices Board. Our report on the charitable company's full annual financial statements describes the basis of our opinion on those financial statements.

Opinion

In our opinion the summarised financial statements are consistent with the full annual financial statements of Church Housing Trust for the year ended 31 March 2013 and comply with the applicable requirements of section 427 of the Companies Act 2006, and the regulations made thereunder.

Buzzacott LLP
Statutory Auditor
130 Wood Street
London EC2V 6DL

24 July 2013

Acknowledgements

We are grateful to our patrons who play an active and enthusiastic role in the charity and whose practical help and generosity are a great encouragement. We are grateful for the many donations received from churches, church groups, PCCs, religious communities, friends' groups and individuals, and to those who offer practical support to residents in local hostels. We also gratefully acknowledge the generous support of the many charitable trusts, foundations and companies who have donated to our appeals in the course of the year. Those donating £1,000 or more are listed below:

Band Trust
Bedhampton Charitable Trust
Benefice of Axbridge with Shipham and Rowberrow
Berkshire Masonic Charity
Charlotte Bonham-Carter Charitable Trust
Bothwell Charitable Trust
Bridging Fund Charitable Trust
Jack Brunton Charitable Trust
Buckinghamshire Community Foundation
Joseph and Annie Cattle Trust
Chichester Cathedral
Henry Denman & Mary Agneta Cook Charity
CSiS Charity Fund
Duchy of Lancaster Benevolent Fund
Ecclesiastical Insurance
Maud Elkington Charitable Trust
Essex Trust
Doris Field Charitable Trust
Grace Dieu Charitable Trust
Guildford Poyle Charities
Guiseley with Esholt PCC
Hamilton Wallace Trust
Alma Jean Henry Charitable Trust
Holbeck Charitable Trust
Michael & Shirley Hunt Charitable Trust
Charles Irving Charitable Trust
Marjorie & Edgar Knight Charitable Trust
Merchant Venturers' Charity
Metropolitan Masonic Charity

1989 Willan Charitable Trust
Normanby Charitable Trust
Gerald Palmer Eling Trust
PJK Charitable Trust
Pye Foundation
Sir James Reckitt Charity
Royal British Legion
St Dunstan's Church, Monks Risborough
St Francis' Church, Valley Park
St Helen's and St Peter's Churches, Wheathampstead
St James' Church, Finchampstead
St Luke's Church, Orrell
St Martin-in-the-Fields
St Mary's Church, Rickmansworth
St Paul's Church, Ruislip Manor
St Peter's Church, Chertsey
St Peter's Church, Wrecclesham
Shanly Foundation
SMB Charitable Trust
Philip Smith's Charitable Trust
Agnes Spencer Charitable Trust
Strand Parishes Trust
StreetSmart
Sir Jules Thorn Charitable Trust
Constance Travis Charitable Trust
Jefford Weller Fund
Woodroffe Benton Foundation
Worshipful Company of Information Technologists' Charity
Zochonis Charitable Trust

There are also a number of individuals who have generously donated £1,000 or more to Church Housing Trust over the past year. The limitations of space, and the wish of many to remain anonymous, mean that we are unable to acknowledge their generosity with a personal mention.

We gratefully acknowledge legacies from the late Mrs Christine Minnie Burrell and Mrs Elizabeth Schiller.

We are also grateful to the Bishop of Carlisle who, in July, generously hosted an event at which Church Housing Trust was able to meet representatives from churches in the diocese of Carlisle and to tell them more about our work.

“ I felt ashamed, humiliated and disappointed in myself. But since being at the hostel the staff and local church have helped me sort out my problems. Thank you!”

In the year to the end of March 2013 we:

- **Helped over 3,800 people for the first time through projects we support**
- **Provided over 150 welcome packs of toiletries and basic food items for homeless people arriving in hostels with no belongings**
- **Provided resettlement grants to over 220 people ready to move on to their own accommodation to help them buy furniture and equipment for their new homes**
- **Gave funding to 60 people wanting to take educational and training courses to help them gain employment**
- **Provided funding for smaller items for the welfare of individuals including emergency travel costs for visiting family or attending job interviews, work clothes and uniforms, counselling and photos for ID purposes**

“ Let us not become weary in doing good, for at the proper time we will reap a harvest if we do not give up.”

Galatians 6:9

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**Your donations
make a difference**



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