



Church Housing Trust

Charity No. 802801

Report and Summarised Accounts 31 March 2012

POSITIVE *Action* FOR HOMELESS PEOPLE



Registered and principal office:

PO Box 50296, London EC1P 1WF

Telephone: 020 7269 1630

Fax: 020 7404 2562

info@churchhousingtrust.org.uk

www.churchhousingtrust.org.uk

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

130 Wood Street

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

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 Manager, Accountant and Trust Administrator.

Patrons

Archbishop of Canterbury, Bishop of Manchester, 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, Derek Caren,
Commander Robert Cribb MBE, RN (Retd.), Christopher Daws (Treasurer),
Revd. Preb. Graham Earney, The Ven. Dr. Colin Hill



Revd Canon Ian Gaskell
Chairman of Trustees

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 3,500 people of all ages have been helped by the schemes we support.

Welfare 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. When residents are ready to move on to independent living we are able to offer resettlement grants for basic household items such as furniture and kitchen equipment.

Resettlement

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, either to 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".

Welcome Packs

Funding from Church Housing Trust in the past year has provided more than 150 welcome packs of toiletries and food for new arrivals at hostels.

Christine Collins, Support Team Leader at the Jamaica Street hostel in Bristol explained: "The welcome packs that are funded by CHT make such a difference to homeless people when they first arrive at Jamaica Street. Often they have nothing but the clothes they are wearing, so being able to give them some clean clothing, towels and toiletries makes such a difference to them and straight away makes them feel welcome and valued."

Recent and Current Appeals

Aldershot - Self-build log cabin project

Over £20,000 has been successfully raised to purchase and equip a log cabin in the grounds of Mike Jackson House, a supported housing scheme for ex-Service personnel in Aldershot. The construction is being carried out by some of the residents using skills they acquired whilst serving in the forces.

Brixton - Employment Support Programme

Church Housing Trust continues to raise funds for the Supported Trainee Employment Programme (STEP) at the Acre Lane hostel in Brixton in the London Borough of Lambeth. Acre Lane provides 24-hour housing and support to 35 homeless men and women aged

between 18 – 65 with enduring mental health problems.

Bromley Supported Housing - Remodelling

This is an appeal to raise funds towards a remodelling of the reception and communal areas at Lewis King House and Charles Darwin House, adjacent buildings which form the main part of Bromley Supported Housing (BSH), a scheme for 51 homeless men and women. Although BSH has offered accommodation to homeless people for many years, the changing nature of the care and services offered to them has made it apparent that it needs modernisation if the staff are to continue to offer the highest quality of support to the residents.

Willow Walk's Training Kitchen, Cambridge

CHT provided funding for the new kitchen facilities which will help residents learn and develop kitchen skills. Most residents who come to the hostel have an unhealthy diet, little to no kitchen skills and no experience of budgeting. Prior to the opening the hostel had a kitchen but it was poorly equipped, unsuitable for training sessions and was in desperate need of a revamp.

Staff are now holding cooking and food hygiene lessons, which have been well received and there is even a residents' breakfast club. The sessions provide opportunities for tenants to acquire the crucial skills they need for independent living such as healthy eating, practical cooking skills and working as a team, as well as being involved with communal meals.



Cambridge - Training kitchen

This appeal successfully raised over £22,000 for a training kitchen at Willow Walk, a hostel for former rough sleepers with high and complex support needs in Cambridge. The kitchen was officially opened in April 2012 and is used both for formal structured training sessions and more informal social events such as curry nights and breakfast clubs.

Cambridge - Youth achievement awards

Cambridge Youth Foyer is a supported housing scheme for homeless and vulnerable young people aged 16 – 25. Church Housing Trust continues to fund a 'Youth Achievement Award' programme there, the aim of which 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.

Catterick - New project for ex-Services personnel

This major appeal raised over £65,000 for furnishings and equipment for a new scheme for ex-Service personnel in Catterick, North Yorkshire, to replace The Galleries in nearby Richmond. It opened its doors to the first residents in September 2011 and an Official Opening was held in March 2012 which was attended by the local Member of Parliament and Foreign Secretary, The Rt. Hon. William Hague MP.

GOALS training programme (Gaining Opportunities and Living Skills)

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.

Liverpool - Furnishings and equipment

Church Housing Trust helped to fund the furnishings and equipment for a new supported housing scheme in the West Everton area of Liverpool for 20 homeless men and women from the local area with a broad range of support needs including substance misuse, alcohol dependency and mental health problems.

Manchester - LifeMatters day centre

Church Housing Trust continues to fund one of the staff posts at the Swan Street Day Centre as well as much of its programme of therapeutic activities including a drama group which is now being rolled out to some of Riverside ECHG's local supported housing schemes in Greater Manchester.

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 continues to fund two part-time crèche workers as well as expenses and training for volunteers. We receive regular donations from a number of funders who may not necessarily be interested in homelessness issues but are interested in the welfare of prisoners and their families.

Reading - Alcohol support group

Church Housing Trust continues to fund an Alcohol Support Group at the Hamble Court hostel in Reading. The twice-weekly meetings are well attended by up to 12 residents with alcohol related problems. In addition, there are regular outings and activities to show clients that there is more to daily life than alcohol and that they are able to do other things without needing to drink for enjoyment.

Reading - Training kitchen

This appeal is aiming to raise in the region of £15,000 for a residents' training kitchen at Hamble Court. Although each of the 35 residents has cooking facilities in their own room, there is currently no shared kitchen where cooking and food hygiene training sessions can be held or where the residents can cook together. A little-used space at the scheme will be converted for this purpose.



Beacon resident, Mike, interviews the Rt Hon William Hague MP at the hostel's official opening in April.

The Beacon, Catterick

The Beacon, near Catterick Garrison, specifically targets single ex-Servicemen and women who are most at risk of homelessness, providing them with temporary accommodation for up to 18 months. Residents use the training facilities to help them gain employment and permanent housing and local health and complementary practitioners also use The Beacon to tackle the very pressing physical and psychological problems that some veterans have.

When Mike lost his friend and fellow soldier alongside him on active service it signaled the start of a dramatic decline for the Coldstream Guardsman after 23 years in the armed forces.

"After the incident my life started to change. I became like Jekyll and Hyde and ended up being discharged from the armed forces, having a nervous breakdown and being diagnosed with post-traumatic stress. That's how I came to The Beacon. I love my music and because I've been able to use the music production studio here I've been producing my own radio jingles to try and get work in radio. I'm regularly volunteering part-time at the garrison radio station doing some shows there and I'd really like to get into this line of work."

Future Plans

Church Housing Trust will continue to raise funds to improve the lives and 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 the charity 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.

Income from unrestricted legacies has increased again this year and gives us confidence and reassurance that in these difficult financial times we shall be able to meet our obligations and be able to fund restricted appeal shortfalls and some small innovative schemes as the need arises, in addition to responding to the many requests for financial assistance for hostel residents and to continue to operate the charity.

Our website has now been updated and our digital marketing strategy is fully operational, bringing in new donors and increasing the number of people who know about our work. Alongside the increased use of e-newsletters, and in spite of the severe increase in postage costs, we shall continue with our appeal and newsletter mailings and the placing of inserts in church and other associated

publications which continue to be a rich source of new and loyal donors.

We shall continue to seek the support of churches and associated groups and 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.

We are continuing to sustain our legacy campaign, both in our regular supporter mailings and with advertising and other publicity to recruit new donors.

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

GOALS (Gaining Opportunities and Living Skills) is a personal development programme designed by GOALS UK. The programme helps individuals focus on getting more from what they already have and how to reach their potential. It is based on cognitive behavioural therapy and draws upon the elements of neuro-linguistic programming, positive psychology, coaching, mentoring and motivational interviewing.

Rolled out to over 80 projects for homeless people across England, the GOALS programme is giving people the tools to change their lives for the better. Church Housing Trust is delighted to have raised £41,000 to help fund the first year of this inspirational programme, and thanks The Dulverton Trust, Garfield Weston Foundation and Allchurches Trust for their donations.

Amber Barker, a young resident from the Cangle Foyer in Haverhill, completed a GOALS training course. Here she tells us about her experience:



"GOALS is about motivation, and getting more of what you want, less of what you don't want. It gives you the tools you need to change your life forever, for the better. It helps you to overcome obstacles in ways that are so simple, anyone can follow. It opens your eyes and makes you realise that you are worth something and that you can reach your goals. If you ever get the opportunity to take part in GOALS, take it, grab it with both hands."

Statement of financial activities Year to 31 March 2012

	Unrestricted funds £	Restricted funds £	Total 2012 £	Total 2011 £
Income and expenditure				
Incoming resources				
Incoming resources from generated funds				
- Voluntary income	454,637	277,261	731,898	782,520
- Investment income	16,218	—	16,218	10,655
Total incoming resources	470,855	277,261	748,116	793,175
Resources expended				
Cost of generating funds				
- Costs of generating voluntary income	99,843	—	99,843	67,138
Charitable activities				
- Assisting homeless people and those in housing need	192,464	363,928	556,392	462,187
Governance costs	8,512	—	8,512	9,146
Total resources expended	300,819	363,928	664,747	538,471
Statement of total recognised gains and losses				
Net incoming (outgoing) resources i.e. net income (expenditure) for the year				
Unrealised (losses) gains on investments	(2,503)	—	(2,503)	3,718
Net movement in funds	167,533	(86,667)	80,866	258,422
Balances brought forward at 1 April 2011	265,548	449,884	715,432	457,010
Balances carried forward at 31 March 2012	433,081	363,217	796,298	715,432

31 March 2012 Balance Sheet

	2012	2012	2011	2011
	£	£	£	£
Fixed assets				
Tangible assets		9,423		2,279
Investments		279,610		282,113
		<u>289,033</u>		<u>284,392</u>
Current assets				
Debtors	13,977		10,814	
Short term deposits	200,000		—	
Cash at bank and in hand	333,187		447,812	
	<u>547,164</u>		<u>458,626</u>	
Creditors: amounts falling due within one year	<u>(39,899)</u>		<u>(27,586)</u>	
Net current assets		<u>507,265</u>		431,040
Total net assets		<u>796,298</u>		<u>715,432</u>
Represented by:				
Funds and reserves				
<i>Income funds</i>				
Restricted funds		363,217		449,884
Unrestricted funds				
- Designated funds	129,101		57,425	
- General funds	303,980		208,123	
		<u>433,081</u>		<u>265,548</u>
		<u>796,298</u>		<u>715,432</u>

Approved by the Trustee Directors
on 19 July 2012
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 19 July 2012. 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 2012 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

25 July 2012

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:

ABF The Soldiers' Charity
A G Charitable Trust
H B Allen Charitable Trust
All Saints' Church, Denmead
Band Trust
Bothwell Charitable Trust
Jack Brunton Charitable Trust
Joseph and Annie Cattle Trust
Chillag Family Charitable Trust
Christ Church, Coalville
Robert Clutterbuck Charitable Trust
Evan Cornish Foundation
CSiS Charity Fund
Dulverton Trust
Ecclesiastical Insurance
Englefield Charitable Trust
Essex Trust
Fulmer Charitable Trust
Constance Green Foundation
N & P Hartley Memorial Trust
Holy Trinity Church, Hurstpierpoint
Albert Hunt Trust
Michael & Shirley Hunt Charitable Trust
Beatrice Laing Trust
Mobbs Memorial Trust
Gerald Palmer Eling Trust
Parish of Sherborne
Pilkington Charities Fund

Pye Foundation
Elizabeth Rathbone Charitable Trust
Sir James Reckitt Charity
St Dunstan's Church, Monks Risborough
St Luke's Church, Orrell
St Martin-in-the-Fields
St Mary's Church, Byfleet
St Mary's Church, Rickmansworth
St Peter's Church, South Weald
St Peter's Church, Wrecclesham
St Thomas of Canterbury, Brentwood
Michael Shanly Charitable Trust
Philip Smith's Charitable Trust
Miss J K Stirrup Charitable Foundation
Stoller Charitable Trust
Strand Parishes Trust
StreetSmart
Sir Jules Thorn Charitable Trust
Constance Travis Charitable Trust
Vardy Foundation
Diocese of Wakefield
Jefford Weller Fund
Garfield Weston Foundation
Worplesdon PCC
Zochonis Charitable Trust
Woodroffe Benton Foundation
Wraxall PCC
Zochonis Charitable Trust

We are also grateful to 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 Cdr. Kenneth Barclay-Brown, Miss D H Baulch, Miss M M Fowler, Miss J Grierson, Mr N C Lawrence, Mrs P Lowry, Mr S Ridgway and His Hon David Savill QC and donations in memory of Mrs Shirley Latham and Mr Gordon Tait.

2011 Statistics:

- More than 150 resettlement grants for furniture, equipment and bedding etc. were granted to homeless people moving into their own accommodation
- Over 150 welcome packs for homeless people arriving in hostels and refuges with no belongings were provided
- Grants totalling over £260,000 were given to help improve the lives and prospects of homeless people being housed in over 80 hostels, refuges and foyers
- Every night these schemes offer a temporary home to over 2,400 people
- Over 4,300 people were helped for the first time by the projects we support
 - Over 40% of them were 25 or younger
 - Around 72% were male, 28% female
 - Approximately 20% were from ethnic minorities

“Thanks for the funding which meant we had a wonderful time going bowling. It was very enjoyable for all the residents and I’m looking forward to the next time. It helps people who have troubles mixing with others and breaks down a lot of their barriers. Thank you again!”

from a resident in Gloucester

“Church Housing Trust’s grant was crucial in helping ‘Heather’ successfully enrol at Wigan college on the barbering course. She now has all the equipment she needs and with the extra funding was able to buy her first week’s bus ticket! ‘Heather’ has now been successful in securing her own local authority flat and feels her life is moving in the right direction at last. This has been helped in no small part by the CHT grant that she received and for which she sends her heartfelt thanks.”

from a support worker in Wigan



Your donations make a difference



POSITIVE *Action*

FOR HOMELESS PEOPLE

Church Housing Trust helps fund a range of activities for homeless people. These activities can help residents develop the skills they need for independent living.



Charity No. 802801

Church Housing Trust
PO Box 50296
London EC1P 1WF
Email: info@churchhousingtrust.org.uk
www.churchhousingtrust.org.uk

Report and Summarised Accounts: 31 March 2012

POSITIVE **Action** FOR HOMELESS PEOPLE