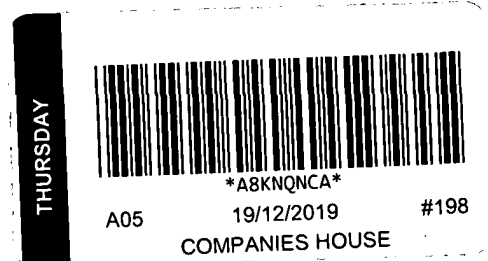


REGISTERED COMPANY NUMBER: 03177916 (England and Wales)  
REGISTERED CHARITY NUMBER: 1055109

**REPORT OF THE TRUSTEES AND  
UNAUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED  
31 MARCH 2019  
FOR  
BEACON HOUSE MINISTRIES**



Baker Chapman & Bussey  
Chartered Accountants  
3 North Hill  
Colchester  
Essex  
CO1 1DZ

**BEACON HOUSE MINISTRIES**

**CONTENTS OF THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2019**

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## **BEACON HOUSE MINISTRIES**

### **REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 MARCH 2019**

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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 2019. 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 2015).

#### **OBJECTIVES AND ACTIVITIES**

##### **Objectives and aims**

The Objects for which the Company is established are, as set out in the Memorandum of Association:-

"The relief of poverty and sickness amongst people who are homeless or have no permanent accommodation by the provision, according to Christian principles and faith, of healthcare, counselling and other support services."

The work at Beacon House started in August 1996. A team of paid and volunteer workers carry out the functions of the Charity. All staff are committed to the principles of the Christian faith in accordance with Charity policy. At the year end there were 12 employed staff, and 48 volunteers working at Beacon House. The work was also supported by students on placement from Essex University, Anglia Ruskin University, University of Suffolk and Colchester Institute.

During the year Beacon House moved its day centre to Crouch Street, in the centre of Colchester. The premises are very conveniently located and the services now operate on a single floor which is an efficient environment and enhances the services provided. More users are visiting the centre on a daily basis which demonstrates the success of the relocation.

Beacon House provides a very large range of services from its day centre which are tailored to the needs of each individual. Healthcare services include a drop-in clinic, vaccinations, consultations with nurses, sexual health services and needle exchange. Those without a permanent home also receive considerable welfare services including a hot lunch and other food and drink, a barber, foot care, postal services, use of computer, showering facilities, toiletries, laundering and clothing as well as help with alcoholism and stopping smoking.

The homeless and those at risk of homelessness also receive help with their personal development to promote their opportunities in life including life skills training, occupational therapy which includes an art and activity room, housing options advice, cooking and home management training, technology skills training and benefit applications. Clients receive a range of therapeutic activities to build skills and confidence. Full health and wellbeing assessments are also provided and, using the Outcomes Star programme, we work to move our clients forward into healthier and more stable lives by providing support services in our centre or referring them to partner agencies.

The agencies and organisations that work in partnership with Beacon House this year included The Terence Higgins Trust, Colchester Emergency Night Shelter, NACRO, Emmaus, Sanctuary Housing, Open Road, Alcoholics Anonymous, Open Door, Community Mental Health Team, Abberton Rural Project, STaRS, Phoenix Alcohol Project, The Princes Trust, National Careers Service, Essex Law Clinic, Colchester Food Bank, Adult Social Services, Provide, St Helena Hospice, ACL Essex, Essex Offender Services, Colchester Borough Homes, CBC Welfare Rights, and JobCentrePlus.

Beacon House also arranges accommodation for clients in conjunction with the Colin Bennett Trust. Clients may be offered places in three houses in Colchester which in total accommodate thirteen people. This is a very helpful service giving accommodation to homeless clients before they move on to more permanent accommodation with rent linked to the benefit system.

##### **Public benefit**

The directors have regard to the public benefit general guidance issued by the Charity Commission. They believe that the description of the Company's activities in this annual report evidences that those activities carry out the Company's objects for the public benefit.

## BEACON HOUSE MINISTRIES

### REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 MARCH 2019

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#### ACHIEVEMENT AND PERFORMANCE

##### Charitable activities

##### Developments in the current year

In July 2018, the day centre services were relocated from East Hill to Crouch Street. The original accommodation was proving to be less effective by the constraints of the small rooms over five floors. The new day centre is all on one ground floor, in a much more accessible building. The services are provided in an open-plan environment, with specific private spaces for medical and therapeutic care. There is greater visibility in the new centre and the design encourages people to access the full range of services on offer. The refurbishment of the building was supported by funds from Essex County Council Community Investment Fund, The Community Fund and Catalyst Charity. The design was provided by Duncan Clark and Beckett and the building work was undertaken by Hutton Construction.

In November 2018, we started the refurbishment of our old day centre on East Hill into nine self-contained flats. This refurbishment programme maximises the use of our resources, and the future use is more in keeping with the residential area, and the recent conversion of other East Hill properties back to residential use. The flats will be offered at affordable rents to people who have used Beacon House services. We own or directly manage a range of shared accommodation and individual flats in North East Essex. This accommodation is made up of supported "move on" rooms and flats for people who have been homeless. We provide support to develop financial, tenancy management and social skills to enable people to move on to more permanent housing. This accommodation is invaluable to those who do not qualify for access to supported housing but whom, nevertheless, have the need to develop their life skills. Their development is facilitated by stable accommodation give them a base from which they can "move on" to more sustainable and fulfilling lives.

We employed a second Occupational Therapist in December 2018. Service users at Beacon House require comprehensive assessment and interventions. We use effective, tailored, evidence based occupational therapy models to support our beneficiaries. Service users respond well to goal setting towards improved self-care, personal productivity and becoming involved in leisure activities. The Occupational Therapists promote health, well-being and independence through effective occupational therapy. This role is highly interactive with the wider team to deliver a holistic service within Beacon House and works with partner organisations, carers, clinicians and other practitioners to ensure the most effective support.

Beacon House has been supporting the NHS One You Programme. Designed to help people to make better choices today to have a big impact on their health. One You helps people to get healthier and feel better with free tips, tools and support. We have provided regular opportunities for our beneficiaries to move more, eat more healthily or do personal health checks to make small, practical changes that fit in with lifestyles.

We have identified that there is a gap for provision of services in the afternoon before the Night Shelter opens, and in winter this twilight zone is significant for those who have no secure housing. As the rest of the population is preparing to go home and shops, cafes and services close the homeless population feel even more isolated and marginalised. For the winter months from November to March, we opened our centre between 4pm and 6pm to offer hot food and drinks, access to computers, access to laundry and a supported social space. This work was in partnership with the One Colchester Winter Resilience Fund.

## BEACON HOUSE MINISTRIES

### REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 MARCH 2019

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#### ACHIEVEMENT AND PERFORMANCE

Statistics for the year ending March 2019

	Number	Percentage
Total number of people accessing services	511	
Number of new people registering during the year	244	47%
Males	414	81%
Females	97	19%
16 - 18 years	10	2%
19 - 25 years	87	17%
26 - 40 years	214	42%
41 - 60 years	184	37%
61 years +	10	2%
Housing Status		
Rough Sleeping	169	33%
Night Shelter	138	27%
Squatting		
Sofa Surfing	112	22%
Recently housed	97	19%
Number of nurse appointments	1739	
Referrals to GP	381	22%
Number of people prevented from becoming homeless	178	

#### FINANCIAL REVIEW

##### Financial position

The financial performance of Beacon House continues to be strong. In the year income was increased as a result of a wide range of fundraising activities and this enabled expenditure to be further increased on important services to those without a permanent home in the Colchester area.

A surplus of £23,685 was made in the year on the Unrestricted Fund. This followed surpluses in recent years which have cumulatively increased our reserves. The increase in reserves has enabled us to fund, in conjunction with the Colin Bennet Trust, the conversion of our freehold premises in East Hill, Colchester, to flats for the homeless. Expenditure on this project to the year end was £211,710.

A surplus of £82,580 was also made in the year on Restricted Funds. This arose from grants received for the refurbishment of our new day centre at Norfolk House, Crouch Street, Colchester. The refurbishment has successfully converted the premises to a lay out which efficiently provides the range of services to our clients described above. The related expenditure on the conversion will be written off Restricted Funds over the life of the lease for the premises.

At 31st March 2019 Beacon House held reserves of £332,583 in the Unrestricted Fund and £324,401 in Restricted Funds. Our policy is to retain free reserves equivalent to a minimum of six months total operating costs.

The accounts for the year ended 31st March 2019 are set out on pages 7 to 13.

##### Investment policy and objectives

There are no long-term investment policies due to uncertainty of our funding income. There is an aspiration to grow income and therefore this will continue to be reviewed in line with any surplus that is created.

## **BEACON HOUSE MINISTRIES**

### **REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 MARCH 2019**

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#### **FUTURE PLANS**

Our strategic goals will provide the framework against which we will measure our performance and structure our operational planning.

We will provide a range of appropriate, quality services to support homeless people local to Colchester to lead safe, independent, and fulfilling lives by developing and delivering the new housing programme and developing and delivering a range of day centre services.

We will work with others to improve support to homeless people local to Colchester and increase awareness of their circumstances by increasing and developing shared service delivery with statutory services and developing the Day Centre as a hub for other partners.

Beacon House has converted its former day centre premises in East Hill, Colchester to nine flats for homeless individuals and couples. The flats were completed in Spring 2019 and have been occupied after the year end. This initiative significantly extends the accommodation we are offering to local people without permanent homes. Rents are generally linked to the benefit system. We were able to complete the major building conversion because of our success in fundraising in recent years and by working in conjunction with the Colin Bennett Trust.

#### **STRUCTURE, GOVERNANCE AND MANAGEMENT**

Beacon House Ministries is a registered charity and is incorporated as a company limited by guarantee. As set out in our Articles of Association the Company is managed by its Directors who determine its functions and policy and act as charity Trustees. Management and direction of routine operations, external relations and income generation is undertaken by the Chief Executive Officer, Vivienne Wiggins.

The trustees regularly review the skills, aptitudes and experiences that are needed to ensure there is good governance. When vacancies occur, or skills gaps are identified the trustees approach individuals from the community who are known to meet the necessary criteria. There is an application and assessment process, after which new trustees are invited to join the board.

The trustees meet bi-monthly with the CEO to manage strategic and operational aspects of the charity. Occasional sub-committees are created specifically to manage identified areas that need more in depth consideration. The sub-committees report back to the main board, and are dissolved when the issue has been completed. The trustees are required to visit the charity regularly to keep strong and meaningful relationships with team members.

#### **RISK MANAGEMENT**

The directors actively review the major risks which the Charity faces at every board meeting and confirm that systems have been established to enable regular reports to be produced so that the necessary steps can be taken to lessen any risks.

#### **REFERENCE AND ADMINISTRATIVE DETAILS**

##### **Registered Company number**

03177916 (England and Wales)

##### **Registered Charity number**

1055109

##### **Registered office**

36 Lexden Road  
Colchester  
Essex  
CO3 3RF

##### **Principal address**

24 Crouch Street  
Colchester  
Essex  
CO3 3ES

## BEACON HOUSE MINISTRIES

### REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 MARCH 2019

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#### REFERENCE AND ADMINISTRATIVE DETAILS

##### Trustees

C N Bennett	Secretary	
T J Bourne	Local Authority	- resigned 26.10.18
Revd D Harper		- resigned 5.9.18
A J Higginson		
Dr A Kerr	Medical	
M S Mackay	Treasurer	- resigned 5.9.18
F J Shepphard	Chair	
R A Spencer		- appointed 5.9.18
Revd M D Wallace	Church Relations	- resigned 1.5.19
Dr D P Watts		- appointed 5.9.18

##### Company Secretary

C N Bennett

##### Independent examiner

Baker Chapman & Bussey  
Chartered Accountants  
3 North Hill  
Colchester  
Essex  
CO1 1DZ

#### TRUSTEES RESPONSIBILITY STATEMENT

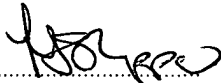
The trustees (who are also the directors of Beacon House Ministries for the purposes of company law) are responsible for preparing the Report of the Trustees and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland".

Company law requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charitable company and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that period. In preparing those financial statements, the trustees are required to

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charity SORP;
- make judgements and estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in business.

The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charitable company and to enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by order of the board of trustees on 4th September 2019 and signed on its behalf by:

  
F J Shepphard - Trustee

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF  
BEACON HOUSE MINISTRIES**

---

**Independent examiner's report to the trustees of Beacon House Ministries ('the Company')**

I report to the charity trustees on my examination of the accounts of the Company for the year ended 31 March 2019.

**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 registered member of ACA 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



Jacqueline Frost  
ACA  
Baker Chapman & Bussey  
Chartered Accountants  
3 North Hill  
Colchester  
Essex  
CO1 1DZ

6 September 2019



# BEACON HOUSE MINISTRIES

## STATEMENT OF FINANCIAL ACTIVITIES (INCORPORATING AN INCOME AND EXPENDITURE ACCOUNT) FOR THE YEAR ENDED 31 MARCH 2019

	Notes	Unrestricted fund £	Restricted funds £	2019 Total funds £	2018 Total funds £
<b>INCOME AND ENDOWMENTS FROM</b>					
Donations and legacies	2	105,121	87,200	192,321	177,284
<b>Charitable activities</b>	5				
Healthcare Services		-	70,175	70,175	91,220
Welfare Services		-	75,721	75,721	2,716
Move on Housing		26,304	14,823	41,127	25,887
Development Services		-	38,677	38,677	68,894
Other trading activities	3	5,119	-	5,119	300
Investment income	4	7,657	-	7,657	4,066
<b>Total</b>		<b>144,201</b>	<b>286,596</b>	<b>430,797</b>	<b>370,367</b>
<b>EXPENDITURE ON</b>					
<b>Charitable activities</b>	6				
Healthcare Services		2,299	71,715	74,014	63,026
Welfare Services		70,118	77,261	147,379	80,666
Move on Housing		35,105	14,823	49,928	12,805
Development Services		19,370	40,217	59,587	78,953
Other		5,806	-	5,806	77,958
<b>Total</b>		<b>132,698</b>	<b>204,016</b>	<b>336,714</b>	<b>313,408</b>
Net gains/(losses) on investments		12,182	-	12,182	4,076
<b>NET INCOME</b>		<b>23,685</b>	<b>82,580</b>	<b>106,265</b>	<b>61,035</b>
<b>Transfers between funds</b>	17	<b>5,780</b>	<b>(5,780)</b>	<b>-</b>	<b>-</b>
<b>Net movement in funds</b>		<b>29,465</b>	<b>76,800</b>	<b>106,265</b>	<b>61,035</b>
<b>RECONCILIATION OF FUNDS</b>					
<b>Total funds brought forward</b>		<b>303,118</b>	<b>247,601</b>	<b>550,719</b>	<b>489,684</b>
<b>TOTAL FUNDS CARRIED FORWARD</b>		<b>332,583</b>	<b>324,401</b>	<b>656,984</b>	<b>550,719</b>

The notes form part of these financial statements

**BEACON HOUSE MINISTRIES**

**BALANCE SHEET  
AT 31 MARCH 2019**

	Notes	Unrestricted fund £	Restricted funds £	2019 Total funds £	2018 Total funds £
<b>FIXED ASSETS</b>					
Tangible assets	12	246,258	319,607	565,865	271,297
<b>CURRENT ASSETS</b>					
Debtors	13	16,475	61,553	78,028	6,313
Investments	14	92,883	31,345	124,228	212,045
Cash at bank and in hand		6,881	-	6,881	145,989
		<u>116,239</u>	<u>92,898</u>	<u>209,137</u>	<u>364,347</u>
<b>CREDITORS</b>					
Amounts falling due within one year	15	(29,914)	(88,104)	(118,018)	(84,925)
<b>NET CURRENT ASSETS</b>		<u>86,325</u>	<u>4,794</u>	<u>91,119</u>	<u>279,422</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		<u>332,583</u>	<u>324,401</u>	<u>656,984</u>	<u>550,719</u>
<b>NET ASSETS</b>		<u>332,583</u>	<u>324,401</u>	<u>656,984</u>	<u>550,719</u>
<b>FUNDS</b>	17				
Unrestricted funds				332,583	303,118
Restricted funds				324,401	247,601
<b>TOTAL FUNDS</b>				<u>656,984</u>	<u>550,719</u>

The notes form part of these financial statements

**BEACON HOUSE MINISTRIES**

**BALANCE SHEET - CONTINUED  
AT 31 MARCH 2019**

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The charitable company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 March 2019.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 March 2019 in accordance with Section 476 of the Companies Act 2006.

The trustees acknowledge their responsibilities for

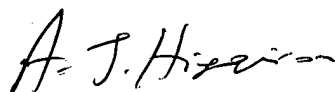
- (a) ensuring that the charitable company keeps accounting records that comply with Sections 386 and 387 of the Companies Act 2006 and
- (b) preparing financial statements which give a true and fair view of the state of affairs of the charitable company as at the end of each financial year and of its 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 on 4 September 2019 and were signed on its behalf by:



F J Shepphard -Trustee



A J Higginson -Trustee

The notes form part of these financial statements

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2019

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1. 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 2015)', 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, with the exception of Investments, which are valued at market value.

**Financial reporting standard 102 - reduced disclosure exemptions**

The charity has taken advantage of the following disclosure exemptions in preparing these financial statements, as permitted by FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland':

- the requirements of Section 7 Statement of Cash Flows;
- the requirement of Section 3 Financial Statement Presentation paragraph 3.17(d).

**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.

The following specific policies are applied to particular categories of income:

Voluntary income is received by way of grants and donations and is included in full when receivable. Gift Aid recoveries on donations from individuals are recognised in the same period as the donation.

Unrestricted grants, where entitlement is not conditional on the delivery of a specific performance by the charity, are recognised when the charity becomes unconditionally entitled to the grant. Restricted grants are recognised on receipt except to the extent where the grant is time related to the delivery of a service in a future period it is carried forward as deferred income.

Donated goods are included at the value to the charity where this can be quantified, and relates to food etc donated from supermarkets. The value of services provided by volunteers has not been included in these financial statements.

Investment income is included when receivable.

**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.

Expenditure includes non-recoverable VAT, and is reported as part of the expenditure to which it relates.

Charitable expenditure comprises those costs incurred by the charity in the delivery of its activities and services for its beneficiaries. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support them.

Governance costs include those costs associated with meeting the constitutional and statutory requirements of the charitable company; this includes the preparation and examination of this annual report and financial statements, and costs linked to the strategic management of the charity.

Support costs are allocated to charitable activities based on floor space and estimated resources used.

**NOTES TO THE FINANCIAL STATEMENTS - CONTINUED**  
**FOR THE YEAR ENDED 31 MARCH 2019**
**1. ACCOUNTING POLICIES - continued****Tangible fixed assets**

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

Freehold property	- 2% on cost
Leasehold property	- Period of lease
Plant and machinery	- 20% on cost
Fixtures and fittings	- 20% on cost
Computer equipment	- Straight line over 3 years

**Taxation**

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

**Fund accounting**

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

**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.

The pension cost is allocated between activities and between restricted and unrestricted funds based on the analysis of the employee cost to which it relates.

**Investments**

Investments are treated as current asset investments where they are held in readily accessible funds.

Listed investments are stated at market value less provision for any permanent diminution in value. The market value of listed investments is based on the closing middle market price on the London Stock Exchange. The SOFA includes the net gains and losses arising on revaluations and disposals throughout the year.

**2. DONATIONS AND LEGACIES**

	2019	2018
	£	£
Donations	93,121	165,284
Grants	87,200	-
Donated Goods	12,000	12,000
	<u>192,321</u>	<u>177,284</u>

**3. OTHER TRADING ACTIVITIES**

	2019	2018
	£	£
Fundraising events	<u>5,119</u>	<u>300</u>

BEACON HOUSE MINISTRIES

NOTES TO THE FINANCIAL STATEMENTS - CONTINUED  
FOR THE YEAR ENDED 31 MARCH 2019

4. INVESTMENT INCOME

	2019	2018
	£	£
Interest Received	153	-
Dividends	7,504	4,066
	<u>7,657</u>	<u>4,066</u>

5. INCOME FROM CHARITABLE ACTIVITIES

	Activity	2019	2018
		£	£
Grants	Healthcare Services	70,175	91,220
Miscellaneous income	Welfare Services	-	2,716
Grants	Welfare Services	75,721	-
Housing Income	Move on Housing	26,304	25,887
Grants	Move on Housing	14,823	-
Grants	Development Services	38,677	68,894
		<u>225,700</u>	<u>188,717</u>

6. CHARITABLE ACTIVITIES COSTS

	Direct costs	Support costs	Totals
	£	(See note 7) £	£
Healthcare Services	49,009	25,005	74,014
Welfare Services	122,846	24,533	147,379
Move on Housing	44,385	5,543	49,928
Development Services	36,448	23,139	59,587
	<u>252,688</u>	<u>78,220</u>	<u>330,908</u>

7. SUPPORT COSTS

	Premises	Depreciation	Office Administration	Governance costs	Totals
	£	£	£	£	£
Other resources expended	-	-	-	5,806	5,806
Healthcare Services	17,595	1,267	6,143	-	25,005
Welfare Services	17,595	2,662	4,276	-	24,533
Move on Housing	-	1,267	4,276	-	5,543
Development Services	17,595	1,268	4,276	-	23,139
	<u>52,785</u>	<u>6,464</u>	<u>18,971</u>	<u>5,806</u>	<u>84,026</u>

**BEACON HOUSE MINISTRIES**

**NOTES TO THE FINANCIAL STATEMENTS - CONTINUED  
FOR THE YEAR ENDED 31 MARCH 2019**

**8. NET INCOME/(EXPENDITURE)**

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

	2019 £	2018 £
Depreciation - owned assets	6,464	8,186
Other operating leases	30,883	-
Independent Examiners remuneration - examination of the accounts	1,618	2,205
Independent Examiners remuneration - other financial services	600	-
	<u>600</u>	<u>-</u>

**9. TRUSTEES' REMUNERATION AND BENEFITS**

There were no trustees' remuneration or other benefits for the year ended 31 March 2019 nor for the year ended 31 March 2018.

**Trustees' expenses**

There were no trustees' expenses paid for the year ended 31 March 2019 nor for the year ended 31 March 2018.

**10. STAFF COSTS**

	2019 £	2018 £
Wages and salaries	177,462	163,128
Social security costs	7,480	6,867
Other pension costs	2,778	1,305
	<u>187,720</u>	<u>171,300</u>

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

	2019	2018
Administration	2	2
Health Care	3	3
Welcome and Basic Services	4	4
Learning and Development	3	3
	<u>12</u>	<u>12</u>

The full time equivalent number of employees was 7 (2018 - 8).

No employees received emoluments in excess of £60,000. As required by FRS102, the trustees consider that the charity has 3 key management personnel, the combined remuneration being £66,181.

**11. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES**

	Unrestricted fund £	Restricted funds £	Total funds £
<b>INCOME AND ENDOWMENTS FROM</b>			
Donations and legacies	116,666	60,618	177,284
<b>Charitable activities</b>			
Healthcare Services	-	91,220	91,220
Welfare Services	2,716	-	2,716
Move on Housing	25,887	-	25,887
Development Services	-	68,894	68,894
Other trading activities	300	-	300
Investment income	4,066	-	4,066
<b>Total</b>	<u>149,635</u>	<u>220,732</u>	<u>370,367</u>

BEACON HOUSE MINISTRIES

NOTES TO THE FINANCIAL STATEMENTS - CONTINUED  
FOR THE YEAR ENDED 31 MARCH 2019

11. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES - continued

	Unrestricted fund £	Restricted funds £	Total funds £
<b>EXPENDITURE ON</b>			
<b>Charitable activities</b>			
Healthcare Services	-	63,026	63,026
Welfare Services	80,666	-	80,666
Move on Housing	12,805	-	12,805
Development Services	10,059	68,894	78,953
Other	34,078	43,880	77,958
<b>Total</b>	<b>137,608</b>	<b>175,800</b>	<b>313,408</b>
<b>Net gains/(losses) on investments</b>	<b>4,076</b>	<b>-</b>	<b>4,076</b>
<b>NET INCOME</b>	<b>16,103</b>	<b>44,932</b>	<b>61,035</b>
<b>Transfers between funds</b>	<b>62,552</b>	<b>(62,552)</b>	<b>-</b>
<b>Net movement in funds</b>	<b>78,655</b>	<b>(17,620)</b>	<b>61,035</b>
<b>RECONCILIATION OF FUNDS</b>			
<b>Total funds brought forward</b>	<b>224,463</b>	<b>265,221</b>	<b>489,684</b>
<b>TOTAL FUNDS CARRIED FORWARD</b>	<b>303,118</b>	<b>247,601</b>	<b>550,719</b>



NOTES TO THE FINANCIAL STATEMENTS - CONTINUED  
FOR THE YEAR ENDED 31 MARCH 2019

## 12. TANGIBLE FIXED ASSETS

	Freehold property £	Leasehold property £	Plant and machinery £
<b>COST</b>			
At 1 April 2018	386,538	-	23,881
Additions	211,710	87,606	1,717
Disposals	-	-	(23,881)
At 31 March 2019	598,248	87,606	1,717
<b>DEPRECIATION</b>			
At 1 April 2018	116,497	-	23,881
Charge for year	-	4,865	344
Eliminated on disposal	-	-	(23,881)
At 31 March 2019	116,497	4,865	344
<b>NET BOOK VALUE</b>			
At 31 March 2019	481,751	82,741	1,373
At 31 March 2018	270,041	-	-
	<b>Fixtures and fittings £</b>	<b>Computer equipment £</b>	<b>Totals £</b>
<b>COST</b>			
At 1 April 2018	4,268	13,736	428,423
Additions	-	-	301,033
Disposals	(4,268)	(9,969)	(38,118)
At 31 March 2019	-	3,767	691,338
<b>DEPRECIATION</b>			
At 1 April 2018	4,268	12,480	157,126
Charge for year	-	1,255	6,464
Eliminated on disposal	(4,268)	(9,968)	(38,117)
At 31 March 2019	-	3,767	125,473
<b>NET BOOK VALUE</b>			
At 31 March 2019	-	-	565,865
At 31 March 2018	-	1,256	271,297

## 13. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2019 £	2018 £
Trade debtors	61,553	3,113
Other debtors	3,971	3,200
Prepayments and accrued income	12,504	-
	<b>78,028</b>	<b>6,313</b>

**BEACON HOUSE MINISTRIES**

**NOTES TO THE FINANCIAL STATEMENTS - CONTINUED**  
**FOR THE YEAR ENDED 31 MARCH 2019**

**14. CURRENT ASSET INVESTMENTS**

	2019 £	2018 £
Listed investments - COIF Investment Fund	<u>124,228</u>	<u>212,045</u>

**15. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	2019 £	2018 £
Trade creditors	11,825	4,470
Other creditors	2,179	1,205
Accrued expenses	15,910	-
Deferred income	88,104	79,250
	<u>118,018</u>	<u>84,925</u>

The deferred income relates to grants received in advance. All of the £79,250 deferred income brought forward was recorded as income during the year ended 31st March 2019.

**16. LEASING AGREEMENTS**

Minimum lease payments under non-cancellable operating leases fall due as follows:

	2019 £	2018 £
Within one year	32,000	-
Between one and five years	128,000	-
In more than five years	288,000	-
	<u>448,000</u>	<u>-</u>

**17. MOVEMENT IN FUNDS**

	At 1.4.18 £	Net movement in funds £	Transfers between funds £	At 31.3.19 £
<b>Unrestricted funds</b>				
General fund	303,118	23,685	5,780	332,583
<b>Restricted funds</b>				
90 East Hill, Colchester	61,675	-	-	61,675
91 East Hill, Colchester	180,146	-	-	180,146
Norfolk House Leasehold Improvements	-	82,580	-	82,580
Sport England	5,780	-	(5,780)	-
	<u>247,601</u>	<u>82,580</u>	<u>(5,780)</u>	<u>324,401</u>
<b>TOTAL FUNDS</b>	<u>550,719</u>	<u>106,265</u>	<u>-</u>	<u>656,984</u>

BEACON HOUSE MINISTRIES

NOTES TO THE FINANCIAL STATEMENTS - CONTINUED  
FOR THE YEAR ENDED 31 MARCH 2019

17. MOVEMENT IN FUNDS - continued

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

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
<b>Unrestricted funds</b>				
General fund	144,201	(132,698)	12,182	23,685
<b>Restricted funds</b>				
Norfolk House Leasehold Improvements	87,200	(4,620)	-	82,580
Colchester Borough Council	13,500	(13,500)	-	-
Big Lottery Reaching Communities	32,389	(32,389)	-	-
CBH	14,823	(14,823)	-	-
Lloyds Bank Foundation	18,865	(18,865)	-	-
IBCF	33,059	(33,059)	-	-
Clinical Commissioning Group	63,886	(63,886)	-	-
Police and Crime Commission	12,000	(12,000)	-	-
Garfield Weston	7,262	(7,262)	-	-
Rotary Club of Colchester	1,112	(1,112)	-	-
Community 360	2,500	(2,500)	-	-
	<u>286,596</u>	<u>(204,016)</u>	<u>-</u>	<u>82,580</u>
<b>TOTAL FUNDS</b>	<u>430,797</u>	<u>(336,714)</u>	<u>12,182</u>	<u>106,265</u>

Comparatives for movement in funds

	At 1.4.17 £	Net movement in funds £	Transfers between funds £	At 31.3.18 £
<b>Unrestricted Funds</b>				
General fund	224,463	16,103	62,552	303,118
<b>Restricted Funds</b>				
90 East Hill, Colchester	63,216	(1,541)	-	61,675
91 East Hill, Colchester	184,774	(4,628)	-	180,146
Sport England	5,780	-	-	5,780
Big Lottery Reaching Communities	6,789	(6,789)	-	-
CBH	1,200	1,479	(2,679)	-
Lloyds Bank Foundation	3,462	(3,462)	-	-
Garfield Weston	-	20,000	(20,000)	-
Department of Works & Pensions	-	15,872	(15,872)	-
Bursaries for Clients	-	4,616	(4,616)	-
Ypres Road Redevelopment	-	9,250	(9,250)	-
Local Sustainability Fund	-	10,135	(10,135)	-
	<u>265,221</u>	<u>44,932</u>	<u>(62,552)</u>	<u>247,601</u>
<b>TOTAL FUNDS</b>	<u>489,684</u>	<u>61,035</u>	<u>-</u>	<u>550,719</u>

# BEACON HOUSE MINISTRIES

## NOTES TO THE FINANCIAL STATEMENTS - CONTINUED FOR THE YEAR ENDED 31 MARCH 2019

### 17. MOVEMENT IN FUNDS - continued

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

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
<b>Unrestricted funds</b>				
General fund	149,635	(137,608)	4,076	16,103
<b>Restricted funds</b>				
Big Lottery Reaching Communities	27,645	(34,434)	-	(6,789)
CBH	20,961	(19,482)	-	1,479
Lloyds Bank Foundation	21,033	(24,495)	-	(3,462)
Clinical Commissioning Group	61,553	(61,553)	-	-
Garfield Weston	20,000	-	-	20,000
Department of Works & Pensions	15,872	-	-	15,872
Bursaries for Clients	4,616	-	-	4,616
Ypres Road Redevelopment	9,250	-	-	9,250
Local Sustainability Fund	10,135	-	-	10,135
Public Health	29,667	(29,667)	-	-
90 East Hill, Colchester	-	(1,541)	-	(1,541)
91 East Hill, Colchester	-	(4,628)	-	(4,628)
	<u>220,732</u>	<u>(175,800)</u>	<u>-</u>	<u>44,932</u>
<b>TOTAL FUNDS</b>	<u>370,367</u>	<u>(313,408)</u>	<u>4,076</u>	<u>61,035</u>

#### Property

All the £93,879 Restricted Fund grants received in the three years to 31 March 1999 for the purchase of 90 East Hill, Colchester, were spent on establishing this base for Beacon House. All the £251,375 Restricted Fund grants received in the three years to 31 March 2004 for the purchase, refurbishment and adaptation of 91 East Hill, Colchester, were spent on creating an enlarged Beacon House. These grants are being written off in line with the amortisation of expenditure on those properties.

Grants of £87,200 have been received to improve the leased property at Norfolk House. These are ongoing and during the year £82,406 had been spent on these improvements. The costs are being written off in line with the amortisation of the expenditure.

#### Grants

Sport England for health and wellbeing equipment  
Colchester Borough Council for Welfare Services  
Big Lottery Reaching Communities for Occupational Therapy  
CBH for Homeless Prevention  
Lloyds Bank Foundation for Centre Manager Salary  
IBCF for Welfare Services  
Clinical Commissioning Group for Nursing  
Police and Crime Commission for Welfare Services  
Garfield Weston for Welcome Services  
Rotary Club of Colchester for Welfare Services  
Community 360 for Winter Resilience  
Department of Works and Pensions for supporting people in to employment  
Ypres Road Redevelopment Big Lottery grant for a feasibility study  
Local Sustainability Fund towards CEO costs in improving the sustainability of the charity  
Public Health to provide the services of a Doctor

#### Transfers between funds

The transfer of £5,780 against the Sport England restricted grant represents expenditure on health and wellbeing.

**BEACON HOUSE MINISTRIES**

**NOTES TO THE FINANCIAL STATEMENTS - CONTINUED  
FOR THE YEAR ENDED 31 MARCH 2019**

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**18. RELATED PARTY DISCLOSURES**

There were no related party transactions for the year ended 31 March 2019.