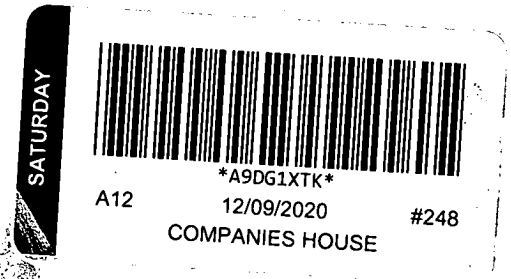


Companies House

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 2020
FOR
BEACON HOUSE MINISTRIES**



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

BEACON HOUSE MINISTRIES

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FOR THE YEAR ENDED 31 MARCH 2020**

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**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2020**

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 2020. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

OBJECTIVES AND ACTIVITIES

Objectives and aims

As per the Memorandum and Articles of Association, the Objects for which the Company was established are:

'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 and 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 the Charity policy. At the end of the year there were 13 employed staff and 43 volunteers working at Beacon House. The work was also supported by student placements from Colchester Institute and Essex, Suffolk, and Anglia Ruskin Universities.

The Day Centre and Primary Health Centre are conveniently located on Crouch Street and offer a very wide range of services, tailored to each individual. Healthcare services include two drop-in clinics, vaccinations, nurse consultations, sexual health services, cervical screening and needle exchange. Welfare services include breakfast and hot lunch, tea and coffee throughout the day, a barber, foot care, postal services, a computer suite, showers, laundry facilities, recycled clothing and help with alcoholism and smoking cessation.

Given that our aim is to walk with and empower our Service Users on the journey towards self-fulfilled and independent lives, we provide help with their personal development which includes life skill training and occupational therapy (both internal and external activities). Full health and wellbeing assessments are also provided using the nationally recognised Outcomes Star programme and this enables our Service Users to move forward into healthier and more stable lives.

Beacon House also works very closely with a number of other organisations including Colchester Emergency Night Shelter, Emmaus, NACRO, Sanctuary Housing, Essex Law Clinic, Terrence Higgins Trust, Colchester Food Bank, Phoenix Futures, Alcoholics Anonymous, ACL Essex, Colchester Borough Homes, Open Door, STaRS and Job CentrePlus.

Through our own properties, and those we manage on behalf of the Colin Bennett Housing Trust, we provide 'move on' accommodation for up to 21 people.

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.

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2020**

ACHIEVEMENT AND PERFORMANCE

Charitable activities

Developments in the Current Year

Having moved to the Crouch Street premises in the latter part of 2018, which had the potential to significantly improve the effectiveness of our service offering, much of 2019/2020 was spent ensuring that the improvement was not simply theoretical but actually translated into providing an improved service to our clients by constantly reviewing and refining everything we did.

Feedback from Service Users was consistently sought (via both the suggestion box and a regular Service Users forum) in order to verify that any changes made were not simply what staff/management believed would work but did in fact improve the end-user experience. Overall, the feedback was extremely positive but where minor amendments were suggested, and deemed to be positive for the Service User group as a whole, these were implemented.

Occupational Therapy remains a vital part of the Beacon House strategy and the continued use of tailored, effective, evidence based occupational therapy models has made a significant positive difference in the lives of many of our Service Users. External activities, such as football and basketball, have been expanded with very positive results, and the occupational therapy team are constantly working on ways to increase both the scale and the effectiveness of the service.

Work on the nine self-contained flats in East Hill was completed and all are now occupied. Together with the twelve places in the other three houses we manage, these provide twenty one 'move-on' accommodations which are an integral part of the Beacon Strategy - the last step before our Service Users move on into their own permanent commercial tenancies. How long Service Users spend in our move-on accommodation varies according to the individual but all are offered the same level of support through the Occupational Therapists to develop their social, financial and personal skills that will enable that journey to be completed.

Fundamental to Beacon House are our nurses who, through the two clinics, provide a service that is universally recognised to be outstanding - so much so that it is being promoted by the NHS as a model to be copied elsewhere. Sadly, many of our Service Users are deemed 'too difficult' for mainstream surgeries and without the Beacon House clinics, they would struggle to obtain the medical intervention they need. It is testament to the ability and commitment of our nurses that 85% of the patients we see have their needs met entirely by Beacon House and only 15% require further referral. Cervical screening was introduced as a brand-new service during the year - driven by the realisation that most of our female Service Users do not undertake this routinely and many are at risk. Evidence of the need was almost instantaneous with four of our patients requiring immediate specialist medical attention based on the results of our testing.

The premises at Beacon House represent a superb facility, but one that has historically been somewhat underused. Opening during the twilight hours of the winter months November to March was introduced last year and that was expanded to include opening every Saturday. Our vision is to be a 365-day operation but that will be a staged process as both funding and staffing allow.

No report on 2019/2020 would be complete without comment on Covid 19, which manifested itself right at the end of the year and completely changed our operation. We were more fortunate than many organisations in that although we could no longer allow people inside, our location meant that we could safely continue to offer our services of food/drink, medical attention and assistance with applications for housing/benefits/employment, through the windows on to the very wide pavement of Balmerne Hill.

For safety reasons we stood down all our volunteers, and a couple of staff members who required shielding, but God has been very good to us and we lost no staff due to Covid and have been able to operate all the way through providing vital services to our very vulnerable client group.

Beacon House is not an island and it would be impossible for us to carry out our work effectively without the partnership between ourselves and other organisations within the Colchester and surrounding areas. If there is to be a silver lining coming out of the Covid 19 cloud, improved relationships and better collaboration with our partner organisations would be a top contender for that title and we would like to formally record our thanks to all those who have worked with us during the year, and even more so since Covid 19 came on the scene.

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2020**

ACHIEVEMENT AND PERFORMANCE

Statistics for the year ending March 2020

	Number	Percentage
Total number of people accessing services	449	
New registrations during the year	294	65%
Males	363	81%
Females	86	19%
16 - 18 years	1	0%
19 - 25 years	51	11%
26 - 40 years	220	49%
41 - 60 years	166	37%
61 years +	11	3%
Housing Status		
Rough Sleeping (inc. in car)	137	31%
Night Shelter	135	30%
Squatting	0	0%
Sofa Surfing	64	14%
Recently housed	112	25%
B & B	1	0%
Clinical Appointments	1,406	
GP Referrals	243	
Number of people accessed accomodation	195	

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 work and initiatives and this enabled expenditure to be further increased in many areas on important services to those without a permanent home in the Colchester area.

A surplus before the revaluation of fixed assets of £67,783 was made in the year on the Unrestricted Fund, which was boosted by a significant legacy towards the end of the year. The Charity has made surpluses in recent years which have cumulatively increased our reserves enabling us to fund, in conjunction with the Colin Bennett Charitable Trust for the Homeless, the conversion of our freehold premises in East Hill, Colchester into nine flats for homeless and vulnerable people in Colchester. The conversion was completed in the year and the expenditure by Beacon House in this year and last year totalled £278,383.

A surplus before the revaluation of fixed assets of £49,460 was also made in the year on Restricted Funds. This included a grant of £55,186 to contribute to the building conversion costs of the East Hill flats.

At 31st March 2020 Beacon House held reserves of £364,863 in the Unrestricted Fund and £403,440 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 2020 are set out in pages 7 to 18.

Investment policy and objectives

There are no long-term investment policies due to the uncertainty of our funding income. There is an aspiration to grow income and to continue to grow our services, and this policy will continue to be reviewed.

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2020**

FUTURE PLANS

Henry Ford once said, 'If you do what you've always done, you'll get what you've always got', which is absolutely fine if the outcome is both what was desired and is entirely appropriate. However, Covid has changed the landscape considerably and Beacon House needs to flex its operations accordingly to ensure that future outcomes match future needs. For example, with many rough sleepers having been housed by the council, and likely to be provided with such housing on an ongoing basis, we will need to provide a significantly higher level of support outside of the Day Centre than currently in order to help ensure those people maintain their new tenancies.

Our future strategy also includes opening for longer hours on the existing days and adding weekends. Longer hours and extra days are fully dependent on funding/staff/volunteers and active steps are being taken to increase all three. This strategy is predicated on the fact that the need does not disappear at weekends (and there is as a strong argument to say it actually increases), so 365-day opening is seen as a key goal for Beacon House.

From a clinical perspective, we intend to engage the services of a GP on a part time basis to provide both mentoring and support to our two nurses.

We are delighted to announce that Bishop Roger Morris, the Bishop of Colchester, has come on board as our new Patron and will have an active involvement in the Charity going forward.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Beacon House is a registered charity and is a company limited by guarantee. As set out in our Memorandum and 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, Steve Brown.

The trustees regularly review the skills, aptitudes and experiences that are required to ensure there is good governance. When vacancies occur, or skill 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 the strategic and operational aspects of the charity. Sub-committees, who report back to the main board, are formed where more in depth consideration of specific subjects is required. Trustees are required to visit the charity regularly in order to maintain strong and meaningful relationships with team members.

RISK MANAGEMENT

The directors regularly review the major risks which the Charity faces and confirm that systems are in place to mitigate such risks, supported by regular reporting.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Company number
03177916 (England and Wales)

Registered Charity number
1055109

Registered office
36 Lexden Road
Colchester
Essex
CO3 3RF

Trustees

C N Bennett Secretary
A J Higginson Treasurer
Dr A Kerr Medical
F J Sheppard Chair
R A Spencer
Revd M D Wallace Church Relations (resigned 1.5.19)
Dr D P Watts
R A Crayston (appointed 4.9.19)
C M Cussell (appointed 4.9.19)

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2020**

REFERENCE AND ADMINISTRATIVE DETAILS

Company Secretary
C N Bennett

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

Approved by order of the board of trustees on 9 September 2020 and signed on its behalf by:

A handwritten signature in black ink, appearing to be 'F J Shepphard', written over a horizontal line.

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 2020.

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

Date: 11/09/2020

BEACON HOUSE MINISTRIES

STATEMENT OF FINANCIAL ACTIVITIES (INCORPORATING AN INCOME AND EXPENDITURE ACCOUNT) FOR THE YEAR ENDED 31 MARCH 2020

	Notes	Unrestricted fund £	Restricted funds £	31.3.20 Total funds £	31.3.19 Total funds £
INCOME AND ENDOWMENTS FROM					
Donations and legacies	2	157,475	55,186	212,661	192,321
Charitable activities	5				
Healthcare Services		-	66,723	66,723	70,175
Welfare Services		-	44,383	44,383	75,721
Housing Services		30,730	51,774	82,504	26,566
Development Services		-	57,281	57,281	38,677
Other trading activities	3	2,574	-	2,574	5,119
Investment income	4	4,555	-	4,555	7,657
Total		195,334	275,347	470,681	416,236
EXPENDITURE ON					
Charitable activities	6				
Healthcare Services		13,207	68,632	81,839	72,953
Welfare Services		72,786	46,292	119,078	146,317
Housing Services		12,403	51,774	64,177	34,305
Development Services		9,092	59,189	68,281	58,525
Support costs		-	-	-	-
Other		13,836	-	13,836	10,053
Total		121,324	225,887	347,211	322,153
Net gains/(losses) on investments		(6,227)	-	(6,227)	12,182
NET INCOME		67,783	49,460	117,243	106,265
Other recognised gains/(losses)					
Gains/(losses) on revaluation of fixed assets		(35,503)	29,579	(5,924)	-
Net movement in funds		32,280	79,039	111,319	106,265
RECONCILIATION OF FUNDS					
Total funds brought forward		332,583	324,401	656,984	550,719
TOTAL FUNDS CARRIED FORWARD		364,863	403,440	768,303	656,984

The notes form part of these financial statements

BALANCE SHEET
31 MARCH 2020

	Notes	Unrestricted fund £	Restricted funds £	31.3.20 Total funds £	31.3.19 Total funds £
FIXED ASSETS					
Tangible assets	12	237,806	403,440	641,246	565,865
CURRENT ASSETS					
Debtors	13	23,240	-	23,240	78,028
Investments	14	89,326	58,675	148,001	124,228
Cash at bank and in hand		55,183	-	55,183	6,881
		<u>167,749</u>	<u>58,675</u>	<u>226,424</u>	<u>209,137</u>
CREDITORS					
Amounts falling due within one year	15	(40,692)	(58,675)	(99,367)	(118,018)
NET CURRENT ASSETS		<u>127,057</u>	<u>-</u>	<u>127,057</u>	<u>91,119</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>364,863</u>	<u>403,440</u>	<u>768,303</u>	<u>656,984</u>
NET ASSETS		<u>364,863</u>	<u>403,440</u>	<u>768,303</u>	<u>656,984</u>
FUNDS	17				
Unrestricted funds				364,863	332,583
Restricted funds				403,440	324,401
TOTAL FUNDS				<u>768,303</u>	<u>656,984</u>

The charitable company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 March 2020.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 March 2020 in accordance with Section 476 of the Companies Act 2006.

The trustees acknowledge their responsibilities for

- ensuring that the charitable company keeps accounting records that comply with Sections 386 and 387 of the Companies Act 2006 and
- 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.

BALANCE SHEET - continued
31 MARCH 2020

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

The financial statements were approved by the Board of Trustees and authorised for issue on 9 September 2020 and were signed on its behalf by:



A J Higginson - Trustee



F J Shepphard - Trustee

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2020**

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 charitable company 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.

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	- not provided
Leasehold property	- Period of lease

BEACON HOUSE MINISTRIES

NOTES TO THE FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 31 MARCH 2020

1. ACCOUNTING POLICIES - continued

Tangible fixed assets

- Plant and machinery - 20% on cost
- Computer equipment - Straight line over 3 years

Freehold property consists of residential properties that have been converted by the charity from commercial use and are included at valuation at the time of the conversion. Depreciation is not provided on the freehold buildings as they are required to be maintained to a high standard, resulting in a residual value which would make any depreciation charges immaterial.

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

	31.3.20	31.3.19
	£	£
Donations	145,475	93,121
Grants for capital items	55,186	87,200
Donated Goods	12,000	12,000
	<u>212,661</u>	<u>192,321</u>

3. OTHER TRADING ACTIVITIES

	31.3.20	31.3.19
	£	£
Fundraising events	<u>2,574</u>	<u>5,119</u>

BEACON HOUSE MINISTRIES

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2020**

4. INVESTMENT INCOME

	31.3.20	31.3.19
	£	£
Interest Received	166	153
Dividends	4,389	7,504
	<u>4,555</u>	<u>7,657</u>

5. INCOME FROM CHARITABLE ACTIVITIES

	Activity	31.3.20	31.3.19
		£	£
Grants	Healthcare Services	66,723	70,175
Grants	Welfare Services	44,383	75,721
Housing Income	Housing Services	30,730	11,743
Grants	Housing Services	51,774	14,823
Grants	Development Services	57,281	38,677
		<u>250,891</u>	<u>211,139</u>

6. CHARITABLE ACTIVITIES COSTS

	Direct Costs	Support costs (see note 7)	Totals
	£	£	£
Healthcare Services	52,422	29,417	81,839
Welfare Services	90,878	28,200	119,078
Housing Services	58,886	5,291	64,177
Development Services	40,425	27,856	68,281
	<u>242,611</u>	<u>90,764</u>	<u>333,375</u>

7. SUPPORT COSTS

	Premises	Depreciation	Office Administration	Governance costs	Totals
	£	£	£	£	£
Other resources expended	-	-	-	13,836	13,836
Healthcare Services	21,485	2,299	5,633	-	29,417
Welfare Services	21,483	2,641	4,076	-	28,200
Housing Services	1,215	-	4,076	-	5,291
Development Services	21,483	2,297	4,076	-	27,856
	<u>65,666</u>	<u>7,237</u>	<u>17,861</u>	<u>13,836</u>	<u>104,600</u>

8. NET INCOME/(EXPENDITURE)

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

	31.3.20	31.3.19
	£	£
Depreciation - owned assets	7,237	6,464
Other operating leases	46,477	34,098
Independent Examiners remuneration - examination of the accounts	1,536	1,618
Independent Examiners remuneration - other financial services	-	600
	<u></u>	<u></u>

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2020

9. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 March 2020 nor for the year ended 31 March 2019.

Trustees' expenses

There were no trustees' expenses paid for the year ended 31 March 2020 nor for the year ended 31 March 2019.

10. STAFF COSTS

	31.3.20	31.3.19
	£	£
Wages and salaries	184,894	177,462
Social security costs	7,666	7,480
Other pension costs	5,381	2,778
	<u>197,941</u>	<u>187,720</u>

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

	31.3.20	31.3.19
	12	12
Staff employed	<u>12</u>	<u>12</u>

The full time equivalent number of employees was 9 (2019 - 7).

No employees received emoluments in excess of £60,000. As required by FRS102, the trustees consider that the charity has 3 (2019: 3) key management personnel, the combined remuneration being £64,501 (2019: £66,181)

11. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted fund £	Restricted funds £	Total funds £
INCOME AND ENDOWMENTS FROM			
Donations and legacies	105,121	87,200	192,321
Charitable activities			
Healthcare Services	-	70,175	70,175
Welfare Services	-	75,721	75,721
Housing Services	11,743	14,823	26,566
Development Services	-	38,677	38,677
Other trading activities	5,119	-	5,119
Investment income	7,657	-	7,657
Total	<u>129,640</u>	<u>286,596</u>	<u>416,236</u>
EXPENDITURE ON			
Charitable activities			
Healthcare Services	1,238	71,715	72,953
Welfare Services	69,056	77,261	146,317
Housing Services	19,482	14,823	34,305
Development Services	18,308	40,217	58,525
Support costs	-	-	-
Other	10,053	-	10,053
Total	<u>118,137</u>	<u>204,016</u>	<u>322,153</u>
Net gains on investments	12,182	-	12,182

BEACON HOUSE MINISTRIES

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2020

11. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES - continued

	Unrestricted fund £	Restricted funds £	Total funds £
NET INCOME	23,685	82,580	106,265
Transfers between funds	5,780	(5,780)	-
Net movement in funds	29,465	76,800	106,265
RECONCILIATION OF FUNDS			
Total funds brought forward	303,118	247,601	550,719
TOTAL FUNDS CARRIED FORWARD	<u>332,583</u>	<u>324,401</u>	<u>656,984</u>

12. TANGIBLE FIXED ASSETS

	Freehold property £	Leasehold property £	Plant and machinery £	Computer equipment £	Totals £
COST OR VALUATION					
At 1 April 2019	598,248	87,606	1,717	3,767	691,338
Additions	66,673	21,869	-	-	88,542
Revaluations	(122,421)	-	-	-	(122,421)
At 31 March 2020	<u>542,500</u>	<u>109,475</u>	<u>1,717</u>	<u>3,767</u>	<u>657,459</u>
DEPRECIATION					
At 1 April 2019	116,497	4,865	344	3,767	125,473
Charge for year	-	6,894	343	-	7,237
Revaluation adjustments	(116,497)	-	-	-	(116,497)
At 31 March 2020	<u>-</u>	<u>11,759</u>	<u>687</u>	<u>3,767</u>	<u>16,213</u>
NET BOOK VALUE					
At 31 March 2020	<u>542,500</u>	<u>97,716</u>	<u>1,030</u>	<u>-</u>	<u>641,246</u>
At 31 March 2019	<u>481,751</u>	<u>82,741</u>	<u>1,373</u>	<u>-</u>	<u>565,865</u>

The Freehold property was valued on 14 January 2019 and this value has been used. The Charity owns 70% of the Freehold property with the remaining 30% held by The Colin Bennett Charitable Trust for the Homeless.

13. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.3.20 £	31.3.19 £
Trade debtors	6,250	61,553
Other debtors	7,276	3,971
Prepayments and accrued income	9,714	12,504
	<u>23,240</u>	<u>78,028</u>

BEACON HOUSE MINISTRIES

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2020**

14. CURRENT ASSET INVESTMENTS

	31.3.20 £	31.3.19 £
Listed investments - COIF Investment Fund	<u>148,001</u>	<u>124,228</u>

15. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.3.20 £	31.3.19 £
Trade creditors	843	11,825
Other creditors	15,315	2,179
Accrued expenses	26,617	15,910
Deferred income	<u>56,592</u>	<u>88,104</u>
	<u>99,367</u>	<u>118,018</u>

The deferred income relates to grants received in advance. All of the £88,104 deferred income brought forward was recorded as income during the year ended 31st March 2020.

16. LEASING AGREEMENTS

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

	31.3.20 £	31.3.19 £
Within one year	32,000	32,000
Between one and five years	128,000	128,000
In more than five years	<u>261,333</u>	<u>293,333</u>
	<u>421,333</u>	<u>453,333</u>

17. MOVEMENT IN FUNDS

	At 1.4.19 £	Net movement in funds £	At 31.3.20 £
Unrestricted funds			
General fund	332,583	32,280	364,863
Restricted funds			
90 East Hill, Colchester	61,675	14,746	76,421
91 East Hill, Colchester	180,146	70,019	250,165
Norfolk House Leasehold Improvements	<u>82,580</u>	<u>(5,726)</u>	<u>76,854</u>
	<u>324,401</u>	<u>79,039</u>	<u>403,440</u>
TOTAL FUNDS	<u>656,984</u>	<u>111,319</u>	<u>768,303</u>

BEACON HOUSE MINISTRIES

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2020

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 £
Unrestricted funds				
General fund	195,334	(121,324)	(41,730)	32,280
Restricted funds				
90 East Hill, Colchester	-	-	14,746	14,746
91 East Hill, Colchester	55,186	-	14,833	70,019
Norfolk House Leasehold Improvements	-	(5,726)	-	(5,726)
Colchester Borough Council	950	(950)	-	-
Big Lottery Reaching Communities	52,107	(52,107)	-	-
CBH	23,687	(23,687)	-	-
Lloyds Bank Foundation	20,696	(20,696)	-	-
Clinical Commissioning Group	61,549	(61,549)	-	-
Police and Crime Commission	9,998	(9,998)	-	-
Rotary Club of Colchester	3,335	(3,335)	-	-
Essex Community Foundation	24,426	(24,426)	-	-
Nationwide	22,913	(22,913)	-	-
ECC - Local delivery pilot	500	(500)	-	-
	<u>275,347</u>	<u>(225,887)</u>	<u>29,579</u>	<u>79,039</u>
TOTAL FUNDS	<u>470,681</u>	<u>(347,211)</u>	<u>(12,151)</u>	<u>111,319</u>

Comparatives for movement in funds

	At 1.4.18 £	Net movement in funds £	Transfers between funds £	At 31.3.19 £
Unrestricted funds				
General fund	303,118	23,685	5,780	332,583
Restricted funds				
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>
TOTAL FUNDS	<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 2020

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 £
Unrestricted funds				
General fund	129,640	(118,137)	12,182	23,685
Restricted funds				
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>
TOTAL FUNDS	<u>416,236</u>	<u>(322,153)</u>	<u>12,182</u>	<u>106,265</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. A grant of £55,186 was received during the year from the Department of Health and Social Care for the conversion of the the Freehold property at East Hill and was spent during the year. These grants are being written off in line with the amortisation of expenditure on those properties.

Grants of £87,200 had been received during the year to 31 March 2019 to improve the leased property at Norfolk House. Of this £82,406 had been spent during the year to 31 March 2019 with the remainder spent during the year on these improvements. The costs are being written off in line with the amortisation of the expenditure.

Grants

Colchester Borough Council for Welfare Services
Big Lottery Reaching Communities for Occupational Therapy
CBH for Homeless Prevention
Lloyds Bank Foundation for specialist staff
Clinical Commissioning Group for Nursing
Police and Crime Commission for Welfare Services
Rotary Club of Colchester for Welfare Services
Essex Community Foundation for Welfare Services
Essex County Council for Welfare Services
Nationwide Building Society for Housing

BEACON HOUSE MINISTRIES

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2020**

18. RELATED PARTY DISCLOSURES

Colin Bennett is a Trustee of the Charitable Company and also a Trustee of The Colin Bennett Charitable Trust for the Homeless.

The Colin Bennett Charitable Trust for the Homeless own the remaining 30% of the Freehold property.

The Colin Bennett Charitable Trust for the Homeless and Colin Bennett personally own other properties which are managed by the Charity.

The Charity receives a management fee in respect of the properties managed on behalf of the Colin Bennett Charitable Trust for the Homeless.