C4WS Homeless Project

Trustees' Report and Statement of Financial Activities for the year to 31 January 2026

Trustees' Report

The Trustees present their report for the year to 31 January 2026.

Structure and Governance

The Charity is a company limited by guarantee governed by articles of association. Its directors, during the year, who are the charity Trustees were:

Andrew Penny (Chair)
Henry Wilson (Treasurer)
Max Mills
Lauren Pleydell-Pearce
Nicholas Price CBE
The Rev Dr Catriona Laing (appointed 22 May 2025)

The Trustees meet, occasionally virtually, about four times a year and *ad hoc* as necessary.

Objects and Activities

The Charity's objects are:

The relief of poverty and in particular homelessness in the London Borough of Camden, by providing (a) immediate temporary accommodation and assistance to the homeless; and (b) longer term help in securing and maintaining stable housing for the homeless and those previously homeless.

Our mission is to provide immediate, compassionate shelter and long-term, sustainable support for people experiencing homelessness in the London Borough of Camden. Through our winter night shelter and holistic, person-centred services, we empower individuals to move forward into stable, independent living.

Our core activity is the winter night shelter running annually from November until the end of March, providing emergency accommodation and essential support services to individuals experiencing homelessness.

We expect to provide shelter to between 60 and 80 guests, offering them an initial 28-day stay in our shelter and access to a wide range of wraparound services designed to support long-term stability and independence. This shelter offers 16 beds every night for the duration and operates out of a network of Churches who provide dinner, bed and breakfast. Our team works year-round to cover all elements of guest welfare:

- Welfare support for housing, immigration, accessing services, benefits, etc.
- Jobs Club, supporting people into training and employment
- Home from Home, our hosting scheme
- English Classes in partnership with Speak Street
- A weekly drop-in service, Wednesday in partnership with Holborn Community Centre
- Counselling for guests during their shelter stay in partnership with Brett Grellier Psychology Services
- On site (at our offices in Euston) amenities including showers, laundry, luggage and document storage.

Staffing and premises

The direction and operational delivery of C4WS is overseen by Nikki Barnett, the Director, who is accountable to the Board of Trustees. The Director leads a small, experienced team: Sian Smith, our Shelter Coordinator, oversees shelter logistics, church coordination, and volunteer management; Jessica, our Senior Caseworker provides one-to-one support and tracks guest outcomes; supported by Kobi Mohan, Caseworker. We are grateful to all staff for their contributions. We also worked with Central Care to provide temporary staffing support for both Wednesday Club and evening shifts at the shelter.

The shelter has traditionally been housed in churches and church halls of all denominations in Camden. The churches are organised into two rotas (November to January and January to March) of seven churches operating one night a week each. We are grateful to those volunteers, both from churches and independent, who could help and on whom we relied to run the shelter (and Wednesday club).

The rooms at the Euston Office continued to be popular and helpful providing showers, laundry facilities, luggage storage. We were also able to host Sunday Club on site, in our Community Hub, which doubled up during the week as an extra meeting room and donation area – where guests could relax and find clothing and accessories at their leisure.

Impact

From November 2025 to April 2026, our winter night shelter supported 65 guests. Despite internal challenges due to staff turnover, our small, dedicated team ensured continued delivery of holistic welfare support to every referred guest. This year's 20 week season marked our 22nd shelter cycle, hosted across a network of welcoming church venues. Each site, coordinated by trained Church Coordinators and supported by over 350 volunteers, provided a warm, safe, and dignified environment for our guests.

In 2025–26, C4WS provided emergency shelter to 65 guests: 82% male, 18% female; 18% aged 18–24, 31% 25–34, 51% over 35. Many were NRPF, requiring longer stays to prevent a return to homelessness, including older adults with insecure immigration status from South America and Africa, often presenting with health needs, hospital discharges, and NHS debt.

We saw an older demographic of guests who stayed with us during the season, which was a new trend to previous years, when many of our guests were young, male, recently recognised refugees. This season we supported 16 guests over the age of 50, all of whom were NRPF. Our eldest guest was 76 years old. Many of this group were also unwell, either physically or mentally, or often both. Again, this was a new factor to how guests had presented in the past. We had several whose illnesses required medical attention, and admission to hospital. Sadly, they would be discharged back to the shelter, as NRPF beds were scarce, due to the local service, Olallo House, closing due to a lack of funds.

Public Benefit

The Trustees are aware of the Charity Commission's guidance on public benefit and believe their activities and the figures showing their impact demonstrate clear compliance.

Financial review

In the year to 31 January 2026, we received grants and donations totalling £347,459, earned interest of £20,086 and incurred expenditure of £275,753, resulting in a funding surplus of £91,793.

Reserves Policy

The Trustees believe that to safeguard the charity's services and meet obligations to staff and creditors in the event of reduction, and/or delays in the receipt of, grants and donations, at least 12 months' running costs (currently c £300,000) should be held in free reserves (unrestricted reserves less fixed assets). On 31 January 2026 we had £423,340 of free reserves, representing just under 17 month's costs

Investment Policy

We do not have any investments, but place funds not required in the short term on deposit in fixed term bank accounts. Amounts on deposit are reviewed regularly to ensure that funds will always be available when required.

Risk Policies

The Trustees' policies on financial risk are kept under review. Risk in the cold weather shelter, in the Home from Home scheme, and in the Thursday Club is closely monitored, with policies on safeguarding and physical risk in place.

Going Concern Assessment

The financial statements have been prepared on a going concern basis. The Trustees have considered whether the use of the going concern basis is appropriate and have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on C4WS's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Administrative Information

Company Number 12433154	Registered Address & Office	Banker
Charity Number 1189622	St Pancras Church House	CAF Bank Ltd
www.c4wshomelessproject.org	1, Lancing Street	25 Kings Mill Avenue
	London	Kings Mill, West Malling
	NW1 1NA	ME19 4JQ

Approved by the Trustees and signed by



Mr A H Penny on 16 July 2026

Independent Examiner's Report

Report to the Trustees of the C4WS Homeless Project ('the Company')

I report to the charity trustees on my examination of the accounts of the Company for the year ended 31 January 2026.

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 this year 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

The Company's gross income exceeded £250,000 and I am qualified to undertake the examination by being a member of the Institute of Chartered Accountants in England and Wales.

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

- accounting records were not kept in respect of the Company as required by section 386 of the 2006 Act; or
- the accounts do not accord with those records; or
- the accounts do not comply with the relevant accounting requirements under 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
- the accounts have not been prepared in accordance with the Charities SORP (FRS102).

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.



Mai Charissa Tran-Ringrose ACA
21 July 2026
71 Elm Park Gardens
SW10 9QE
London

Statement of Financial Activities for the year to 31 January 2026

Income & Expenditure Account	Note	Restricted funds £	Unrestricted funds £	Year to 31 Jan 2026 £	Year to 31 Jan 2025 £
Grants and Donations					
Grants		276,047	21,372	297,419	266,387
Donations			44,540	44,540	34,207
Donations - Professional Services			5,500	5,500	
Total		276,047	71,413	347,459	300,594
Interest Income			20,086	20,086	22,648
Operating expenses	2	(194,373)	(81,379)	(275,753)	(313,755)
Reclassification		(7,401)	7,401		
Net Income		74,272	17,520	91,793	9,487

Balance Sheet		31 Jan 2026 £	31 Jan 2025 £
Fixed Assets	5	100,079	40,627
Current Assets			
Cash at bank		168,478	80,178
Cash on deposit		435,922	412,019
Interest income accrual		8,582	14,382
Prepayments		2,118	2,106
Other debtors			
		615,100	508,684
Creditors falling due within one year			
Lease liabilities		32,959	26,693
Other creditors			
		32,959	26,693
Net Current Assets		582,141	481,991
Creditors falling due after more than one year			
Lease liabilities		67,809	54,189
Net Assets		614,411	468,429

Funds	Restricted £	Unrestricted £	Total £		31 Jan 2025 £
At 31 January 2025	16,720	505,898	522,618	b/fwd	513,131
Net income for year	74,272	17,520	91,793		9,487
At 31 January 2026	90,993	523,418	614,411	c/fwd	522,618

For the financial year to 31 January 2026 the Company was entitled to an exemption under section 477 of the Companies Act 2006 ('the 2006 Act') relating to small companies.

The members have not required the Company to obtain an audit of its accounts for the year in question in accordance with section 476 of the 2006 Act.

The directors acknowledge their responsibility for complying with the requirements of the 2006 Act with respect to accounting records and for the preparation of accounts.

These accounts have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime.

Signed on behalf of the board of directors by



Mr A H Penny on 16 July 2026

Notes to the Financial Statements for the year to 31 January 2026

1. Accounting Policies

Basis of preparing the financial statements

The financial statements of the Charity, which is a public benefit entity as defined by the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102), have been prepared under the historical cost convention with items recognised at cost or transaction value. The financial statements have been prepared in accordance with the second edition of the Charities Statement of Recommended Practice issued in October 2019, FRS 102 ('the Charities SORP') and the Charities Act 2011.

Going Concern

The Trustees consider that there are no material uncertainties about the Charity's ability to continue as a going concern.

Income Recognition

All income is recognised once the Charity has entitlement to it, it is probable that it will be received, and the amount receivable can be measured reliably.

Expenditure Recognition

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 settlement will be required, and the amount of the obligation can be measured reliably.

All expenditure is accounted for on an accruals basis. All expenses including support costs and governance costs are allocated or apportioned to the applicable expenditure headings.

Donated Services

The Charity benefits from the provision of free professional accountancy and independent examination services. In accordance with the Charities SORP, the estimated commercial value of these services (£1,500 and £1,000 respectively) is recognised as incoming resources and an equivalent outgoing resource in the Statement of Financial Activities. No actual payment was made for these services.

Fixed Assets: Lease Right of Use

The Charity entered into a new agreement to lease the premises at Lancing Street for 3 years from 1 September 2025 at a monthly rental of £2,500 for the remainder of 2025, £3,125 from 1 January 2026 and £3,750 from 1 January 2027 until the end of the lease on 31 August 2028. In line with the IFRS 16 Leases accounting standard, the lease was reported on balance sheet as a Right of Use asset and a Lease Liability in the amount of £111,210, being the 3 years' rental payments discounted at the Charity's estimated borrowing rate of 6%. The asset will be fully depreciated over the term of the lease and rental payments will be reported as interest expense and repayments of the lease liability.

Fixed Assets: Leasehold Improvements and Office & IT Equipment

Depreciation has been charged on Leasehold Improvements at 33% (per annum) to write them off over the terms of the original lease of the premises at Lancing Street. Office & IT Equipment is depreciated at 25% to write it off over its estimated useful life.

Restricted and unrestricted Funds

Restricted funds can be used only in accordance with specific restrictions imposed by the donor. Unrestricted funds can be used for any purpose in furtherance of the Charity's objectives.

Pension costs

The Charity operates defined contribution pension schemes. Contributions payable to the schemes are charged in the period to which they relate.

Taxation

The Charity is exempt from corporation tax.

2. Operating expenses	Note	**2025/26**	**2024/5**
		£	£
Staff costs	3	166,649	207,741
Depreciation	5	48,380	53,736
Shelter & guest costs		29,791	29,785
Office costs		10,327	9,867
Insurance		3,394	3,922
Subscriptions & training		3,379	1,152
Lease interest expense		3,366	2,503
Lease gain on early termination		(745)	
Bookkeeping		3,000	1,560
Consultancy fees		2,730	133
Volunteer entertainment		2,002	1,440
Accountancy	(i)	1,500	
Independent Examination	(i)	1,000	
Marketing		834	1,428
Other expenses		86	9
Bank charges		60	480
		275,753	313,755

(i) notional fees for donated services

3. Staff Costs	**2025/26**	**2024/25**
	£	£
Salaries & wages	143,674	175,220
Employer's NI contributions	7,859	13,154
Employer's pension contributions	8,621	10,369
Agency staff	4,453	4,906
Human Resources	346	1,868
Recruitment	499	668
Statutory Sick Pay		630
Staff entertainment	801	482
Payroll fees	396	444
	166,649	207,741

4. Trustees' Remuneration & Benefits

There were no Trustees' remuneration, benefits or expenses paid in the year to 31 January 2026

5. Fixed Assets	**Lease Right of Use**	**Leasehold Improvements**	**Office & IT Equipment**	**Total**
	£	**£**	**£**	**£**
Cost 1 February 2025	82,178	77,338	8,309	167,825
Termination / Disposal	(82,178)		(8,309)	
Additions	111,210		5,753	116,963
Cost 31 January 2026	111,210	77,338	5,753	194,301
Depreciation 1 February 2025	57,068	61,821	8,309	127,198
Termination / Disposal	(73,047)		(8,309)	
Charge in year	31,425	15,517	1,438	48,380
Depreciation 31 January 2026	15,446	77,338	1,438	175,578
Net Book Value 1 February 2025	25,110	15,517	nil	40,627
Net Book Value 31 January 2026	95,764	nil	4,315	100,079