Hope into Action South Leicestershire

Annual Report: January to December 2025

1. Chair's Welcome

It is my pleasure to present this report and to reflect on what has been an extremely encouraging period in the development of our project.

Over the past year, we have seen our vision move significantly closer to becoming a reality. Thanks to the commitment and generosity of our supporters, we successfully secured investment from nine investors, enabling the purchase of a suitable property in Whetstone. This was a major milestone and has provided a firm foundation from which to build.

Since acquiring the property, considerable work has been undertaken to prepare it for its intended purpose. While there remains much to do, plans are well advanced for the necessary remedial works, safety improvements, and compliance requirements. Alongside the practical preparations, significant progress has also been made in developing the governance, policies, procedures, and staffing arrangements that will support the project.

What has been particularly encouraging is the level of support we have received from the wider church community. Many people have generously given their time, expertise, encouragement, and financial support. Others have helped by offering professional advice, visiting similar projects, exploring trustee opportunities, or considering how their skills might contribute to the success of the initiative. This shared commitment has strengthened our confidence that the project is not only viable but will be well supported in the future.

I would like to express my sincere thanks to our investors for their confidence in the vision, to our trustees for their dedication and hard work, and to all those who have contributed in practical and financial ways. Particular thanks are due to the church members who organised the art sale and fundraising meal, raising almost £2,000 for the project. Their efforts, together with the generosity of those who supported these events, have made a significant contribution towards our preparations.

While further work lies ahead before we are ready to welcome tenants, we can be thankful for all that has been achieved so far. The property is beginning to take shape, the governance and operational arrangements are developing well, and we are steadily building the resources and support needed to make a lasting difference in the lives of those we seek to serve.

On behalf of the Board, thank you to everyone who has contributed to this journey. We look forward with anticipation to the year ahead and to seeing this vision become a reality.

Cheryl Pharaoh
Chair of Trustees

2. Organisational Information

Charity Name: Hope into Action South Leicestershire

Charity Registration Number: 1207606

Address: Springwell
Dog and Gun Lane
Whetstone
Leicester
LE8 6LJ

Trustees:
Cheryl Pharoah - Chair
Fiona Bedford
Stephen Brown

Key Staff Members:
Margaret Hanning – Fundraising
Gary Anderson - Supporter
Susan Anderson - Supporter
Dianne Tidball – Expert Advisor

Governance Structure:
Hope into Action South Leicestershire is governed by a board of trustees who are collectively responsible for overseeing the charity's strategic direction, financial health, and compliance with legal and regulatory obligations. The trustees meet regularly to review progress, approve budgets, assess risks, and make key decisions relating to the charity's operations and future plans.

Trustees are recruited through a transparent and values-based process. Potential candidates are identified based on their alignment with the charity's mission, relevant experience, and commitment to serving vulnerable individuals. Recruitment may involve public advertising, personal referrals, or engagement with local networks. All prospective trustees undergo an interview and vetting process, including reference checks and DBS clearance where appropriate. New trustees receive an induction to ensure they understand their responsibilities and the charity's governance framework.

Charitable Objects:
Our objectives are the prevention or relief of poverty of people who are homeless or are at risk of homelessness, by providing housing and support.

Mission Statement:
Providing a safe, supportive and welcoming home for those experiencing homelessness

3. Activities and Achievements

During the year we were fortunate to attract investment from 9 investors, raising enough to purchase a suitable house. In October 2025 the investors purchased a property in Whetstone which we thought would meet the needs of our potential tenants. It is a 3-

bedroomed property near the church and close to local amenities such as the main bus route to Blaby and Leicester, the shops and a medical centre.

Property Preparation and Compliance Works

A programme of remedial and compliance works was started to ensure that the accommodation was safe, secure, and suitable for occupation.

General Remedial Works

A number of maintenance and clearance tasks were required to bring the property up to an acceptable lettable standard. These will be completed during 2026 These will include:

- Clearance of the garden to remove accumulated waste and improve the external appearance of the property.
- Clearance of the loft space to ensure it is safe, accessible, and free from unnecessary stored items.
- Cleaning and clearing of gutters to prevent water ingress and future maintenance issues.
- Repairs to damaged garden fencing to improve security and maintain property boundaries.
- Repairs to the rear step to remove a potential trip hazard and ensure safe access to the property.

These works will address outstanding maintenance issues and improve the overall condition and presentation of the property.

Conversion and Compliance Works

In addition to the remedial repairs, further works are required to enable the property to meet relevant safety standards and licensing requirements.

The key works to be undertaken include:

- Installation of fire-resistant doors throughout the property in accordance with HMO fire safety requirements.
- Electrical inspection, testing, and remedial works to ensure compliance with current electrical safety standards.
- Servicing and safety checks of the gas boiler and associated heating system.
- Installation and testing of appropriate smoke detection and fire alarm systems.
- Provision of emergency lighting and fire safety measures where required.

- Certification of gas and electrical installations to demonstrate compliance with statutory requirements.

These improvements will ensure the property meets the necessary safety standards, reduced risks to occupants, and enable the property to be let as a compliant and well-maintained house offering safe accommodation for residents.

Other On-Going Work:

Alongside the physical preparation of the property, a range of organisational and project development activities are continuing to support the successful launch and long-term sustainability of the project.

Key areas of ongoing work include:

- Developing, reviewing and approving the policies and procedures required to support the safe and effective operation of the project.
- Preparing a job description and recruitment materials for the Empowerment Worker role, which will be central to supporting residents and delivering the project's objectives.
- Visiting and engaging with similar accommodation and support projects to learn from their experiences, identify good practice, and gain further insight into effective service delivery.
- Raising awareness of the project within the church community, encouraging members to support the initiative financially and through donations of furniture and household items needed to equip the property.
- Engaging with individuals who may be interested in contributing their skills and expertise, including exploring opportunities for new trustees to join the organisation and for members with financial, governance, or professional experience to provide support.

These activities are helping to establish the governance, staffing, financial sustainability, and community support necessary to ensure the project is well-positioned for a successful opening and ongoing operation.

Impact Stories:
We have not had the opportunity to acquire any impact stories. We expect these will come once we have housed our first two tenants.

Statistics and Outcomes:
As we have not yet got to the point of housing any tenants, we do not have any statistics and outcomes to share just yet.

Progress Against Goals:
Our aims for the second year were to concentrate on acquiring a suitable property and start to get it ready for letting.Secondly, to prepare the ground to employ an empowerment worker to support our potential tenants.

We are delighted with the progress made so far. The house is starting to take shape as a welcoming home, and the governance arrangements needed to support the project are also developing well.

4. Public Benefit Statement

How Our Work Benefits the Public:
Housing the homeless benefits the public by reducing healthcare costs, improving public health, and lowering the financial burden on emergency services. Stable housing can lead to increased economic participation, as formerly homeless individuals are better able to find and maintain employment, which in turn contributes to the tax base. Additionally, it reduces the overall strain on social services and the criminal justice system. Although our impact will may be limited it will be consequential for those receiving the service.

Restrictions on Who Can Benefit:
At the time of writing, we have not settled on a specific demographic that we are looking to support. This will become clearer through prayer and contact with vulnerable groups and referral agencies.

5. Financial Review

Income and Expenditure Summary:

Total In	£6,309
Total Out	£1,365
Balance at December 2025	**£6,428**

Funding Sources:
All our funding has come from generous donations from members and friends of Whetstone Baptist Church.

Allocation of Funds:
All money spent has gone to Hope into Action UK for training and support as well as work on the house.

Reserves Policy:
We currently have £6,428.75 in unspent reserves. This will mainly be used to pay for the work required on the house

Value for Money Assessment:
We have mainly spent money on our franchise fee, renovations and training, and I consider that the money has been very well spent. During last year we were not expecting to incur many expenses, and this did turn out to be the case.

6. Custodian Trustee Information

Custodian Trustees:
The trustees are not responsible for any assets at present.

Assets Held:
Hope into Action hold no housing assets. The investors have purchased a house, and we will lease it off them for a period of 5 years once the first tenant moves in. Investors will receive 2% annual interest on their investment. This will be the model for any future expansion.

7. Future Plans

Strategic Priorities for 2026:
As we enter the next phase of our journey, our primary focus will be on getting the house to a state of readiness so that we can accept two tenants.

The year ahead will be one of learning, adaptation, and consolidation as everyone involved develops a deeper understanding of both the opportunities and challenges that come with this exciting new chapter.

A key priority will be building our knowledge and confidence in running the charity during this stage of its development. We will actively seek guidance, share experiences, and draw on expert advice where needed to ensure we are creating a strong, sustainable foundation for the future and delivering the greatest possible benefit to those we support.

Challenges and Mitigation Strategies:

Challenge: Identifying and securing suitable tenants
Finding tenants whose needs align with the accommodation and support available may take time and careful assessment.

Mitigation:
Follow a clear referral and assessment process, work closely with local agencies and partner organisations, and ensure that prospective tenants are matched appropriately to maximise the likelihood of successful tenancies.

Challenge: Supporting tenants effectively during the first year
As the first residents move in, unexpected needs and challenges may emerge, requiring flexibility and additional resources.

Mitigation:
Maintain regular communication with tenants, establish robust support plans, and build

strong links with external support providers to ensure access to specialist advice and services when required.

Challenge: Adapting to a new phase in the charity's development
Transitioning from project delivery to managing an operational housing service will bring new responsibilities and learning opportunities for trustees and volunteers.

Mitigation:
Invest time in developing governance, operational procedures, and organisational knowledge. Draw on the experience of other charities, seek professional guidance where appropriate, and provide training and development opportunities for those involved.

Challenge: Building a sustainable and resilient operating model
As a relatively new initiative, there may be uncertainties around processes, resources, and long-term sustainability.

Mitigation:
Monitor performance regularly, review and refine procedures as lessons are learned, and seek expert advice and external support to strengthen the charity's ability to deliver its objectives effectively over the long term.

Funding Requirements and Opportunities:
We estimate that we will need approximately £3,000 per annum to run Hope into Action South Leicestershire. This will cover the cost of the Empowerment Worker, minor repairs, training and day to day expenses.

We already have in place a supporter who has taken on the role of fundraising and already has plans for a fund raising meal in the new year. She has many more ideas in the pipeline to help us hit our financial targets. We will also be relying on donations from supporters within the membership of Whetstone Baptist Church.

8. Acknowledgements

Supporters and Donors:
We would like to give our heartfelt thanks to all our investors who have seen the impact a charity like ours can have on the lives of the homeless.

We also thank most heartily those supporters who are working alongside the trustees to deliver a quality house. For without your help and guidance this work could become burdensome on the trustees. We would also like to thank everyone who has raised or donated money to this worthy cause.

With everyone’s support this project will deliver results for some of the most vulnerable in society. Bringing God’s love to the those in need.