



Let's end local
homelessness

ANNUAL REPORT

2016/2017



www.elmbridgerentstart.org.uk

Registered Charity Number: 1156746

34 bed spaces managed by our team

40 people now in work or training

52 people supported on the streets

102 people helped with new housing and support

180 people helped to keep their home

421 people given support

Elmbridge Rentstart

is a charity that helps homeless and vulnerably housed people in Elmbridge and Runnymede in Surrey. Our aim is not only to help people secure quality private rental housing but also to support our clients to get back into work, training or education to enable them to move on in life.

We have a small staff team of seven, supported by two peer mentors enabling us to form strong connections with those we support.

"I mean, I've hit rock bottom where I just thought my life was over. You have to build yourself up until you're a stronger person and make something for yourself. I realise I've got to make a life for myself on my own at the moment. Rentstart are offering me that support."

Living on the streets

Increasing numbers of our clients have been living on the streets or sleeping in sheds or cars. Historically it was hard for us to find or engage with these clients which led us to recruit two peer mentors, both of whom are ex clients with experience of rough sleeping.

Over the year they met with 52 rough sleepers - their empathy enabled them to engage with these clients and 27 of the 52 people we met on the streets are now settled into accommodation.

By nature these clients are complex, of the 27 we have housed, nine had alcohol issues, 12 had drug issues, 23 had mental health problems, seven had physical health problems, three have learning difficulties, nine have a criminal record. One year on 14 people are still housed. This is a high success ratio as these clients had many obstacles to overcome in order to achieve long term housing.

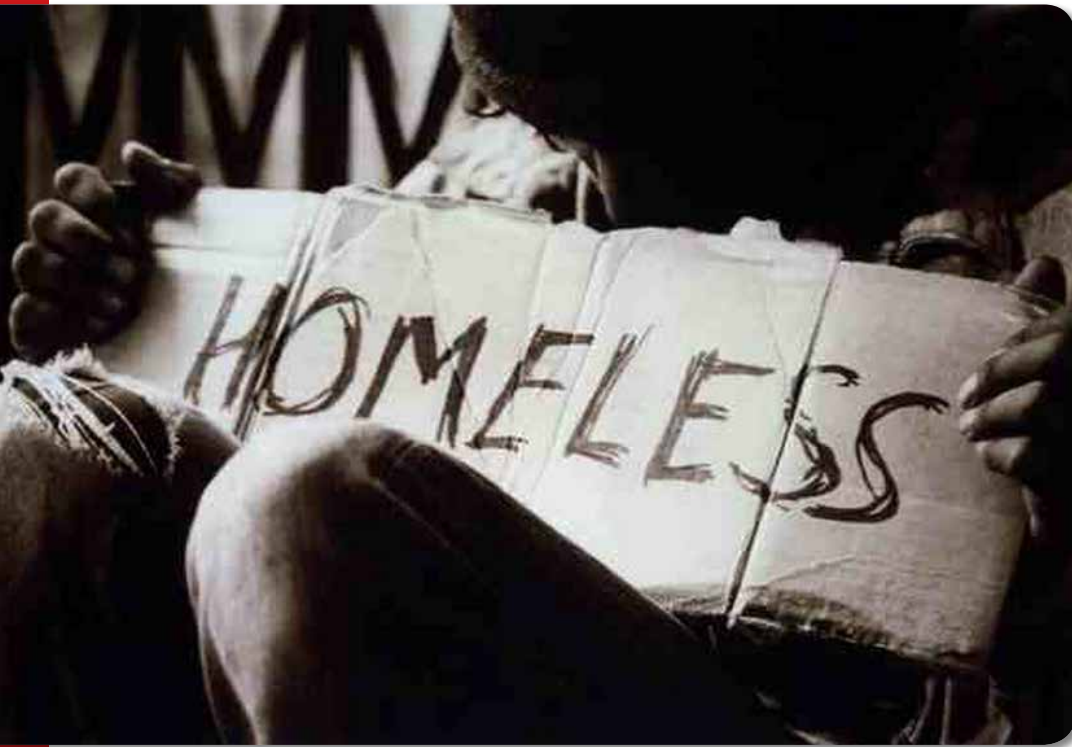
Joe* had worked as a refuse collector for 16 years, but had lost his job which meant he was no longer able to pay his rent and became homeless.

He had been unable to get help from the authorities as he was not in priority need and had been sleeping rough before he was referred to us by the CAB. One of our mentors was able to contact him later that night to talk about how we could help.

Joe came to our offices for a full assessment, he had only just applied to Job Seekers Allowance and had no money so we provided food and essentials. Within a couple of days we were able to move him into a room in one of our shared houses and helped him to apply for housing benefit.

Joe has settled in well and now that he has a secure place to live he is determined to find work to enable him to become independent again.

"If it wasn't for Rentstart I'd be living in my car, if I still had a car. I've managed to hold onto my tools, so definitely – it's helped me."



Complex needs

It costs the public purse in the region of £19,500 per year to support someone who is homeless including the costs of healthcare, professional interventions and policing costs.

One of the key trends we are seeing right across our client group is a rise in complexity, especially around mental health issues.

421 people contacted us for help last year, many we could help with phone advice or could refer to other more appropriate services for their needs. If we think we can do more to help we invite potential clients to come and meet with us for an in depth assessment of their needs. In the last 12 months we assessed 206 clients and went on to house and support 102 of these.

- **62%** of these clients were either sleeping rough or sofa surfing with the remainder vulnerably housed.
- **25%** have drug/alcohol issues
- **49%** have mental health issues
- **19%** have criminal records

It is also interesting to look at the clients we were unable to house, we met with just over 200 people, and housed around half. Another 50 could have been housed had we had more property available, the other 50 had extremely complex needs that would have meant that they would be unable to enter the private rental sector without very intensive support, usually provided in a hostel environment.

These two issues - a lack of property and a lack of suitable support for extremely complex clients are now driving forwards our plans for 2017 and beyond.





Our work is led by our clients - it responds to individual need. We provide one to one sessions, group sessions and also ensure that we link clients to other useful resources. For example for those who are ready to seek work we set up sessions with local employers who talk to our clients about job opportunities with their company but also give advice on CVs, how to interview and how to sustain work.

Matt's story

Matt* was working full time night shifts, sleeping during the day and as a result was becoming very isolated. He had been diagnosed with depression aged just 16 and the medication he was prescribed had left him feeling emotionless. Matt had a long term history of smoking cannabis and over time this became a daily habit.

Matt's relationship with his mum deteriorated due to the effects of his drug use as he was becoming aggressive. His mum eventually told him to leave, but wanted him to succeed and called Rentstart in March 2017 to see if we would be able to house him. We interviewed him and were able to offer him a room in a shared house.

Matt has embraced living independently, and is sustaining his tenancy well. He has reduced his reliance on drugs and is engaging well both with our counsellor and our support worker. He is now making positive steps towards improving his situation and looking to expand his education and working possibilities.

Finding a home

The recently updated Home Truths report for the South East Region (National Housing Federation, 2017) clearly points to the increasing scale of the issue of the lack of affordable housing in our boroughs. The household income required for an 80% mortgage in 2016 was £162,000 for Elmbridge. Mean monthly private rents per month in 2015/16 were £1,845 in Elmbridge.

Our clients have no chance of accessing the private rental market without significant support.

We are a charity that provides support to homeless people, however we know that we cannot help our clients without access to quality and affordable property – which is in very short supply in our boroughs.

We wanted to change this and have set up our own system to manage properties ourselves - we become the landlord.

“Simply having a place to call my own is unbelievably comforting.”

Client 2017



Private landlords can be reluctant to rent their properties to clients who are in receipt of benefits. Partly this is due to a perception of our clients as unreliable tenants, but is also due to the complexity of how rent is paid by those we support.

To counter this we have developed a landlord offer in January 2016 where we take on the management of their property, we:

- Ensure that it meets all lettings standards.
- Hold regular days where local volunteers will paint and make minor repairs to properties to keep them in good order.
- Employ ex clients who have become handymen who we use to take on more complex repairs.
- Provide not only deposit guarantees, but guaranteed rents so that landlords need not worry as to whether their tenants has paid the rent on time, or concern themselves with any “void” periods or collecting rents in a piecemeal fashion. We pay the rent to the landlord and handle all rent collection issues.
- Fully support each tenant to give the best possible chance of a successful tenancy.

We currently are managing 34 bed spaces in this way and are looking to secure up to 50 more over the next two years.

In return landlords let properties to us at rate that is slightly below the market rent for their property enabling us to generate a surplus on each property, paying for the staff time it takes to run this side of our work and giving us a cushion should there be void periods or damages. We must keep building this side of our work as we know that we could have housed and supported an additional 50 people this year had there been more property available to us.



Rebuilding Lives

Getting back into paid employment, deciding to start vocational training or starting voluntary work are all key milestones for our clients. Our support work helps our clients to focus on financial literacy and seeking and retaining employment. With work comes independence, financial security and the opportunity to move on from our support.

We support all of our clients to find work – of the 102 housed last year 40 are now in work or training.



Securing a Job with Freedom 2 Work

However, we wanted to explore helping more complex clients to find and sustain work and set up a new project in partnership with **Commonweal Housing Solutions**. This is different from our usual client support as three key factors all have to be present – the clients will live in one of the properties we manage, they must commit to saving and they will be offered additional work related opportunities such as events where they can meet employers face to face.

This year we focused on 26 clients who were all living in properties managed by us, we gave additional support around employment

options and asked clients to commit to save in return for becoming part of this trial group. Our aim is to break the cycle of homelessness and the often constant return to unemployment. To help with sustaining employment we are also able to offer our clients a reduced rent when they start work to help them get over the adjustment to working life and the inevitable changes in their benefits or tax credits.

The majority of these clients are living in shared housing, which for many would not be their aspirational first choice, but looking at feedback we can see real benefits to many of the clients.



“I suffer from depression and anxiety so it was a big thing. I was very worried about moving in with people I didn’t know. Rentstart paired me up with nice guys. I moved in – the guys were really welcoming, I’ve made a really good friend there, I’m glad it happened. They say everything happens for a reason – doing a share, it was meant to be, because I made a good friend.”

This project has now completed its first year and the results are impressive.

16 clients found work once they had been housed

10 are still working

5 are volunteering

5 are in training

All are committed to saving



We are continuing this work next year with an aim to looking to expand the number of clients involved, and looking to share the results more widely with other agencies not in our geographical area.

Looking forwards

Our report this year shows us where we can do more to have real impact. We have three main issues:

- Stopping people from becoming homeless in the first place
- Finding a solution for our complex clients when there is no room for them in supported accommodation
- Securing more properties to ensure that we have a home available to all clients who need one.

To address these points we have new plans:

- We will start a Housing First trial for complex clients who would historically have needed to go to either a very limited number of in borough supported (six) beds, or to move out of borough to a hostel. This method involves housing these clients first, and then looking to sort out additional needs. It will involve very intensive key working, but if successful will be of real value in our locality.
- Securing more properties to add to our current portfolio of properties we manage. We are in talks with housing associations, landlords and local charities about properties that we may be able to access for our clients.



Our funders

We would like to thank all of our funders, from our local supporters and companies to the larger trusts and corporations who support our work. Over the last year we have developed new and important community links, with local companies helping us with volunteering through to our intrepid fundraising volunteers who have taken part in our runs or helped us to collect money at local stations. We truly appreciate every single one of you!



Thanks to:

29th May 1961
Charitable Trust

Brooklands College

Dairy Crest

Elmbridge Borough
Council

Garfield Weston

The Hillcote
Charitable Trust

Leathersellers' Charity

Lloyds TSB Foundation

Marks and Spencer

Marsh Christian Trust
Pfizer

Rayne Foundation

Runnymede Borough
Council

Santander

Surrey Community
foundation

The F J Wallis Charitable
Settlement

Tudor Trust

Walton Charity

Church of the Holy Name,
Esher

Syder Foundation

Lady of Lourdes Church,
Thames Ditton

Moleside Probus

St Andrew's Church and
PCC of Cobham

Dandy Charitable Trust

Rowan Bentall
Charitable Trust

St Mary's and St John's
Church, Walton on Thames

Reports and Financial Statements for the Year Ended 31st March 2017

LEGAL & ADMINISTRATIVE INFORMATION

Constitution

The company was registered with Companies House in December 2013 and with the Charity Commission in April 2014 when Elmbridge Rentstart Ltd in its original form transferred its assets and liabilities to Elmbridge Rentstart (UK) Ltd. The new charity started trading effectively as of 1st April 2014.

Companies House number is 08819740.
Charity Commission number is 1156746.

Directors and Trustees

Nigel Pacey *Chairman*
(as of 28th March 2017)

Julian Rye *Secretary*

Paul Tiller *Treasurer*

Paul Richmond (resigned 28th March 2017 and was chairman previously)

Paul Doe (appointed 28th March 2017)

Christine Pockson

Paul Smurthwaite (resigned 28th March 2017)

Each Trustee is a Member of the company as is Esher & District Citizens Advice Bureau. Each Member's liability is restricted to £10

should the company need to be wound up. Trustees are recruited by contact with local organisations and by personal recommendation, having regard to the skills required by the Board. Before taking up their duties, they are inducted by current trustees and the Manager on all aspects of the Charity's work. In addition some of our homeless clients work directly with the Board and the Manager to help review procedures and policies as well as practical administrative matters. The Manager runs the Charity on a day to day basis, under the supervision of individual Trustees covering different aspects of operation.

Except for small items, all expenditure requires two bank signatories to authorise payments.

Banks: CAF Bank, 25 Kingshill Avenue, West Malling ME19 4JQ
HSBC, High Street, Walton on Thames KT12 1DD

Manager: Helen Watson

Registered Offices: Charity House, 5 The Quintet, Churchfield Road, Walton on Thames, Surrey, KT12 2TZ

Independent Examiner:

Ms J M Swain B.Sc. (Hons) FCCA
JM Solutions (Guildford)
13 Gatley Drive, Guildford GU4 7JJ

REPORT OF THE DIRECTORS/TRUSTEES FOR THE YEAR ENDED 31 MARCH 2017

The Trustees are pleased to present their report together with the financial statements of the Charity for the 12 months ended 31 March 2017.

Legal and Administrative information set out on pages 1 & 2 forms part of this report. The financial statements comply with current statutory requirements of the Charity Commission and Companies House.

Objects of the Charity

The Charity is established for the relief of poverty and distress and the protection of health among persons within the borough of Elmbridge and adjoining boroughs who are homeless or at risk of becoming homeless by providing and assisting in the provision of housing, advice, support and practical assistance and by such other means as the trustees may in their absolute discretion think fit.

Organisation

The Charity is run by its members (as Trustees) in general meetings. Power may be delegated to one or more Trustees or groups of Trustees to manage the employees of the Charity and its day to day operations, subject to the overall supervision of the Trustees in general meeting. The Trustees meet in general meeting six times a year to review progress and take corrective action as required.

Investment Powers

Under its Rules, the Charity has power to invest any part of its funds in accordance with the Charity Commission guidelines.

Report of Activities

Elmbridge Rentstart (UK) Ltd is a non-profit making organisation. Our state of affairs and financial results for the year are as shown by these accounts. We operate from an office in Walton on Thames, Surrey.

The Unrestricted Income and Expenditure Fund, which finances our running costs, shows a deficit for the year of £180 (2016 surplus £21). The Fund totaled £45,431 at 31 March 2017 (2016 £45,611).

The last 12 months have seen us increasing the types of support we can offer to local homeless people:

We trialed the use of peer mentors in 2015 and have extended this work over the last 12 months. Our mentors' work in the community has been key to us finding and engaging with people who are traditionally reticent in seeking help. We have met 52 rough sleepers over the year and have been able to engage with 35 of these clients, 16 have been housed, some did not want to formally engage and others are still supported on the streets.

Another major change we have seen this year is our increased geographical reach. We are now working consistently in Runnymede borough (in addition to Elmbridge) with the support of the local council. This work has been successful and we will continue to build on our work in this neighbouring borough.

As we mentioned in our previous annual report, we have also been piloting the first year of a new five year project called Freedom2Work (funded by Commonwealth Housing Solutions) which focusses on enabling our clients to find paid employment. Twenty five clients enrolled in this project this year; to date eight have secured and sustained paid employment, five have entered into work related training and three have started regular volunteering.

Finally we must mention our work to extend access to quality properties for our clients.

Our area has a significant shortage of affordable rental property which is a major barrier to our clients in accessing their own home. Over the year we have taken on 11 bed spaces which we are managing ourselves allowing us greater control over tenancies and enabling us to house an additional 14 clients.

The Trustees are most grateful to all of our staff, volunteers and funders, without whom our work would not be possible.

Statistics for the year

	2016/17	2015/16
Total number of people contacting us for advice	421	351
Number of people supported on the streets	35	n/a
Number of people helped with prevention of homelessness work	180	n/a
Number of people housed and supported	102	132
Number of people in employment or training	40	45
Number of people in intensive tenancy training	68	59

The figures above demonstrate the changes in our work and the issues we are facing. Increasing numbers of people are approaching us for help, we are also still supporting people we housed previous to this year to ensure that they remain housed. We are also working with an increasing number of people who are still living on the streets as they are not yet ready to fully engage.

The number of people we have been able to house this year has dropped, not due to

a lack of need but because of two distinct factors: a lack of property for clients who are ready and able to move into the private rented sector and a lack of supported housing for very complex clients who would not currently be able to sustain a tenancy without intensive support. These two factors are now our target for change for the year ahead.

Reserves policy

Reserves need to be held to enable an orderly winding down of the Charity's affairs in the event that adequate funding no longer is available. The Trustees have resolved that the Unrestricted Income and Expenditure Fund should be held at a level of around 50% of total annual expenditure (excluding property management expenses and claims). At 31 March 2017, the Fund held £45,431 (2016 £45,611) in unrestricted reserves as well as £29,151 (2016 £28,320) within the guarantee fund which is unrestricted. This means that our total unrestricted reserves stand at £74,582 (2016 £73,931.) This equates to 32% of our current annual running costs (excluding property management expenses). We are aiming to broaden our range of fundraising activities during 2016/17 and will continue to aim for a reserves level of around 50% of running costs.

The Rent Guarantee Fund totals £39,366 (2016 £38,534) (See note 9) of which £10,215 (2016 £10,215) is restricted. We are currently holding other restricted reserves of £11,564 (2016 £50,242) which are to be spent on specific projects during 2017/18.

Risk Management

The Trustees regularly review the risks to which the Charity is exposed. A detailed risk analysis was carried out during the year. The principal areas of risk are as follows:

- Loss of key management
- Loss of core funding
- Excessive guarantee claims
- Risk to staff in dealing with clients
- Loss of office accommodation

The Trustees are satisfied that appropriate action has been taken to minimise the risks to the Charity and its staff.

Future Development

Our future development will focus on three areas:

- We need to secure additional bed spaces for the increased numbers of people who are seeking support.
- This increased number of clients will also mean we must increase the support we are able to offer and we plan to extend our work around tenancy support with a continued focus on financial literacy and employment. We are investigating looking into a new model which would enable us to house our most complex clients into the private rented sector without the need for supported housing using an intensive key worker approach.

We hope that an increase in property and a targeted approach to our most complex clients will enable us to house more of those who come to us for support over the next 12 months.

- The planned increase in workload will create in turn a need for increased funding. To meet this need we are set to extend our new community income stream to enable us to raise consistent and flexible funding to underpin our expansion.

Trustees

Details of Trustees are set out on page 2 of this report. All members are Trustees and therefore there are no elections to the Trustee Board. We are pleased to welcome Paul Doe, who joined us in March 2017 and who has years of housing experience. We would like to express our gratitude to Paul Richmond, who retired as chairman in March 2017, and who has lead the organisation through significant changes over the recent years. Nigel Pacey has taken over as chairman in March 2017. Thanks also go to Paul Smurthwaite who retired as a trustee in March 2017.

Public Benefit Statement

The Trustees are satisfied that these activities are carried out for the public benefit, having due regard for the guidance given by the Charity Commission. All Board Members give their time freely and no remuneration was paid to Board Members. The Charity has Trustee liability insurance cover.

Trustees' Responsibilities in relation to the Financial Statements

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 Charity and of the surplus or deficit of the Charity for that period. In preparing those financial statements, the Trustees are required to:

- Select suitable accounting policies and then apply them consistently;

- Make judgments and estimates that are reasonable and prudent;
- Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Charity 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 Charity and to enable them to ensure that the financial statements comply with the Charity Commission. They are also responsible for safeguarding the assets of the Charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Independent Examination

Ms. Joan Swain agreed to carry out an Independent Examination of the accounts for the year ended 31st March 2017.

ON BEHALF OF THE TRUSTEES



Julian Rye – Secretary

Date: 27.6.2017

Report of the Independent Examiner at 31 March 2017

I report on the financial statements of Elmbridge Rentstart (UK) Limited charity number 1156746 for the year ended 31 March 2016 as set out on pages 1 to 14.

Respective responsibilities of the Charity and Examiner

The Charity is responsible for the preparation of the accounts. Your attention is drawn to the fact that the charity has prepared the financial statements in accordance with Accounting and Reporting by Charities: statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard for Smaller Entities published 16 July 2014, and the Companies Act 2006. The charity's trustees consider that an audit is not required for this year under section 144 of the Charities Act 2011 (The Charities Act) and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under section 145 of The Charities Act,
- to follow the procedures laid down in the general Directions given by the Charity Commission (under section 145(5)(b) of the Charities Act) and
- to state where particular matters have come to my attention.

Basis of Independent Examiner's Report

The examination was carried out in accordance with general Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts and

seeking explanations from the Charity concerning such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently no opinion is given as to whether the financial statements present a 'true and fair' view and the report is limited to those matters set out below.

Independent Examiner's Statement

In connection with my examination, no matter has come to my attention:

a. which gives me reasonable cause to believe that in any material respect the requirements:

- to keep suitable accounting records in accordance with section 130 of the Charities Act;
- to prepare financial statements which accord with the accounting records have not been met; or

b. to which, in my opinion, attention should be drawn in order to enable a proper understanding of the financial statements to be reached.

Independent Examiner:

Joan Swain B.Sc.(Hons) FCCA

Association of Chartered Certified Accountants



Dated: 27/6/17

Ms J M Swain B.Sc.(Hons) FCCA

JMSolutions (Guildford)

13 Gatley Drive, Guildford GU4 7JJ

STATEMENT OF FINANCIAL ACTIVITIES YEAR ENDED 31 MARCH 2017

Incoming Resources

	Note	Restricted 2017	Unrestricted 2017	Total 2017	Total 2016
Statutory Funding		0	27,090	27,090	32,410
Charitable Trust Income		105,308	19,250	124,558	149,195
Donations		0	19,366	19,366	7,380
Total Charitable Contributions	2	105,308	65,706	171,014	188,985
Income from investments (bank)		385	537	922	1,338
Income from Rental properties			258,839	258,839	49,664
Total Incoming resources		105,693	325,082	430,775	239,987

Resources Expended

Charitable Activities	3	143,540	77,709	221,249	203,319
Cost of Generating Funds		0	12,609	12,609	7,994
Cost of Property rentals			234,131	234,131	43,199
Governance and support costs	4	0	813	813	1,557
Total Resources Expended		143,540	325,262	468,802	256,069

Net (resources expended)		(37,847)	(180)	(38,027)	(16,082)
Incoming resources					
Total Funds Brought Forward		88,777	45,611	134,388	146,774
Restatement Adjustment					3,696
Total Funds Carried Forward		50,930	45,431	96,361	134,388

BALANCE SHEET AT 31 MARCH 2017

	Notes	31 March 2017 £	31 March 2016 £
Current Assets			
Debtors	6	1,196	6,310
Cash At bank and in hand	5	99,566	132,828
		<u>100,762</u>	<u>139,138</u>
Creditors			
Amounts falling due within one year	7	4,401	4,750
Total Net Assets		96,361	134,388
Financed by:			
Guarantee Fund	9		
Restricted Fund		10,215	10,215
Unrestricted Fund		29,151	28,320
		<u>39,366</u>	<u>38,535</u>
Income and Expenditure Funds			
Restricted Funds	8	11,564	50,242
Unrestricted Funds	8	45,431	45,611
		<u>56,995</u>	<u>95,853</u>
Total Funding		96,361	134,388

Note: total unrestricted funds are £74,582 at 31st March 2017 (£73,931 at 31st March 2016)

For the year ending 31.03.2017 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to smaller companies and in accordance with the Charity Commission as gross income is less than £1,000,000.

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

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

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

Signed:



Chairman.....



Treasurer.....

NOTES TO THE FINANCIAL STATEMENTS YEAR ENDED 31 MARCH 2017

1. Accounting Policies

Accounting Concept

The financial statements have been prepared in accordance with the Charity Commission guidelines under the Charities Act 2011.

Basis of Accounting

The financial statements have been prepared in accordance with accounting policies set out in notes to the accounts and comply with the charity's governing document, the Charities Act 2011 and Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard FRS102 and the Companies Act 2006.

Transitional arrangements for first year of adoption of FRS102

There have been no adjustments necessary to the comparative figures to comply with FRS102. There have been no changes to accounting estimates. The accounts are prepared on a going concern basis.

There has been no offsetting of assets and liabilities, or income and expenses.

Cashflow statement

Under the small entity provisions, where the gross income is less than £500,000, the Charity is exempt from preparing a cashflow statement.

Tangible fixed assets

Furniture, computers and office equipment are written off in the year of purchase unless they are individually over £1000 and will serve for more than 3 years.

Taxation

The Charity has been accepted by the Inland Revenue as having charitable status. Accordingly, no charge to tax arises on these accounts.

Investment income

Investment income represents gross income derived from investments held and is accounted for on a received basis.

Donations and other forms of voluntary income

Income from donations, fundraising and other voluntary income are accounted for on a received basis.

Basis of allocation of costs

The allocation of costs between the various headings is determined by the members of the Charity based on their experience of the Charity's operations. Support costs have been allocated between governance costs and other support. Governance costs comprise all costs involving public accountability of the charity and its compliance with regulation and good practice.

Pensions

The Charity introduced an Auto Enrolment pension scheme on January 1st 2016 with NEST as the provider. The charity contributes 1% of salary to the scheme.

Claims

Claims have been recognised on an arising basis.

6. Debtors

	2016/2017	2015/2016
Rents due	0	6,310
Other	1,197	0
Total	1,197	6,310

7. Creditors

	2016/2017	2015/2016
Other Creditors	4,151	4,750
Total	4,151	4,750

8. Restricted and Unrestricted Funds Analysis

	Balance 31-Mar-16	Income	Expense	Balance 31-Mar-17
Comic Relief	6,938	0	6,938	0
Commonweal Housing Solutions	16,667	20,000	36,667	0
Guarantee Fund	38,534	1,967	1,135	39,366
Lloyds TSB Foundation	0	24,000	24,000	0
Rayne Foundation	0	15,000	15,000	0
Rent in Advance (restated)	5,638	2,420	6,800	1,258
Santander Foundation	0	5,000	5,000	0
Surrey Community Foundation	0	10,306	0	10306
Tudor Trust	7,500	15,000	22,500	0
Other	13,500	12,000	25,500	0
Total Restricted Funds	88,777	105,693	143,540	50,930
Unrestricted Funds	45,611	325,082	325,262	45,431
Total	134,388	430,775	468,802	96,361

9. Guarantee Fund

The Guarantee Fund is part restricted and part unrestricted in its application. The restricted fund may, under the terms imposed by the donors, only be used in meeting claims under guarantees. Funds from the Unrestricted Income & Expenditure Fund have been allocated to the Guarantee Fund by the Trustees. Accordingly such funds may be used for other purposes at the discretion of the Trustees. Claims are paid from the restricted fund in the first instance.

The total value of rent deposit guarantees issued during the year was £32,006 (2016 £33,995). At 31 March 2017, the value of guarantees outstanding was £17,030 (2016 £13,840). Claims may be made against the outstanding guarantees in the current year.

10. Trustees expenses

In the year, two Trustees were reimbursed expenses totaling £422 incurred wholly for the running of the Charity. The expenses were incurred for a Companies House filing fee and staff welfare.

11. Paid employees

No employees received employee benefits for the reporting period in excess of £60,000. The employer's contributions to the employees' pensions totaled £1,220 in the year. This cost is included in the salaries cost on the SOFA. The basis for allocating between Restricted and Unrestricted funds is allied to the value of the grants received and agreed budget and whether or not the grant is specific to a particular project. The average number of employees was 8 (2016 - 8).

Could you help us to end local homelessness?

If you would like to get involved please contact us:

Phone: 01372 466167

Email: liz@elmbridgerentstart.org.uk

Facebook: @elmbridgerentstart

Twitter: @Rentstart

Or see our website at

www.elmbridgerentstart.org.uk

We have opportunities for volunteering, local events, or we would be delighted to visit schools, churches and other community groups to talk about our work and what we are doing in the local community.

Thank you for your interest and support for people facing homelessness in Elmbridge and Runnymede.



"From being homeless for four months to having accommodation and getting into work with progression. Absolutely amazed by the amount of support from Elmbridge Rentstart."

"Rentstart allowed me to start retrieving my dignity and re-building a life"



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