



Financial Statements

Year Ended 31st December 2018

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CHARITY COMMISSION
FOR ENGLAND AND WALES

Trustees' Annual Report for the period 2018

From	Period start date			To	Period end date		
	01	01	2018		31	12	2018

Section A Reference and administration details

Charity name Shelter Community

Other names charity is known by Youth Community Home

Registered charity number (if any) 1151910

Charity's principal address Riverside Gardens 164

Hammersmith

London

Postcode

W6 9LG

Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	Dr Ian Stell	Chair		
2	Mr Timothy Brown	Secretary		
3	Mrs Clare Stell	Treasurer		
4	Mr Simon Thomas	Trustee		
5	Miss Victoria Hasler	Trustee		
6	Mr Ian Mcleish	Trustee		
7	Mr Wei-Yi Chen	Trustee	3 rd May 2018	

Name of chief executive or names of senior staff members (Optional information)

Stephan Andreas Wiedmer



Section B Structure, governance and management

Description of the charity's trusts

Type of governing document (eg. trust deed, constitution)	Constitution
How the charity is constituted (eg. trust, association, company)	CIO
Trustee selection methods (eg. appointed by, elected by)	Selected by present trustees

Additional governance issues (Optional information)

You **may choose** to include additional information, where relevant, about:

- policies and procedures adopted for the induction and training of trustees;
- the charity's organisational structure and any wider network with which the charity works;
- relationship with any related parties;
- trustees' consideration of major risks and the system and procedures to manage them.

Highway One Trust and Shelter Community share the objective of creating stable accommodation of a decent standard for people in housing need. In 2018 Highway One Trust and Shelter Community signed an intention for lease for a property in Chiswick.



Shelter Community has a good relationship with Nightstop (De Paul UK) in London. This is an organisation specialising in emergency accommodation for young people.

There is an informal partnership with the Swiss charity "Stiftung 34". This charity is a fundraising trust that supports different social projects in Switzerland and other European countries. This partnership allows Shelter Community to raise funds in Switzerland.

Section C Objectives and activities

Summary of the objects of the charity set out in its governing document

Helping young people to recover from difficult life circumstances (loss of a loved one, burn out, abuse or other demanding circumstances) within a community setting.

Providing support and activities which develop their skills, capacities and capabilities to enable them to participate in society as mature and responsible individuals.

Summary of the main activities undertaken for the public benefit in relation to these objects (include within this section the statutory declaration that trustees have had regard to the guidance issued by the Charity Commission on public benefit)

Our Vision

Our vision is to create a home for young people in which they can flourish and grow in their personal and social skills.

The issue

The housing crisis is one of the greatest challenges facing London. Finding suitable accommodation as a young person can be overwhelmingly difficult and many are forced into a disruptive cycle which can have a negative impact on their education, employment, health and well-being.

Our response

Our response is to create a safe and secure home which provides quality accommodation that can help young people affected by the housing crises to stay in education, training, as well as getting a job and enabling them to find more sustainable housing in the future.

We believe that we all need a "Shelter Community" in the midst of our life storms and that certain things can be best learnt in a community. By connecting our creativity, talents and resources we can become the Shelter Community that protects and transforms lives for good.

Emergency Accommodation

The main activity in 2018 was to offer two bedrooms for young people in need of an emergency accommodation or supported lodging. We are still operating on a small scale.

- The project leaders Jeannine and Stephan Wiedmer are approved hosts of DePaul UK project Nightstop. Nightstop provides emergency accommodation for 16 to 25-year-old young people in safe homes. In addition to the emergency accommodation of Nightstop we had two different young people stay for supported lodging.
- We have built up relationships with other organisations working in the same field and raised funds for the project.

Expansion

One key focus in 2018 was to find a property for the long-term future to increase the capacity. We were able to sign an intention for lease with the charity Highway One Trust for a property in Chiswick.

Additional details of objectives and activities (Optional information)

You **may choose** to include further statements, where relevant, about:

- policy on grantmaking;
- policy programme related investment;
- contribution made by volunteers.

None

Summary of the main achievements of the charity during the year



Emergency Accommodation

In 2018 we provided **240 safe nights** (emergency accommodation) for **21 young people** who would otherwise be on the street or in unsafe places.

One of our young guests wrote the following letter:

"I am so lucky to see S. today. When she told me that she's staying with you I was crying and realized how much I miss you!"

I have some news for you 😊 I've got my place. It is not a hostel, it is a normal accommodation!

I've started my college 3 weeks ago and enjoy it a lot! Miss you all a lot!! Hope you're well. I will always remember you. Love you so much."

Supported Lodging

The charity was also able to offer supported lodging to **two young people** and in total provided **76 days of supported lodging**.

Expansion

In 2018 Highway One Trust bought the Elliot Hotel (Bed & Breakfast) in Chiswick with the intention that we could use that property in the future for young people in housing need.

Highway One Trust and Shelter Community signed an intention for lease agreement and a planning application has been submitted to Hounslow Council to adapt and enhance the building and make it usable and attractive.

The property has been out of action for many years. The building is currently in a very poor state of repair – it has no central heating, a lot of damp and is unmodernised in every respect having been badly neglected over 25 years. Our plan is to transform that old guest house into a home for the next generation.



We have created an internet site for the project (ychlondon.org) and held an information evening in September 2018 for neighbours and supporters. The name for the project is "YouthCommunityHome" and we hope to create accommodation for up to nine young people and the caretaker family.

Fundraising

Raising funds to cover rent and other expenditures.

Section E

Financial review

Brief statement of the charity's policy on reserves

The Trustees aim to have sufficient reserves to cover expenses for the next quarter and to monitor cash flow accordingly.

Details of any funds materially in deficit

Further financial review details (Optional information)

You **may choose** to include additional information, where relevant about:

- the charity's principal sources of funds (including any fundraising);
- how expenditure has supported the key objectives of the charity;
- investment policy and objectives including any ethical investment policy adopted.

From individual supporters, grant making bodies and participants' fees.

Section F



Other optional information

Section G

Declaration

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

Signature(s)		
Full name(s)	VICTORIA JANE HASLER	WEI-YI CHEN
Position (eg Secretary, Chair, etc)	TRUSTEE	TRUSTEE
Date	07/03/2019	



Section A

Independent Examiner's Report

Report to the trustees/
members of

Shelter Community

On accounts for the year
ended

31st December 2018

Charity no
(if any)

1151910

Set out on pages

A/1 & A/2 (£138,339)

(remember to include the page numbers of additional sheets)

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31/12/2018

Responsibilities and
basis of report

As the charity trustees of the Trust, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent
examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention (other than that disclosed below *) in connection with the examination which gives me cause to believe that in, any material respect:

- accounting records were not kept in accordance with section 130 of the Act or
- the accounts do not accord with the accounting records

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in order to enable a proper understanding of the accounts to be reached.

** Please delete the words in the brackets if they do not apply.*

Signed:

Date:

10 February 2019

Name:

David Conacher

Relevant professional
qualification(s) or body
(if any):

MA(Cantab); MA(Maths)

Address:

77, Loveday Road

London W13 9JU



Receipts and payments accounts

CC16a

For the period
from

01.01.2018

To

31.12.2018

Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
A1 Receipts					
Donations	42,536		-	42,536	48,708
Easyfundraising			-	-	-
Interest	160		-	160	53
Nightstop contribution	3,495		-	3,495	5,820
Participant contribution	1,387		-	1,387	1,684
			-	-	-
			-	-	-
	-	-	-	-	-
	-	-	-	-	-
Sub total (Gross income for AR)	47,578	-	-	47,578	56,265
A2 Asset and investment sales, (see table).					
		-	-	-	-
	-	-	-	-	-
Sub total	-	-	-	-	-
Total receipts	47,578	-	-	47,578	56,265
A3 Payments					
Building and Maintenance	1,168		-	1,168	-
Building project Elliot Road	662	3,327		3,989	-
Council Tax	818		-	818	806
Electricity	555		-	555	499
External Courses for participants	-			-	1,831
Gas	329		-	329	456
Insurance	317		-	317	301
Office Expenses	266			266	222
Rent	16,772		-	16,772	16,795
Salaries	8,123			8,123	5,520
TV Licence	151			151	147
Water	427		-	427	417
	-	-	-	-	-
Sub total	29,586	3,327	-	32,913	26,994
A4 Asset and investment purchases. (see table)					
	-	-	-	-	
	-	-	-	-	
Sub total	-	-	-	-	-
Total payments	29,586	3,327	-	32,913	26,994
Net of receipts/(payments)	17,992	- 3,327	-	14,665	29,271
A5 Transfers between funds	-	-	-	-	-
A6 Cash funds last year end	120,347	3,327	-	123,674	
Cash funds this year end	138,339	-	-	138,339	29,271

Section B Statement of assets and liabilities at the end of the period

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B1 Cash funds	Bank account I	18,109	-	
	Bank account II	120,230	-	-
		-	-	-
	Total cash funds	138,339	-	-
	(agree balances with receipts and payments account(s))			

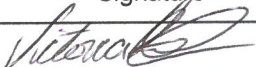

	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B2 Other monetary assets		-	-	-
		-	-	-
		-	-	-
		-	-	-

	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
B3 Investment assets		-	-	-
		-	-	-
		-	-	-
		-	-	-

	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
B4 Assets retained for the charity's own use		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-

	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
B5 Liabilities		-	-	
		-	-	
		-	-	
		-	-	

Signed by one or two trustees on behalf of all the trustees

Signature	Print Name	Date of approval
	VICTORIA HASLER	07/03/19
	WEI-YI CHEN	07/03/19