A helping hand out of homelessness.
The photo on the front cover is of a former Robes guest, who stayed in our night shelter during the winter of 2016/17.

Photo credit: Alex Coyle
Welcome

Thank you for your interest in this report

The Robes Project offers warm and welcoming night shelters, and professional advice services to those who find themselves homeless over the winter. Our aim is to help our guests into stable accommodation, and transform the despair of homelessness into hope for a better future.

2017 marks the 10th anniversary of our organisation, and 10 years of community led support for those most vulnerable in Southwark and Lambeth.

The year of the 10th anniversary has been a time of celebration, as we thanked our volunteers, the 37 host churches and groups, and all our generous donors. Not to forget our guests, who came through our doors over the years. We are grateful that they shared their journeys with us, becoming part of the Robes family.

At the same time, we can’t help but be disheartened by the thought that ten years on, there are still so many among us without a roof over their heads. In this report, we show all the work that goes into supporting people as they take the next step on their journey out of homelessness. We have also highlighted the additional challenges faced by those who struggle with mental health issues.

Responding to the never diminishing demand on our services, in the winter of 2016/17 we took on one if the biggest challenges since the start of the Project. We have “doubled up”, expanding our capacity to 35 beds per night over the winter season. We couldn't have done this without our wonderful supporters who offered us time, venues, funds and most importantly their passion and enthusiasm. Thank you all!

On the pages of this report you will read about the key services we offer, get to know a bit more about our guests and volunteers, and hear some reflections about how Robes changed over the years.

We have also put together a poster of our 10-year Robes journey – be sure to get a copy of it too!

Eszter Tarcsafalvi
Project Coordinator
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1. About the Robes Project

The Robes Project is a volunteer run charity, working with churches across Southwark and Lambeth to offer a helping hand out of homelessness.

Our mission is to transform the despair of homelessness into hope for a better future and accompany our guests on their journey to rebuild their lives. We aim to

- Offer a lifesaving provision of shelter, food and safe space for those who find themselves without a roof over their heads over the coldest winter months
- Fight the dehumanising aspects of homelessness, and promote understanding between different groups.
- Support our guests on their journey out of homelessness during and after their stay with us, and reduce the likelihood of them returning to homelessness in the future.
- Foster the drive, enthusiasm and skills of our volunteer base, and help local churches to put their faith into action and reach out to those in need.

We aim to achieve our aims and objectives through the following activities, detailed through this report:

- the winter night shelter, run in partnership with local churches
- the Advice and welfare support service
- our weekly drop-in, the Wednesday Club
- Inn from the Cold, a private rented sector housing scheme, run in partnership with the Manna Society

How it all works

We started off 10 years ago by running a winter night shelter in partnership with local churches in Southwark and Lambeth, and our shelters are still at the core of what we are about.

We soon realised that there was so much more that we could do to help people get back on their feet. To make sure that our guests move into stable accommodation after they leave the shelter, and have the best chance at rebuilding their lives, we currently offer a welfare and advice service, a weekly drop-in and social club and we have recently started 'Inn from the Cold', a project helping people find sustainable accommodation in the private rented sector.

Over this past winter, we have doubled our capacity and with the help of 28 churches and close to 1,000 volunteers, we have welcomed 76 homeless guests in our shelters. We are pleased to say that over the past two years, more than 70% of those who engaged with our advice service have been successful in finding alternative accommodation.
2. Report from the Chair of Trustees

2017 is a very important year for Robes as we celebrate our 10th Anniversary. In January, we held a service of thanksgiving at Southwark Cathedral and then in May a very successful barbeque at St Peter’s Church Walworth for guests and volunteers.

The 10-year journey of Robes has been remarkable and a much-valued ecumenical project in Lambeth and Southwark. We are blessed with having over 1,000 dedicated volunteers without whom we simply could not operate. A special thanks to the 28 church venues who took part this winter and to other churches who have been involved and will be involved in the future. We welcomed St. Luke’s Church in West Norwood, St. John the Evangelist in East Dulwich, Copleston Centre in Peckham and The Norwegian Church in Rotherhithe, who hosted for the first time. Over the last year we helped 44 out of 76 guests into accommodation, helping them off the streets of our city. We are indebted to our dedicated staff in achieving this amazing result. Last winter we operated for the first time two venues running simultaneously catering for 35 guests per night. This was very challenging and proved to be very successful and we will operate the same system this coming winter.

We are sorry that Eszter, our Project Coordinator, has decided to leave us at the end of August after being with us for two years. She has added so much to our charity, especially in helping us expand and we will miss her enormously and wish her well for the future. We welcome Luke Whiteman as our treasurer and thank Peter Ross, our previous treasurer, for all the work he did. Sadly, Anna Long who helped mastermind our finances to go online, has decided to step down as a trustee in September. We thank her enormously for the splendid work she has done. We welcome Paula Reily as Finance and Admin Officer who joined us in June, working part time.

Our 2016 sponsored sleep out was again very successful with over 130 people experiencing what it is like to be homeless for one night. This raised over £105,000. Our 2017 sponsored SleepOut will be held at Southwark Cathedral on 24th November, and as this is our 10th anniversary year we are aiming to raise £130,000. We invite you all to join us that evening, if not to sleep out, then to join us for the live entertainment. If you know of any corporate companies that would like to put together a sponsored corporate team, please let us know.

We welcomed in May our charity partner of the year, Lee & Thompson and they have already raised over £5,000 and are committed to helping us further throughout their year with us. We are indebted to the many corporate companies and donors who support us. Without your help, it would be difficult to continue our vital work. This coming year, Robes plans to operate a consolidation programme to streamline operations. Our mission at Robes is to offer a helping hand out of homelessness, rebuild lives and transform the despair of homeless people by giving them hope for the future. We look forward to continuing to do this with your support.

Robes saves lives!

George Martin
Chair of Trustees of the Robes Project
3. 10 Years of Robes

2017 marks the milestone of 10 warm winters of Robes night shelters. We decided to mark this year by celebrating the dedication and commitment of our hosts and volunteers over the past decade, from our humble beginnings to last winter’s shelter expansion.

Where it all started

It was in 2004 that the Reverend Sheryl Anderson, heading the South London Mission, read a research report from UNLEASH (Church Action for Homelessness in London) and was moved to action. Her vision was to create a night shelter, hosted by churches, to cover a gap in provision between London Bridge and Croydon.

She reached out to the Manna Society and the C4WS shelter in Camden. Her colleague Deacon Mark Attwood dedicated many hours to encouraging other local churches to join this vision. At the same time, a group of Lambeth churches also began to think along similar lines and the two groups combined in 2006 to form the Robes Project.

In 2007 the night shelter opened, with the help of 7 churches offering 10 spaces per night. We have not looked back since. Over and over we hear how the unique setting of our winter shelter produces outstanding results.

Ten years on, we have 1,000 volunteers joining us across 28 different venues for the past winter, and we are able to offer up to 35 beds each night.

“I have volunteered with Robes for 10 years and have seen it grow from an organisation working on a shoestring to raising £100k+ with a single fundraising event. It is sad to say that homelessness hasn’t gone away over these 10 years but the commitment and dedication of the volunteers is as strong and supportive as ever. Added to this the professionalism and commitment of the Robes staff and trustees, together with the guests who are always thankful and appreciative for the help we are able to give make this a worthwhile organisation to be a part of.”

Marlene Collins, Christ Church Blackfriars, team leader and volunteer for 10 years
10th Anniversary Events

Over the course of the year, we have invited our volunteers, supporters and guests to join us in a number of events marking this significant milestone!

On the 14th January 2017 we held our 10th Anniversary Service of Thanksgiving at Southwark Cathedral to mark the 10 year journey of the Robes Project, thanking volunteers, trustees, staff and supporters for all their efforts, hard work and compassion over the past decade.

In May, we held a Birthday BBQ at St Peter’s Church Walworth, bringing together our keen volunteers and guests from across the years. We had a choir performance, some comic entertainment and free massage and ice-creams for a well-deserved afternoon of fun and relaxation for all.

From 7th to 16th July, we invited supporters to take part in our Robes Birthday Challenge! During the week, supporters held their own fund-raising event or sponsored challenge for Robes. Together, we can keep South London’s Homeless safe from the cold.

“Together with over 800 volunteers we have made it our priority to offer hospitality, support, care and love to our guests during a very difficult period of their lives. We have been touched by the many stories our guests have told us, and it has been a joy to see so many of our former guests in accommodation and to find out how they have rebuilt their lives.

Together the churches have shown a very compassionate face to a major problem in our country, and it has been a most successful ecumenical project in Southwark and Lambeth which has brought churches together, and many volunteers who have used previously undiscovered skills in helping our guests.

Together it has been an amazing 10-year journey and we have become a well-known and respected local charity. As we move forward into the next decade together we need your continued support, compassion and love.”

excerpt from the speech delivered by George Martin, Chair of Trustees
4. Robes Winter Night Shelter

Over the past winter, Robes has been running the only church-based winter night shelter for the homeless in the boroughs of Southwark and Lambeth. Today, providing a warm and safe place to stay at night for our guests remains at the heart of everything that we do.

Hosted across 28 churches and community centres, and run by our amazing volunteers 7 nights a week, last year our night shelter welcomed guests for almost 6 months, from November to mid-April. Besides offering a safe haven, comfortable beds and two tasty meals a day, our hosts also created a vibrant and supportive community in the shelter – family like as many guests and volunteers alike describe the atmosphere.

Our hosts in 2016/17
Ace of Clubs, Clapham
All Saints, Clapham Park
Bermondsey Central Hall
Christ Church, Southwark in partnership with Southwark Cathedral
Copleston Centre, Peckham
Crossway URC, hosting at St Matthew's-at-the-Elephant
Finnish Church, Rotherhithe
Holy Spirit, Clapham
Lambeth Mission, North Lambeth
Montgomery Hall, Oval
Mostyn Road Methodist Church
Norwegian Church, Rotherhithe
Salvation Army, Elephant and Castle
St George the Martyr in partnership with Borough Common
St John the Evangelist, East Dulwich
St John the Divine, Kennington
St John's, Waterloo
St Luke's, West Norwood
St Mary Magdalene, Bermondsey
St Matthew’s, Brixton
St Matthew's-at-the-Elephant
St Michael's, Stockwell
St Paul's, Clapham
St Peter's, Vauxhall
St Peter's Walworth
St Philip's, Camberwell
The Well Community Church, Camberwell
Walworth Methodist

“I would change nothing about the shelter, it’s absolutely brilliant”
Robes Guest 2016/17

Doubling up

Over the past winter we embarked on one of the biggest challenges since we first started the shelter in 2007. We expanded the shelter provision, and for the first time we were running two shelter groups in two venues simultaneously throughout most of the winter! This meant that we could increase and almost double our number of bed spaces, and are now hosting up to 35 guests across 2 venues each night.

“Doubling up” was a major step for Robes, and there have been some challenges along the way, but with amazing support across the two boroughs, 4 new and 14 returning host venues, and the help of over 1,000 volunteers, we were able to help a lot more people in need. It was most certainly worth the effort and the results speak for themselves.
Achievements and performance

- During the winter of 2016/17 we offered 4,760 bed spaces, and provided shelter for 76 guests (compared to 2,420 spaces and 45 guest the previous year)
- Average length of stay was 61 nights, with the typical stay lasting for 41 nights.
- As in previous years, our guests are a diverse group and come from all walks of life:

![Gender Chart]

- Male: 80%
  - Female: 20%

![Nationality Chart]

- UK: 37%
  - EU: 38%
  - Other: 25%

![Age Chart]

- 18 – 24: 21
  - 25 – 34: 17
  - 35 – 44: 24
  - 45 – 54: 5
  - 55 – 64: 5
  - Over 65: 3
  - No Data: 0

- The shelter is not only offering people a warm and safe space to stay at night but a place where our guests feel welcomed, respected and appreciated. When asked what did they like most about the shelter, our guests said the following:

- "The welcome given by Robes and volunteers. People gave their time and hospitality willingly."
  Robes Volunteer, 2016/17

- "People are very nice. Very good heart. It’s like living with family."
  Robes Guest 2016/17
10 Years of Robes Shelter

Over the 10 years of Robes existence, a total of 37 different churches have hosted the shelter. Two team leaders from two different churches reflect on their experiences and how the shelter changed over the years.

“’The first Robes night shelter in Elephant and Castle opened in January 2007 with just ten guests. Back then we had very un-reliable blow-up mattresses for the guests which more often than not used to go down during the night and in the morning they used to get picked up and taken on to the next venue. I think we must have been very hardy then – I’m not sure we’d manage with those bedding problems and logistics now!

But our improved logistics are a testimony to how Robes has expanded. For the second year running we’ll be hosting 35 guests a night in two shelters this coming winter. But, however Robes grows, I think the heart of our shelters will always remain the same. The first night of each winter season we see for the first time a list of strangers’ names. One by one they arrive at the shelter and we put a face to a name for the first time. Every year this gives me a feeling of what I’ve called to myself a kind of ‘spiritual vertigo’. Looking into the faces of our new guests, listening, deciphering their feelings, stories, suffering and joys. I always ask myself, how will we share this winter together? How will the story between us all evolve? Will we be able to meet this person at the place where we can help them best? How will we each be changed by our time in the shelter?

Louise Delaye-Hand, Robes Trustee, and team leader of 10 years at St Matthew’s-at-the-Elephant.

“’I had first come across the Robes Project several years ago at a fairly under-resourced church and was really impressed with both the idea and the experience. When we were approached to host a shelter in 2016 we immediately thought of all the problems – heating, toilets, hall hirers – but we offered it to the congregation to see if we were being called to it by God. Enough people came forward to convince us that we were, and we went ahead... only to lose half the people who had originally volunteered two weeks before we were due to start! But guess what? It didn’t matter, because the Lord provided and we had more than enough of everything we needed: volunteers, food, tea, biscuits, warmth, cozy beds, grace, strength, patience, energy, love and laughs. We invited a lot of people from neighbouring churches to work with us, which was brilliant. It was wonderful to see volunteers sitting down with clients and finding out they’re exactly the same – time and chance really do happen to us all.”

Amanda Wright, Parish Administrator at St Luke’s Church West Norwood, and first-time team leader and host venue in 2016/17.
5. The Robes Advice Service

The Robes Advice and Welfare Service provides additional support and specialist advice to our guests once they are in the shelter, and to help them focus on their next steps, whether this is about finding stable accommodation and a way out of homelessness, or related to health needs, well-being, immigration, and benefits among others.

This year saw the addition of a second advice worker due to the doubling up of our shelters and number of guests. This meant that each morning both shelters could expect a visit from one of the advice workers, Crispin and Rebekka, which allowed our guests to easily access advice and support from Robes. Our advice workers work collaboratively as well as in conjunction with other services to best support our guests. Each guest will be in a different situation with their own particular needs, as well as plans and hopes for the future, and our advice workers therefore take great care in getting to know each guest on an individual level and to learn more about their situation so as to provide each individual with the support they deserve.

The Advice Workers have worked with guests throughout their stay in the shelter as well as after leaving Robes to find and access stable and sustainable housing.

“I was homeless before I came to Robes. I moved from another city in the North to London because I didn’t like the weather there and also to get a job here. I’m not from the UK originally, and arrived as a refugee 2 years ago. I got granted asylum in March last year.

When I found myself homeless, my friend told me to go to Crisis, and after that I met the Robes Project. And they took me to the shelter, and after that they referred me to a hostel, and they have helped me with many things, like when I lost my ID card, they helped me apply for a new one, and they also helped me to get me a travel document. They found someone to sign the papers [to verify his identity]. I had a good time at the shelter, I met new people and I improved my language.

I now live in the hostel, in Walthamstow, and I come to the Wednesday Club every week, where I can meet my friends. I want to thank the Robes Project for the help, and I wish to reward this service.”

Robes Guest, 2016/17. Male, 29
Achievements and Performance

- Out of the total of 76 guests, 57 engaged with the support provided.
- 37 of our guests, or 49%, had a roof over their head when they left the shelter.

Outcomes

<table>
<thead>
<tr>
<th>Outcomes</th>
<th>% of all who took up a place</th>
</tr>
</thead>
<tbody>
<tr>
<td>Supported accommodation</td>
<td>12%</td>
</tr>
<tr>
<td>Temporary accommodation</td>
<td>21%</td>
</tr>
<tr>
<td>Private sector</td>
<td>8%</td>
</tr>
<tr>
<td>Hosting scheme</td>
<td>3%</td>
</tr>
<tr>
<td>Institutional admission</td>
<td>4%</td>
</tr>
<tr>
<td>Return to other country</td>
<td>1%</td>
</tr>
<tr>
<td>Other (rough sleeping/sofa surfing/backpackers)</td>
<td>26%</td>
</tr>
<tr>
<td>Disengaged</td>
<td>13%</td>
</tr>
<tr>
<td>Stay ended or not extended</td>
<td>12%</td>
</tr>
</tbody>
</table>

- Our advice workers continued to work with former guests even after they left the shelter to help them move on from rough sleeping or temporary accommodation options. Since the shelter closed, we facilitated 10 more sustainable moves!
- In total, 44 guests, or 77% of those who have engaged with our support, have achieved a positive housing outcome with our help. Of those 44, our guests all moved into a number of different types of accommodation.
- This year we saw an increase compared to last year in the number of people moving into supported or specialist housing (43% of long term housing outcomes, compared to 26% last year)
- We are also pleased that we were able to help 5 guests with no recourse to public funds, and therefore extremely limited access to housing, into accommodation: 4 of them were placed with private hosts through hosting schemes and 1 was offered a solidarity place in a supported housing project.

Outcomes % of Robes supported outcomes as of 15/7/17

<table>
<thead>
<tr>
<th>Outcomes</th>
<th>% of Robes supported outcomes as of 15/7/17</th>
</tr>
</thead>
<tbody>
<tr>
<td>Supported accommodation</td>
<td>30%</td>
</tr>
<tr>
<td>Council allocation</td>
<td>2%</td>
</tr>
<tr>
<td>Private rented sector</td>
<td>23%</td>
</tr>
<tr>
<td>Temporary accommodation</td>
<td>32%</td>
</tr>
<tr>
<td>Hosting scheme</td>
<td>7%</td>
</tr>
<tr>
<td>Return to other country</td>
<td>7%</td>
</tr>
</tbody>
</table>

We asked 16 guests about their experiences of the advice service

- 94% felt that they were listened to by the advice workers
- 94% thought that the advice and support given to them was helpful
Invisible Illnesses – Spotlight on Mental Health Among Guests

Mental health concerns are common amongst our guests, as well as the wider homeless population. Yet due to their largely invisible nature, mental health needs are often misunderstood or go unnoticed.

Mental ill-health can have a serious impact on a guest’s overall wellbeing, as well as their ability to engage with support around them. With this in mind, a crucial part of the advice service we offer, is to provide both informal support, alongside signposting and referring guests to specialist services, when necessary.

In 2016, when St Mungo’s launched its “Stop the Scandal” campaign to raise awareness of the link between poor mental health and rough sleeping, its research showed that 4 out of 10 rough sleepers had an identified mental health problem.¹ This past winter 50 per cent of Robes shelter guests self-disclosed at the point of their referral that they were affected by mental health problems. The majority told us about suffering from anxiety and depression, while some referred to other problems such as obsessive behavioural disorders. We also got to know guests who had significantly more entrenched mental health problems such as thought disorders and post-traumatic stress disorders. For many, these problems might be some of the reasons behind their homelessness.

During their stay in the shelter, some of our guests showed worrying signs of poor mental health, or experienced an episode of mental health crisis. Sometimes these signs go unnoticed or are easily misinterpreted as difficult behaviour.

As advice workers, part of our role is to consider what might be going on beneath the surface, in order to understand what are the deeper issues that might trigger a crisis. When we come across symptoms of signs of serious mental illness, we often link in with the local specialist homeless mental health team, who will be able to meet a guest informally. With their help, we might be able to get a better picture of our guest’s needs, and this can also help with making housing applications because it can give clear information about support needs during their tenancy.

While a communal night shelter can’t be said to be the perfect environment for those with complex mental health needs, it is a much safer alternative to rough sleeping, and a safe, welcoming shelter environment can have positive effects on our guests. If there are no unmanageable risks involved, Robes can be one of the first steps in the path to linking people in with specialist support and helping them get much needed longer-term accommodation.

It is a real credit to our team leaders and volunteers that their hospitality is inclusive of those who are more vulnerable than others, including those living with mental illnesses.

It is very important for all of us to raise awareness of the complexities that often lie below the surface of homelessness and continue to promote an inclusive, welcoming environment for all those who find themselves homeless and with nowhere else to turn.

6. Wednesday Club

From its humble origins, the Wednesday Club has transformed into a social hub of activity, advice and opportunity, with a yummy lunch served every week, prepared by volunteers and guests.

The club has a strong sense of belonging, with regular attendees and a welcoming environment for those that drop in occasionally. Not to forget, the club would be nothing without our dedicated volunteers who set up, cook and add to the inclusive environment.

The club is there to provide a friendly setting for people to mix and mingle, play a board game, catch up with the advice workers or even just have some quiet time with a good book or newspaper. The club has been a great canvas for bringing in external community groups and organisations to drop in and inform guests about their services and opportunities. This alongside workshops, such as Red Cross First Aid training, Arts & Crafts and Be Enriched’s cooking with surplus food has meant all guests can find something to benefit from.

With the new wave of guests arriving this upcoming winter and the evolving needs of current Wednesday Clubbers, we will continue to assess what guests want to get out of the club and do our best to deliver easier access to opportunities and enjoyable activities.

Achievements and Performance

- Last summer delivered an average weekly guest attendance of around 5 guests. This has gone up to an average of 17 guests, with peak weeks having around 20 guests.
- From the start of the previous winter night shelter, approximately 54 guests have accessed the Wednesday Club, with 85% considered repeat attendees.
- We’ve also gone on 5 outings since the shelter opened, including Westminster Abbey, The Planetarium and Sky Garden as well as, some impromptu trips to a community garden and picnics!

When guests were asked what they liked most about the Wednesday Club?

'I really like the people here at the Wednesday Club'
'I like the fact that I have social interaction'
'Catching up with friends'
'All Robes members are very welcoming and I feel like family members'
'The warm environment, the food and the games'
'I like coming to the Wednesday Club as it helps me improve my language (english) as I speak to others in the Wednesday Club'
7. Inn from the Cold

The year 2016/17 saw Inn from the Cold – a joint project between the Manna Society and Robes Project – move from a theoretical concept into a reality.

Continued generous financial support from international City lawyers Kirkland and Ellis enabled us to take two major steps forward – the employment of Adrian Turay as Private Rental Sector Lettings Manager for Inn from the Cold and the creation of a dedicated website for Inn from the Cold (http://innfromthecold.org.uk).

Adrian’s role was of a pioneering nature, which he undertook with passion, dedication and determination. He was tasked to identify landlords sympathetic to our cause of helping homeless people into sustainable accommodation and who would welcome as tenants people dependent on housing benefit to finance their tenancy and to secure them as professional clients.

Adrian was further tasked to establish relationships with both the clients of the Manna Society – a year-round day-time drop-in centre at London Bridge and the guests of Robes. Adrian’s ultimate role has been to marry the two – to move his Manna clients and Robes guests into the accommodation his landlord clientele had available to fill and to provide both landlord and tenant with support services to ensure the sustainability of their tenancies.

A further function of Inn from the Cold has been to enable its homeless clients and guests overcome the financial barriers between them and the securing of a tenancy. These are the frequent requirements for upfront payments of letting fees and the universal requirements for a tenancy deposit and rent in advance, as well as fund starter packs of bedding and household equipment without which our in-going tenants can face a bleak start to their independent living.

Achievements and Performance

- 12 approved and trusted private sector landlords willing to accept formerly homeless people as tenants whose rent is funded by housing benefit now retain Inn from the Cold as their principal letting agent.
- 28 guests (Robes 10 and Manna Society 18) have used Inn From the Cold.
- 42 property viewings (Robes 24 and Manna Society 18).
- 10 guests (Robes 4 and Manna Society 6) moved into sustainable tenancies.
- 14 Robes guests received financial assistance amounting to £9,890.28 towards letting fees, tenancy deposits and rent in advance.
- 2 Robes guests received starter packs costing £234.

“This first year of Inn from the Cold’s been an incredibly valuable experience, as a pilot scheme a great success. We have learned a lot about our clients’ expectations and how to manage them and about our landlord’s requirements. We look forward to moving this project forward in the coming year”

Bandi Mbubi, Director, The Manna Society
Where it all started

It was in 2004 that a group of South London churches of different denominations were moved to action to create a night shelter, addressing a gap in provision between London Bridge and Clapham. South London Mission was the catalyst in getting the project started under the direction of the Rev Sheryl Anderson and Deacon Mark Atwood.

2007

Helping more and more each year

In January 2007 the Robes night shelter opened for 2 months with 7 host churches. Referrals were made by the Manna Centre and a Project Coordinator was employed. The Rev Sheryl Anderson became Chair of the Trustees.

2007/08

The shelter opened for 3 months in its second winter, 2007-08. In addition to the Project Coordinator, Robes employed an Advice Worker to help the guests to move into permanent accommodation. More churches asked to become involved.

Origin of Robes

It was in 2004 that members of the South London Mission began to think about the way for a cold winter night (Winter 2004 London). Research from UNICEF (UN) on Homelessness in London showed that there was a great need for an annual conference, called Robes, for winter night shelter. Inspired by this work and support, the team of volunteers set up the project in 2004, with help from the successful Londoner and City Churches Winter Shelter (CCWS) project, and a local church in the East End of London which gave a couple of people shelter (the Manna Centre). In the winter of 2005, a group of churches in Kennington (London) had been doing similar work. In 2006, having taught the two groups worked in partnership (ROBES), appealing to the public for support. Robes was established in 2007. The mission was to give food to the hungry, and to the tired, to all those who need welcome the stranger and those at home.

The ROBES project is very flexible and ready for change, adapting changes for the better, and is open for other churches to join in.
8. Our Volunteers

On the front line and behind the scenes, it is our amazing volunteer base that keep our organisation running! Over the last year around **1,000 volunteers** helped out at Robes. Most of them got involved at the shelters, while others helped with sorting and moving the bedding, at the Wednesday Club or assisted us in the office.

We were humbled by the numbers, and of course, curious to find out a little bit more about all of these amazing people.

Volunteering at the shelters

On average, our volunteers gave up **17 hours** of their time over the course of the winter, ranging from 1 to a staggering 180!

The vast majority found their team leaders to be **extremely supportive**

95% rated their overall experience with Robes **excellent or very good**

97.5% said that they are likely to volunteer again

Behind the scenes

Keeping more than 300 beds and bedding sets in tip top shape, and making sure that everything is in the right place at the right time is no easy task! Special thanks go out to our logistics crew for making it all seem so easy!

Former guests giving back

It was particularly great to see some of our former guests get involved this past year too. They helped both in the shelter, as well as in our office. It is particularly heart-warming to see people come back to us, wanting to give back for the care and support they received.

(Data based on questionnaires filled out by 132 volunteers. Word cloud created from the words volunteers used to describe their experience of Robes)
One of my friends invited me to volunteer at my local Church of England night shelter. The
guests arrived at 6pm, glad to get in from the wind and the rain and settled down to a
freshly cooked meal made by people from different local churches. Despite the desperate
circumstances the atmosphere was upbeat and people soon became close and supportive.
People were tired and quickly settled into camp beds and cosy quilts. I slept in the women’s
corner and got to know the women quite well. By 10pm there was the glow of mobile phones
charging and the soft murmur of voices. Then lights out and gentle snoring. At Christmas the
tree glowed all night long and everyone enjoyed it.

When the nightshelter ended I asked if I could do anything else to help and was invited to join
the Wednesday lunch club. It has been great to get to know people from all over the world and
see lives improve slowly but surely. Great to have some fun too with people who have had far
too little of that and to learn a great deal about resilience.

I do consider that street homelessness is a scandal of our time. However, rather than fume in
frustration, it is good to be a small part of making things better for some of the people affected.

May God bless, keep and develop Robes the guests, volunteers and staff.

Anne-Marie Harrison
Volunteer at St Lukes West Norwood Nightshelter and Robes Wednesday Club

What our volunteers said

As a pensioner in my 70’s, I totally enjoy my volunteer role with Robes working with hundreds of
beds and duvets and leaving other people to deal with the guests who sleep in them! Geoff and I
are a small team working a couple of days a week between October and May out of our 2 bedding
stores in Bermondsey and Brixton; counting, packing and delivering beds, bedding and some food
to local churches. When the pace hots-up, we are grateful of help from other volunteers as our
Zipvan hurtles around Lambeth and Southwark always packed full and even more grateful of local
church volunteers to help unload!

What never ceases to amaze and encourage me in this role is the sheer diversity of the various
Robes Venues we are servicing and the enthusiasm of the host volunteers. From modern premises
with our guests in beds and offered saunas to sleeping in ancient church naves under high beamed
ceilings, from Evangelical Gospel Halls to very traditional Churches; Anglican, Methodist, Baptist,
Norwegian, Finnish.

Eddie Langdown, logistics volunteer
9. Our Staff

“A winter night shelter” sounds simple. In reality, providing shelter, food and support to 35 guests every night from November to April in 28 participating churches each operating for no more than 10 weeks and depending on some 1,000 volunteers is a complex operation. It is the dedication and outstanding capability of our wonderful staff that ensure our shelters run smoothly and that our guests receive the comfort, security and support they need in order to rebuild their lives.

All this is achieved by two full-time and four part-time staff members.

The night shelter management and the overall charity coordination is headed up by Eszter Tarcsafalvi, our **Project Coordinator.** Her work through the past year has been supported by Henna Charania, our **Project Worker.** Henna has also been responsible for our Wednesday Club, a weekly drop-in for past and current guests which has thrived and grown in importance under Henna’s direction.

Our welfare and housing advice service is delivered primarily through our two **Advice Workers.** Senior worker, Crispin Green is supported by Rebekka Hammelsbeck in this work. Our private rented sector housing pilot, Inn from the Cold, run in partnership between The Manna Society and the Robes Project and funded by Kirkland & Ellis, saw the appointment of Adrian Turay as **Lettings Manager** last summer. Adrian is based at the Manna Centre, and works with the clients of both organisations. It attests to the success of our welfare and housing advice service that by July 2017, 77% (44) of our guests who engaged with the service have been directly helped into accommodation and away from rough sleeping.

Our work is also supported by a part time **Finance and Admin Officer.** Paula Reily joined us in this role in June 2017.

**Plans for 2017/18**

We have learned lessons from our continuous growth and development over the past 10 years and particularly from this year’s “doubling up”.

A key consideration for the Trustees is not only to continue the delivery of all of our projects but also to extend the range of our welfare and housing advice service to make longer-term support a central part of our overall service to help our guests make sustainable changes and truly turn their lives around. A further priority is to establish the long-term sustainability of the Robes Project both operationally and financially.

To achieve these aims we are in the course of appointing a full time Charity Manager who will be responsible for the overall management of the charity, leading on operations and contributing to the future strategy and fund-raising.

The day to day shelter operations will be overseen by the Shelter Coordinator, who will also be leading on the Wednesday Club. We are very pleased that Henna Charania will be taking on this role.

Crispin Green, Rebecca Hammelsbeck and Adrian Turay will continue as the welfare and housing advice team.
10. Fund-raising and donors

The Robes Project is funded entirely by donations from individuals, churches, businesses and trusts. We receive no statutory or government funding. Being at the front-line of provision for homeless people in central London, our independence allows us the flexibility to respond quickly to the changing needs of our guests.

During the last financial year some two thirds of our income came from fund-raising activities. Our 6th annual SleepOut on the night of the 25th November 2016 stands out as our single most successful event.

Over 130 brave souls took part, experiencing a night of rough sleeping in the churchyard of Southwark Cathedral. That evening we were treated to entertainment from the Oompah Brass Band. Painter Nicky Nicholls shared with us her journey out of homelessness, before everyone bedded down for the night.

Together we raised £105,247 from sponsorships and donations.

We sincerely thank the Dean and Chapter of Southwark Cathedral, its SleepOut Committee for organizing the event and special thanks to the Friends of Southwark Cathedral, Marks and Spencer, Pret A Manger and Bompass and Parr for the refreshments provided on the night.

Other fund-raising initiatives, including Carol Singing at London Bridge railway station, raised a very welcome £2,119.

The remainder of our income is made up of generous donations from our many supporters, – individuals, churches, community groups, businesses and trusts. We are particularly grateful to our principal donors of the 2016/17 financial year including

- The Elizabeth and Prince Zaiger Trust
- Shadworth Hodgson Bequest
- Graham Wrigley of Chilworth Manor
- HG Capital LLP
- Tallow Chandlers’ Benevolent Trust
- Florence Nightingale Foundation

We are grateful indeed for all the donations large and small which we have received during the year. We thank all those who have made on-going donations to Robes continuously over the years. Regular donors are very important for us, as they help us to continue our work year on year.

We are very excited to be starting off a year-long partnership with Lee & Thompson lawyers to the media, technology and creative industries, who chose us as their 2017 charity of the year, and to continue our work with the London office of the international law firm Kirkland & Ellis, who most generously have been the main sponsor of our Inn from the Cold project for the past two years.

SleepOut 2017

We are counting on all of our supporters for the success of this year’s SleepOut marking the 10th Anniversary of the Robes Project. Join us at Southwark Cathedral on Friday 24th November 2017 and help us raise our target figure of £130,000.
11. Financial review & reserves policy

Our strategy for 2016/17 was to provide a winter night shelter for our homeless guests from November 2016 through to April 2017 using a network of churches in the London boroughs of Lambeth and Southwark.

Total expenditure for the year ending 31 April 2017 was £217,390, an increase of 79% on the previous year. This reflects a major expansion during the year by starting a second circuit of night shelters to run in parallel. In practical terms, the number of guests provided for each night went from 20 to 35.

During the year, income dropped by £49,311, a decrease of 22% on the previous year. This decrease is due to some large pieces of one-off corporate funding we had received in the previous year. The annual SleepOut in the grounds of Southwark Cathedral raised £105,247, which was almost level with our previous year’s total of £105,542.

As our shelters and volunteers are provided at no cost to the charity, our main costs (49%) were in relation to our small team of salaried staff who provide the backbone of our charity.

At 31 April 2017, the total reserves stand at £255,974, and have been reduced by 15% during the year. This was expected due to the capital needed to invest in equipment for the second circuit. Of these reserves, £9,320 is restricted for our In from the Cold project.

‘Inn from the Cold’ is charged with finding accommodation for those of our homeless guests who will become ready for independent living. The project spent £27,509 this period on the salary of the Lettings manager, website set up costs and various direct costs for guests’ accommodation.

The trustees are comfortable during this expansion phase of the project to use reserves, as currently we are in a comfortable position, though in the future we will be looking to get back to a position of making a small surplus.

With this sound financial basis, the trustees are confident for the future, and are now looking to a year consolidating the expansion in the charity.
2009/10
The shelter opened for 5 months in the winter of 2009-10. In November 2009 the Robes Project became a registered charity.

2010
By 2010-11, 17 churches provided shelter for up to 12 guests each night. The project became the Chair of the project. The Advice Coordinator were employed for 8 months of 2010-11.

2011/12
In 2011-12 the first ever Robes sponsored SleepOut at Southwark Cathedral raised over £83,000. This enabled the Advice Worker and Project Coordinator to be employed for the full year, to develop and expand the project.
12. Independent Examiner’s Report

Independent Examiner’s Report to the Trustees

For 13 months ending 30 April 2017

I report on the financial statements of the Charity for the year ended 30 April 2017 which are set out on pages 25 to 32.

Respective Responsibilities of Trustees and Examiner

The Charity’s Trustees are responsible for the preparation of the accounts. The Charity’s Trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed.

It is my responsibility to:

i) examine the accounts under section 145 of the 2011 Act;

ii) follow the procedures laid down in the General Directions given by the Charity Commission section 145(5)(b) of the 2011 Act; and

iii) state whether particular matters have come to my attention.

Basis of Independent Examiner’s Report

My examination was carried out in accordance with the 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 you as trustees concerning any 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 accounts present a “true and fair view” and the report is limited to those matters set out in the statement below.

Independent Examiner’s Statement

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

(1) which gives me reasonable cause to believe that in any material respect, the requirements

- to keep accounting records in accordance with section 130 of the 2011 Act; and

- to prepare accounts which accord with the accounting records, comply with the accounting requirements of the 2011 Act;

- which are consistent with the methods and principles of Statement of Recommended Practice: Accounting and Reporting by Charities

have not been met; or

(2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

David Barber
Jubilee House, 10 Moat Sole, Sandwich, Kent CT13 9AU
## 13. Statement of Financial Activities

### Statement of Financial Activities

For 13 months ending 30 April 2017

<table>
<thead>
<tr>
<th>Notes</th>
<th>Unrestricted Funds</th>
<th>Designated funds</th>
<th>Restricted Funds</th>
<th>Total Funds</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>£</td>
<td>£</td>
<td>£</td>
<td>£</td>
</tr>
<tr>
<td>Income and endowments</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Voluntary income</td>
<td>2(a)</td>
<td>61,725</td>
<td>-</td>
<td>61,725</td>
</tr>
<tr>
<td>Restricted and designated purposes</td>
<td>2(b)</td>
<td>-</td>
<td>-</td>
<td>960</td>
</tr>
<tr>
<td>Activities for generating funds</td>
<td>2(c)</td>
<td>107,366</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Other incoming resources</td>
<td>2(d)</td>
<td>103</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Income from investments</td>
<td>3</td>
<td>991</td>
<td>-</td>
<td>71</td>
</tr>
<tr>
<td><strong>Total income</strong></td>
<td></td>
<td>170,185</td>
<td>-</td>
<td>1,031</td>
</tr>
</tbody>
</table>

| Expenditure |                     |                  |                  |             |
| Raising funds | 4               | 14,352           | -                | 14,352      | 8,450       |
| Charitable activities | 5               | 99,406           | 49,475           | 26,498      | 175,379     | 94,657     |
| Support funds | 6               | 24,808           | -                | 2,852       | 27,659      | 18,223     |
| **Total expenditure** |                   | 138,565          | 49,475           | 29,350      | 217,390     | 121,330    |

| Net income/(expenditure) before investment gains |                   | 30,629           | (49,475)        | (28,390)    | (47,235)    | 98,149     |
| Net gains on investments | 3            | 991              | -                | 71          | 1,062       | 1,049      |
| **Net income** |                   | 31,620           | (49,475)        | (28,319)    | (46,173)    | 99,198     |

| Transfer between funds | 11 | - | - | - | - | - |

| Net movement in funds |                   | 31,620           | (49,475)        | (28,319)    | (46,173)    | 99,198     |

| Reconciliation of funds |                     |                  |                  |             |
| Total funds brought forward | | 24,390 | 240,000 | 37,758 | 302,148 | 202,950 |
| Total funds carried forward | 11 | 56,010 | 190,525 | 9,439 | 255,975 | 302,148 |
## 14. Balance Sheet

### Balance Sheet

<table>
<thead>
<tr>
<th>Notes</th>
<th>30 April 2017</th>
<th>31 March 2016</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>£</td>
<td>£</td>
</tr>
</tbody>
</table>

### Fixed assets
- 

### Current assets:

<table>
<thead>
<tr>
<th>Description</th>
<th>Notes</th>
<th>30 April 2017</th>
<th>31 March 2016</th>
</tr>
</thead>
<tbody>
<tr>
<td>Debtors and prepayments</td>
<td>8</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Cash at bank and in hand</td>
<td>9</td>
<td>278,981</td>
<td>309,227</td>
</tr>
</tbody>
</table>

### Liabilities

<table>
<thead>
<tr>
<th>Description</th>
<th>Notes</th>
<th>30 April 2017</th>
<th>31 March 2016</th>
</tr>
</thead>
<tbody>
<tr>
<td>Creditors: Amounts falling due within one year</td>
<td>10</td>
<td>(23,007)</td>
<td>(7,079)</td>
</tr>
</tbody>
</table>

### Total assets less current liabilities

<table>
<thead>
<tr>
<th>Description</th>
<th>30 April 2017</th>
<th>31 March 2016</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>255,974</td>
<td>302,148</td>
</tr>
</tbody>
</table>

### Total liabilities

<table>
<thead>
<tr>
<th>Description</th>
<th>Notes</th>
<th>30 April 2017</th>
<th>31 March 2016</th>
</tr>
</thead>
<tbody>
<tr>
<td>Creditors: amounts falling due after than one year</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
</tbody>
</table>

### Total net assets

<table>
<thead>
<tr>
<th>Description</th>
<th>30 April 2017</th>
<th>31 March 2016</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>255,974</td>
<td>302,148</td>
</tr>
</tbody>
</table>

### The funds of the Charity

<table>
<thead>
<tr>
<th>Description</th>
<th>Notes</th>
<th>30 April 2017</th>
<th>31 March 2016</th>
</tr>
</thead>
<tbody>
<tr>
<td>Restricted funds</td>
<td>12</td>
<td>9,439</td>
<td>37,758</td>
</tr>
</tbody>
</table>

### Unrestricted funds

<table>
<thead>
<tr>
<th>Description</th>
<th>Notes</th>
<th>30 April 2017</th>
<th>31 March 2016</th>
</tr>
</thead>
<tbody>
<tr>
<td>Designated funds</td>
<td>11</td>
<td>190,525</td>
<td>240,000</td>
</tr>
<tr>
<td>Accumulated revenue surplus</td>
<td>11</td>
<td>56,010</td>
<td>24,390</td>
</tr>
</tbody>
</table>

### The financial statements were approved and authorised by the Trustees on: 15th June 2017.

and signed on its behalf by:-

George Martin Chair
15. Notes to the Accounts

1. Accounting policies

1.1 Accounting convention

The financial statements have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant notes to these accounts. The financial statements have been prepared in accordance with the Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) issued on 16 July 2014 and the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102), the Charities Act 2011 and the Companies Act 2006.

1.2 Reconciliation with previously Generally Accepted Accounting Practice (GAAP)

In preparing the accounts, the Trustees have considered whether in applying the accounting policies required by FRS 102 and the Charities SORP FRS 102 the restatement of comparative items was required.

The transition to the new reporting framework did not result in any significant changes to the accounting policies adopted by the Charity, and accordingly, no restatement of comparative items was required.

1.3 Public benefit entity

The charitable company meets the definition of a public benefit entity as defined by FRS 102.

1.4 Going concern

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

1.5 Income recognition

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

Income from grants, whether ‘capital’ or ‘revenue grants, is recognised when the charity has entitlement to the funds, any performance conditions attached to the grants have been met, it is probable that the income will be received and the amount can be measured reliably and is not deferred.

Income tax recoverable in relation to donations received under Gift Aid is recognised at the time of the donation.

1.6 Expenditure recognition

Expenditure is recognised once there is a legal or constructive obligation to make payment to a third party, 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 to the applicable expenditure headings.

1.7 Irrecoverable VAT

Expenditure includes VAT and is reported as part of the expenditure to which it relates.
1.7 **Fund accounting**

General funds are unrestricted funds which are available for use at the discretion of the Trustees in furtherance of the general objectives of the charity and which have not been designated for other purposes.

Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donors or which have been raised by the charity for particular purposes. The costs of raising and administrating such funds are charged against the specific fund. The aim and use of each restricted fund is set out in the notes to the financial statements.

1.8 **Tangible fixed assets and depreciation**

Tangible fixed assets are stated at cost less depreciation. The cost of minor additions or those costing less than £1,000 are not capitalised. Depreciation is provided at rates calculated to write off the cost of fixed assets, less their estimated residual value, over their expected useful lives on the following bases:

- Fixtures & Fittings: -15% on cost
- Office Equipment: -20% on cost

1.9 **Interest receivable**

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the charity; this is normally upon notification of the interest paid or payable by the bank.

1.10 **Debtors**

Trade and other debtors are recognised at the settlement amount after trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

1.11 **Cash at Bank and in Hand**

Cash at bank and in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account. Cash balances exclude any funds held on behalf of service users.

1.12 **Creditors and provisions**

Creditors and provisions are recognised where the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliability. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discount due.

The charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value with exception of bank loans which are subsequently measured at amortised cost using the effective interest rate.

1.12 **Change of accounting period**

The Charity changed its financial year end from 31 March to 30 April. This means the current financial period is the 13 months to 30 April 2017.
## Income and endowments

<table>
<thead>
<tr>
<th></th>
<th>Unrestricted Funds</th>
<th>Designated funds</th>
<th>Restricted Funds</th>
<th>Total 13 mths to 30/04/17</th>
<th>Total Year to 31/03/16</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>(a) Voluntary income</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Churches</td>
<td>2,509</td>
<td>-</td>
<td>-</td>
<td>2,509</td>
<td>9,567</td>
</tr>
<tr>
<td>Charities, corporates and others</td>
<td>59,217</td>
<td>-</td>
<td>-</td>
<td>59,217</td>
<td>62,644</td>
</tr>
<tr>
<td></td>
<td>61,725</td>
<td>-</td>
<td>-</td>
<td>61,725</td>
<td>72,211</td>
</tr>
<tr>
<td><strong>(b) Restricted and designated purposes</strong></td>
<td>-</td>
<td>-</td>
<td>960</td>
<td>960</td>
<td>41,530</td>
</tr>
<tr>
<td><strong>(c) Activities for generating funds</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sleep out</td>
<td>105,247</td>
<td>-</td>
<td>-</td>
<td>105,247</td>
<td>105,382</td>
</tr>
<tr>
<td>Other fund-raising events</td>
<td>2,119</td>
<td>-</td>
<td>-</td>
<td>2,119</td>
<td>160</td>
</tr>
<tr>
<td></td>
<td>107,366</td>
<td>-</td>
<td>-</td>
<td>107,366</td>
<td>105,542</td>
</tr>
<tr>
<td><strong>(d) Other incoming resources</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sundry income</td>
<td>103</td>
<td>-</td>
<td>-</td>
<td>103</td>
<td>196</td>
</tr>
<tr>
<td></td>
<td>169,194</td>
<td>-</td>
<td>960</td>
<td>170,154</td>
<td></td>
</tr>
<tr>
<td></td>
<td>4</td>
<td>-</td>
<td>960</td>
<td>4</td>
<td>219,479</td>
</tr>
</tbody>
</table>

## Investment income

<table>
<thead>
<tr>
<th></th>
<th>Unrestricted Funds</th>
<th>Designated funds</th>
<th>Restricted Funds</th>
<th>Total 13 mths to 30-Apr-17</th>
<th>Total Year to 31-Mar-16</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Bank interest</strong></td>
<td>991</td>
<td>-</td>
<td>71</td>
<td>1,062</td>
<td>1,049</td>
</tr>
</tbody>
</table>
### 4 Raising funds

<table>
<thead>
<tr>
<th>Unrestricted Funds</th>
<th>Designated funds</th>
<th>Restricted Funds</th>
<th>Total 13 mths to 30/04/17</th>
<th>Total Year to 31/03/16</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fund-raising event costs</td>
<td>£1,174</td>
<td>-</td>
<td>-</td>
<td>£1,174</td>
</tr>
<tr>
<td>10th Anniversary celebrations</td>
<td>£2,407</td>
<td>-</td>
<td>-</td>
<td>£2,407</td>
</tr>
<tr>
<td>Online fund-raising charges</td>
<td>£5,591</td>
<td>-</td>
<td>-</td>
<td>£5,591</td>
</tr>
<tr>
<td>Annual report, publications, &amp; printing</td>
<td>£5,180</td>
<td>-</td>
<td>-</td>
<td>£5,180</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>£14,352</strong></td>
<td>-</td>
<td>-</td>
<td><strong>£14,352</strong></td>
</tr>
</tbody>
</table>

### 5 Direct charitable costs

<table>
<thead>
<tr>
<th>Unrestricted Funds</th>
<th>Designated funds</th>
<th>Restricted Funds</th>
<th>Total 13 mths to 30/04/17</th>
<th>Total Year to 31/03/16</th>
</tr>
</thead>
<tbody>
<tr>
<td>Staff costs (see note 7)</td>
<td>£70,735</td>
<td>£21,074</td>
<td>£13,857</td>
<td>£105,666</td>
</tr>
<tr>
<td>Recruitment, training &amp; supervision</td>
<td>£675</td>
<td>-</td>
<td>£1,109</td>
<td>£1,784</td>
</tr>
<tr>
<td>Shelter equipment</td>
<td>£0</td>
<td>£16,000</td>
<td>-</td>
<td>£16,000</td>
</tr>
<tr>
<td>Storage of shelter equipment</td>
<td>£8,567</td>
<td>-</td>
<td>-</td>
<td>£8,567</td>
</tr>
<tr>
<td>Laundry &amp; cleaning</td>
<td>£4,338</td>
<td>£3,253</td>
<td>-</td>
<td>£7,591</td>
</tr>
<tr>
<td>Staff communications</td>
<td>£1,365</td>
<td>£910</td>
<td>-</td>
<td>£2,274</td>
</tr>
<tr>
<td>Guest welfare</td>
<td>£4,407</td>
<td>£3,305</td>
<td>£1,000</td>
<td>£8,712</td>
</tr>
<tr>
<td>Guest communication &amp; travel</td>
<td>£3,975</td>
<td>£2,981</td>
<td>-</td>
<td>£6,956</td>
</tr>
<tr>
<td>Guest accommodation &amp; hostel expenses</td>
<td>£1,025</td>
<td>-</td>
<td>£9,692</td>
<td>£10,717</td>
</tr>
<tr>
<td>Beneficiaries payments</td>
<td>-</td>
<td>-</td>
<td>£840</td>
<td>£840</td>
</tr>
<tr>
<td>Volunteer expenses</td>
<td>£3,143</td>
<td>-</td>
<td>-</td>
<td>£3,143</td>
</tr>
<tr>
<td>Wednesday club costs</td>
<td>-</td>
<td>£1,951</td>
<td>-</td>
<td>£1,951</td>
</tr>
<tr>
<td>Travel and transport</td>
<td>£1,177</td>
<td>-</td>
<td>-</td>
<td>£1,177</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>£99,406</strong></td>
<td><strong>£49,475</strong></td>
<td><strong>£26,498</strong></td>
<td><strong>£175,379</strong></td>
</tr>
</tbody>
</table>

### 6 Support costs

<table>
<thead>
<tr>
<th>Unrestricted Funds</th>
<th>Designated funds</th>
<th>Restricted Funds</th>
<th>Total 13 mths to 30/04/17</th>
<th>Total Year to 31/03/16</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rent &amp; insurance</td>
<td>£6,738</td>
<td>-</td>
<td>-</td>
<td>£6,738</td>
</tr>
<tr>
<td>Office furniture &amp; equipment</td>
<td>£5,508</td>
<td>-</td>
<td>£1,199</td>
<td>£6,707</td>
</tr>
<tr>
<td>Communications</td>
<td>£4,099</td>
<td>-</td>
<td>£1,653</td>
<td>£5,752</td>
</tr>
<tr>
<td>Postage &amp; stationery</td>
<td>£3,813</td>
<td>-</td>
<td>-</td>
<td>£3,813</td>
</tr>
<tr>
<td>Legal &amp; consultancy</td>
<td>£2,289</td>
<td>-</td>
<td>-</td>
<td>£2,289</td>
</tr>
<tr>
<td>Payroll costs &amp; pension advice</td>
<td>£1,505</td>
<td>-</td>
<td>-</td>
<td>£1,505</td>
</tr>
<tr>
<td>Independent examiner's fee</td>
<td>£856</td>
<td>-</td>
<td>-</td>
<td>£856</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>£24,808</strong></td>
<td>-</td>
<td><strong>£2,852</strong></td>
<td><strong>£27,659</strong></td>
</tr>
</tbody>
</table>
7 Staff costs

<table>
<thead>
<tr>
<th></th>
<th>13 mths to 30/04/17</th>
<th>Year to 31/03/16</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>£</td>
<td>£</td>
</tr>
<tr>
<td>Total</td>
<td>105,666</td>
<td>61,060</td>
</tr>
<tr>
<td>Salaries</td>
<td>97,265</td>
<td>52,679</td>
</tr>
<tr>
<td>Social security costs</td>
<td>5,594</td>
<td>4,477</td>
</tr>
<tr>
<td>Contribution to pension plan</td>
<td>2,807</td>
<td>2,451</td>
</tr>
<tr>
<td>Secretarial support</td>
<td>-</td>
<td>1,453</td>
</tr>
</tbody>
</table>

The number of full-time employees was 2 and 4 part-time employees (2016: 2F/T 1 P/T):

8 Debtors

<table>
<thead>
<tr>
<th></th>
<th>2017 £</th>
<th>2016 £</th>
</tr>
</thead>
<tbody>
<tr>
<td>Debtors and prepayments</td>
<td>-</td>
<td></td>
</tr>
</tbody>
</table>

9 Bank accounts

<table>
<thead>
<tr>
<th></th>
<th>2017 £</th>
<th>2016 £</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cash in bank</td>
<td>278,919</td>
<td>309,016</td>
</tr>
<tr>
<td>Cash in hand</td>
<td>63</td>
<td>211</td>
</tr>
<tr>
<td>Total</td>
<td>278,981</td>
<td>309,227</td>
</tr>
</tbody>
</table>

10 Creditors

<table>
<thead>
<tr>
<th></th>
<th>2017 £</th>
<th>2016 £</th>
</tr>
</thead>
<tbody>
<tr>
<td>Independent examiner's fee</td>
<td>856</td>
<td>1,100</td>
</tr>
<tr>
<td>Deferred income</td>
<td>12,500</td>
<td></td>
</tr>
<tr>
<td>Other accruals</td>
<td>9,651</td>
<td>5,979</td>
</tr>
<tr>
<td>Total</td>
<td>23,007</td>
<td>7,079</td>
</tr>
</tbody>
</table>

The deferred income is a grant by Streets of London for the Inn from the Cold project for use in the next financial year.

11 Movement in unrestricted funds

<table>
<thead>
<tr>
<th></th>
<th>Balance 01/04/16</th>
<th>Incoming Resources</th>
<th>Resources Expended</th>
<th>Transfers £</th>
<th>Balance 30/04/17 £</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>£</td>
<td>£</td>
<td>£</td>
<td>£</td>
<td>£</td>
</tr>
<tr>
<td>General fund</td>
<td>24,390</td>
<td>170,185</td>
<td>(138,565)</td>
<td>-</td>
<td>56,010</td>
</tr>
<tr>
<td>Designated expansion fund</td>
<td>90,000</td>
<td>-</td>
<td>(49,475)</td>
<td>-</td>
<td>40,525</td>
</tr>
<tr>
<td>Designated IFTC fund</td>
<td>80,000</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>80,000</td>
</tr>
<tr>
<td>Operational reserve fund</td>
<td>70,000</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>70,000</td>
</tr>
<tr>
<td>Total</td>
<td>264,390</td>
<td>170,185</td>
<td>(188,040)</td>
<td>-</td>
<td>246,535</td>
</tr>
</tbody>
</table>
Name of unrestricted fund | Description, nature and purposes of the fund
--- | ---
General fund | The free reserves after allowing for all designated funds.
Designated expansion fund | The designated expansion fund is to cover the additional costs relating to doubling the number of night shelter places in 2016-17.
Designated IFTC fund | Funds to support the Inn from the Cold project.
Operational reserve fund | Core costs for one year.

12 Analysis of movements in restricted funds

<table>
<thead>
<tr>
<th></th>
<th>Balance 01/04/16</th>
<th>Incoming Resources</th>
<th>Resources Expended</th>
<th>Transfers</th>
<th>Balance 30/04/17</th>
</tr>
</thead>
<tbody>
<tr>
<td>Inn from the Cold</td>
<td>£36,758</td>
<td>£71</td>
<td>£27,509</td>
<td>£ -</td>
<td>£9,320</td>
</tr>
<tr>
<td>Training and capacity building</td>
<td>£1,000</td>
<td>-</td>
<td>£1,000</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>ACTS 435</td>
<td>-</td>
<td>£960</td>
<td>£840</td>
<td>-</td>
<td>£120</td>
</tr>
<tr>
<td>Restricted funds</td>
<td>£37,758</td>
<td>£1,031</td>
<td>£29,350</td>
<td>-</td>
<td>£9,439</td>
</tr>
</tbody>
</table>

Name of restricted fund | Description, nature and purposes of the fund
--- | ---
Inn from the Cold | Fund to support guests access to the private rented sector by providing help with the up-front costs of housing, direct access to landlords and ongoing support once in accommodation.
Training and capacity building | Training and organisational development.
ACTS 435 | Small grants directly for guests

13 Analysis of net assets between funds

<table>
<thead>
<tr>
<th></th>
<th>General Fund</th>
<th>Designated Funds</th>
<th>Restricted Funds</th>
<th>Total Funds</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cash at bank and in hand</td>
<td>£66,517</td>
<td>£190,525</td>
<td>£21,939</td>
<td>£278,981</td>
</tr>
<tr>
<td>Current liabilities</td>
<td>£(10,507)</td>
<td>-</td>
<td>£(12,500)</td>
<td>£(23,007)</td>
</tr>
<tr>
<td></td>
<td>£56,010</td>
<td>£190,525</td>
<td>£9,439</td>
<td>£255,974</td>
</tr>
</tbody>
</table>
In 2015-16 we continued working with our large-scale projects over the winter. The 2015 SleepOut raised a significant amount of money for the charity! These are much needed funds for us to maintain the services we offer. 

2014/15

During the winter of 2014-15, Robes was able to host a total of 42 guests. Our fourth SleepOut in November 2014 exceeded even the previous year, raising £83,000. We started thinking about how to expand the project. The current Chair of Robes, George Martin, became Chair in 2014.
16. Structure, Governance & Management

Governing document

The Robes Project is an unincorporated charitable association governed by a constitution adopted on 1st October 2008, amended by special resolution on 20th July 2009. It was registered as a charity on 10 November 2009. The area of benefit is the London Boroughs of Lambeth and Southwark.

The number of trustees shall not be less than 3, and until otherwise determined by a General Meeting, no more than 7.

Objects clause

Our objectives are “to relieve poor persons in the London boroughs of Southwark and Lambeth who are homeless by the provision of winter shelter, food and support”.

Recruitment and appointment of new trustees

The trustees invite applications for trusteeship from members of the churches participating in the Project and others who have skills and experience relevant to the running of the Project. New trustees are provided with an induction pack with details of the constitution and history of the charity.

Governance and management

The charity is run by its trustees who meet approximately monthly to determine the strategy of the charity, to discuss operational matters and to formulate policy. Staff generally attend the greater part of trustee meetings.

Sub-committees dealing with specific functions support the board of trustees and certain items of executive responsibility are delegated to individual trustees to facilitate decision-making and to support staff efforts. All delegated matters are closely reported upon to the trustee board. The implementation of policy is in the hands of the charity’s employed staff and volunteers.

Statement of trustees’ responsibilities

The Law applicable to charities in England and Wales requires 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 incoming resources and application of resources of the charity for that period. In preparing these financial statements the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in operation.
The Trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the Charity and enable them to ensure that the financial statements comply with the Charities Act 2011 and the Charity (Accounts and Reports) Regulations 2008. They are also responsible for safeguarding the assets of the Charity and hence taking reasonable steps to prevent and detect fraud and other irregularities.

The Trustees are responsible for the maintenance and integrity of the charity and financial information included on the charity’s website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

**Risk management**

The trustees recognise that there are risks to which the charity is exposed. Systems have been established to mitigate known risks, including financial controls, employment procedures, agreements with participating churches and volunteer training.

The trustees keep proper accounting records and take reasonable steps for the prevention and detection of fraud and other irregularities.

Health and safety, equal opportunities and quality standards are prioritised. Records and archives are securely stored and electronic data carefully protected.

**Reserves policy**

The trustees review their reserves policy annually, assessing the financial risks surrounding the charity’s future ability to fulfil its objectives. The trustees have adopted a policy of holding at all times in cash or short-term deposits 12 months’ permanent staff salaries and fixed overheads, currently £70,000. This reserve ensures the charity is sustainable year on year.

**Public benefit statement**

The trustees consider that the work of the Robes Project to provide relief to poor and disadvantaged people in the London Boroughs of Southwark and Lambeth by the provision of winter shelter, food and support helps make these boroughs a safer, more humane place for everyone.

The trustees confirm that they give due regard to the public benefit guidance published by the Charity Commission in determining the activities undertaken by the charity. All trustees give their time voluntarily and no trustee receives any private benefit from the charity.
A year of consolidation

2017-18 will be a year of consolidation and strengthening for the Robes Project. Having successfully doubled our capacity to accommodate 35 guests a night in our shelters, we now need to ensure we keep true to our core values and overall mission, with all our policies and practices aligned with our ongoing aim to deliver a high-quality service. We want to make sure that we offer a great return on the funds with which we are entrusted.

We will extend the remit of our welfare and housing advice and tenancy support services. We shall also be implementing our new staff structure under the lead of a Charity Manager, and in addition to this taking two more specific steps to enhance our long-term sustainability:

Focus on fund-raising

In the 2017/18 financial year we shall be looking to develop a comprehensive fund-raising strategy and to taking the first steps towards its implementation. The summer of 2017 has seen the establishment of a fund-raising committee which will be responsible to the board of trustees for leading on this task.

CIO registration

To date the Robes Project has operated as a traditional Unincorporated Charitable Association, ill-suited to the modern-day rigours of legal liability and contractual obligation. The process is well underway of establishing the Robes Project as a new Charitable Incorporated Organisation (CIO) which, being incorporated, has a legal identity of its own, limited liability, contractual competence and operates within a much simpler regulatory framework.
18. Reference and Administrative information

For 13 months ending 30 April 2017

Trustees

George Martin (Chair)
Louise Delaye-Hand
Geoffrey Hand
Anna Long
Rev David Hardman
Peter Ross (resigned 31 December 2016)
Wendy Thompson
Luke Whiteman (co-opted)

Treasurer

Luke Whiteman
Peter Ross (resigned 31 December 2016)

Bankers

The Cooperative Bank
PO Box 250
Skelmersdale
WN8 6WT

Central Finance Board of The Methodist Church
9 Bonhill Street
London
EC2A 4PE

Independent Examiner

David Barber
Jubilee House
10 Moat Sole
Sandwich
Kent CT13 9AU

Charity Registration Number

1132622

Registered Address

Robes Project
Bermondsey Central Hall
256 Bermondsey Street
London SE1 3UJ
W: www.robos.org.uk
E: robes.admin@robos.org.uk
T: 0207 407 5623
19. Thank you

Our heartfelt thanks go out to our patrons, over 1,000 volunteers, churches, individuals, corporations, trusts and foundations who have made our work possible this past year.

Special thanks to over 130 people who slept out under the start on the 25th November 2016 at Southwark Cathedral, and Southwark Cathedral, for once again hosting the sponsored SleepOut and for the continues support and encouragement during the years.

Our sincere appreciation to the 28th host churches (see page 9) and all the other local churches and groups who supported us through volunteering and many other ways.

We would also like to thank the corporations who supported us through funding and in-kind donations during the year.

Without you it would be impossible for us to carry out our vital work and offer a helping hand out of homelessness!
20. How to Get Involved

Donate

We rely on donations and grants from churches, individuals and businesses. People just like you. Your contribution can make all the difference.

To make a donation text ROBE07 £(amount) to 70070, visit www.justgiving.com/robes or send a cheque addressed to the “Robes Project”.

Fundraise

There are so many ways you can help!

Are you doing a challenge and keen to see the benefit go to the homeless? Or, instead of receiving more stuff, would you like to give the gift of a warm bed for your birthday?

For more info visit www.robos.org.uk/support-us/fundraise

SleepOut

Would you like to sleep under the stars to help the homeless keep warm?

Our next SleepOut will take place on Friday, 24th November 2017, at Southwark Cathedral. To sign up visit www.robos.org.uk/sleepout

Volunteer

Together we can make a real difference.

Your time and skills can help to enable an ordinary person who has fallen into homelessness, to get back on their feet.

You can see our current roles at www.robos.org.uk/support-us/volunteer
Robes Project
Bermondsey Central Hall
256 Bermondsey Street
London SE1 3UJ
W: www.robes.org.uk
E: robes.admin@robes.org.uk
T: 0207 407 5623
Registered Charity Number 1132622