

Trustees

The CHESS team continues to work hard and produce amazing results, ably led by Rob Saggs who stepped down from his role as a Trustee to facilitate separation of his Trustee and CEO responsibilities which was a requirement for one of our successful grant applications. We welcome Hannah Harbottle to the Trustee board who brings with her additional legal expertise. Bob Pearson joined the Trustees in March and his catering tuition skills will enable new possibilities for our service users. We are appreciative of Richard Young's work as Company Secretary but recognised that family commitments meant that he could no longer serve as a Trustee. His duties as Secretary will now be taken on by David Brinkley, our Finance Officer who joined us in April 2018.

	2019			2018
	Unrestricted	Restricted	Total	Total
Income				
Donations and Legacies	407,318	0	407,318	360,103
Charitable Activities	186,582	57,285	243,867	387,254
Investments	526	0	526	379
TOTAL	594,426	57,285	651,711	747,736

Expenditure				
Costs of Raising Funds and Legacies	39,913	0	39,913	0
Charitable Activities	502,337	84,124	626,374	763,658
Total	542,250	84,124	626,374	763,658
Net Income/Expenditure	52,176	(26,839)	25,337	(15,922)

Fixed Assets	1,203,285	1,201,353
Current Assets		
Debtors	163,226	415,949
Investments	91,130	124,604
Cash	77,948	59,606
	332,304	600,159
Creditors: falling due in one year	473,649	470,000
Net Assets	1,028,464	1,003,127

Charity Funds		
Restricted	48,800	94,812
Unrestricted	979,664	908,313
Total	1,028,464	1,003,127

This financial information is a summary of information taken from the full accounts for the year ending 31st March 2019. Copies of our full accounts can be obtained from CHESS Homeless at the address below.

A BIG Thank You!

We want to thank every person that has supported us throughout this financial year. As a charity CHESS relies upon the goodwill of supporters to help us deliver our services to single homeless people. There have been community groups, churches, organisations, and individuals that have donated time, goods and finances that have enabled CHESS to give hope and opportunity to those that may not otherwise receive it – THANK YOU!

We would ask you to continue your support of CHESS as we continue into the years ahead.

We would like to thank the following funders:

Chelmsford Tangent
Wilson Family Trust
Elspeth Hodgkinson Trust
Charis Trust
Chelmsford Round Table
Chelmsford City Council



Opening doors to

INDEPENDENCE

CHESS HOMELESS

200 New London Road, Chelmsford, CM2 9AB
01245 281104 administration@chesshomeless.org
www.chesshomeless.org



CHESS Homeless Ltd
Registered Charity No: 1093901
Company Limited by Guarantee in
England and Wales No: 4407742

Annual Review 2018-19 & Newsletter

Changing up a gear

This is the best way to describe the last year. Completion of the refurbishment of 'the Hub' – 200 New London Road, has enabled CHESS to provide its services in a more efficient way, and in surroundings which reflect a modern charity.

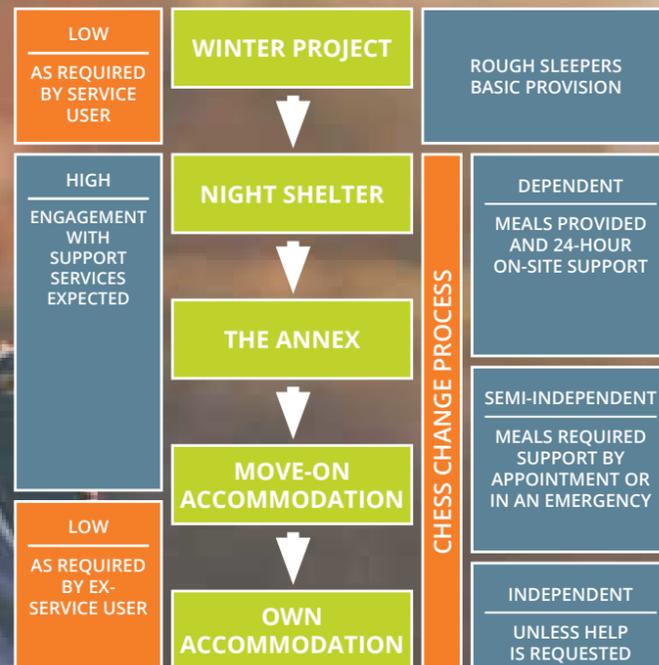
Everyone who visits the CHESS Hub is impressed with the improved surroundings and standard of both service and the facilities provided. For the first time CHESS can offer a dedicated disability facility, professional kitchen, three private consultation areas, therapeutic green space and a training room for visitors and staff to develop and deliver services which are badly needed in mid-Essex.

We have increased our total capacity for the single homeless that we serve from 30 to 32, therefore offering another two people hope and opportunity to live a life away from the streets.

CHESS have six properties in total that offer a journey to those coming through the Winter Project into the Hub and then to move-on accommodation before moving out into independent and permanent living arrangements.

"From day one I had all the support I needed, even after I got a house"

Expected levels of support and dependency



CHESS seeks to relieve homelessness and related hardship and distress amongst single adults in Chelmsford and Essex, through the provision of support services and temporary accommodation that helps them move on in their lives.

This support is provided through a programme of services that can open doors to independence for those who seek it.

Social outcounts

During the year 111 homeless people have been accommodated with 52% of these moving on to independent living in a positive way.

Our Winter Project was again delivered from Meadgate Church and we saw a record number of users this winter - 76 in total. 836 bedspaces were provided in partnership with the City Council. 26 of the Winter Project users went on to accommodation within CHESS, some of whom are among the 41 service users who have literally moved from the streets into the chance of a better life.

In broad terms this has been a successful year for CHESS, but more needs to be done. Unsatisfied demand sits at an average of 22 pending referrals each month which equates to nearly 70% of CHESS's operating capacity, even with the two additional rooms provided by the new night shelter facility.

CHESS total economic impact is estimated to be £2,984,333, giving a 450% return on operating costs of £542,250.

Volunteers and staff

We could not deliver the services provided for the homeless were it not for 89 strong volunteer team. We continue to be amazed at the time they freely give to help the homeless in all manner of ways from administrative help to supporting our night staff.

As our services increase, it has been necessary to get extra management support and we welcome Lis Gutteridge to the demanding role as Operations Manager for all our services. It's been all change too in our fundraising department. Lindsay Hurrell has left us to join another charity and we have successfully recruited her replacement and welcome Lynne Dejooldt to the team. We offer our congratulations to our fund-raising assistant Lydia Taylor who gave birth to Caleb In August and welcome Agnes Frazer who has ably filled her position as Assistant in our Fundraising department.

"I became homeless when my relatives decided to relocate and move to another country and so my biggest challenge was having no family or supportive relatives. The situation was made worse by the fact that I was unemployed having recently completed my post graduate studies.

My first port of call was the local housing offices where I was told I was not a priority case since I had no minor children or any adverse medical condition. At this point I was assailed by feelings of helplessness and utter hopelessness. My church pastor offered to pray for me when I told him I would be sleeping in my car, he prayed for my safety in the night and that no harm should befall me. At this point I didn't know whether to laugh or cry as my situation was dire.

A lady at the council referred me to CHESS and when I got to their offices I was welcomed by one of the support workers. She was like balm to my soul as it was the first kind voice I had heard in days. There was no sense of being judged because in all this harrowing experience my dignity had been trampled on in the way I had been spoken to by others - as one in the multitude of homeless people.

To cut a long story short I was housed by CHESS for four months until I was allocated a place of my own, a place to call home.

I am eternally grateful to Jacqui and her team at CHESS as words cannot express my heartfelt gratitude for all the support they gave to me, they became my family, my sanity in that very dark period of my life."