THE SEAVIEW PROJECT

Trustees' Report and Accounts

For the Year Ended 31 March 2025

Working with vulnerable people to improve their quality of life

Company number 3249596
Charity number 1058308

Directors and Trustees		Appointed	Resigned
Anna Barnes	Chair	11.04.2011	
Rebecca Cooper		15.07.2013	
Gary Rogerson		15.08.2019	
Stephen Sampson	Honorary Treasurer	15.07.2013	
Duncan Tree		24.03.2014	
Marie Casey		11.01.2021	
Elise Liversedge		11.01.2021	
Ella Hancock		14.04.2025	
Gemma Hollingshead		14.04.2025	
Dominic Joyce		14.04.2025	

Senior Management Team
David Perry - Chief Officer
Hannah Hallett – Deputy Chief Officer
Sue Burgess - Projects Manager
Abby-Lee Widger-Finance Manager

Registered Office
Southwater Centre
Hatherley Road
St Leonards on Sea
East Sussex
TN37 6LB

Independent Examiner
~~Deborah Hargreaves FCA~~
~~Acuity Professional~~
~~Unit 2.02 High Weald House~~
~~Glovers End~~
~~Bexhill~~
~~East Sussex~~
~~TN39 5ES~~

Bankers
Charity Bank Limited
HSBC UK
Nationwide Building Society

Another day begins at the Seaview Wellbeing Centre

See our website at www.seaviewproject.co.uk

The Seaview Project
Trustees' Report
For the Year ended 31 March 2025

How Seaview began

At the time of Care in the Community, a number of people who had been used to institutional living due to mental health problems were unable to cope with the sudden change and inadequate support and found themselves isolated and lonely, living in bed and breakfast accommodation, houses of multiple occupation and, in some cases even homeless. Some parents and relatives rallied round and provided an open access wellbeing centre at the heart of St. Leonards on Sea. The centre was set up by Helene White and Barbara Silvester, with the help of Jane Amstad in February 1985.

Seaview's inception was an organic voluntary sector initiative, creating responsive local support. To this day there has been a constant effort to maintain the ethos of Seaview and a supportive pathway to wellbeing and recovery. Seaview has a dedicated group of paid staff, peer workers and volunteers, all of whom contribute to providing much needed support to its beneficiaries.

As well as the dedicated personal support given by Seaview to all who access its services, there has been a planned growth and development of the organisation itself. It was not long before Seaview became a registered charity in August 1985 and a company limited by guarantee in September 1996. Seaview has a well organised board of trustees who give governance support to the staff teams and who comply with all the regulations that apply to charities and limited companies.

How Seaview is maintaining its ethos

Today, Seaview's Wellbeing Centre and its various activities are funded from a mix of statutory funding, grants, charitable donations and gifts in kind. Seaview services are delivered with an open access approach to people experiencing a range of issues including mental illness learning disabilities, substance misuse, physical disabilities, poverty, social isolation, rough sleeping and homelessness.

Seaview continues to attract people willing to take on the responsibilities of maintaining its ethos by becoming volunteers, paid staff members, and unpaid trustees. Seaview's workforce always tries to ensure that they meet the needs of people who use the service. Our trustees are visible and hands-on, being very active in the various fund-raising and arts events which are part of the culture of Seaview.

The Seaview staff team today. Seaview is organised into staff teams as follows:

Senior Management Team

Chief Officer –Dave Perry. The Chief Officer is responsible for the operational management of the organisation under the board of trustees. Dave is responsible for the strategic leadership of the charity and representing Seaview in various fora locally and regionally.

Deputy Chief Officer - **Hannah Hallett**. Hannah has overall operational responsibility for the Wellbeing Centre and for HR and assists the Chief Officer with strategic and operational management of the services.

Projects Manager – Sue Burgess. Sue supports the Chief Officer and the organisation, leading on specific fundraising projects and representing the organisation on several networks. Sue offers support for the activities of the fundraising group Awareness for Action and provides training for Seaview volunteers and staff.

Finance Manager – Abby-Lee Widger Abby-Lee manages the finance officer, Lorna Dinning, who deals with day to day finances and supports the core team and the board of trustees by providing accounts, setting the budget and providing regular reports.

Wellbeing Centre Co-ordinator – Maggie Hawthorne. Maggie oversees the daily operations of the Wellbeing Centre services, providing support to the Centre support workers as well as overseeing the kitchen and tea bar staff and volunteers. The clothing closet, the digital suite, the laundry service and food bank are all accessible as part of the Wellbeing Centre offer.

RADAR Coordinator – Sue Burgess Sue provides facilitative support to the Peer Development work of the RADAR – Refocus Assess Develop Activate Recover. This is a Peer led Recovery service facilitating groups and various activities along with one-to-one support to people who are experiencing drugs and alcohol issues in Hastings, St Leonard's and Eastbourne.

Project Adder, SASS and Alcohol Outreach Co-ordinator – Hollie Taylor Hollie is the Coordinator of the Project Adder Specialist Outreach Service which is dedicated to persuading heroin and crack users to access treatment, steering them away from crime and reducing drug-related death. In addition, Hollie oversees delivery of Seaview's Accommodation Support Service (SASS), a tenancy sustainment service and the alcohol outreach service, supporting street drinkers and others with a harm reduction approach to help people reduce and stop drinking.

Navigation Service Co-ordinator, Jo Holt - Jo oversees this service offering a social prescribing service for people with substance misuse issues across East Sussex. The service provides invaluable aftercare options for adults completing drug and alcohol treatment.

BOARD of TRUSTEES and ADVISERS

Governance responsibility for Seaview lies with the Board of Trustees. Some of these have supported Seaview for many years and they bring a wealth of experience to the work. They are:

- **Anna Barnes** – Chair – expertise in commissioning and service development
- **Steve Sampson** – Treasurer – expertise in charity accounting
- **Beckie Cooper** – expertise in nursing and housing
- **Duncan Tree** – expertise in health and social care

- **Gary Rogerson** – expertise in Finance and fundraising
- **Marie Casey** - Marie has been an experienced CEO in the Hastings Voluntary Sector
- **Elise Liversedge** - Elise is an architect and practicing community arts practitioner

The Board of Trustees meets every six weeks and, in addition, trustees attend many Seaview events. There is a process of trustee induction and training: Most trustees are already familiar with the practical work of the charity through previous contact. Additionally, potential and new trustees are invited and encouraged to spend time at the project getting to know the staff and services. New trustees are provided with information and support regarding the following areas:

- Their role & responsibilities as trustees
- The main documents which set out the operational framework for the charity, including the Memorandum and Articles of Association
- The complex funding of Seaview and the current financial position as set out in the latest published accounts
- Future business plans and objectives

Wellbeing centre

Since 1985 Seaview has been providing an open access wellbeing centre at the heart of St Leonards on Sea. It is a vibrant place that is all about helping people to achieve their full potential. We take a strengths-based approach which focuses on the potential within people. The philosophy is one of 'can do' rather than 'don't do', and this is always both exciting and challenging.

People use our wellbeing centre for a variety of reasons, and none are more important than having a place to be, somewhere to drop in to, away from the pressures of the world. One of Seaview's core values is a belief that 'Warmth from one human being to another can bring about positive change'. We have been facilitating this process over many years. Not everyone agrees with a hierarchy of human needs, but few would dispute the vital importance of people receiving food, drink, shelter, warmth and clothes.

Our wellbeing centre provides all of these and much more. Our dedicated team is focussed on helping clients achieve personal growth and fulfilment. This is done considerately and at each person's own pace with support planning, one to one's, support groups and a range of activities that are provided in response to clients' feedback from monthly service user groups. The Wellbeing Centre is the hub and first point of access for many people who access other Seaview services and are often referred to various partner services in response to their needs and wishes.

Peer Support: RADAR (Refocus, Assess, Develop, Activate, Recover) is our team of paid and volunteer Peer Support Workers devising groups and healthy activities focussed on recovery from mental health issues and addictions. These include Peer led wellbeing groups, Art projects, a music group, gym sessions and health walks. The "Seaview's Got Talent" events, the Christmas Carol concert and other events give the Seaview choir and the band a focus to rehearse and prepare for performances.

Navigation Service: This new service is making a positive impact in the west of the county by engaging people with drugs and alcohol issues to access groups, courses and activities of their choice. The workers help service users set goals then provide hands-on support to help them achieve those goals. For many people living a long way from Eastbourne and Hastings, the

service is providing a lifeline where before it was harder to find out what was available and trying to access groups and activities was a challenge when relying on public transport. The team help with offering a lift and emotional support, if needed, when someone first attends an activity or group. This gives service users the boost in their confidence to take part in activities and groups under their own steam.

Alcohol Outreach and Healthcare Intervention Service (AOHIS) This dedicated outreach team have several roles including engaging street drinkers in the local area and encouraging them to access various types of support including structured treatment. The team steer street drinkers away from the hotspots where they gather in groups and try to focus them on activities that help them build a network that is supportive of recovery. This can be challenging work at times, yet the team never give up on anyone. As a result, their encouragement and support show people that change is possible.

Seaview Accommodation Support Service (SASS): Our team works with former entrenched rough sleepers to provide support to sustain tenancies and prevent the revolving door of homelessness. The work includes dealing with rent arrears, anti-social behaviour and disputes with landlords. Our approach is to build social support, encouraging clients to make use of local community assets.

Rough Sleepers Outreach Service: Seaview provides an out of hours outreach service to rough sleepers to verify and check on their welfare, inviting them into Seaview and referring them to other services for ongoing support. Our workers cover Hastings and St. Leonard's. The service is one of several charities commissioned by the Foreshore Trust.

Street Engagement Service: We provide regular daytime outreach sessions to the street community, engaging people, linking them into vital health, housing and wellbeing services as well as inviting them to use the various facilities and participate in activities at our Wellbeing Centre.

Digital Inclusion: Seaview continues to work closely with local libraries and Good Things Foundation. During 2024-25 Seaview provided digital inclusion support out of the wellbeing centre, using the computers at Seaview. It has been possible to supply clients with some devices too.

Healthcare: Dr Onuwusi, a GP from IC 24 started offering a half day clinic on Mondays at Seaview. His clinic forms an integral part of the range of healthcare services offered at Seaview's wellbeing centre with Caz Dean offering nurse-led clinics three times per week. Caz offers health advice, wound care, health promotion and general support, making referrals to specialists and secondary care services where appropriate.

Thanks to the Project Adder partnership, regular clinics are delivered out of Seaview's Wellbeing Centre to encourage drug users to access treatment and rebuild their lives. Many clients prefer support being offered in a more informal setting.
Helping Hands Complementary therapists offer relaxing hand massages at Seaview and from the town centre hub in Hastings.

Hepatitis C Clinic: Seaview has been an ideal place for people to get tested for Hepatitis C and other Blood Borne Viruses (BBV's) and Craig and Barbara have been continuing this invaluable work from Seaview and from the town centre Project Adder Hub, hosted by our Seaview team.

Food and fuel poverty: In response to many people attending Seaview in crisis we have been able to help with the cost-of-living crisis by providing emergency relief to pay utility bills. In addition, we have continued to stock the in house food bank thanks to various donations and the Household Support Fund which enables our services to provide groceries to those in need directly. It has been immensely rewarding for our staff to be able to help people out of the immediate crisis and signposting to help prevent further crises occurring.

Our rough sleeper outreach service has been providing sleeping bags and blankets, food in the form of snacks, bottled drinks, sun cream, mobile phones and phone chargers which all helps to sustain them while they are supported in their search for accommodation.

Key Achievements and Performance for the year ended 31 March 2025

What did we achieve for people? We did the following:

- Provided support to 1,270 individuals across all our programmes of service
- Seaview staff had 17,591 engagement contacts with clients across all services
- Provided Wellbeing Centre contact, support and recordable services for 675 people (some of whom attended several times a week), and informal support to many more
- Provided peer support for 224 people who undertook 1,414 recovery-based activities through our RADAR project (gym, choir, running, peer support groups) and following the 5 Ways to Wellbeing
- Served over a thousand individuals at the Wellbeing Centre tea bar
- As part of the Project Adder partnership, our team has supported over 440 people with alcohol and substance misuse, helping them to access structured treatment, protecting them from abuse and exploitation, preventing fatal overdose and ensuring health, social care and housing needs are met. We made 3,207 engagement contacts with clients.
- Provided outreach, support and guidance to 520 people at the Project ADDER Hub.
- Served 9,201 affordable hot, nutritious meals including an early morning cooked breakfast for rough sleepers and countless teas, coffees, juices, soups & rolls and desserts.
- Gave specific housing related advice and accommodation support, signposting to specialist housing services on occasions.
- Outreached 177 individual rough sleepers across Hastings, St. Leonard's and Rother making 1,835 contacts; verifying identity, checking on welfare and supporting rough sleepers to move into temporary accommodation and inviting them to engage with support
- Completed 42 Through the Gate interventions, supporting prisoners on release with the transition to the community, helping them to attend key appointments.
- 44 people engaged with volunteering, training and work experience opportunities, both for service users and people from the wider community, giving over 4,800 hours of volunteering time.
- Obtained another grant to support people with Lived Experience to get trained and deliver drug and alcohol awareness training to the workforce.
- Gave support and encouragement to people on a wide range of issues including substance misuse, emotional wellbeing/mental health, caring roles, literacy, relationships, cultural and faith needs as well as gender specific issues.
- RADAR, Wellbeing Centre and Brighton Women's Centre continue to facilitate the women's group every week. The Men's Group is facilitated by our Wellbeing team and many guest services are invited along to participate.
- Supported people to access various types of medical appointments including GP appointments, wound care and primary care, courtesy of IC 24. Also, a huge amount of

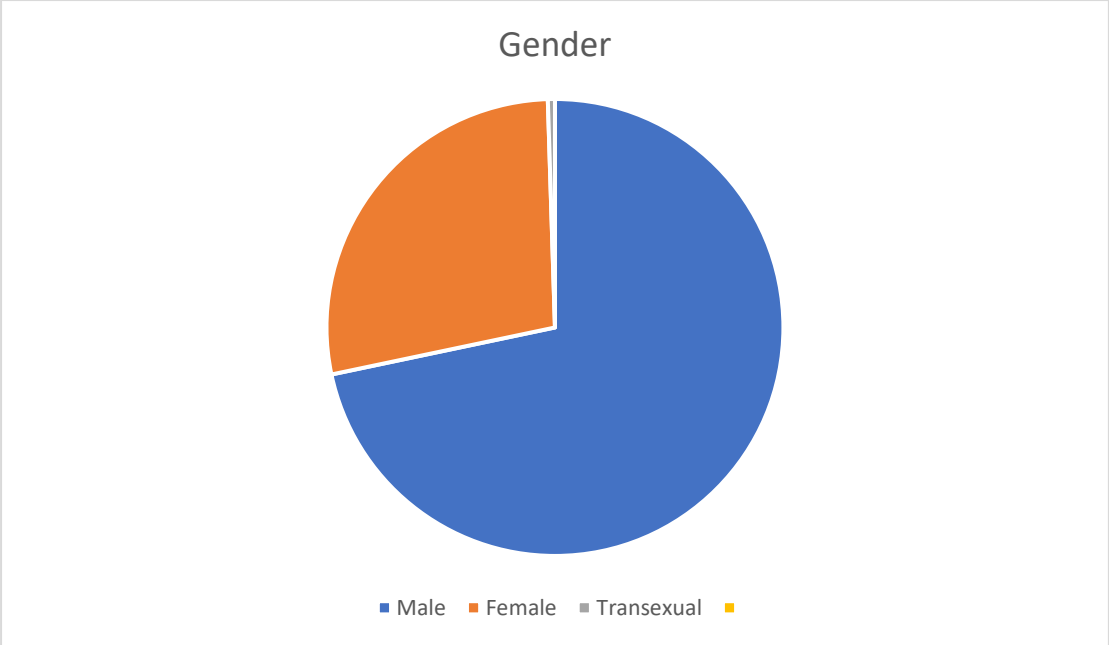
Blood Borne Virus testing and treatment, primary care, A&E and medical assessments and titration appointments at STAR Drug and alcohol service.

- Solution focused therapy sessions are offered thanks to a qualified therapist, Nick Perry, who provides a weekly clinic.
- Were involved in averting crisis in various ways from linking clients to appropriate forms of support including support with mental health and addiction recovery, housing, welfare benefits advice.
- Thanks to a grant from the Household Support Fund, we have been able to support clients to meet the increasing cost of energy bills. In addition, this fund has enabled our team to help with the cost of white goods, clothes, transport costs and more.
- Digital inclusion continues at Seaview by facilitating access to the internet and digital courses as well as hands-on support.

Service	23-24	24-25	Change
Service Users Supported	1,070	1,270	200
Engagement Contacts	17,021	17,591	570
Wellbeing Centre Supports	508	675	167
Meals and Food	12,160	9,201	-2,959
Rough Sleepers Outreach	134	177	43
Rough Sleepers Engagements	1,572	1,835	263
Through the Gate Interventions	20	42	22
Volunteers	23	44	21

Seaview services have maintained their focus on supporting local people to achieve their goals, doing more in-depth work than before in many cases yet maintaining an informal drop in at the main hub in St Leonard's while offering a specialist weekly drop in in Hastings and recovery services in Eastbourne.

The team is helping to tackle issues around homelessness across virtually all services while saving lives by reducing harm caused by substance misuse, poor mental health and long-term health conditions. All Seaview services are delivered by an experienced and dedicated team that thrives on working in partnership with other agencies, providing the best possible support to everyone we work with.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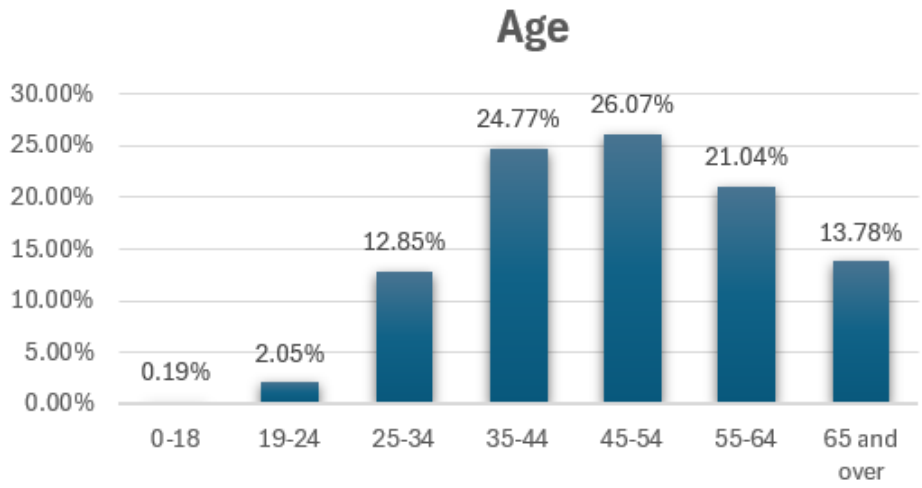
Female
Transexual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2.05%
12.85%
24.77%
26.07%
21.04%
13.78%
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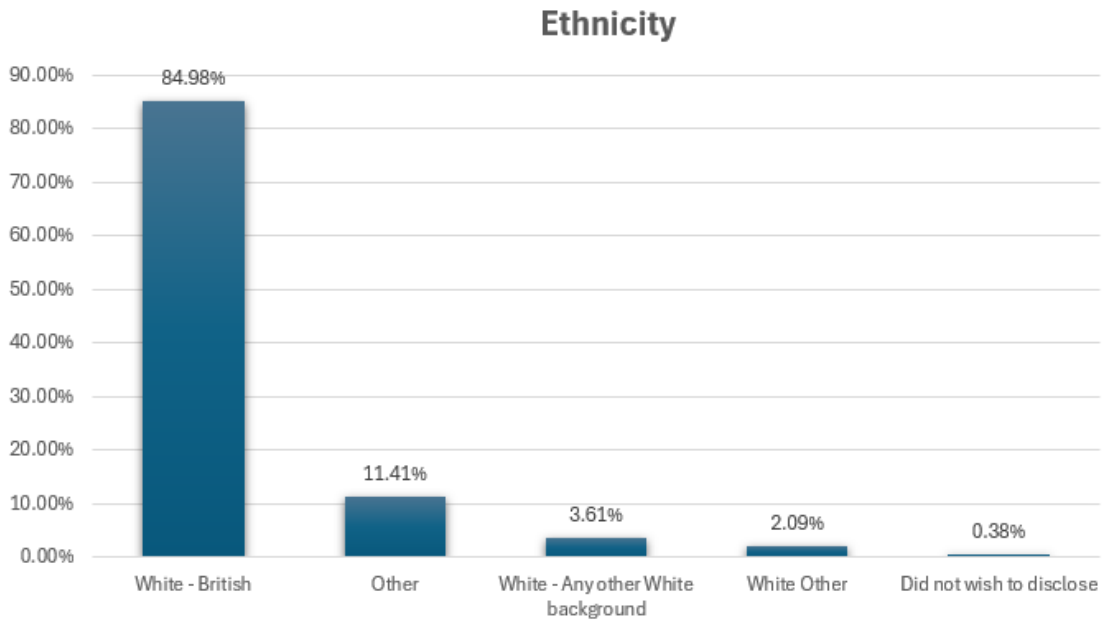
25-34
35-44
45-54
55-64
65 and over


Ethnicity
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60.00%
50.00%
40.00%
30.00%
20.00%
10.00%
0.00%
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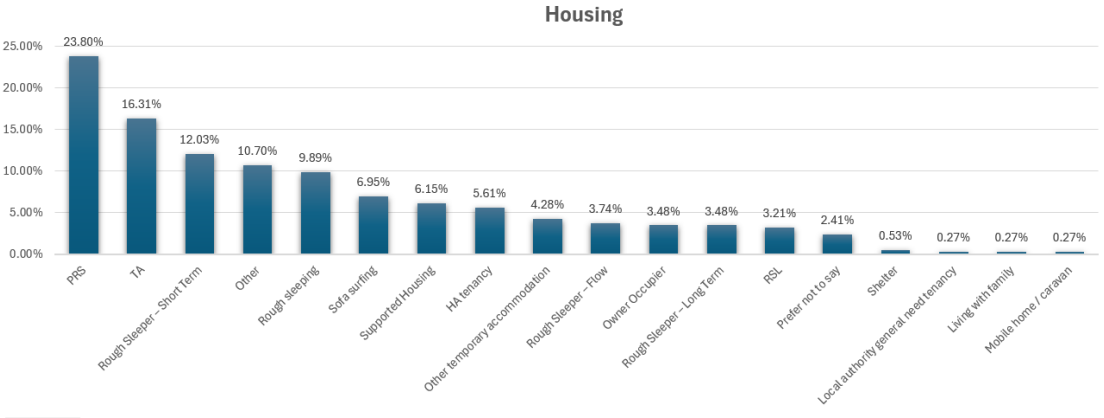
11.41%
3.61%
2.09%
0.38%
White - British
Other
White - Any other White background
White Other
Did not wish to disclose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23.80%
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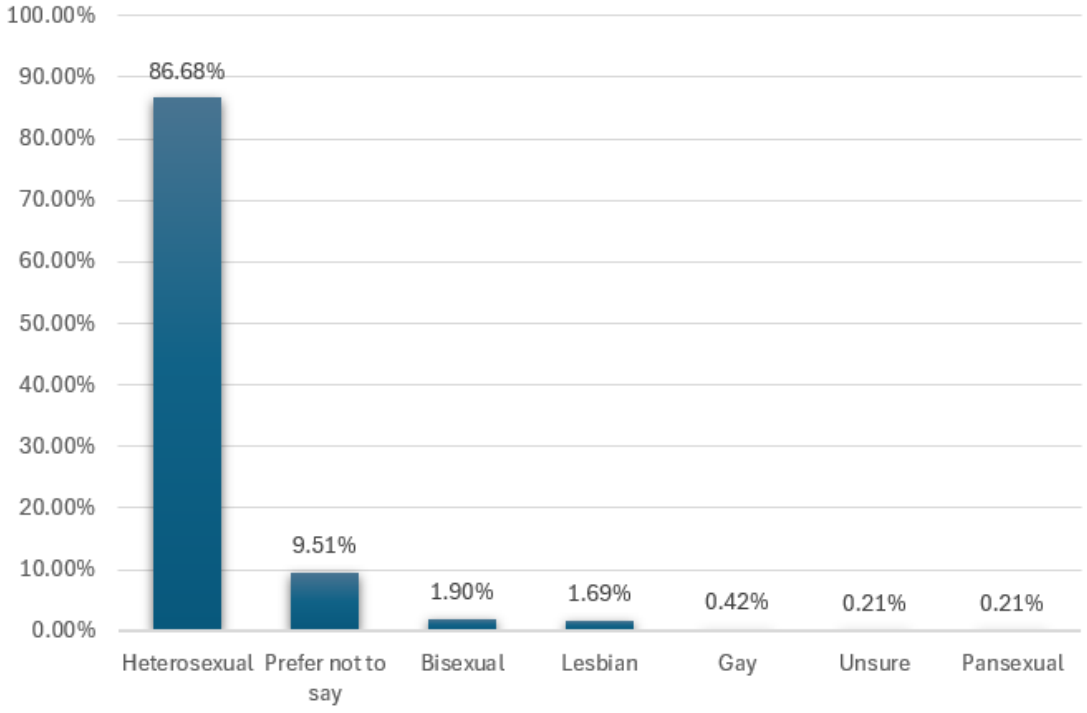
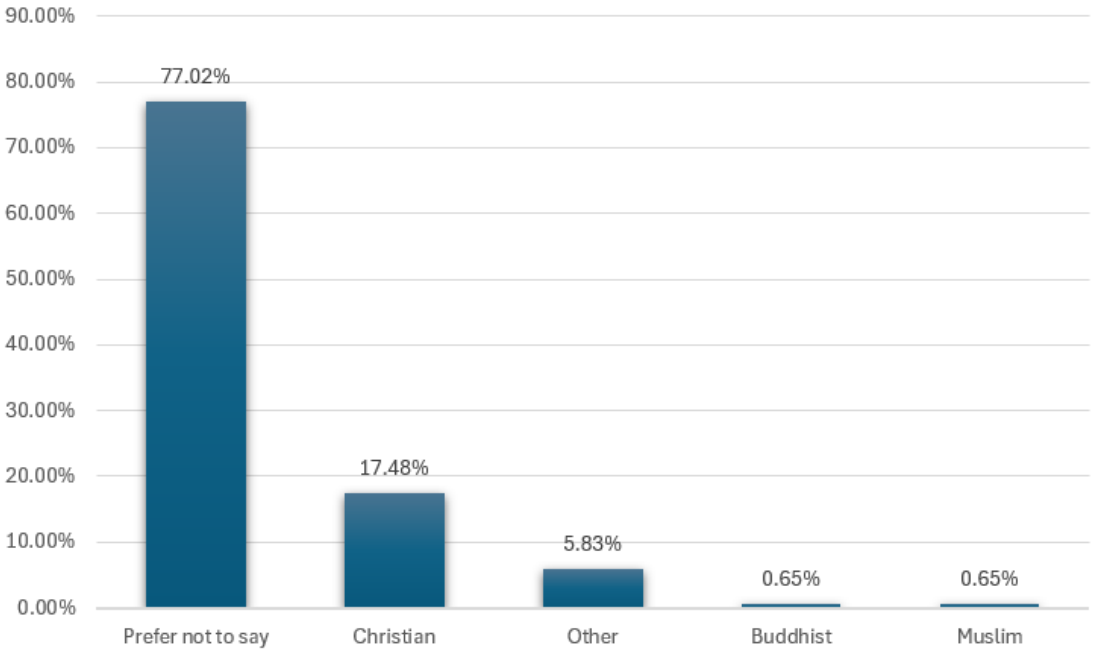
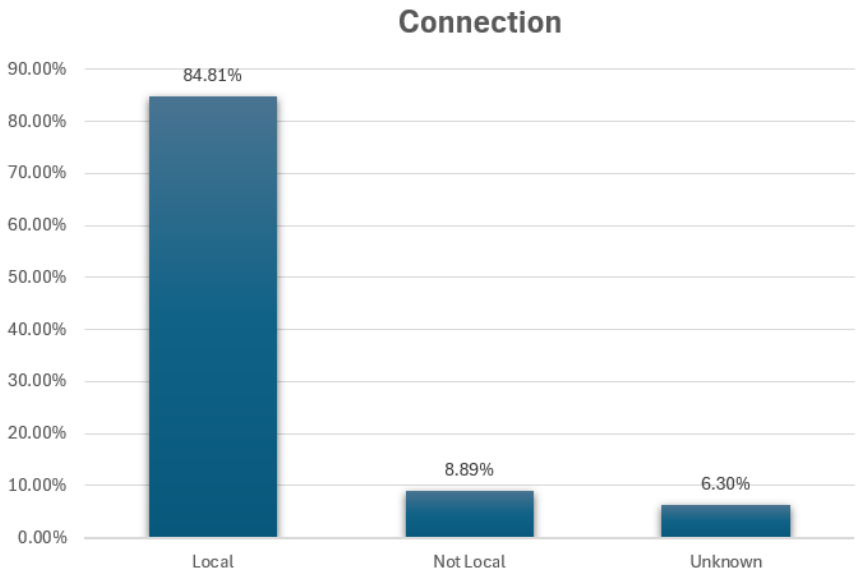
12.03%
10.70%
9.89%
6.95%
6.15%
5.61%
4.28%
3.74%
3.48%
3.48%
3.21%
2.41%
0.53%
0.27%
0.27%
0.27%
PRS
TA
Rough Sleeper - Short Term
Other
Rough sleeping
Sofa surfing
Supported Housing
HA tenancy
Other temporary accommodation
Rough Sleeper - Flow
Owner Occupier
Rough Sleeper - Long Term
RSL
Prefer not to say
Shelter
Local authority general need tenancy
Living with family
Mobile home / caravan

Sexuality



Religion

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Local
Not Local
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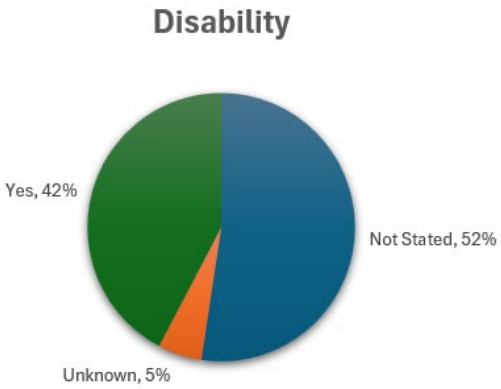
Disability
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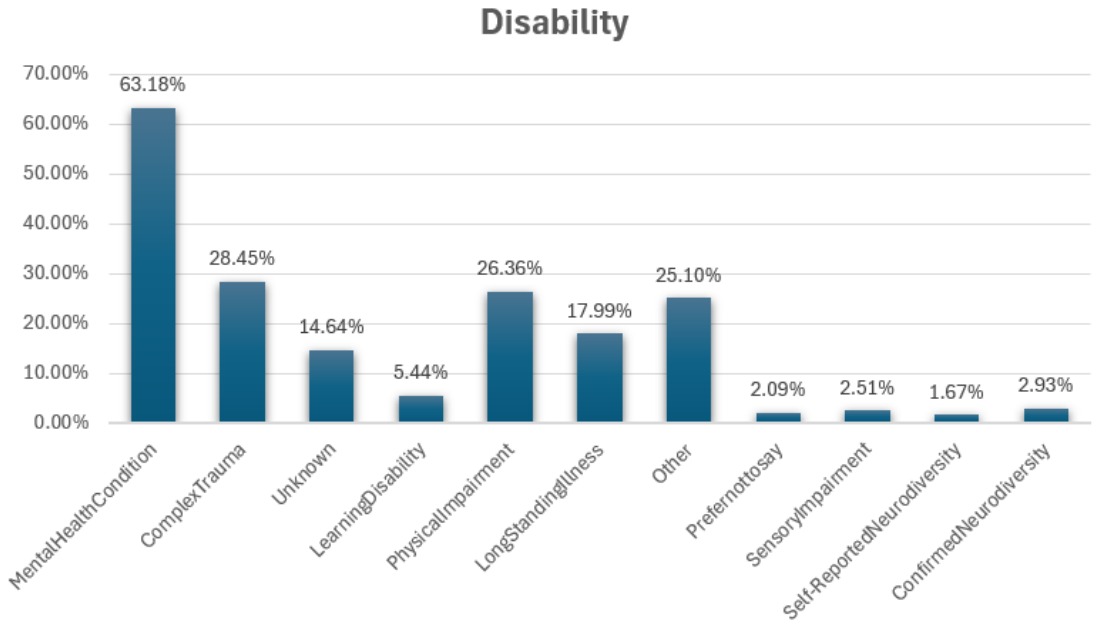
Not Stated, 52%
Unknown, 5%


Disability
70.00%
60.00%
50.00%
40.00%
30.00%
20.00%
10.00%
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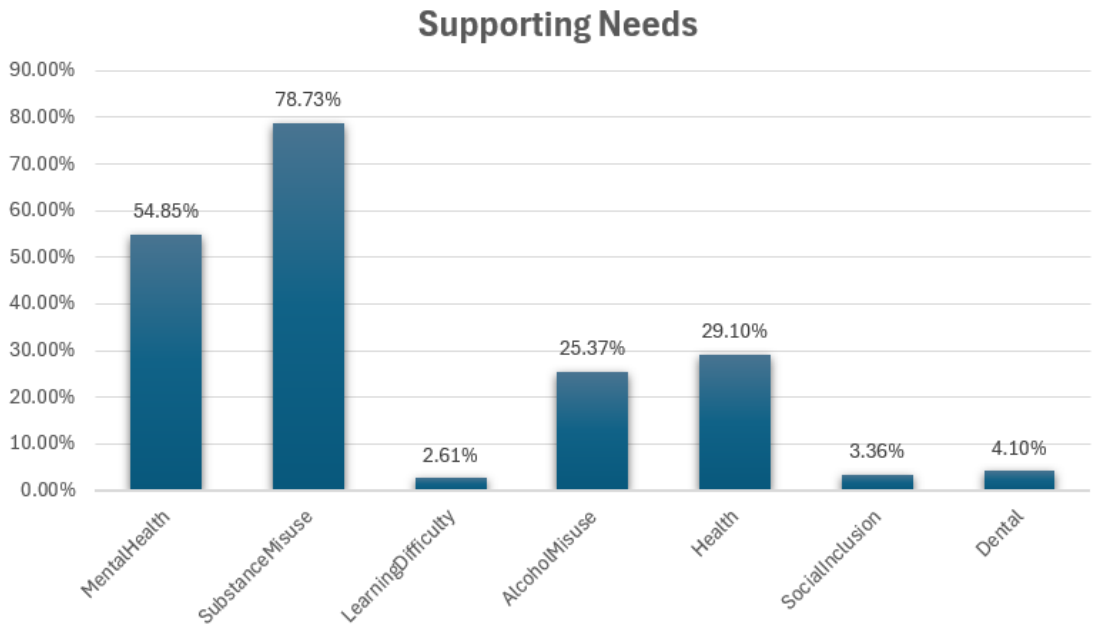
63.18%
28.45%
14.64%
5.44%
26.36%
17.99%
25.10%
2.09%
2.51%
1.67%
2.93%
MentalHealthCondition
ComplexTrauma
Unknown
LearningDisability
PhysicalImpairment
LongStandingIllness
Other
Prefernottosay
SensoryImpairment
Self-ReportedNeurodiversity
ConfirmedNeurodiversity



2024-25 Key Successes

- Detailed plans have been drawn up for the Off the Street accommodation at High Banks and are ready for submission to the planning department for approval.
  Seaview has exceeded its targets to provide a warm and welcoming Wellbeing Service under Southdown and UOK, the Lead Provider for neighbourhood mental health services in East Sussex.
- The specialist outreach services are making steady progress by steering people away from the street and into various forms of support and away from offending as part of the Project Adder partnership.
- Through the Gate work, supporting prisoners on their day of release, is proving invaluable by ensuring those released engage with key services, reducing the risk of re-offending.
- Having bought a house for rough sleepers as part of the Off the Street Offer, we have plans drawn up for conversion to a 9-bedroom House of Multiple Occupancy.
- Our specialist service supporting street drinkers, the Alcohol Outreach and Healthcare Intervention Service is getting positive results as they have engaged with street drinkers in the past year, helping to reduce and prevent groups of drinkers from gathering at local hotspots.
- The free rough sleepers' breakfast on Thursdays is for verified rough sleepers and it serves as an opportunity for our team and partner services to encourage them to access housing, social support and healthcare.
- Seaview Accommodation Support Service (SASS) provided intensive housing support to **42** former entrenched rough sleepers in their homes, all of whom have successfully maintained their tenancy.
- Significant building improvements have been completed including major work on the roof, flooring furniture and extensive painting and decorating.
- Seaview continues to offer rough sleeper outreach and street engagement work thanks to a grant from the Foreshore Trust.
- Our volunteer coordinator provides support to our amazing team of volunteers so that they can play a bigger role in delivering the services.

- A group of Lived Experience trainers are delivering introductory drug and alcohol training to the workforce in East Sussex with support from Brighton University and Safer East Sussex Team. In the last year 58 people attended the training sessions. Feedback has been consistently positive. A bespoke training session was delivered to a group from Sussex Police.
- Seaview's events have been invaluable with our clients reaching out to the community, telling their stories and entertaining the audience while demonstrating how skilled and resourceful they are during Seaview's Got Talent, the Christmas Carol concert and several other bespoke events throughout the year.

Key Aims and Objectives for the future and for 2025-26
. We aim to:

- Complete work on the Seaview accommodation project for rough sleepers and open Off the Street accommodation.
- Continue with upgrades and further development of the main premises, ensuring a Psychologically Informed space is provided
- Negotiate through a period of uncertainty around statutory funding, retaining services and developing new ones.
- Maintain free reserves at a level sufficient to cover six months' operating costs
- Increase fundraising to meet match funding requirements
- Continue to develop our learning and development programme, delivering training with support from trainers with Lived Experience.
- Develop our volunteers, both those with lived experience and those who apply by other means

More about Seaview's core values:
- Seaview believes that priority should be given to working with people whose full participation in society is limited by economic, political and social disadvantage.
- Seaview recognises that our community is a society diverse in race, culture and beliefs. No person should suffer oppression or lack of opportunity based on belief, race, gender, sexuality, disability, age, class or geographical location.
- Seaview will strive to provide a safe environment for staff, service users and visitors.
- Seaview is committed to challenging oppression and inequality. We positively promote our core values in all areas of the charity's work and structure.
- Seaview further states that:

    - We believe that all people have equal rights to work towards social justice and to participate in decision-making processes.
    - We will respect the uniqueness of the individual.
    - We do not condone violent behaviour whether physical, verbal or emotional.
    - We do not condone discrimination in any form.
    - We believe that we all have the right to strive to meet our full, positive potential.
    - We believe that warmth and support from one being to another can help facilitate positive change.

Principal Funding Sources
The principal funding sources for the charity are as follows:

- East Sussex County Council
- Safer East Sussex

- Mental Health Commissioning Team
- Hastings Primary Care Network
- Hastings Borough Council
- A range of Charitable Trusts
- Donations and Fundraising

The trustees and the team would like to thank Awareness for Action. We appreciate the many individuals, organisations, churches, schools and charitable trusts for their invaluable support and donations of money and goods. Without their help and assistance Seaview's long established and highly respected services for people with complex needs would be facing an even harder struggle to survive during these extremely challenging times.

Partnerships

In so far as it is complementary to the charity's objectives, Seaview is guided by local, regional and national policy. At a national level Government dictates homelessness and mental health strategies. Locally we work in partnership with the various statutory bodies and organisations and we encourage partner services to work at Seaview whenever possible.

Other partnerships have been maintained and created with Hastings Borough Council, CGL, Brighton Oasis Project, IC 24, Hastings Primary Care Network, Citizens Advice 1066, Harc, Brighton Women's Centre (supporting a popular bespoke women's group in Seaview), East Sussex Veteran's Hub, Emerging Futures, Kings Church 1066 (Hastings food bank), Fare Share Sussex (food donations), Brighton University, Education Futures Trust, FSN, Surviving the Streets, The Good Things Foundation, The Office of the National Data Guardian, East Sussex Recovery Alliance, Hastings Library and the Hep C Trust.

Adult Social Care, Sussex Police and the Probation service have been key to helping keep staff, service users and the local community safe. We would like to thank colleagues at Hastings Voluntary Action and members of Hastings Community Network for their support and collaboration.

Seaview management strives to ensure there is representation on all relevant multi-agency meetings and the charity works closely with local voluntary and community sector organisations. This has proved invaluable to the charity in establishing strong networks for and on behalf of our clients. Seaview faces similar challenges to other small charities, to maintain its participation in local community networks while delivering its services in line with best practice.

Financial Review

Total income for the year was £988,813(2024: £720,663). Total expenditure was £794,083 (2024: £829,461). At the year-end there were unrestricted funds of £234,903 (2024: £253,060), designated funds of £830,622 (2024: £361,689) and restricted funds of £41,695 (2024: £297,740).

The large increase in designated funds is due, in the main, to the purchase of a freehold property.

An overall balanced budget had been anticipated for 2025-26, with a small deficit realised due to budgetary pressures. These include the increased cost of match funding services and an ongoing programme of improvements to the main properties, funded from reserves.

Investment Policy

Aside from retaining a prudent amount in reserves each year, the charity's funds are committed to maintaining client services. No funds are currently available for long term

investment, but high interest short term deposits are maximised to achieve the best returns available.

Reserves Policy
The trustees believe that the charity should hold financial reserves because:

- The charity has no endowment funding and is entirely dependent for income on commissioned and donor funding from year to year, which is inevitably subject to fluctuation.
- The charity requires protection against, and the ability to continue operating, despite catastrophic or lesser but damaging events.

We aim to maintain free reserves equivalent to at least 6 months' operating costs calculated and reviewed annually. However, our obligation to provide match funding alongside some of the grants for core services is an additional call on the charity's reserves. Substantial capital expenditure is planned from our reserves both to maintain and improve the Wellbeing Centre (where we have a full repairing lease) and also to convert the property we have acquired in Gresham Way St Leonards to provide supported accommodation for former rough sleepers.

Public Benefit
The directors have had regard for the Charity Commission guidance on public benefit and the charity has demonstrated its commitment to providing public benefit through the services outlined in this report.

Governing Document
The Seaview Project is a charitable company limited by guarantee, incorporated on 13 September 1996 and re-registered as a charity on 30 September 1996; it was originally registered as a charity in August 1985. "Seaview" is the trading name for the Seaview Project.

The company was established under a Memorandum of Association, which established the objects and powers of the charitable company and is governed under its Articles of Association. In the event of the company being wound up members are required to contribute an amount not exceeding £1.

A proposal to amend Section 3 of the Memorandum of Association was agreed following a vote at the AGM in November 2018. It now reads "The objects for which the Company is established shall be for the relief of poverty, sickness and distress of persons in need among the inhabitants of East Sussex". Charity Commission approval for the change was received on 21 February 2019 and the AGM in November 2019 ratified the change with Companies House.

Recruitment and Appointment of the Management Committee (the "committee")
Directors of the company are also Trustees for the purposes of charity law and under the company's articles are known as members of the Management Committee, subsequently referred to as "the committee". Seaview's Memorandum and Articles of Association require members of the committee to be elected.

Risk Management
The committee maintains a risk register and conducts regular reviews of major and minor risks faced. Systems and procedures established to mitigate these and external risks to contract funding have led to regular reviews of the business plan and publicity and fund raising campaigns to help diversify funding sources.

Internal control risks are minimised by the implementation of procedures for the authorisation of all transactions and projects. Procedures are in place to ensure the health and safety of staff, volunteers, clients and visitors to the Wellbeing Centre.

Responsibilities of the Trustees

The trustees are required by Company Law to prepare financial statements for each financial year, which give a true and fair view of the state of affairs of the charitable company as at the balance sheet date and of its incoming resources and application of resources, including income and expenditure for the financial year. In preparing those financial statements the trustees follow best practice and:

- Select suitable accounting policies and apply them consistently;
- Observe the methods and principles in the Charities SORP (FRS 102);
- Make judgements and estimates that are reasonable and prudent;
- State whether applicable UK Accounting Standards have been followed, subject to any material departure disclosed and explained in the financial statements, and
- Prepare the financial statements on the ongoing concern basis unless it is inappropriate to assume that the charitable company will continue in business.

The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charitable company, and to enable then to ensure that the financial statements comply with the Companies Act 2006. The trustees are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

In so far as the trustees are aware:

- there is no relevant financial information of which the charitable company's independent examiner is unaware; and
- the trustees have taken all the steps that they ought to have taken in order to make themselves aware of any relevant financial information and to establish that the charitable company's independent examiner is aware of that information.

In preparing this report, the trustees have taken advantage of the small companies exemptions provided by section 415A of the Companies Act 2006.

Independent Examiner

Deborah Hargreaves of Acuity Professional was reappointed as the charitable company's independent examiner for the year ending 31 March 2025.

This report has been prepared in accordance with *Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) issued on 16 July 2014, the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102), the Charities Act 2011, the Companies Act 2006 and UK Generally Accepted Practice as it applies from 1 January 2015.*

Approved by the Board of Directors on 16/12/2025 and signed on behalf of the Board:

…….

Anna Barnes, Chairperson

Statement of financial activities for the year ended 31 March 2025
Incorporating the Income and Expenditure Account

	Note	Restricted funds	Unrestricted funds	Total funds 2025	Total funds 2024
Income from:					
Donations and legacies	3	-	56,971	56,971	51,097
Charitable activities	4	564,645	309,149	873,794	653,272
Other (*including fundraising*)	5	-	58,048	58,048	16,294
Total Income		**564,645**	**424,168**	**988,813**	**720,663**
Expenditure on:					
Raising funds			241	241	375
Charitable activities		287,100	506,742	793,842	829,086
Total Expenditure		**287,100**	**506,983**	**794,083**	**829,461**
Net income/(expenditure) before transfers	6	**277,545**	**(82,815)**	**194,731**	**(108,798)**
Transfers between funds	12	(533,580)	533,580	-	-
Net movement in funds for the year		(256,035)	450,765	194,731	(108,798)
Reconciliation of funds:					
Balances brought forward	12	297,730	614,759	912,489	1,021,287
Balances carried forward	12	41,695	1,065,525	1,107,220	912,489

There are no recognised gains or losses in the year, other than those included in the statement of financial activities.

All activities derive from continuing operations.

Comparative figures for the previous year by fund type are shown in note 16.

The notes on following pages form an integral part of these accounts.

Balance Sheet at 31 March 2025

	Note	Total 2025	Total 2024
Fixed Assets			
Tangible Fixed Assets	8	480,621	-
Current Assets			
Stocks of Donated Goods		1,000	1,000
Debtors	9	130,933	69,087
Cash at bank and in hand		820,169	1,055,146
		952,102	1,125,233
Creditors - amounts falling due within one year	10	325,504	212,743
Net Current Assets		626,598	912,489
Net assets	11	1,107,220	912,489
Represented by:			
Funds of the Charity			
Unrestricted funds:			
General funds	12	234,903	253,060
Designated funds	14	830,622	361,689
Restricted Funds	13	41,695	297,740
Total funds		1,107,220	912,489

The trustees (who are also the directors of the company for the purposes of company law) confirm that for the year ended 31 March 2025:

- the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies, and
- members have not required the company to obtain an audit of its accounts for the year in question in accordance with section 476 of the Act.

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

The notes on the following pages form an integral part of these accounts.

These accounts, which have been prepared in accordance with the provisions in the Companies Act 2006 relating to small companies, were approved by the trustees on 16/12/2025 and signed on their behalf by:

A. Barnes, Chair ..... S. Sampson, Hon. Treasurer.....

Company Registration No: 3249596 Charity Registration No: 1058308

Statement of Cash Flows for the year ended 31 March 2025

	Total 2025 £	Total 2024 £
Cash Flow from operating activities	210,825	30,946
Cash Flow from investing activities		
Purchase of new fixed assets	(489,474)	-
Purchase of new investments	-	-
Interest and dividends	43,673	11,100
	(445,801)	11,100
Net increase in cash and cash equivalents	(234,977)	42,046
Cash and cash equivalents at start of year	1,055,146	1,013,100
Cash and cash equivalents at end of year	820,169	1,055,146
Cash and cash equivalents consist of:		
Cash at bank and in hand	820,169	1,055,146

Reconciliation of net income to net cash flow from operating activities:

	Total 2025	Total 2024
Net income for the year	194,731	(108,798)
Adjustments for:		
Depreciation charges	8,852.58	-
(Gains) on investments	-	-
Interest and dividends received	(43,673)	(11,100)
(profit) on disposal of fixed assets	-	-
(Increase) decrease in stocks	-	-
(Increase) decrease in debtors	(61,847)	17,202
Increase (decrease) in creditors	112,761	133,642
Net cash flow from operating activities	210,825	30,946

Notes to the financial statements for the year ended 31 March 2025

1. Basis of Accounting

1.1 These accounts (financial statements) have been prepared under the historical cost convention with items recognised at cost or transaction value, unless otherwise stated in the relevant note, in accordance with:

- The Charities Act 2011
- The Companies Act 2006
- The Financial Reporting Standard applicable in the UK and the Republic of Ireland: FRS 102
- Accounting & Reporting by Charities: Statement of Recommended Practice (Charities SORP FRS 102) (effective January 2019)

1.2 The date of transition to FRS 102 was 01 April 2015. No adjustments or restatements were required other than those necessary to comply with the revised layout of the financial statements required by the Charities SORP (FRS 102).

1.3 The charity meets the definition of a public benefit entity as defined by FRS 102.

1.4 The trustees consider that there are no material uncertainties about the charity's ability to continue as a going concern.

2. Accounting Policies

2.1 Fund accounting

- Unrestricted funds are those that can be expended at the discretion of the trustees in the furtherance of the objects of the charity.
- Restricted funds are those that may only be used for specific purposes. Restrictions arise when specified by the donor, or when funds are raised for specific purposes.
- The purposes of the funds are shown in note 12 and 13.

2.2 Income

- Income is recognised and included in the Statement of Financial Activities (SoFA) when the charity becomes entitled to the income; receipt is probable; and the monetary value can be measured with sufficient reliability.
- Where income has related expenditure (e.g. fundraising events), the income and related expenditure are reported gross in the SoFA.
- Bank interest is recognised when credited to the account.
- Gift Aid is recognised in the same accounting period as the donation to which it relates.
- Income which is subject to conditions that the charity has yet to fulfil, or which is specifically for use in a future accounting period, is treated as deferred income.

2. Accounting policies (continued)

2.3 Expenditure and liabilities

- Expenditure is recognised on the accruals basis.
- The charity is not registered for VAT; thus all costs are shown inclusive of VAT charged.
- Liabilities are recognised as soon as there is a legal or constructive obligation to pay out resources.
- Governance costs include the costs of preparation and examination of the statutory accounts, the cost of trustee meetings and the cost of any legal advice on governance or constitutional matters.

2.4 Tangible assets

- Tangible assets are capitalised if they can be used for more than one year, and cost at least £1,000. They are valued at cost or, if gifted, at their value on receipt.
- The depreciation policy has been reviewed and updated in accordance with FRS 15 and to reflect the purchase in year of a freehold property and significant leasehold improvements.
- Depreciation from this year onwards is charged on a straight-line basis on the costs of the assets over their estimated useful lives as follows:

Freehold Property	-	50 years
Leasehold property improvements	-	term of the lease or useful life, whichever is greater
Fixtures, fittings and equipment	-	3-5 years
Computers	-	3 years

2.5 Debtors

- Debtors are recognised at the settlement amount due.
- Prepayments are valued at the amount prepaid.

2.6 Cash

Cash comprises bank deposits repayable on demand in both current and deposit accounts, and small amounts of petty cash.

2.7 Creditors

- Creditors 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 reliably. Creditors are normally recognised at their settlement amount, usually the invoice amount.
- Accrued charges are normally valued at their settlement amount.

2.8 Taxation

The charity is not liable to income tax or corporation tax or capital gains tax on its charitable activities.

3 Income from donations

	Restricted	Unrestricted	2025 Total
	£	£	£
Donations and legacies			
Friends of Seaview	-	7,242	7,242
General donations	-	49,729	49,729
Legacies	-	-	-
Gifts in kind	-	-	-
	-	56,971	56,971

4 Income from charitable activities

	Restricted	Unrestricted	2025 Total
	£	£	£
Contracts for Services	193,835	307,979	501,814
Grants for Services	370,810	1,170	371,980
	564,645	309,149	873,794

5 Other income

	Restricted	Unrestricted	2025 Total
	£	£	£
Gift aid	-	1,583	1,583
Insurance Settlement	-	8,744	8,744
Fundraising	-	4,048	4,048
	-	14,375	14,375
Investment income			
Bank Interest received	-	43,673	43,673
Profit on disposal of fixed assets	-	-	-
Total Other Income	-	58,048	58,048

6 Net income/ (expenditure) for the year

	2025	2024
	£	£
This is stated after charging:		
Depreciation	8,853	-
Operating lease costs	15,450	-
Accountants' remuneration		
Independent examination	1,380	1,314

7 Information regarding Trustees, Directors and Employees

	2025	2024
	£	£
Payroll wages and salaries	552,722	537,396
Employer's national insurance contributions	35,803	31,672
Employer's pension contributions	18,076	17,720
Other salary payments	2,805	8,820
	609,406	595,609

The average number of employees by headcount, analysed by function was:

	2025	2024
Charitable purposes	32	26
Management and administration of charity	7	6
	39	32

No employee received remuneration of more than £60,000

No Trustee was remunerated for any services.

The Seaview Project paid £9,497 in the year ended 31 March 2025 for various insurance services, including professional indemnity cover (2024: £6,343).

The number of trustees for whom benefits were accruing under pension schemes at the year- end was nil (2024: £nil).

The charity operates a defined contribution pension scheme. The assets of the scheme are held separately from those of the charity in an independently administered fund. The employer's pension costs represent contributions payable by the charity to the fund.

8 Fixed assets

	Leasehold property improvements £	Freehold Buildings £	Computer equipment £	Fixtures, fittings and equipment £	**Total** £
Cost					
At 1 April 2024	32,199		-	52,596	84,795
Additions	69,460	406,406	5,497	8,111	489,474
Disposals	(32,199)			(52,596)	(84,795)
At 31 March 2025	69,460	406,406	5,497	8,111	489,474
Depreciation					
At 1 April 2024	32,199		-	52,596	84,795
Charge for the year	1,778	4,918	954	1,202	8,853
Disposals	(32,199)			(52,596)	(84,795)
At 31 March 2025	1,778	4,918	954	1,202	8,853
Net book value 2025	67,682	401,488	4,543	6,908	480,621
Net book value 2024	-	-	-	-	-

9 Debtors

	2025 £	**2024** £
Debtors	114,048	33,071
Gift aid claims		4,125
Prepayments	6,885	6,424
Accrued income	10,000	23,968
Other debtors		1,500
Total debtors	130,933	69,087

10 Creditors - amounts falling due within one year

	2025 £	**2024** £
Creditors	1,228	14,091
Tax, NI and pension contributions due	7,988	10,346
Grants received in advance (deferred income)	314,386	185,000
Expenditure accruals	1,380	1,314
Client grants	1,603	1,603
Credit cards	-	-
Other creditors	(1,081)	390
	325,504	212,743

Notes to the financial statements for the year ended 31 March 2025

11 Analysis of net assets between funds **2025**

	General Funds	Designated Funds	Restricted Funds	Total Funds
	£	£	£	£
Tangible Fixed Assets	-	480,621	-	480,621
Current Assets	234,903	350,000	41,695	626,598
Current Liabilities	-	-		-
Net Assets	234,903	830,622	41,695	1,107,220

12 Movement in funds

	At 1 April 2024	Income	Expenditure	Transfers	**At 31 March 2025**
	£	£	£	£	£
Restricted Funds					
Central costs grants	6,280	329,995	(17,880)	(318,394)	0
Peer support services (RADAR)	31,815			(31,815)	0
Rough sleeper work (Outreach FT)	23,934	14,000	(28,430)		9,504
Substance misuse services	209,076	71,760	(80,673)	(200,164)	(0)
Seaview Accommodation Support Service (SASS)	6,704			-	6,704
Seaview advocacy	7,627	7,640	(3,894)		11,373
Client activities	4,303	3,875	(2,662)		5,516
Moving expenses and landlord incentive	8,000	-	(2,678)		5,322
Wellbeing centre	-	127,079	(143,871)	16,793	0
Household support fund		10,296	(7,021)		3,275
Total Restricted Funds	297,740	564,645	(287,110)	(533,580)	41,695
Unrestricted Funds					
Designated IT development fund	15,000	-	(5,497)	497	10,000
Designated Centre repairs & development	61,689	-	(74,023)	62,334	50,000
Designated Redundancy fund	40,000	-	-	-	40,000
Designated Property purchase & development fu	145,000		(406,406)	411,406	150,000
Designated service development fund	100,000	-	(8,111)	8,111	100,000
General funds	253,060	424,168	(493,557)	51,232	234,903
Total Unrestricted funds	614,749	424,168	(987,594)	533,580	584,903
Total funds	912,489	988,813	(1,274,704)	-	626,598

Notes to the financial statements for the year ended 31 March 2025

13 Purposes of restricted funds:

Central costs grants	Grants restricted to funding central finance, administration and management functions.
Peer support services	Funding restricted for the purpose of our peer support services.
Rough sleeper work	Funding restricted for Seaview services working with rough sleepers. Includes grant funding from Foreshore Charitable Trust.
Substance misuse services	Funding restricted to projects providing interventions that address and reduce the harm caused by the supply and use of drugs and alcohol, including supporting those living in temporary accommodation.
Seaview Accommodation Support Service (SASS)	Funding restricted for the operation of this service which supports clients to obtain and maintain accommodation.
Seaview advocacy	Funding restricted for the purpose of client advocacy services.
Client activities	Grants restricted for the purpose of funding client activities including sport, art, and wellbeing.
Moving expenses fund	Funding, provided as part of the Rough Sleeper Initiative, specifically restricted for the purpose of providing clients with grants for moving costs.
Wellbeing centre	Funding restricted for the operation of the open access wellbeing centre, includes grants from The Silver Lady Fund and Social Bites.
Household Support Fund	Funding restricted to supporting households in crisis with necessities.

14 Designated funds

IT fund – A continuing investment programme to ensure our website and IT infrastructure remains fit for purpose.

Centre repairs & development - Funds designed to for significant repairs and developments required on our leasehold property.

Redundancy fund – Funds designated to ensure we can meet statutory redundancy obligations if required.

Property purchase fund – Funds designated for the development of the freehold property purchased as part of our long term strategic plan.

Service development fund – Funds designated to developing new services and to contribute towards specific requirements for matched funding.

15 Financial commitments

Operating lease commitments

At 31 March 2025 the company has annual commitments under non-cancellable operating leases on premises as follows:

	2025	**2024**
	£	£
Expiring within five years	81,000	15,200
Expiring after five years	287,550	-

The property rent was last reviewed in December 2022 as part of the renewal of the lease. The renewal process concluded in the year.

16 Comparative income and expenditure by fund type

	Unrestricted funds		Restricted funds	
	2025	2024	**2025**	2024
	£	£	**£**	£
Income from:				
Donations and legacies	**56,971**	51,097	**-**	
Charitable activities	**309,149**	7,568	**564,645**	645,704
Other (*including fundraising*)	**58,048**	16,294	**-**	-
	424,168	74,959	**564,645**	645,704
Expenditure on:				
Raising funds	**241**	375	**-**	-
Charitable activities	**506,742**	82,509	**287,100**	746,577
	506,983	82,884	**287,100**	746,577
Net income / (expenditure)	**(82,815)**	(7,925)	**277,545**	(100,873)
Transfers between funds	**533,580**	(145,784)	**(533,580)**	145,784
Net movement in funds	**450,765**	(153,709)	**(256,035)**	44,911
Reconciliation of funds:				
Total funds as at start of period	**614,759**	768,468	**297,730**	252,819
Total funds as at end of period	**1,065,525**	614,759	**41,695**	297,730

INDEPENDENT EXAMINER'S REPORT

TO THE TRUSTEES OF THE SEAVIEW PROJECT

I report to the charity trustees on my examination of the accounts of the charity for the year ended 31st March 2025.

Responsibilities and basis of report

As the charity's trustees 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 charity's accounts carried out under section 145 of the Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

I confirm that I am qualified to undertake the examination because I am a member of Association of Chartered Accountants, which is one of the listed bodies.

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the charity as required by section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair view' which is not a matter considered as part of an independent examination.

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

…….. Date: 16/12/2025

Deborah Hargreaves FCA

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Glovers End
Bexhill
East Sussex TN39 5ES