

York Road Project

Defeating Homelessness Together

in

2026

our impact





A Big Year

2025-26 was an important year for York Road Project in a number of different ways.

Looking back, we celebrated our 30th year defeating homelessness in Woking, with a spectacular black-tie Ball and parties for clients and staff.

Focussing on today, we supported more individuals than in any other year through our history (except for during the pandemic), with services that are more connected and more impactful than ever before.

Looking forward, we made an enormous step into the future by taking ownership of our flagship 1 York Road building.

This means we can be certain we'll continue accommodating people on the site for many years to come, despite the changes to local authorities.





This perspective – simultaneously looking back, focussing on today and looking forward – reflects how we support our clients. We offer so much more than just a roof over someone's head. We help clients overcome challenges from their **past**, equip them to deal with crises **today**, and work together to build **positive futures**.



I'm incredibly proud of everything the YRP team has achieved over the past year. Every breakthrough reflects our team's dedication behind the scenes – every client who takes steps in their recovery journey, or begins to turn a corner with their mental health, or who secures an independent home. None of this would be possible without our staff's constant, caring, responsive support.

Cherisse Dealtry
Chief Executive



30 Years

Defeating Homelessness

1995



Woking Winter Watch is launched

A seasonal, volunteer-led service, it first operated for 8 weeks, based at 158 York Road.

2000



1 York Road

is leased by Woking Winter Watch as a base, and operated as a night shelter with a drop-in 'cafe' during mornings.

2001



York Road Project

becomes the organisation's new name, and it is officially registered as an independent charity.

2005



A new vision

is created following the award of a research grant. This sets out the ambition for a broader suite of services, and the seeds are sown for the charity York Road Project becomes.



2008



Move On Properties

are opened, initially on a one year trial basis. They remain a core service for the charity to this day.

2016



Our Resource Centre

is developed from a disused night club on Goldsworth Road.

2020



The Covid-19 lockdowns

mean York Road Project temporarily moves to the Woking Hotel and HG Wells Conference Centre, with 628 beds accessed as part of 'Everyone In'.

2022



Our new vision,

following the pandemic, includes an increased focus on personal support. This resulted in new services including 24 Hour Support and 'Changing Journeys' coaching.

2025

Negotiations conclude

to fully transfer ownership of 1 York Road to York Road Project, as a permanent home and stable base for the next 30 years...



Our Impact

this year

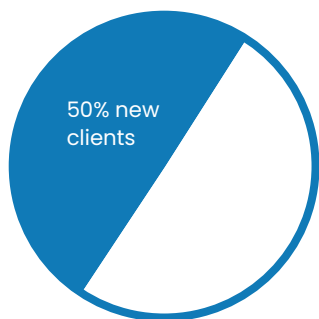
181

**individuals
supported**

“

I've had more help here than I've ever had anywhere from anyone. I'm grateful. Extremely grateful. Because without everyone here, to be honest, I don't know where I'd be. Without the help here, I would probably be six foot under now.

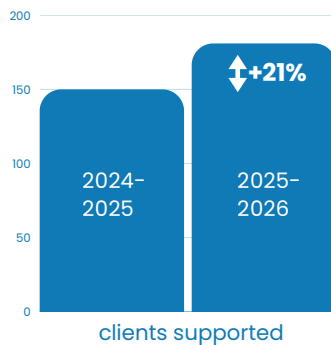
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This year, almost exactly 50% of our clients were new to our services.

This is **73% higher** than the number of new individuals we assessed in the previous year.

Between April 2025 and March 2026, York Road Project supported **21% more people** than during the previous year.

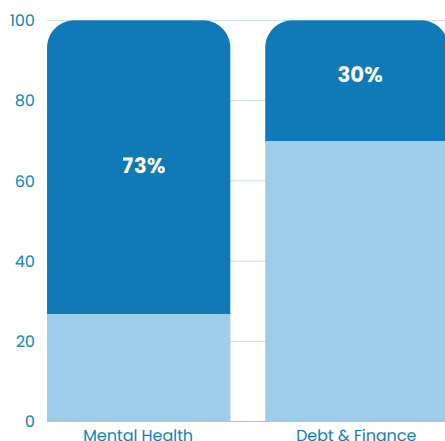


These successes are a result of delivering our services effectively and efficiently – for instance, on average our accommodation was at **94% capacity all year**, far exceeding our target of 85% occupancy.



Our Clients

The needs of those we support have been changing over the last few years.



73% of all the clients we supported this year had a **Mental Health support need**.

30% of the people we supported cited **debt or finances** as one of their support needs. This is a significant increase over previous years.

We are proud to have supported so many local people experiencing, or at risk of, homelessness. In the last two years alone, **1 person for every 290 Woking residents** has approached us for help. Thanks to your support, we can defeat homelessness together.



1 York Road

1 York Road is our flagship service, providing **short-term accommodation** for those with nowhere else to turn.

This year we accommodated **68 individuals** across the building's 10 single bedrooms.

68

accommodated

Each client receives full support through our 24-hour service, and can live at 1 York Road for up to 12 weeks while we work together with them to secure sustainable, long-term accommodation.

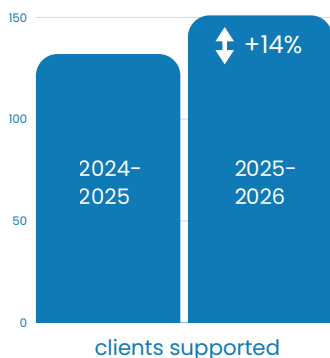




Resource Centre



In Woking town centre, our Resource Centre hosts **Rough Sleeper Drop-In** every morning, and is where we deliver group workshops, social sessions and 1:1 meetings.

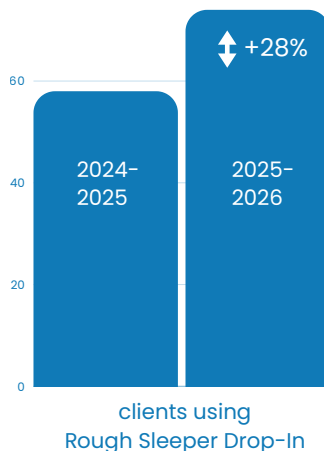


151 individuals used our Resource Centre this year, a 14% increase over 2024-25.



74 of our clients needed to use our Rough Sleeper Drop-In, for **access to essential resources** such as clean clothes, showers, hot drinks and food.

This is **28% more people** than in 2024-25, reflecting rising instances of Rough Sleeping in the local area.



Move On Properties

We currently run **three Move-On Properties** in the local area, where clients who require further support can live for between 6 - 24 months while we continue to work with them.

These properties are essential for clients who **need a little longer** to find employment, or rebuild relationships, or improve their mental health and wellbeing.



Move On Properties

Chapel Street

8

accommodated
across 4 beds

In 2025-
2026:

Campbell
Ave

11

accommodated
across 5 beds

Guildford Road

19

accommodated
across 5 beds





Support Services

Our Support Services are **woven through all** our accommodation and crisis support provisions. Our skilled, dedicated team work one-to-one with each client in a number of different ways, genuinely transforming lives with individually tailored support. Our **three key Support Services** this year have been:

Outreach:

Our Outreach team are usually **the first people to engage** with rough sleepers in the local area, working with 101 clients this year. This is a **26% increase over 2024-25**.

73% of our Outreach clients experienced rough sleeping at some point during the year, an enormous 41% increase compared to 2024-25; showing the growing demand for our work in the local area.





Tenancy Sustainment:

Our Tenancy Sustainment service helps our clients to **stay in independent accommodation**, once they have found it, through a customised mix of workshops and 1:1 support. The team boost clients' life skills; provide essential information and advocacy around rent, debts, bills and other financial challenges; and tackle unique issues for each individual as they arise.

Last year none of our Tenancy Sustainment cases were unsuccessful, with the average case successfully closed after only 6.5 months.





Changing Journeys:

Changing Journeys is **a new programme** for 2025, developed in partnership with 1721 Coaching. Using skills adapted from life coaching to address the unique needs of people experiencing homelessness, the project is having a huge positive impact on our clients.



Every participant of the course this year reported **at least six positive differences** that were made by Changing Journeys in their life, including improvements to their mental health, helping reduce their anxiety, becoming better at setting boundaries, and learning more effective anger management techniques.

We have seen Changing Journeys have its greatest long-term impact in 3 key areas: **clients' confidence, self-control and decision-making.**



Fundraising

We could not do what we do without the support of our local community.

Every penny we raised this year has been critical for delivering our services, from establishing powerful new projects like Changing Journeys; supporting our clients with food parcels and maintained, updated facilities; and running our Resource Centre, which is funded solely by voluntary donations.

We're especially grateful to

- Foundations Independent Estate Agents, who have formed the Firm Foundations Partnership with us;
- the Chelsea Football Club Foundation and Shanly Foundation, whose grants have been essential;
- everyone who donated to our Christmas and 30th Birthday campaigns.



This year we spent 7.6p of every £1 on fundraising: less than the 8.5p spent by the average charity (according to Charity Commission data).



THE FIRM FOUNDATIONS PARTNERSHIP

Defeating Homelessness Together

with



**York Road
Project**

As a local family-run business, at Foundations Independent Estate Agents we know only too well how important it is to build your life on firm foundations.

That's why we've collaborated with York Road Project to create **The Firm Foundations Partnership**, here in Woking.

Every time we sell a home, we donate a percentage of our profit to York Road Project. A local charity with 30 years of experience, York Road Project will use this funding to equip anyone experiencing homelessness with three firm foundations: a bed, a base and their backing.

This means that when you choose Foundations as your estate agent, you're not only selling *your* home; you're helping defeat homelessness.


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foundationsofwoking.com



David's Story

I used to DJ all around London – I had two EPs signed and released. I'd grown up in Bisley, though, and always wanted to join the army. After two years trying to get in, I was offered a really good job. I was flying through training, then suddenly they discovered I had a serious allergy. I was discharged: there was nothing anyone could do.

Things went rapidly downhill after that. I got involved in a bad relationship, and when it broke up I stumbled across crystal meth. I couldn't believe I'd lost the job I'd always wanted: drugs seemed like the escape I was looking for. But it's so destructive. I'd been living with my mum, and re-training for a job in covert surveillance. But I lost every job I got, then mum got married to a new partner and asked me to move out.

I said yes, but I had nowhere to go. I found an abandoned car hidden up a street, and moved in there instead. The car felt better than being outside, but it wasn't really – it didn't even have windows. This was in January, and it was about -4° outside.

Lots of people get washed away by drugs or homelessness – they give up. And at this point I didn't really see a way out for me. Then, at the foodbank, a lady recognised I was sleeping rough and rang York Road Project, who I'd never even heard of.

I didn't know what I was getting into! Every morning York Road Project checked in on me, making sure I was alright. Then one



day they rang me and said 'don't go back where you're going, come here, we've got a room for you'.

They took me upstairs at 1 York Road and said 'this is your room'. I couldn't believe it. I remember sitting on the bed when that door closed, going "this has got to be it now, this is such a wake-up call. These guys have picked me up."

When you take away hope, people have no incentive to change. But from the moment I moved into York Road Project I had the inspiration I needed. I immediately managed 4 weeks clean.

The cycle of destruction is so hard to get out of. But the staff here are the ones I turn to for inspiration. York Road Project know you can do this – so little by little you can better yourself. They're helping me along the way, opportunities are arriving, and you start going down a better path. Now I can see the end of the cycle, and I'm kicking on with my life again.

A York Road Project Move-On Property was the next step for me: I was really pleased with that. I get the same support, but in more of an independent flat. And the Changing Journeys coaching programme helps me organise things in my mind.

York Road Project has put a layer of support underneath me, which is a great platform for building my life back. I'm getting closer and closer to moving into my own place and working full time again. You don't realise how lucky you are – if I lived in another town, well, they don't have York Road Project.



Thank You

Thank you to everyone who has supported us this year!
We know we can defeat homelessness together.



**Visit our website to
see how you can
help, and to learn
more about what we
do:**



*All figures in this report are drawn
from our 2025-26 financial year.
Financial figures are based on
accounts that have yet to be
audited, and are subject to change
prior to our accounts' publication
with the Charity Commission.*