

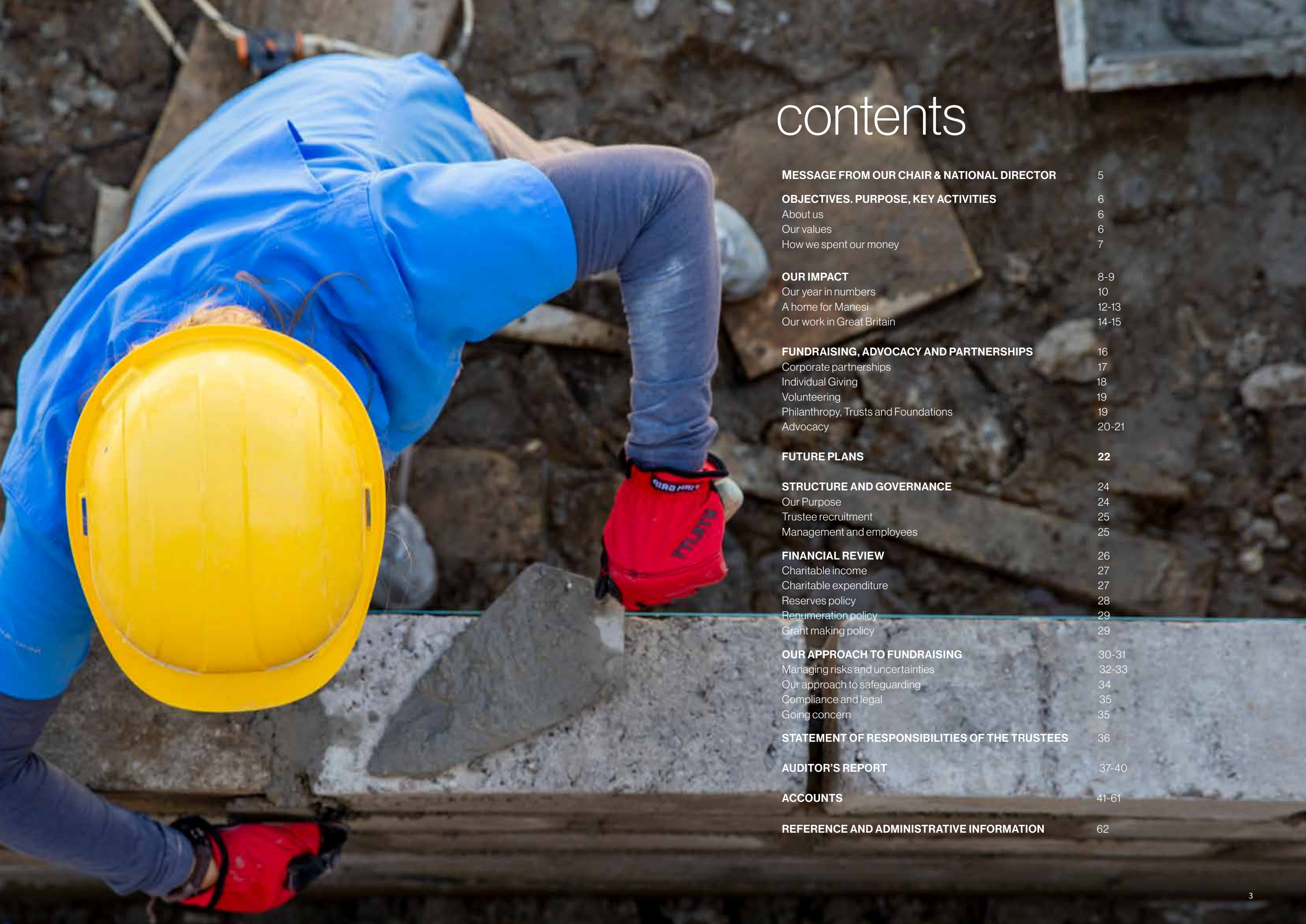
# the power of **home**

Building homes. Influencing change. Transforming lives.



Trustees' annual report and financial statements for the  
year ended 30 June 2025





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# a message from our **Chair and National Director**

At Habitat for Humanity Great Britain, we believe in the power of home to transform lives, and this year, we have seen once again that home is more than shelter. It is the foundation for health, safety, and opportunity. It is where futures begin, and where the possibility of something better takes root.



Nicola Barclay - Chair



Henrietta Blackmore - National Director

We know that lasting change requires more than building alone. It calls for partnership, for persistence, and for a willingness to influence the systems that shape how and where people live.

Over the past year, that belief has guided our work. Together, with our partners and the communities we serve, we have built and improved homes, supported access to land and essential services, and strengthened resilience in the face of growing challenges – from climate pressures to rising inequality.

Alongside this, we have continued to raise our voice, championing the fundamental right to a safe, decent home, and working to ensure that housing is recognised as the foundation it truly is both here in Great Britain and around the world.

With the opening of our first retail store, ReStore, and the transition of our partner organisation GB Homes into Habitat for Humanity Great Britain, 2024/25 was a challenging year for us financially. But we believe these strategic investments are essential to strengthening our ability to serve communities.

In 2024/25, we helped 119,052 people build or improve the place they call home.

Behind every figure is a story of change: a family with a safer place to sleep, a child better able to learn, a community able to thrive.

None of this would be possible without the commitment and compassion of our supporters, partners, and volunteers whose belief in this work turns possibility into progress, and progress into lasting impact.

With the United Nations' urban development agency estimating that an astonishing 2.8 billion people worldwide lack access to adequate housing, secure land, and basic sanitation services, the need for decent housing has never been greater.

But with this need comes a powerful opportunity to create change. By building homes, influencing systems, and standing alongside communities, we can continue to unlock the transformative power of home.

## thank **you!**

On behalf of the entire board, we extend our deepest appreciation to our partners, supporters, colleagues around the globe, and the incredible team at Habitat for Humanity Great Britain.

It is your unwavering commitment that leads us along the way to a world where every family can build a stable future in a decent home.





# objectives, purpose, and key activities

## about us

We believe that everyone deserves a safe, decent place to call home. That belief drives everything we do: from building and improving homes to empowering people to shape the futures they want for themselves and their communities.

We work to strengthen communities, advocating for land rights, upgrading of informal settlements, and expanding access to clean water and sanitation. We also help communities prepare for the challenges of tomorrow, from climate risks to other natural disasters, ensuring that homes are safe today and sustainable for the future.

Our charity operates with a clear focus on public benefit, following

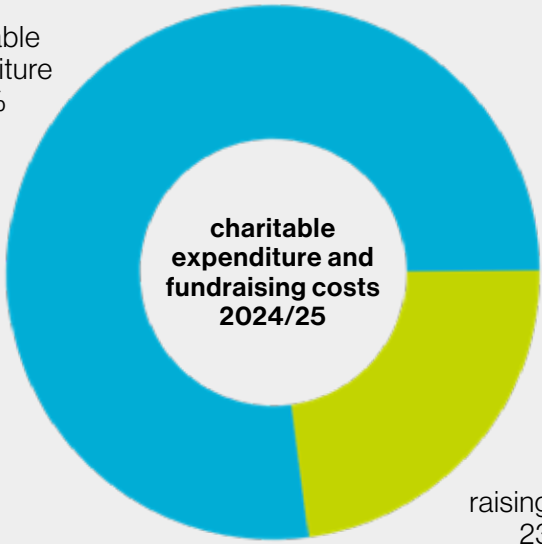
the principles laid out by the Charity Commission.

As part of a global movement, we are proud members of Habitat for Humanity International, sharing knowledge, innovation, and impact across more than 60 countries.

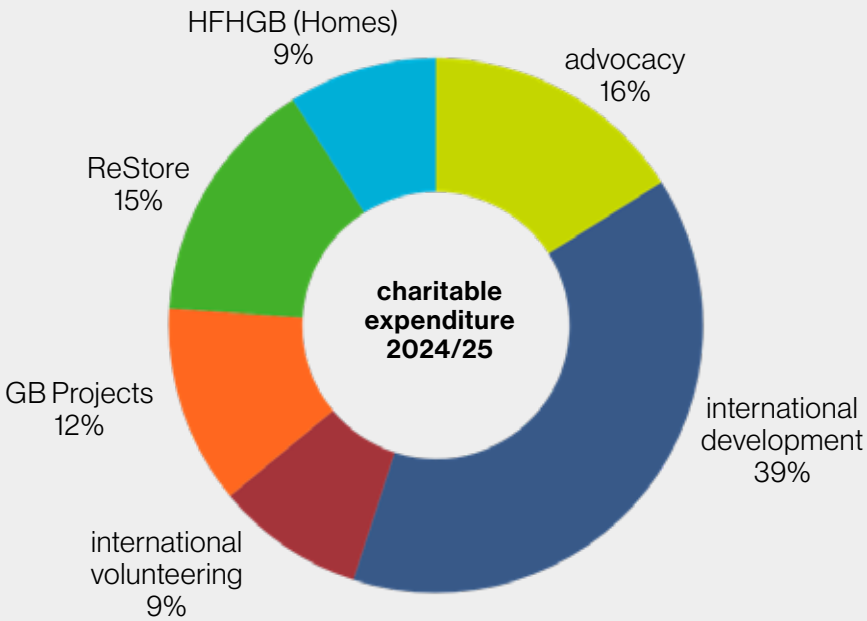
In the fiscal year 2025, programmes across the Habitat for Humanity network have helped 3,020,797 people build or improve their homes, whilst 20,881,908 have gained the tools and training to transform their own living conditions. Since 1976, our work has touched over 65 million lives worldwide, creating opportunities for brighter, stronger, and more resilient futures.

## How we spent our money:

charitable expenditure  
77%



TOTAL EXPENDITURE: £3,228,283



TOTAL CHARITABLE EXPENDITURE: £2,464,899

## our values



**we believe in accountability**  
we treat every partner with transparency and honesty



**we put belief into action**  
with courage, passion, and drive, we find practical solutions



**we believe in self-reliance**  
we place integrity and mutual respect at the heart of everything we do



**we believe in collaboration**  
we deliver on our mission through partnership



**we believe in continuous improvement**  
we focus on learning, sustainability, and innovation to exceed expectations

## Our key activities include:



international development  
local projects in great britain



ReStore  
international volunteering



advocacy and campaigning  
HFHGB (Homes)





# Our impact

The power of home continues to be at the heart of everything we do, guiding our partnerships and driving the change we see in communities around the world.

This year, we worked across 16 countries, partnering with communities in Tanzania, Cambodia, Australia and beyond to deliver lasting impact.

Across **international development** projects, we worked with families to improve everyday living conditions and expand opportunity for communities. In rural India, our programme helping residents access reliable solar lighting is transforming homes and daily life, whilst in Japan, our renovation of a children's home has created a safer, more inclusive space for low-income families.

Our **advocacy** work continued to amplify the importance of tackling housing challenges. In Zambia, for example, we reached communities through radio campaigns, raising awareness of the importance of secure land rights.

Our **international volunteering** programme has also played a vital role this year with teams of volunteers from Jersey Overseas Aid travelled to Malawi, working alongside communities to help build safe, decent homes for families, demonstrating the power of partnership in action.

Closer to home, we continue our **local projects in Great Britain**, particularly through our Empty Spaces to Homes work which has continued to bring disused buildings back into use. Alongside this, our **ReStore** shop has supported local communities through engagement and access to affordable furniture.

Through our work in 2024/25, with every home built, improved, or restored, we moved closer to a world where everyone has a place to call home.



Our projects contribute to the United Nations' Sustainable Development Goals (SDGs). The goals recognise that ending poverty must go hand-in-hand with strategies that improve health and education, reduce inequality, and spur economic growth - an ethos at the heart of Habitat for Humanity's work since our founding almost 50 years ago.








We helped  
**119,052 people**  
 build or improve the place they call home

**16 countries**  
 where we've worked on building, renovation, sanitation, and advocacy projects

**206,000**  
views of our webpages  



over  
**£2.9 million**  
 pounds raised to support our work

**547**  
volunteers helping us to deliver our work  


 **30 coalition partners**  
working alongside us to prevent homelessness through our empty space renovation programme

**5,021**  
items saved from landfill through our ReStore  


 **36%**  
open rate for our fundraising emails

**27,000**   
views of our YouTube channel

**39%**   
increase in our LinkedIn followers





## a home for Manesi

In 2019, Manesi's world was turned upside down when her daughter tragically passed away, leaving behind three young children.

Despite her own struggles of living in a small, dilapidated house and working long hours just to get by, Manesi stepped in without hesitation to care for her grandchildren. In the years that followed, life for Manesi was a constant challenge. Her house (pictured below) was barely holding together, and each rainy season brought new hardships.



A leaking roof left her and her grandchildren soaking wet at night, whilst the cost of repairs, school uniforms, and basic supplies was often impossible to meet. Every day was a balancing act between survival and caring for her family, with little respite.

Today, Manesi's story is changing.

Thanks to the generosity of supporters and the vital partnership between Habitat for Humanity Great Britain and Jersey Overseas Aid, she is now the proud owner of a safe, secure home.

Over the course of a week, volunteers from JOA joined forces with local artisans, alongside staff from Habitat for Humanity Great Britain and Habitat for Humanity Malawi to build a home for Manesi from the ground up.



“for the first time  
in my life, I’m  
looking forward  
to sleeping  
peacefully”



Together, they laid the foundation and flooring, raised the walls, and completed a roof strong enough to withstand the rainy season.

Each brick laid and beam installed was a step toward stability for Manesi and her grandchildren – and in the autumn of 2024, the family moved into their completed new home.

For Manesi, the impact goes far beyond physical shelter from the elements. Her new home offers a space for her grandchildren to study and play, and the reassurance of safety she could only dream of before.

**“When I look at our new house and compare it with the old one, I am always filled with so much joy. For the first time in my life, I am looking forward to sleeping peacefully. I am very thankful to all the individuals who helped to change our lives for the better.”**

Manesi and her family are just one example of the thousands of lives being transformed across Malawi. Through partnerships with organisations like Jersey Overseas Aid, and the unwavering support of our volunteers and donors, Habitat for Humanity is helping communities to thrive – one brick, one home, one family at a time.







# our work in Great Britain

In 2024/25, our work in Great Britain focussed on important transitions and laying the foundations for the future.

In Romford, we launched our first ReStore – a charity shop offering affordable, restored furniture, homeware, and construction materials.

More than a retail space, ReStore represents an opportunity to connect more deeply with the local area, especially through our plans for a ‘community hub’ based within the store, designed to support vulnerable people and respond directly to local needs.

This first year for ReStore has not been without its challenges. Securing a suitable location took time,

and like many new ventures, we faced higher-than-anticipated overheads.

Accessing a consistent supply of good quality stock – essential for generating income – also proved difficult to start with, resulting in lower than forecast returns.

With lessons learned, we are now on a more stable and positive trajectory, with a renewed focus on strengthening stock supply and building a loyal customer base, both in store, and also through our new online presence.

Our immediate priority is to ensure that the model is financially sustainable, with careful management of costs before we turn our focus to future expansion.



Alongside the opening of our first ReStore, we’ve continued to build upon our Empty Spaces to Homes work, as well as increasing our advocacy activity (which you can read more about on pages 20 & 21).

The year also saw us complete the transition of Habitat for Humanity GB (Homes) into Habitat for Humanity Great Britain in October 2024, which marked a significant and necessary step in strengthening our work across the country.

This was a complex and demanding process, requiring substantial investment of both time and financial resources.

Bringing teams, systems, and ways of working together required careful coordination and, at times, difficult decisions to ensure stability. Whilst a one-off impact on our resources, it was an important step to ensure we are better structured and able to deliver greater impact in the long term.

As we move forward, we are beginning to see the benefits of this integration with stronger alignment across our work and a ‘One Team’ approach creating a more effective platform from which to support people facing homelessness and housing challenges across Great Britain.





# fundraising, advocacy, and partnerships



The Group's income during the year ended 30th June 2025 was £2,926,355, 17% down from the £3,545,925 in the year ended 30th June 2024 .

This decrease in income reflects a combination of factors, including lower than anticipated performance from our ReStore in Romford, which, as a new venture, has provided valuable learning to inform future development and more realistic projections.

In addition, philanthropic income was below projected income levels in what has been a more challenging fundraising environment. This has highlighted the need to continue strengthening our programme offer, ensuring we can engage supporters with clear, compelling opportunities to contribute to our work.



## corporate partnerships

Strong partnerships are central to delivering our work and advancing our mission. Alongside securing income from charitable activities, our corporate partnerships programme also saw a 15% increase in income from donations in 2024/25, reflecting continued engagement from our partners.



Corporate partnerships remain a vital source of funding for Habitat for Humanity GB, enabling impact across the UK and globally.

Over the past year, our partners have gone beyond financial contributions, offering their time, expertise, and creativity to help address the housing crisis.

Our Upcycling Workshop continues to play a dual role in generating essential unrestricted income whilst providing a meaningful volunteering opportunity for our corporate partners that is closely connected to our programme delivery in

Great Britain. We are proud to offer an experience that so directly contributes to the creation of safe, decent homes for the people we serve.

We are grateful to partners who champion our work through ongoing fundraising and engagement, including initiatives such as the Annual Mileway Cycle Ride, supported by Mileway and its suppliers.



Longstanding support from M&G and Blackstone remains critical to sustaining our programmes in Britain, including Empty Spaces to Homes, which is transforming vacant buildings into safe, affordable housing and addressing the growing challenge of homelessness.

M&G's support also extends to global initiatives, such as the Saur Urja project in India, which has provided solar power to over 350 families, improving safety, education, and household resilience.



We are also pleased to launch our Charity of the Year partnership with Kingfisher — a two-year collaboration focused on improving housing conditions through initiatives such as Empty Spaces to Homes and House to Home, alongside hands-on colleague volunteering.



## individual giving and legacies

Support from our individual givers and legacy donors continues to be a vital source of unrestricted income for Habitat for Humanity GB, accounting for an incredible 31% of our income from donations and legacies in 2024/25.

We believe that by placing powerful storytelling at the heart of our communications, we strengthen engagement and bring impact to life, building a sustainable foundation of funding to help drive our mission forward.

In 2024/25, our email programme achieved an average open rate of 36%, significantly outperforming the sector benchmarks of approximately 28% demonstrating the strength of our content and the trust our supporters place in us.

We are equally grateful for the extraordinary generosity of those who choose to leave a gift in their Will.

These legacy commitments represent some of the most powerful support we receive, creating a lasting impact that extends far beyond a lifetime.

Each gift is a very personal act of belief in a better future, and we are honoured to ensure the impact of our legators lives on through the communities we serve.



Encouragingly, we continue to see growing engagement with our legacy marketing activities, as more supporters choose to leave a final gift that helps build safe and decent homes for generations to come.

We are deeply grateful to each and every one of our individual supporters and legacy donors for their generosity and belief in our mission that makes our work possible.



## volunteering

Over the past few years, we have been delighted to see renewed momentum across both our global and UK-based volunteering opportunities, and 2024/25 marks a particularly strong year of growth with income generated through the programme increasing by an impressive 138% compared to the previous financial year.

One of the highlights of our year was seeing participants from our build trips to Malawi witness the impact of their support first-hand, as they built alongside partner families who have since moved into their completed new homes.

These moments bring our mission to life and connect volunteers directly with the communities they support.



Closer to home, our volunteering offer continues to inspire practical,

hands-on engagement with our mission. In 2024/25, volunteers took part in 38 upcycling sessions, helping to breathe new life into donated furniture and household items. These restored pieces are now being sold through our ReStore shop, supporting a circular approach that reduces waste and generates vital income for our work.

From international build programmes to local upcycling workshops, volunteering plays a vital role in connecting people to purpose, transforming time and effort into tangible impact.

## philanthropy, trusts, and foundations

Our trusts, foundations, and philanthropy fundraising saw a more challenging performance than last year with income from foundations, organisations and institutions being 24% down on 2023/24, reflecting a highly competitive fundraising landscape.

Despite these headwinds, in 2024/25, we were privileged to be supported by a committed group of major donors, trusts, and foundations whose generosity continues to make a meaningful difference to people in housing poverty.



Amongst them, we are especially grateful to Leo Lion Foundation and The Alborada Trust for their significant contributions.

This support has helped to power a diverse range of work across both Great Britain and our international programmes.

In Great Britain, philanthropic partners have enabled us to strengthen initiatives such as

Empty Spaces to Homes and our ReStore venture.

Overseas, our supporters have continued to stand alongside communities facing urgent need, contributing to programmes focused on humanitarian relief, emergency response, water, sanitation and hygiene (WASH), and long-term sustainability



in countries including Kenya, Ukraine, and Ethiopia.

Together, this community of trusts, foundations, and philanthropic supporters play a vital role in helping us to expand the power of home for more people around the world.

As we look ahead, a key focus for us will be ensuring we continue to develop strong, compelling programmes that cut through a competitive fundraising landscape to enable us to better engage with new and existing funders.





advocacy

At Habitat for Humanity GB, we recognise that building homes is only part of the solution. To address the root causes of housing poverty, we must also influence the policies and decisions that shape access to safe and decent housing, which is why 2024/25 saw us establish a new advocacy team to lead this.

Our campaigning work around Empty Spaces to Homes continues to flourish, providing a clear and practical example of how existing vacant properties can be unlocked to meet urgent housing need.

This focus has underpinned much of our advocacy across Great Britain over the past year, including the evidence we submitted to key government consultations on the National Planning Policy Framework and brownfield land use, as well as to the Radix Housing Commission.

Alongside this, we engaged directly with policymakers across all levels. From local authorities to members of the UK Parliament, the Welsh Assembly, and the European Parliament to build understanding of the role housing plays in tackling poverty and inequality.

In 2024/25, we also contributed to public discourse through thought leadership and media engagement. Our perspectives were featured

in sector publications, including Inside Housing, and we collaborated with leading think tanks and partners to share insights on innovative housing solutions.

Our National Director spoke at major sector conferences, including the National Housing Federation Board Leadership Conference and Housing 2025, amplifying the case for unlocking existing vacant stock to meet urgent need.

Collaboration remains central to our advocacy work. In 2024/25, we doubled the size of the Empty Spaces to Homes coalition, bringing together organisations committed to practical, scalable solutions.

We also marked World Environment Day with a dedicated webinar, highlighting the intersection between housing and sustainable development.



Globally, we worked alongside the wider Habitat for Humanity network to elevate housing within international development agendas. This included contributing to a joint advocacy letter to G7 ministers, coordinated by Habitat for Humanity International, calling for greater prioritisation of housing.

We developed a targeted briefing with Foreign, Commonwealth and Development Office (FCDO) officials to demonstrate how housing can be a practical way to deliver impact, even where funding is limited. Additionally, through partnerships and platforms such as BOND and Climate Action Week, we continued to champion housing as a critical yet often overlooked component of sustainable development.

We continue to support Habitat for Humanity's global advocacy campaign, Home Equals, which

champions locally led solutions to housing challenges around the world. The campaign focuses on strengthening access to essential services, improving climate resilience, and securing land and housing rights to ensure that communities are empowered to shape their own futures.

From supporting families to access secure land tenure in Indonesia to improving access to safe drinking water in El Salvador, Home Equals demonstrates how advocacy, grounded in practical action, can help drive lasting change.

Whilst progress takes time, these efforts are helping to build momentum, ensuring that the power of home is recognised in the lives we change directly, together with the policies and systems that shape a more equitable world.



# future plans

Our journey to becoming an outstanding organisation is something we continually build day by day, learning and adapting as we go.

As the world around us continues to change, so too must we. By responding thoughtfully and always holding firm to our vision, we can continue to grow our impact and ensure that more people have a safe place to call home.

The context in which we work is becoming increasingly complex. Across the sector, funding opportunities, particularly institutional funding, are more limited and more competitive.

At the same time, global uncertainty and ongoing conflicts are placing greater pressure on the communities we serve and the resources available to support them. Closer to home, the cost-of-living crisis continues to affect individuals and families across Great Britain, including many of our supporters.

Yet even in this challenging environment, we see possibility. Guided by our 2024-2027 strategy, we are focusing our efforts where they can have the greatest impact.



## making ReStore a success

We are focused on growing ReStore in Romford as a space that serves both our mission and the local community.

By offering affordable, restored items alongside opportunities for connection and engagement through our community hub, we are building a unique model that responds to local need. As we learn, we will continue to refine this approach to ensure we deliver value for the communities we serve. Additionally, we are working on ways to increase income from the store, including an online sales presence on platforms such as Vinted and eBay, and a tool hire service for the local community.



## strengthening programmes

We are investing in strong, effective programmes that deliver meaningful change and build confidence among funders.

In Great Britain, our Empty Spaces to Homes work is gaining momentum, and we are looking forward to launching our House to Home programme in 2025/26 to support people with improvements to their homes. We will continue to develop and scale our programmes in Great Britain and overseas to make the biggest impact for those facing housing challenges.



## growing income and partnerships

Over the last two years, we have invested in our fundraising team, particularly in corporate and philanthropy fundraising, with the recruitment of additional personnel to expand team capacity.

With increasing interest in our work, we are focused on building relationships and growing new and existing partnerships that are rooted in shared values and long-term impact. Through this, alongside the strengthening of our programmes, we can unlock new opportunities to grow our reach.





# structure and governance

**Habitat for Humanity Great Britain is a member of the Habitat for Humanity International network which has its headquarters in Atlanta, Georgia, USA.**

## our purpose

At the heart of our work is a clear mission: to break the cycle of poverty by supporting families living in inadequate housing to access safe, decent homes.

Globally, billions of people continue to face the challenges of housing poverty, and the need for effective, sustainable solutions has never been greater.

Guided by our 2024-2027 strategy, we are committed to developing practical housing solutions in Great Britain and influencing wider systems to champion the right to a decent home for all. Our work spans homebuilding, community-led refurbishments, disaster response, and homelessness prevention, with each project underpinned by strong governance, accountability, and careful stewardship of resources.

Every home we build and every programme we support contributes to stronger communities and greater stability for the people we serve. Our governance structures, leadership, and policies ensure that we operate transparently and ethically, allowing us to focus on what matters most: creating lasting impact for people in need.

## trustee recruitment

Our trustees recruit new members to the Board in accordance with the needs of the Charity. Nominations are voted on by the full Board.

New Board members are provided with information on the organisation and with a personal briefing from the National Director and Chair. Additionally, our trustees undergo a trustee-specific induction meeting, safeguarding training, and are supported to undertake relevant sector training through institutions such as BOND, The Institute of Fundraising, and NCVO. We are always keen to ensure that our trustees bring a unique set of skills to the Board, so that collectively they can support all areas of the work that the charity does.

We have trustees with backgrounds in law, finance, construction, and retail, to name a few, and we are always willing to discuss the opportunity to join the board with potential new trustees. Trustees can serve a maximum of three terms of three years.

The day-to-day operation of Habitat for Humanity GB is delegated to the National Director, Henrietta Blackmore, who was appointed in August 2023, and the Senior Leadership Team.

The organisation is a charitable company limited by guarantee, incorporated on 18th January 1995 and registered as a charity on 25th January 1995. The company was established under a memorandum of association that established the objects and powers of the charitable company and is governed under its articles of association. In exercising their duties, the Trustees have referred to and considered the Charity Commission's guidance on public benefit to ensure the organisation's activities remain aligned with its charitable objectives. The objects of the Charity are:

1. The prevention or relief of poverty by providing or facilitating accommodation and community facilities for the benefit of people in housing need, potential housing needs or for other related needs;
2. The advancement of religion in accordance with the tenets of the Christian faith.

All trustees give their time voluntarily and receive no benefits from the Charity. Any expenses reclaimed from the Charity are set out in Note 7 in the accounts.

## management and employees

At Habitat for Humanity GB, we know that a strong, engaged team is key to our success.

We are committed to creating a workplace where staff feel valued, connected, and inspired by the difference their work makes every day.

Each month, we host two all-staff meetings, with teams taking it in turn to lead and showcase their key successes. These meetings provide a platform for employees to share insights and learn from one another, creating a collaborative and supportive culture.

Alongside these meetings, our National Director and Senior Leadership Team share important updates, keeping everyone informed and aligned with our mission.

We are equally committed to professional growth. Annual objectives are set and reviewed collaboratively with line

managers, and staff are encouraged to seek development opportunities to enhance skills and confidence in their roles. Our Senior Leadership Team meets weekly to manage day-to-day operations and conducts monthly reviews of management accounts and cash flow.

Through these structures and practices, we aim to build a culture that is both accountable and inclusive, and where information flows freely so that every member of our team feels empowered to effectively contribute to our mission.





# financial review

Financial data in this section relates to the consolidated accounts of the Charity and Habitat for Humanity GB (Homes), unless otherwise indicated.

## charitable income

	2025	2024
	Total £	Total £
<b>Income from:</b>		
Donations and legacies	947,478	1,088,331
Charitable activities		
Disaster risk reduction & response	67,900	10,379
Advocacy	539,160	595,188
International Development	931,648	770,938
International Volunteering	125,864	52,781
GB Projects	105,867	253,516
ReStore	47,331	-
HFHGB (Homes)	112,672	738,215
Investments	48,435	36,577
<b>Total income</b>	<b>2,926,355</b>	<b>3,545,925</b>

Total income for the group in 2024/25 fell by 17% to £2,926,355 (previous year £3,545,925). Charitable activities represented 66% (2024: 68%) of this income, with donations and legacies representing 32% of total income (2024: 31%).

## charitable expenditure

	2025	2024
	Total £	Total £
<b>Expenditure on:</b>		
Raising funds	763,384	507,892
Charitable activities		
Disaster risk reduction & response	-	499,303
Advocacy	403,074	472,382
International Development	957,117	932,436
International Volunteering	219,594	56,897
GB Projects	297,154	342,078
ReStore	373,207	
HFHGB (Homes)	214,753	1,111,022
<b>Total expenditure</b>	<b>3,228,283</b>	<b>3,922,010</b>

Charitable expenditure for the group decreased by 18% from £3,922,010 in 2023/24 to £3,228,283 in 2024/25. Charitable activities represented 76% of this expenditure, with expenditure on our International Development work accounting for 30% of this (2024: 27%). Our new ReStore accounted for 15% of our charitable expenditure, and we saw a significant decrease in expenditure on HFHGB (Homes) activities following the transition of their operations into Habitat for Humanity GB in October 2024.



## reserves policy

Charity free reserves are the Charity’s unrestricted funds that are freely available to spend on any of the Charity’s purposes. This figure is calculated as total unrestricted funds, excluding fixed assets and designated funds. The trustees continued to set the target level of reserves for 2026 at 3 months unrestricted expenditure as a prudent buffer to manage income volatility, operational risks, and the ability to respond to emerging opportunities.

This level of reserves was determined based on consideration of the following:

- The Charity is operating in a constantly changing environment. In particular, the current economic and political environment carries risks, which the trustees aim to manage appropriately.
- In the unexpected event that the Charity ceases to operate as a going concern, a minimum of three months of operating costs would be required.
- Habitat for Humanity International’s Global Village Contingency Policy assesses the level of risk attached to our volunteer programme. It determines the amount of contingency required in case of civil unrest or natural disasters, or to cover events such as currency fluctuations. The trustees consider Habitat for Humanity GB’s target reserves level as sufficient in this context.
- New fundraising opportunities are developing, and the trustees would like to have the ability to invest in building capacity and resources to leverage these.

For the year ended 30th June 2025 the free reserves for the group stand at £363,998 (2024: £1,102,529). This covers 3 months of unrestricted expenditure which is on average £118,000 per month, therefore this would cover operational costs if the Charity was to run into fundraising and operational challenges.

Our reserves position at the end of 2024/25 is lower than in the previous year, reflecting a combination of planned investment and emerging income pressures across the organisation.

Our reserve funds have been used to subsidise the operating costs of ReStore since its launch in Romford. However, a change of store management in 2025/26 has had a positive impact on its income generation and we are seeing strong gains which will reduce reliance on our reserves going forwards.

In addition, the transition of Habitat for Humanity GB (Homes) into Habitat for Humanity GB resulted in a significant, one-off cost during the year. Whilst this investment had a material short-term impact on reserves, it was a necessary step to bring our operations under a single strategy to support long-term sustainability.

Looking forward, we are forecasting improvements in our philanthropy income for 2025/26 compared to 2024/25, and forecast meeting targets across corporate, institutional, and individual giving in 2025/26 and 2026/27 which will support the improvement of our financial position. Alongside income growth, we are identifying cost-saving measures in salary and non-salary areas, such as reducing expenditure and improving efficiency across the organisation.

Taken together, these actions are intended to ensure we rebuild reserves over time, whilst maintaining our focus on delivering impact for the communities we serve.

The trustees monitor the level of reserves held on a quarterly basis as part of routine management reporting, which includes the unrestricted fund balance at the end of each quarter. The balance of total funds held on 30 June 2025 were £1,802,149, which comprised the following:

Restricted funds: £1,438,151

Unrestricted funds: £363,998



## remuneration policy

Habitat for Humanity GB recognises the importance of accountability to our supporters and of managing our work to the highest standards.

We aim to attract and retain highly qualified staff by offering competitive salaries, ensuring resources are used effectively to deliver maximum impact.

We regularly review the balance between funds spent on staff and those directed to programme activities, to ensure our approach remains appropriate and effective. The Board determines the remuneration package of the National Director in consultation with relevant experts and by benchmarking against organisations of a similar size. The Finance, Audit, and Risk Committee works closely with the National Director and senior management team to review staff salaries, maintain competitiveness, establish fair pension arrangements, and ensure contractual terms are equitable for both staff and the charity.

Further information on staff remuneration can be found on page 54. During the year, the following staff earned more than £60,000:

Year	2025	2024
£60,000 - £70,000	2	4
£70,0001 - £80,000	-	1
£80,001 - £90,000	1	-

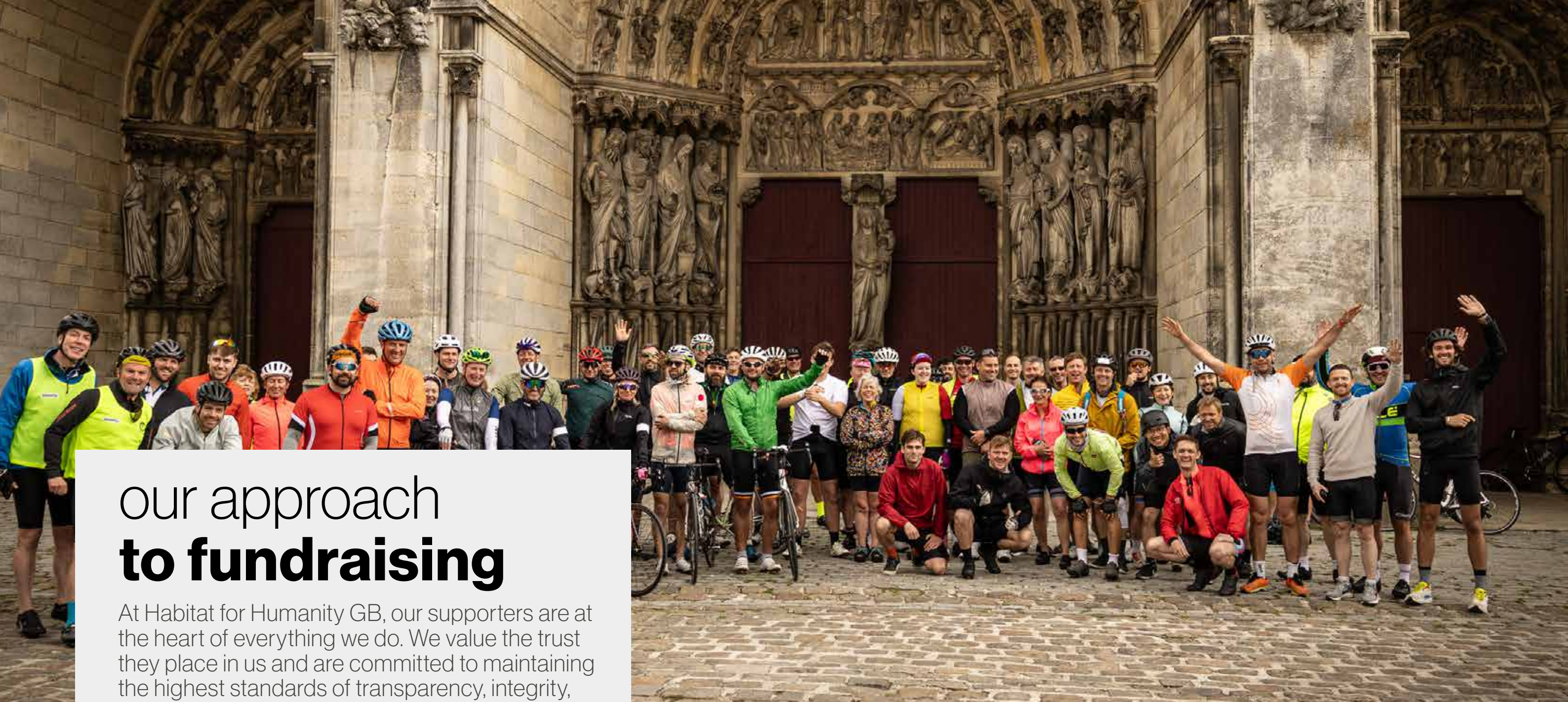
## grant making policy

Habitat for Humanity GB makes payments to Habitat for Humanity GB (Homes) (ceased October 2024) and to Habitat for Humanity International network members overseas to support our charitable activities. For grants to overseas projects, a robust transfer authorisation process is in place to ensure transparency and proper use of funds. This process involves three parties: Habitat for Humanity GB, the Habitat for Humanity International area office for Europe, Middle East and Africa, and the recipient Habitat organisation.

Honesty and transparency with our funding partners and supporters are central to our mission and values. For all major projects we fund, Partnership Agreements are established between Habitat for Humanity GB and implementing partners. The viability, governance, and reputation of partner organisations are carefully reviewed both during the agreement process and throughout the project lifecycle, supported by ongoing monitoring.

In addition to the internal controls within the Habitat for Humanity International network, all grant payments are subject to Habitat for Humanity GB’s internal financial controls and transfer policies. These measures ensure that grants, whether from restricted or unrestricted funds, are managed responsibly and effectively, providing a clear framework for accountability and oversight.





# our approach to fundraising

At Habitat for Humanity GB, our supporters are at the heart of everything we do. We value the trust they place in us and are committed to maintaining the highest standards of transparency, integrity, and respect in every interaction.

We continually review and refine our fundraising practices to ensure we provide the best possible experience for our supporters whilst remaining focused on the people and communities we serve.

As a registered member of the Fundraising Regulator, we uphold the Code of Fundraising Practice and the Fundraising Promise, keeping honesty and accountability at the centre of our work.



In 2024/25, at Habitat for Humanity Great Britain, we continued to conduct the majority of our fundraising without external consultants or agencies.

We are delighted to continue our partnership with Montieth and Company, a global communications consultancy, who support our work on a pro-bono basis and we thank them for their ongoing support, and for their expertise.

We believe regular communication with our supporter base is key in ensuring we share information and examples of how their contributions are used, keeping them informed of project progress and the impact of their gifts.



In the past year, we connected with supporters through over 115,000 communications, receiving no public complaints – a reflection of the care and diligence we bring to our fundraising.

We also maintain strict compliance with General Data Protection Regulations (GDPR), safeguarding supporter data with the same attention we give to our programmes.

Through all of this, we aim to build long-lasting relationships with our donors, grounded in trust and a shared commitment to our mission.



# managing risks and uncertainties

We recognise that delivering lasting change requires us to navigate an evolving and often uncertain environment. From shifts in the global economy to challenges within the communities we serve; risk is an inherent part of our work.

Our trustees and management team work closely together to identify and manage these risks through regular review of our risk register and ongoing discussions at Board level.

This proactive and structured approach enables us to remain responsive and adapt where needed whilst staying focused on our mission. By embedding strong risk management across the organisation, we aim to safeguard our work, our people, and the communities we serve, both now and in the future.

Some of the risks we currently face are:



## reputational risk

Our reputation underpins our ability to build trust and form meaningful partnerships. We recognise that it must be actively protected and consistently upheld across all areas of our work. To mitigate this risk, we prioritise three areas:

- 1. Financial integrity:** We maintain strong financial controls and governance to ensure that all funds are managed responsibly, transparently, and in line with donor expectations and regulatory requirements.
- 2. Ethical partnerships:** We work with corporate and other partners whose values align with our own, ensuring that all relationships are built on a shared purpose and a commitment to positive social impact.
- 3. Comprehensive safeguarding:** We have robust safeguarding policies and procedures in place to protect everyone we work with, including staff, volunteers, partners, and the communities we serve, ensuring the highest standards of care and accountability.



It is through diligent risk management that we work to protect our ability to create a world where every individual can enjoy the fundamental right of a safe place to call home.



## income generation

Maintaining and growing unrestricted income remains a key area of focus and risk for Habitat for Humanity GB. In the current year, our level of unrestricted funds has reduced compared to the previous year.

This is largely the result of deliberate strategic investment as we continue to transform the organisation to ensure we are more resilient and sustainable over the long term.

A positive trajectory for our ReStore venture is an important part of rebuilding our unrestricted income. Alongside this, we are focused on identifying cost efficiencies across the organisation to ensure we are making the most effective use of our resources.

At the same time, we recognise that a strong and compelling programme offer is essential to attracting and retaining funders. By continuing to invest in high-quality programme delivery, we aim to strengthen our ability to secure support across corporate, philanthropic, and institutional funding streams.



## social risks

Many of the communities we work with face complex and changing circumstances. Ongoing global instability, including conflict and shifting political environments, can affect the delivery of programmes and the safety and wellbeing of those involved.

These challenges may lead to delays or disruption to projects, particularly in areas where housing need is already acute.

By working closely with other Habitat for Humanity area offices and trusted local partners we are confident in managing our response to these challenges as they arise, enabling us to continue supporting communities, even in rapidly changing conditions.




## volunteer safety

The safety of our volunteers and staff remains a top priority across all areas of our work. Volunteering, particularly on construction sites, naturally involves a higher level of risk, and we take careful steps to ensure these risks are effectively managed.

All volunteering activities are supported by thorough risk assessments, with teams led by experienced and highly trained Team Leaders. These leaders are equipped with the skills and knowledge to manage risk and respond to incidents, ensuring that volunteers are supported at every stage of their experience.

Following the launch of our ReStore, staff and volunteers have received comprehensive training in health and safety protocols, including safe handling practices, the use of protective equipment, and appropriate tool usage. With a strong culture of safety across our programmes and operations, we aim to ensure that everyone involved in our work feels confident and protected.





# our approach to safeguarding

Habitat for Humanity GB is committed to building strength, stability, and self-reliance through safe and affordable housing, with zero tolerance for sexual exploitation, abuse, or harassment.

The safety of our volunteers, staff, and the communities we serve is paramount. We prevent abuse by adhering to strict safeguarding policies, developed in partnership with Habitat for Humanity International.

Incidents can be reported confidentially through our Habitat Ethics and Accountability (HEAL) system, and anyone reporting or witnessing abuse is protected from retaliation. In collaboration with Habitat for Humanity's global network, we've strengthened our safeguarding protocols, including staff training and enhanced reporting systems.

Safeguarding training is mandatory for all staff and trustees as part of their induction. Additionally, we use a safeguarding visualisation toolkit to promote a culture of 'speaking up' in the communities we serve.

As part of our broader responsibility, we report any serious incidents, including those related to cybercrime, fraud, or volunteer safety, to the Charity Commission. Safeguarding remains at the core of how we protect those we work with and for.

# compliance and legal

We operate in a highly regulated environment and the appropriate management and security of personal data is a key risk.

We mitigate this risk by investing in robust and secure systems to manage and store personal data, train staff in the requirements of the General Data Protection Regulation Law, and to ensure management keep data security as a top priority.

# going concern

The Trustees have reviewed the Group's forecasts and operating plans covering the period to June 2027, some of which have been risk weighted to take into account the uncertainties in the fundraising environment.

Meeting the forecasts is dependent on the following factors:

- The sale of certain leasehold properties by June 2027;
- The ReStore venture delivering improved income levels; and
- Continuing strong performance of corporate donors and philanthropy as well as increased donations from individuals.

Management is confident that the forecasts and operating plans can be achieved within the stated timescale.

Whilst it is difficult to predict the potential implications on the delivery of the Group's social value, its operations and income streams with certainty, on the basis of this analysis, the Trustees have a reasonable expectation that the Group and Charity will have adequate resources to continue in operational existence for the foreseeable future and it is therefore appropriate to adopt the going concern basis of accounting for these financial statements.

As part of this assessment, the Trustees also reviewed the forecasts and operating plans for the Charity for the same period. As of the end of FY25, the Charity has a negative Unrestricted reserves balance, primarily resulting from approved strategic investments in the ReStore retail operation and the integration of GB Homes. At the Group level, this is offset by the Unrestricted funds surplus held by GB Homes primarily held in the form of property assets. The planned sale of these assets and transfer of reserves via gift aid will release Unrestricted funds into the Charity and is part of the wider strategy highlighted above to increase income generation for both the Charity and the Group. The Trustees are confident that these actions will substantially reduce the charity's unrestricted deficit by FY27.



# statement of responsibilities of the trustees

This annual report includes a director's report, as required by company law. The trustees (who are also directors of Habitat for Humanity GB for the purposes of company law) are responsible for preparing the trustees' annual report including the strategic report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company law requires the trustees to prepare financial statements for each financial year which give a true and fair view of the charitable company and group and of the incoming resources and application of resources. This includes the income and expenditure of the charitable company or group 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 2019 (FRS 102).
- Make judgments and 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.
- Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The trustees are responsible for keeping adequate accounting records that disclose with reasonable accuracy at any time the financial position of the charitable company and enable them to ensure that the financial statements comply with the Companies Act 2006.

They 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. So far as the trustees are aware, there is no relevant information of which the charitable company's auditors are unaware.

Additionally, the trustees have taken all the steps that they ought to have taken as trustees to make them aware of any audit information and to establish that the charitable company's auditors are aware of that information.

## auditors

Azets Audit Services, having expressed their willingness to continue in office, will be deemed reappointed for the next financial year in accordance with section 487(2) of the Companies Act 2006 unless the company receives notice under section 488 (1) of the Companies Act 2006.

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

Preparing the accounts for a small company does not require the preparation of a strategic report. However, much of the typical content of a strategic report is included in the trustees' report. The trustees' annual report has been approved by the trustees on 14 May 2026 and signed on their behalf by:



Nicola Barclay  
Chair

14 May 2026

# auditor's report





# independent Auditor’s Report to the Trustees and Members of Habitat for Humanity Great Britain

## opinion

We have audited the financial statements of Habitat for Humanity Great Britain (the ‘parent charitable company’) and its subsidiaries (the ‘group’) for the year ended 30 June 2025 which comprise Consolidated Statement of Financial Activities, the Balance Sheets, the Consolidated Statement of Cash Flows and notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the group’s and parent charitable company’s affairs as at 30 June 2025, and of the group’s incoming resources and application of resources including its income and expenditure for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006, the Charities and Trustee Investment (Scotland) Act 2005 and regulations 6 and 8 of the Charities Accounts (Scotland) Regulations 2006.

## basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor’s responsibilities for the audit of the financial statements section of our report. We are independent of the group and parent charitable company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC’s Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

## conclusions relating to going concern

In auditing the financial statements, we have concluded that the trustees’ use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the group and parent charitable company’s ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

## other information

The other information comprises the information included in the trustees annual report, other than the financial statements and our auditor’s report thereon. The trustees are responsible for the other information contained within the annual report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon. Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

## opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the trustees’ report

incorporating the strategic report and the directors’ report for the financial year for which the financial statements are prepared is consistent with the financial statements; and

- the directors’ report included within the trustees’ report has been prepared in accordance with applicable legal requirements.

## matters on which we are required to report by exception

In the light of the knowledge and understanding of the group and parent charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the trustees’ report.

We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 and the Charities Accounts (Scotland) Regulations 2006 require us to report to you if, in our opinion:

- adequate and proper accounting records have not been kept by the parent charitable company, or returns adequate for our audit have not been received from branches not visited by us; or
- the parent charitable company’s financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of directors’ remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the trustees were not entitled to prepare the financial statements in accordance with the small companies’ regime and take advantage of the small companies’ exemptions in preparing the trustees’ report and from the requirement to prepare a strategic report.

## responsibilities of trustees

As explained more fully in the trustees’ responsibilities statement, the trustees (who are also the directors of the parent charitable company for the purposes of company law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the trustees are responsible for assessing the group’s and parent charitable company’s ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the group or parent charitable company or to cease operations, or have no realistic alternative but to do so.

## auditor’s responsibilities for the audit of the financial statements

We have been appointed as auditor under section 44(1)(c) of the Charities and Trustee Investment (Scotland) Act 2005 and under the Companies Act 2006 and report in accordance with regulations made under those Acts.

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor’s report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

A further description of our responsibilities is available on the Financial Reporting Council’s website at: [www.frc.org.uk/auditorsresponsibilities](http://www.frc.org.uk/auditorsresponsibilities). This description forms part of our auditor’s report.

## extent to which the audit was considered capable of detecting Irregularities, including fraud

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above and on the Financial Reporting Council’s website, to detect material misstatements in respect of irregularities, including fraud.

We obtain and update our understanding of the entity, its activities, its control environment, and likely future developments, including in relation to the legal and regulatory framework applicable and how the entity is complying with that framework. Based on this understanding, we identify and assess the risks



of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. This includes consideration of the risk of acts by the entity that were contrary to applicable laws and regulations, including fraud.

In response to the risk of irregularities and non-compliance with laws and regulations, including fraud, we designed procedures which included:

- Enquiry of management and those charged with governance around actual and potential litigation and claims as well as actual, suspected and alleged fraud;
- Reviewing minutes of meetings of those charged with governance;
- Assessing the extent of compliance with the laws and regulations considered to have a direct material effect on the financial statements or the operations of the company through enquiry and inspection;
- Reviewing financial statement disclosures and testing to supporting documentation to assess compliance with applicable laws and regulations;
- Performing audit work over the risk of management bias and override of controls, including testing of journal entries and other adjustments for appropriateness, evaluating the business rationale of significant transactions outside the normal course of business and reviewing accounting estimates for indicators of potential bias;
- Performing audit work over the risk of management override of controls, including testing of journal entries and other adjustments for appropriateness, evaluating the business rationale of significant transactions outside the normal course of business and reviewing accounting estimates for bias.
- Ensuring the engagement team collectively had the appropriate competence and capabilities to identify or recognise non-compliance with laws and regulations. More experienced audit team members were allocated to perform work on certain audit areas such as the review of minutes, disclosures and management override

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that

compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation. The primary responsibility for the prevention and detection of fraud rests with both those charged with governance of the entity and its management.

### use of our report

This report is made solely to the charitable company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006, and to the charitable company's trustees, as a body, in accordance with Regulation 10 of the Charities Accounts (Scotland) Regulations 2006. Our audit work has been undertaken so that we might state to the charitable company's members and trustees those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charitable company, the charitable company's members as a body and the charitable company's trustees as a body, for our audit work, for this report, or for the opinions we have formed.

*Azets Audit Services*

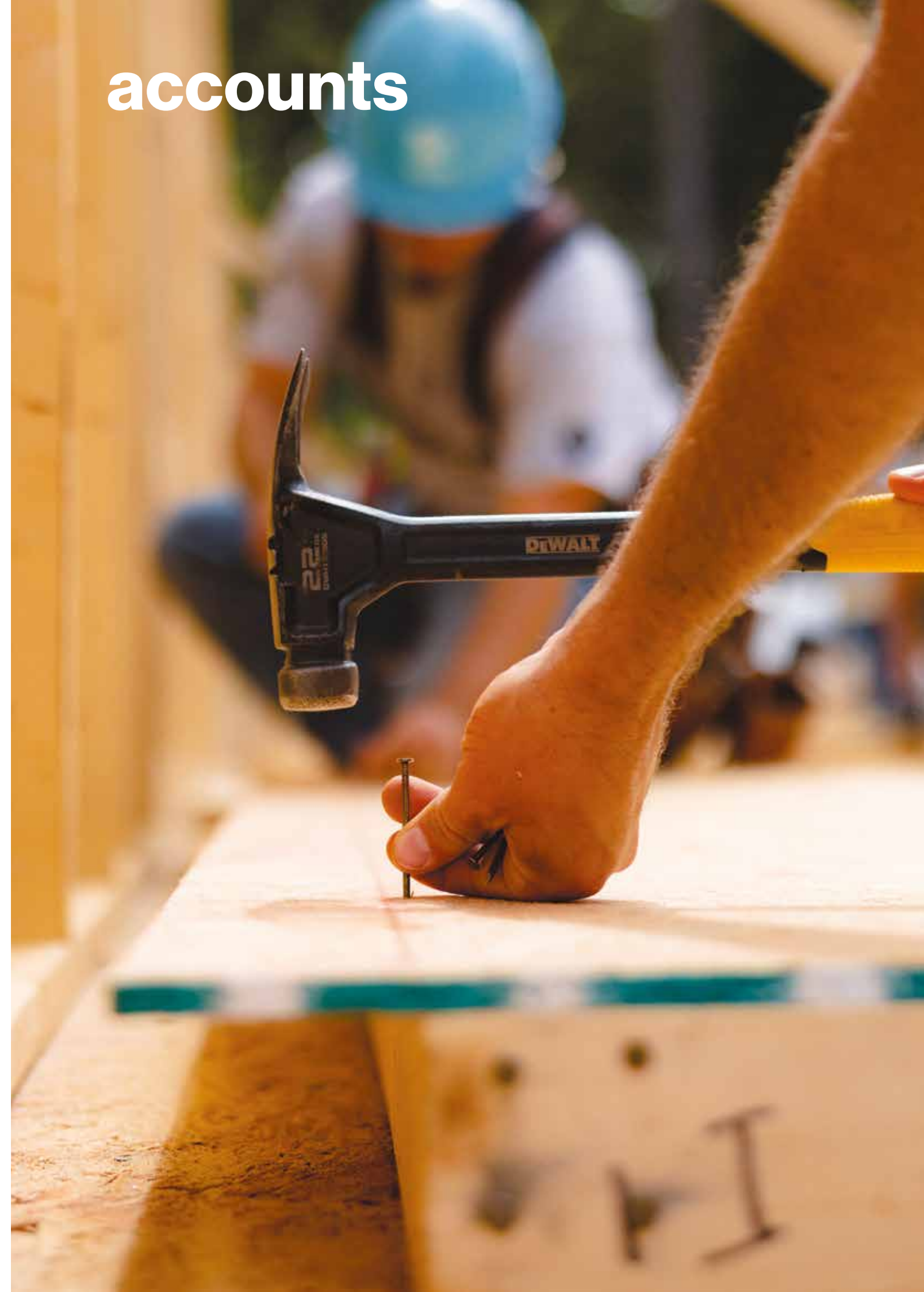
#### **Paul Creasey**

For and on behalf of Azets Audit Services  
Statutory Auditor and Chartered Accountants  
Egham

Azets Audit Services is eligible to act as an auditor in terms of section 1212 of the Companies Act 2006.

14 May 2026

# accounts





consolidated statement of financial activities


				2025			2024
	Note	Unrestricted £	Restricted £	Total £	Unrestricted £	Restricted £	Total £
Income from:							
Donations and legacies	2	667,106	280,372	947,478	888,331	200,000	1,088,331
Charitable activities	3						
Disaster risk reduction & response		-	67,900	67,900	-	10,379	10,379
Advocacy		23,300	515,860	539,160	-	595,188	595,188
International Development		-	931,648	931,648	-	770,938	770,938
International Volunteering		125,064	800	125,864	51,531	1,250	52,781
GB Projects		-	105,867	105,867	-	253,516	253,516
ReStore		29,531	17,800	47,331	-	-	-
HFHGB (Homes)		112,672	-	112,672	738,215	-	738,215
Investments	4	48,435	-	48,435	36,577	-	36,577
Total income		1,006,108	1,920,247	2,926,355	1,714,654	1,831,271	3,545,925
Expenditure on:							
Raising funds	5	412,591	350,793	763,384	431,649	76,243	507,892
Charitable activities							
Disaster risk reduction & response	5	-	-	-	76,182	423,121	499,303
Advocacy	5	51,049	352,025	403,074	54,934	417,448	472,382
International Development	5	245,647	711,470	957,117	182,365	750,071	932,436
International Volunteering	5	216,881	2,713	219,594	50,777	6,120	56,897
GB Projects	5	235,615	61,539	297,154	142,495	199,583	342,078
ReStore	5	368,198	5,009	373,207	-	-	-
HFHGB (Homes)	5	214,658	95	214,753	896,927	214,095	1,111,022
Total expenditure		1,744,639	1,483,644	3,228,283	1,835,329	2,086,681	3,922,010
Net income / (expenditure) for the year		(738,531)	436,603	(301,928)	(120,675)	(255,410)	(376,085)
Transfers between funds		-	-	-	17,732	(17,732)	-
Net movement in funds		(738,531)	436,603	(301,928)	(102,943)	(273,142)	(376,085)
Reconciliation of funds:							
Funds Brought Forward		1,102,529	1,001,548	2,104,077	1,205,472	1,274,690	2,480,162
Total funds carried forward		363,998	1,438,151	1,802,149	1,102,529	1,001,548	2,104,077


balance sheet

as at June 2025

		The Group		The Charity	
		2025	2024	2025	2024
Note		£	£	£	£
<b>Fixed assets:</b>					
Tangible assets	11	722,883	774,602	4,029	5,133
Programme related investments	18	14,893	29,524	-	-
		737,776	804,126	4,029	5,133
<b>Current assets:</b>					
Debtors	12	59,386	362,699	85,675	328,692
Cash at bank and in hand		935,656	803,102	789,720	647,265
Short Term Deposits		928,522	1,218,100	928,522	1,218,100
		1,923,564	2,383,901	1,803,917	2,194,057
<b>Liabilities:</b>					
Creditors: amounts falling due within one year	13	729,456	895,114	607,390	766,743
<b>Net current assets</b>					
		1,194,108	1,488,787	1,196,527	1,427,314
Creditors: Amounts falling due after more than one year	14	129,735	188,836	83,610	115,453
<b>Total net assets</b>		<b>1,802,149</b>	<b>2,104,077</b>	<b>1,116,946</b>	<b>1,316,994</b>
<b>Funds:</b>					
Restricted income funds	10	1,438,151	1,001,548	1,433,862	997,164
Unrestricted income funds	10	363,998	1,102,529	(316,916)	319,830
<b>Total funds</b>		<b>1,802,149</b>	<b>2,104,077</b>	<b>1,116,946</b>	<b>1,316,994</b>

These accounts have been prepared in accordance with the provisions applicable to companies subject to the small companies regime. The Financial Statements were approved and authorised for issue by the trustees on 14 May 2026 and signed on their behalf by:

  
.....  
Nicola Barclay  
Director, Chair of the Board

  
.....  
Ross Avery  
Director, Treasurer

Company no: 3012626  
Charity no: 1043641  
Scotland: SCO48638



consolidated statement of cash flows

for the year ended 30 June 2025

	2025	2024
	£	£
Cash flows from operating activities		
Net cash provided by operating activities	(101,951)	(971,483)
Cash flows from investing activities:		
Dividends, interest and rents from investments	48,235	36,577
Proceeds from sale of fixed assets		175,000
Purchase of fixed assets	(4,336)	(10,815)
Repayments of investments	14,631	14,343
Net cash provided by investing activities	58,530	215,105
Cash flows from financing activities:		
Repayments of borrowing >1 year	(60,240)	(42,250)
Financing costs	(7,359)	(7,041)
Cash inflows from new borrowing		
Net cash used in financing activities	(67,599)	(49,291)
Change in cash and cash equivalents in the year	(111,020)	(805,669)
Cash and cash equivalents at the beginning of the year	2,021,202	2,826,334
Change in cash and cash equivalents due to exchange rate	(46,005)	537
Cash and cash equivalents at the end of the year	1,864,177	2,021,202
Reconciliation of net income / (expenditure) to net cash flow from operating activities		
Net income / (expenditure) for the reporting period		
Net (Expenditure)/Income for Reporting Period	(301,929)	(376,085)
Depreciation	49,372	104,968
Dividends, Interest and Rent from Investments	(48,235)	(36,577)
Interest Paid	7,359	7,041
(Profit)/Loss on Disposal of Fixed Assets	6,683	(68,464)
Foreign Exchange Loss/(Gain)	46,005	(537)
(Increase)/Decrease in Debtors	303,313	(106,086)
Increase/(Decrease) in Creditors	(164,519)	(495,743)
Net cash provided by / (used in) operating activities	(101,951)	(971,483)

Analysis of changes in net funds			
	1st July 2024	Cashflow	30th June 2025
	£		£
Cash	803,102	132,554	935,656
Short Term Deposits	1,218,100	(289,578)	928,522
Loans falling due within one year	(59,644)	1,139	(58,505)
Loans falling due after more than one year	(188,836)	59,101	(129,735)
	1,772,722	(96,784)	1,675,938

1. accounting policies

a) basis of preparation

Habitat for Humanity Great Britain is a charitable company limited by guarantee, registered in England and Wales. The registered office is disclosed on page 2. The financial statements have 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) (effective 1 January 2019) - (Charities SORP FRS 102), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006.

Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy or note.

These financial statements consolidate the results of the charitable company and its wholly-owned subsidiary HFHGB (Homes) on a line by line basis. Transactions and balances between the charitable company and its subsidiary have been eliminated from the consolidated financial statements. Balances between the two companies are disclosed in the notes of the charitable company's balance sheet. A separate statement of financial activities for the charitable company itself is presented in note 24.

b) public benefit entity

The charitable company meets the definition of a public benefit entity under FRS 102.

c) income

Income is recognised when the charity has entitlement to the funds, any performance conditions attached to the income have been met, it is probable that the income will be received and that the amount can be measured reliably.

Income from government and other grants, whether 'capital' grants 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 from charitable activities includes income from restricted grants, received contractual arrangements and from performance-related grants which have conditions that specify the provision of particular goods or services to be

provided by the charity.

Grants listed under income from charitable activities are undertaken for the charitable purposes of the charity. Income related to International Volunteering is included within the income from charitable activities as HFHGB recognises the obligation to provide volunteer placements upon meeting of fundraising targets by volunteer teams.

For legacies, entitlement is taken as the earlier of the date on which either: the charity is aware that probate has been granted, the estate has been finalised and notification has been made by the executor(s) to the charity that a distribution will be made, or when a distribution is received from the estate. Receipt of a legacy, in whole or in part, is only considered probable when the amount can be measured reliably and the charity has been notified of the executor's intention to make a distribution. Where legacies have been notified to the charity, or the charity is aware of the granting of probate, and the criteria for income recognition have not been met, then the legacy is treated as a contingent asset and disclosed if material.

Income received in advance of the provision of a specified service is deferred until the criteria for income recognition are met.

Income raised by HFHGB (Homes) is retained by the subsidiary and used to further its charitable objects.

The functional and presentational currency of the group is sterling.

d) donations of gifts, services, and facilities

Donated professional services and donated facilities are recognised as income when the charity has control over the item or received the service, any conditions associated with the donation have been met, the receipt of economic benefit from the use by the charity of the item is probable and that economic benefit can be measured reliably. In accordance with the Charities SORP (FRS 102), volunteer time is not recognised so refer to the trustees' annual report for more information about their contribution. On receipt, donated gifts, professional services and donated facilities are recognised on the basis of the value of the gift to the charity which is the amount the charity would have been willing to pay to obtain services or facilities of equivalent economic benefit on the open market; a corresponding amount is then recognised in expenditure in the period of receipt.



e) 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.

f) fund accounting

Restricted funds are to be used for specific purposes as laid down by the donor. Expenditure which meets these criteria is charged to the fund.

Unrestricted funds are donations and other incoming resources received or generated for the charitable purposes.

g) expenditure and irrecoverable tax

Expenditure is recognised once there is a legal or constructive obligation to make a payment to a third party, it is probable that settlement will be required, and the amount of the obligation can be measured reliably.

Expenditure is classified under the following activity headings:

- Costs of raising funds relate to the costs incurred by the charitable company in inducing third parties to make voluntary contributions to it, as well as the cost of any activities with a fundraising purpose
- Expenditure on charitable activities includes the costs of delivering services, advocacy and awareness raising undertaken to further the purposes of the charity and their associated support costs
- Other expenditure represents those items not falling into any other heading.

Irrecoverable VAT is charged as a cost against the activity for which the expenditure was incurred.

h) allocation of support costs

Resources expended are allocated to the particular activity where the cost relates directly to that activity. However, the cost of overall direction and administration of each activity, comprising the salary and overhead costs of the central function, is apportioned on the following basis which are an estimate, based on staff time, of the amount attributable to each activity. The support and governance costs of the subsidiary are allocated directly to the HFH (Homes) charitable activity in the consolidated accounts and therefore no other costs are allocated here.

Cost of Generating Funds	43%
Disaster risk reduction and response	5%
Advocacy	16%
International Development	22%
GB Projects	13%

Fundraising and promotion costs are apportioned between fundraising and charitable activities either directly or on the basis of the content percentage measured in the number of pages, occupied by each activity. Website and other digital publicity costs are apportioned based on the website content percentage, measured in the number of pages, occupied by each activity. The average allocations for publicity materials, website and digital are:

Cost of Generating Funds	25%
Disaster risk reduction and response	25%
International Development	25%
International Volunteering	25%

i) operating leases

Rental charges are charged on a straight-line basis over the term of the lease. Lease incentives are recognised over the lease term on a straight-line basis.

j) tangible fixed assets

Items of equipment are capitalised where the purchase price exceeds £500. Depreciation costs are allocated to activities on the basis of the use of the related assets in those activities.

Assets are reviewed for impairment if circumstances indicate their carrying value may exceed their net realisable value and value in use.

Where fixed assets have been revalued, any excess between the revalued amount and the historic cost of the asset will be shown as a revaluation reserve in the balance sheet.

Depreciation is provided at rates calculated to write down the cost of each asset to its estimated residual value over its expected useful life. The depreciation rates in use are as follows:

Furniture and fixtures	10 years
Computers and IT equipment	3 years
Other equipment	5 years
Short-term leasehold properties	Over life of lease

k) short-term leases

As part of the empty homes projects, HFHGB (Homes) enters into short term leases with either the local authority or housing association to enable the charity to generate rental income which will fund the cost of the renovation.

The cost of the renovation is capitalised and depreciated over the life of the lease to the extent that future rental income will be received. Where the renovation expenditure is funded from grant income, the expenditure is charged to the statement of financial activities.

l) grant making

Grants payable to other HFH entities are recognised as expenditure when payment is due, in accordance with the terms of the contract (Grant Funded Activities Agreement or Term Sheet). Grant payments that are subject to the recipient fulfilling performance conditions are only accrued when any remaining unfulfilled conditions are outside of the control of HFHGB. Amounts owed to implementing affiliates for contracts in place at year-end are accrued only

if funds transfer approvals have been achieved but awaiting further approval from the area office. Such payables are disclosed as part of Note 13 under accruals.

m) investments in subsidiaries

Investments in subsidiaries are recognised at cost.

n) debtors

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

o) cash at bank and in hand

Cash at bank and cash 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.

p) 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 reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts 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 the exception of bank loans which are subsequently measured at amortised cost using the effective interest method.

q) employee benefits

Short term employee benefits (including holiday entitlement and other non-monetary benefits) and contributions to defined plans are recognised as an expenses in the period in which they are incurred. The company recognises an accrual for accumulated annual leave accrued by employees as a result of service rendered in the current period for which employees can carry forward and use within the next year. The accrual is measured at the salary costs of the respective employee in relation to the period of absence.



r) pensions

HFHGB offers a Group Personal Pension defined contributions scheme to all staff. In line with the relevant staging date, from February 2017, HFHGB implemented changes to this scheme aligning it with the auto-enrolment requirements.

s) foreign currencies

HFHGB holds funds in GBP and USD. The value of USD account balance in GBP is stated at the closing rate at the balance sheet date. Transactions in foreign currencies are translated at the exchange rate ruling at the date of transactions.

t) programme related investments

Programme related investments are stated at cost price at the balance sheet date. Such investments are subject to review and any diminution in value is charged to the statement of financial activities.

u) financial instruments

The Group only has financial assets and liabilities of a kind that qualify as basic financial instruments. These are initially recognised at transaction value and subsequently valued at their settlement value.

v) judgements of key sources of estimation uncertainty

The preparation of financial statements requires management to make judgements, estimates and assumptions about the carrying values of assets and liabilities that are not readily apparent from other sources. The estimates and underlying assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on a continuing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period, or in the period of the revision and future periods if the revision affects both current and future periods.

The key judgements and sources of estimation uncertainty that have a significant effect on the amounts recognised in the financial statements are described as follows:

- Timing of income recognition
- Carrying value of programme related investments
- Carrying value of short term leasehold properties used as part of the empty homes projects

“ Empty Homes Project Funding: As part of its primary purpose trading, HFHGB (Homes) enters into commercial contracts with a local authority to undertake renovation work on empty local authority properties. Under the existing contract arrangements, HFHGB (Homes) charges 76% of its renovation costs to the local authority which is invoiced in arrears in accordance with a value of works calculated by surveyors. Funding for the Empty Homes Project is also raised from corporate donors through its parent charity. This restricted funding is usually received in advance of the renovation work and is used to provide working capital for the project. The charity has received legal advice that such use as working capital for the Empty Homes Project expends the restricted funds received from corporate donors, with the resulting accounting policy being to charge the cost of the renovation work to the restricted funds, up to the level of the funds available, notwithstanding that 76% of the costs are recoverable from the local authority. This utilisation of restricted funds is deemed a significant judgement because donors may have an expectation that their funding would not be utilised to fund a project to the extent that the costs of the project are already due to be funded under a commercial contract.

w) going concern

The trustees have reviewed the Group's forecasts and operating plans some of which have been risk weighted to take into the uncertainties in the fundraising environment. Whilst it is difficult to predict the potential implications on the delivery of the group's social value, its operations and income streams with certainty, on the basis of this analysis, the trustees have a reasonable expectation that the group will have adequate resources to continue in operational existence for the foreseeable future and it is therefore appropriate to adopt the going concern basis of accounting for these financial statements.

2. income from donations and legacies

	Unrestricted £	Restricted £	2025 Total £	2024 Total £
Individuals	250,021	-	250,021	291,271
Companies and Employee Fundraising	204,680	182,845	387,525	319,995
Foundations, Organisations and Institutions	52,795	-	52,795	69,697
Major Donors	68,218	-	68,218	30,641
Legacies	49,083	-	49,083	143,694
HFHI transfers	-	98,784	98,784	200,000
Gift Aid recovered	26,253	-	26,253	33,033
Other	16,056	(1,257)	14,799	-
	667,106	280,372	947,478	1,088,331



3. income from charitable activities

	Unrestricted	Restricted	2025 Total	2024 Total
	£	£	£	£
<b>Disaster Risk Reduction and Response</b>				
Daughters of Jesus	-	-	-	9,000
M&G	-	22,000	22,000	-
Alborada	-	45,000	45,000	-
Other	-	900	900	1,379
<b>Sub Total</b>	-	67,900	67,900	10,379
<b>Advocacy</b>				
M & G Plc	-	144,100	144,100	346,987
Blackstone	-	51,001	51,001	28,743
Lloyds	-	258,994	258,994	-
Arbonne	-	7,095	7,095	-
Laudes Foundation	-	75,813	75,813	80,432
Kingfisher	23,300	(23,300)	-	75,000
Wesco International Inc	-	-	-	31,726
Landaid	-	-	-	32,300
Other	-	2,157	2,157	-
<b>Sub Total</b>	23,300	515,860	539,160	595,188
<b>International Development</b>				
Jersey Overseas Agency	-	648,353	648,353	491,280
Towerbrook	-	32,451	32,451	1,300
Miller Homes	-	-	-	17,960
GOAC	-	48,675	48,675	26,500
Leo Lion Foundation (formerly COINs)	-	-	-	100,000
Stiching TCC Foundation	-	158,000	158,000	-
Martin Howden	-	21,250	21,250	15,000
Comic Relief	-	19,412	19,412	3,475
Lloyd's of London	-	(33,827 )	(33,827)	-
Endsor	-	9,000	9,000	-
Paprika Finance	-	-	-	10,000
The Bloom Foundation	-	-	-	25,500
Sue Rouse Charitable Trust	-	8,900	8,900	10,200
Coles-Medlock Foundation	-	6,300	6,300	8,500
The Albert Hunt Trust	-	-	-	5,950
Green Room Charitable Trust	-	-	-	4,250
Stanley Grundy Charitable Foundation	-	-	-	4,250
The Dischma Charitable Trust	-	-	-	2,550
Gibbs Charitable Trust	-	-	-	2,550
Dakeyne Ichthus Charitable Trust	-	-	-	2,125
Other	-	13,134	13,134	39,548
<b>Sub Total</b>	-	931,648	931,648	770,938

	Unrestricted	Restricted	2025 Total	2024 Total
	£	£	£	£
<b>International Volunteering</b>				
Corporate Teams	125,064	800	125,864	54,681
Open Teams	-	-	-	(1,650)
Friends and Family	-	-	-	(250)
<b>Sub Total</b>	125,064	800.00	125,864	52,781
<b>GB Projects</b>				
Wells Fargo Foundation	-	30,165	30,165	21,625
Bank of America Charitable Foundation	-	-	-	4,607
Northern Trust	-	20,702	20,702	-
M&G PLC	-	-	-	58,752
Blackstone	-	-	-	27,258
Trust	-	-	-	23,000
Northern Trust	-	-	-	18,123
Europa Capital LLP	-	-	-	8,500
Wesco International Inc	-	-	-	7,019
Whirlpool	-	-	-	7,249
Epsilon	-	-	-	2,037
Other	-	55,000	55,000	75,346
<b>Sub Total</b>	-	105,867	105,867	253,516
<b>Income from ReStore</b>				
Leo Lion Foundation (COINs)	-	17,800	17,800	-
Sale of Merchandise	29,531	-	29,531	-
<b>Sub Total</b>	29,531	17,800	47,331	-
<b>Income from HFH Homes</b>				
Rental Income	110,920	-	110,920	100,811
Volunteer Facilitation Grants	-	-	-	5,992
Professional Fees	1,752	-	1,752	23,948
Works	-	-	-	472,440
Other income	-	-	-	135,024
<b>Sub Total</b>	112,672	-	112,672	738,215
<b>Total income from charitable activities</b>	290,567	1,639,875	1,930,442	2,421,017

4. other income

	Unrestricted	Restricted	2025 Total	2024 Total
	£	£	£	£
Investment income	48,435	-	48,435	36,577
<b>Total</b>	48,435	-	48,435	36,577



5. analysis of expenditure

	Charitable activities									2025 Total	2024 Total
	Cost of Raising Funds	Disaster Risk Reduction and Response	Advocacy	International Development	International Volunteering	GB Projects	HFHGB (Homes)	ReStore	Support and governance costs		
	£	£	£	£	£	£	£	£	£	£	£
Staff costs	506,586	-	66,878	154,226	23,922	192,393	-	185,401	154,236	1,283,642	816,014
Recruitment costs	1,093	-	-	783	-	14,000	-	295	1,061	17,232	2,560
Training	222	-	-	-	-	129	-	582	510	1,443	4,665
Consultancy costs	15,565	-	36,079	-	-	7,590	-	1,170	120,482	180,886	50,455
Grants to HFH Projects	-	-	243,000	656,894	56,115	-	156	-	-	956,165	1,469,784
International Project Expenses	-	-	-	998	19,622	-	-	-	-	20,620	67,241
Domestic Project Expenses	-	-	395	8,266	90,720	2,094	166,291	-	1,013	268,779	956,494
Project Depreciation	-	-	-	-	-	-	48,306	456	610	49,372	101,184
Overhead Recoveries	4,250	-	-	-	-	-	-	(4,250)	-	-	-
Fundraising and Promotions	(6,962)	-	-	1,150	-	686	-	300	-	(4,826)	203,827
Office Costs	46,673	-	-	3,908	185	8,672	-	150,232	95,611	305,281	167,967
Travel Costs	12,051	-	-	6,397	1,546	69	-	1,012	3,514	24,589	27,498
Audit and Accountancy	-	-	-	-	-	-	-	-	48,785	48,785	24,988
Legal and Professional	1,338	-	-	-	-	-	-	(417)	17,211	18,132	12,268
Other Expenses	2,101	-	-	1,091	262	-	-	60	1,306	4,820	10,045
Foreign Exchange	-	-	-	-	46	-	-	-	45,959	46,005	537
Bank Charges and Interest	439	-	-	95	48	-	-	3,839	2,937	7,358	6,483
Sub-total	583,356	-	346,352	833,808	192,466	225,633	214,753	338,680	493,235	3,228,283	3,922,010
Governance	24,088	-	7,590	16,499	3,630	9,569	-	4,620	(65,996)	-	-
Support	155,940	-	49,132	106,810	23,498	61,952	-	29,907	(427,239)	-	-
Total expenditure	763,384	-	403,074	957,117	219,594	297,154	214,753	373,207	-	3,228,283	

Total expenditure includes	2025 £	2024 £
Depreciation	49,372	104,968
Auditors' remuneration	48,785	24,988
Foreign exchange	46,005	537
Operating lease expenses	126,974	23,227
	271,136	153,720

6. grants for HFH projects

	International Volunteering	Advocacy	International Development	2025 Total	2024 Total
Country/ Region	£	£	£	£	£
Australia	-	18,000	-	18,000	18,000
Cambodia	-	-	23,925	23,925	-
Ethiopia	-	-	66,452	66,452	143,206
Germany	-	-	-	-	96,120
Hong Kong	-	18,000	-	18,000	18,000
India	-	-	112,000	112,000	-
Ireland	-	-	-	-	90,000
Japan	-	18,000	-	18,000	18,000
Kenya	-	-	5,525	5,525	-
Lebanon	1,046	-	-	1,046	-
Malawi	-	-	60,670	60,670	10,200
Myanmar	-	-	-	-	4,250
Nepal	-	-	-	-	140,309
Poland	-	153,000	-	153,000	74,800
Singapore	-	36,000	-	36,000	-
Srilanka	-	-	-	-	4,320
Uganda	-	-	23,942	23,942	26,500
Ukraine	9,000	-	45,000	54,000	415,156
Zambia	-	-	262,912	262,912	347,579
HFHI - EMEA	-	-	-	-	10,000
UK Projects	46,069	-	56,468	102,537	53,344
Total	56,115	243,000	656,894	956,009	1,469,784



7. staff costs

	2025	2024
	£	£
Salaries and wages	987,467	846,286
Social security costs	98,223	86,437
Employer's contribution to defined contribution pension schemes	37,846	30,821
Redundancy & severance	40,909	-
Contract labour	101,138	12,664
Total	1,265,583	976,208
During the year, the following staff earned in excess of £60,000:		
	2025	2024
£60,001 - £70,000	2	4
£70,001 - £80,000	-	1
£80,001 - £90,000	1	-

The total remuneration including pension contributions of the key management personnel were £387,418 (£2024: £376,644).

The charity trustees were not paid or received any other benefits from employment with the charity in the year (£2024: £nil). No charity trustee received payment for professional or other services supplied to the charity (2024: £nil).

Nicola Barclay the Chair of the Trustees was reimbursed £1,067 this year for travel expenses (2024: £1,603).

8. staff numbers

The average number of employees (head count based on number of staff employed) during the year was as follows:

	2025	2024
Raising Funds	7.40	5.30
Governance	1.00	0.70
Support	5.80	1.60
Programme Delivery	13.00	13.30
	27.20	20.90

9. analysis of group net assets between funds

	The Group		The Charity					
	General unrestricted	Restricted funds	2025	2024	General unrestricted	Restricted funds	2025	2024
			Total funds	Total funds			Total funds	Total funds
			£	£			£	£
Tangible fixed assets	722,883	-	722,883	774,602	4,029	-	4,029	5,133
Programme related investments	14,893	-	14,893	29,524	-	-	-	-
Net current assets	(244,043)	1,438,151	1,194,108	1,488,787	(237,335)	1,433,862	1,196,527	1,427,314
Long term liabilities	(129,735)	-	(129,735)	(188,836)	(83,610)	-	(83,610)	(115,453)
Net assets at the end of the year	363,998	1,438,151	1,802,149	2,104,077	(316,916)	1,433,862	1,116,946	1,316,994



10. movements in funds

	At the start of the year	Fund movement	Incoming resources	Outgoing resources	At the end of the year
	£		£	£	£
Restricted funds:					
HFHGB					
Grants over £30,000					
Jersey Overseas Aid	3,283	-	648,352	(314,087)	337,548
PJT	-	-	88,496	(15,343)	73,153
Leo Lion (COINS Foundation)	-	-	17,800	(1,669)	16,131
Lloyd's of London	-	-	225,167	-	225,167
M & G Plc	349,601	-	411,144	(439,976)	320,769
Towerbrook	345	-	32,451	(32,796)	-
Blackstone	7,451	-	51,001	(4,750)	53,702
Chris Endsor	64,420	-	9,000	(47,349)	26,071
WellsFF	-	-	30,165	(4,596)	25,569
HFHI Investement Agreement	114,137	-	98,784	(155,566)	57,355
Laudes Foundation	73,090	-	75,813	(67,188)	81,715
Kingfisher	75,000	-	-	-	75,000
Alborada	-	-	45,000	(45,000)	-
GOAC	-	-	48,675	(48,675)	-
Smaller Grants	157,164	-	70,533	(116,636)	111,061
Non-Reportable Donors (restricted donations)	152,673	-	67,866	(189,918)	30,621
Sub Total for HFHGB	997,164	-	1,920,247	(1,483,549)	1,433,862
HFHGB Homes					
Grants over £30,000					
Grants	4,384	-	-	(95)	4,289
Sub Total for HFHGB Homes	4,384	-	-	(95)	4,289
Total restricted funds	1,001,548	-	1,920,247	(1,483,644)	1,438,151
Unrestricted funds:					
HFHGB					
General unrestricted funds	319,830	-	893,235	(1,529,981)	(316,916)
HFHGB Homes					
General unrestricted funds	782,699	-	112,873	(214,658)	680,914
Total unrestricted funds	1,102,529	-	1,006,108	(1,744,639)	363,998
Total funds	2,104,077	-	2,926,355	(3,228,283 )	1,802,149

11. tangible fixed assets

The Group				The Charity		
	Short-term leasehold properties	Plant & machinery	Fixtures, fittings & equipment	Total	Fixtures, fittings & equipment	Total
	£	£	£	£	£	£
Cost						
At the start of the year	1,140,247	21,215	36,197	1,197,659	36,197	36,197
Additions in year	-	-	4,336	4,336	4,336	4,336
Disposals in year	(39,320)	(21,215)	(4,792)	(65,327)	(4,792)	(4,792)
At the end of the year	-	-	35,741	1,136,668	35,741	35,741
Depreciation						
At the start of the year	373,087	18,906	31,064	423,057	31,064	31,064
Charge for the year	48,306	-	1,066	49,372	1,066	1,066
Eliminated on disposal	(39,320)	(18,906)	(418)	(58,644)	(418)	(418)
At the end of the year	382,073	-	31,712	413,785	31,712	31,712
Net book value						
At the end of the year	718,854	-	4,029	722,883	4,029	4,029
At the start of the year	767,160	2,309	5,133	774,602	5,133	5,133



12. debtors

	The Group		The Charity	
	2025	2024	2025	2024
	£	£	£	£
Trade debtors	188	14,348	-	-
Other debtors	8,029	324,092	5,463	312,506
Prepayments	43,871	16,655	72,914	16,186
VAT	7,298	7,604	7,298	-
Total	59,386	362,699	85,675	328,692

13. creditors: amounts falling within one year

	The Group		The Charity	
	2025	2024	2025	2024
	£	£	£	£
Trade creditors	31,435	177,888	21,979	153,460
Taxation and social security	34,264	24,873	34,264	23,891
Deferred income	272,759	300,000	272,759	300,000
Accruals	332,493	330,732	247,089	259,375
Loans	58,505	59,644	31,299	30,017
Other creditors (Sinking Fund)	-	1,977	-	-
Total	729,456	895,114	607,390	766,743

	The Group		The Charity	
	2025	2024	2025	2024
	£	£	£	£
Balance at 1 July	300,000	868,633	300,000	868,633
Amounts released during the year	(100,000)	(568,633)	(100,000)	(568,633)
Amounts deferred during the year	72,759	-	72,759	-
Balance at 30 June	272,759	300,000	272,759	300,000

**Deferred income:** This income is received in advanced of its planned activities implementation timeline. £200,000 is a grant from the Postcode Lottery Justice fund given to finance the community hub project as part of the ReStore business plan. Further £72,759 is a grant from Blackstone for a project due to start in FY26.

14. creditors: amounts falling due after more than one year

	The Group		The Charity	
	2025	2024	2025	2024
	£	£	£	£
Loans: balance repayable 1-5 years	129,735	185,154	83,610	115,453
Loans: Repayable 5+ Years	-	3,682	-	-
Total	129,735	188,836	83,610	115,453

15. financial instruments

	The Group		The Charity	
	2025	2024	2025	2024
	£	£	£	£
<b>Financial assets</b>				
Debt instruments measured at amortised cost:				
Programme related investments	14,893	29,524	-	-
Trade debtors	188	14,348	-	-
Other debtors	8,029	324,092	5,463	312,506
	23,110	367,964	5,463	312,506
<b>Financial liabilities</b>				
Measured at amortised cost:				
Trade creditors	31,435	177,888	21,979	153,460
Deferred income	272,759	300,000	272,759	300,000
Loans	188,240	248,480	114,909	145,470
Other creditors	332,493	332,710	247,089	259,375
	824,927	1,059,078	656,736	858,305

16. operating lease commitments

	Property		Equipment		Vehicle	
	2025	2024	2025	2024	2025	2024
	£	£	£	£	£	£
Less than one year	84,792	84,792	5,392	3,912	15,729	15,729
One to five years	67,126	151,918	3,356	4,099	28,836	44,564
	151,918	236,710	8,748	8,011	44,565	60,293

17. related party transactions

Leo Lion Foundation (formerly COINS Foundation) donated £17,800 in restricted funds (2024: £100,000) and £2,200 in unrestricted funds (2024: £nil). Robert Brown is a trustee of both HFHGB and Leo Lion Foundation.

Towerbrook donated £38,179 in unrestricted funds (2024: £1,300 in restricted funds). Gordon Holmes (CEO) of Towerbrook is a trustee of HFHGB.

The Trustees made personal donations totalling £1,313 (2024: £nil). HFHGB remains an independent UK charity controlled by the Directors/Trustees.



18. programme investments

	2025	2024
Cost or Valuation	£	£
At 1 July 2024	29,524	43,867
Repayments	(14,631)	(14,343)
At 30 June 2025	14,893	29,524
Repayable within one year	12,191	12,190
Repayable in more than one year	2,702	17,334
	14,893	29,524

19. capital commitments

At the balance sheet date, the group had capital commitments of £Nil contracted for but not provided for in the financial statements (2024: £4,220).

20. contingent assets or liabilities

There were no contingent liabilities as at 30 June 2025 (2024: None).

21. legal status of the charity

The charity is a company limited by guarantee and has no share capital. The liability of each member in the event of winding up is limited to £1.

22. subsidiary details

HFHGB (Homes), Registered Office: 93 Gordon Road, London, SE15 3RR, Registered Company No: 03155218, Registered Charity No: 1053213, is a wholly controlled subsidiary of HFHGB. HFHGB (Homes) total income for the year was £112,873 (2024: £889,358) and total expenditure for the year was £214,753 (2024: £1,067,884). As at 30 June 2025 HFHGB Homes held £4,289 in Restricted Funds (2024: £4,384) and £680,914 in Unrestricted Funds (2024: £782,699).

At the year end, the charity owed HFHGB (Homes) £2,566. On 1st October 2024, the charitable acitivities of HFHGB (Homes), excluding those relating to leasehold properties, were transferred to the charity. The value of the associated net assets transferred at this date was negligible.

23. HFHGB single charity SOFA

			2025			2024
	Unrestricted	Restricted	Total	Unrestricted	Restricted	Total
	£	£	£	£	£	£
Income from:						
Donations and legacies	667,106	280,372	947,478	888,331	200,000	1,088,331
Charitable activities						
Disaster risk reduction & response	-	67,900	67,900	-	10,379	10,379
Advocacy	23,300	515,860	539,160	-	595,188	595,188
International Development	-	931,648	931,648	-	770,938	770,938
International Volunteering	125,064	800	125,864	51,531	1,250	52,781
GB Projects	-	105,867	105,867	-	253,516	253,516
ReStore	29,531	17,800	47,331	-	-	-
Investments	48,234	-	48,234	36,403	-	36,403
Total income	893,235	1,920,247	2,813,482	976,265	1,831,271	2,807,536
Expenditure on:						
Raising funds	412,591	350,793	763,384	421,443	76,242	497,685
Charitable activities						
Disaster risk reduction & response	-	-	-	76,182	423,121	499,303
Advocacy	51,049	352,025	403,074	54,934	417,448	472,382
International Development	245,647	711,470	957,117	182,365	750,071	932,436
International Volunteering	216,881	2,713	219,594	50,777	6,120	56,897
GB Projects	235,615	61,539	297,154	142,495	199,583	342,078
ReStore	368,198	5,009	373,207	-	-	-
HFHGB Homes	-	-	-	-	204,314	204,314
Total expenditure	1,529,981	1,483,549	3,013,530	928,196	2,076,899	3,005,095
Net income / (expenditure)	(636,746)	436,698	(200,048)	48,069	(245,628)	(197,559)
Transfer between funds	-	-	-	17,732	(17,732)	-
Net income / (expenditure) for the year	(636,746)	436,698	(200,048)	65,801	(263,360)	(197,559)
Reconciliation of funds:						
Total funds brought forward	319,830	997,164	1,316,994	254,029	1,260,524	1,514,553
Total funds carried forward	(316,916)	1,433,862	1,116,946	319,830	997,164	1,316,994



company number: 3012626

charity number:

1043641 (England and Wales)

SCO48638 (Scotland)

registered office and operational address:

268 Bath Road, Slough, SL1 4DX

trustees:

Trustees who are also directors under company law, who served during the year and up to the date of this report were as follows:

**Nicola Barclay**  
Chair

**Ross Avery**  
Treasurer

**Susan Revell**  
Vice Chair

**Holly Carter**  
Trustee

**Julien Gagnon**  
Trustee

**Robert Brown**  
Trustee

**Cynthia Laumuno**  
Trustee

**Heather Alner**  
Trustee (appointed December 2024)

**Gordon Holmes**  
Treasurer (resigned February 2026)

**Rick Hathaway**  
Trustee (resigned December 2024)

**Ian Whitehead**  
Trustee (resigned November 2024)

**Alistair Mugford**  
Trustee (resigned October 2024)

key management personnel:

**Henrietta Blackmore**  
National Director

**Ben Saxon**  
Director of Finance & Operations  
(appointed Sept 2025)

**Tessa Kelly**  
Director of Fundraising & Partnerships

**Philip Morgan**  
Director of Retail  
(appointed Sept 2025)

**Suzanne Taunton**  
Director of Impact & Influence  
(appointed Nov 2025)

patron:  
**H.R.H The Duke of Gloucester KG GCVO**

bankers:  
National Westminster Bank Plc, 1 Town Hall  
Buildings, Bridge Street, Banbury, OX16 5JS

solicitors:  
Russell Cooke, 2 Putney Hill, London,  
SW15 6AB  
Bates Wells, London LLP, 10 Queen Street  
Place, London, EC4R 1BE

auditors:  
Azets Audit Services, Gladstone House, 77-79  
High Street, Egham, TW20 9HY







**Habitat for Humanity Great Britain**

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