

Company number: 04407339
Charity number: 1097475

Ashford Place

Report and financial statements
For the year ended 31 March 2025

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For the year ended 31 March 2025

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Reference and administrative information

For the year ended 31 March 2025

Company number	04407339
Country of incorporation	United Kingdom
Charity number	1097475
Country of registration	England & Wales

Registered office and operational address 60 Ashford Road, Cricklewood, London, NW2 6TU

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:

Carey Murphy de Neef	Chair (resigned June 2024)
William J Pearce	Treasurer
Benjamin Kinder	Chair (appointed June 2024)
Asma Bennani	
Etheldreda Kong	
Karen Bateman	
Megan Gomm	
Phillip Radley Smith	

Key management personnel	Danny Maher	Chief Executive
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Bankers	Barclays Bank 171 Cricklewood Broadway London NW2 3JB
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Solicitors	Linklaters 1 Silk Street London EC2Y 8HQ
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Auditor	Sayer Vincent LLP Chartered Accountants and Statutory Auditor 110 Golden Lane LONDON EC1Y 0TG
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(Company Limited by
TRUSTEES' ANNUAL Report
YEAR ENDED 31 MARCH 2025

The Board of Trustees are pleased to present their Trustees' Annual Report and financial statements for the year ending 31 March 2025. The Trustees' Annual Report contains a Directors' Report as required by company law. The report and financial statements comply with the requirements of the Companies Act 2006 and Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with FRS102 (effective 1 January 2019).

Corporate Structure

Ashford Place is a Charitable Company limited by guarantee, incorporated on 2 April 2012 and registered as a charity on 12 May 2013. The company is established under a Memorandum of Association which established the objects and powers of the charitable company and is governed under its Articles of Association.

Board of Trustees

The operations of the charity are governed by the Board of Trustees (The Board) whose members during the year are listed in the Administrative details section below. The Trustees are responsible for overseeing the management of all the affairs of Ashford Place.

Induction and Training of New Trustees

The Trustees are appointed, elected or re-elected according to procedures set out in the articles of association, which along with the memorandum of association, are the governing documents. Trustee recruitment is conducted by the Board. An individual induction programme for each new Trustee is agreed and implemented, covering all aspects of the role and organisation. The Board seeks to ensure that all the activities of the organization are within UK law and agreed charitable objectives. Its work includes setting strategic direction and agreeing financial plans. The Board acts on advice and information from regular meetings with the Chief Executive. The Board meets at least four times a year for board meetings and has one sub-committee i.e. a Resource Committee which also meets at least four times a year.

Attendance at Board meetings is recorded and Trustees are expected to attend at least three Board meetings a year.

Ashford Place

Trustees' annual report

For the year ended 31 March 2025

Administrative Details

Name	Position	Appointed	Resigned
Carey Murphy de Neef	Trustee (Chair)	June 2015	19 June 2024
Benjamin Kinder	Trustee/Chair	October 2018 Chair June 2024	
Asma Bennani	Trustee	February 2019	
William Pearse	Trustee (Treasurer)	February 2021	
Etheldreda Kong	Trustee	February 2021 (appointed vice chair 19 th June 2024)	
Karen Bateman	Trustee	June 2021	
Megan Gomm	Trustee	November 2021	
Danny Maher	Secretary and Chief Executive Officer (CEO)	August 1998	
Philip Radley - Smith	Trustee	June 2023	

Statement of Trustees' Responsibilities

The Trustees (who are also Directors of Ashford Place for the purposes of Company Law) are responsible for preparing the Annual Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practices).

Company Law requires the Trustees to prepare financial statements for each financial year. In preparing these financial statements, the Trustees are required to:

- Select suitable accounting policies and then apply them consistently
- Observe the methods and the principles in the Charities SORP – Statement of Recommend Practice
- Make judgments and estimates that are reasonable and prudent
- state whether applicable UK Accounting Standards (FRS 102) 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 charitable company will continue in business

The Trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the charitable company's transactions; to disclose with reasonable accuracy at any time the financial position of the charitable company; and to enable them to ensure that the financial statements comply with the Companies Act 2006. The Trustees are also responsible for safeguarding the assets of the charitable company and, hence, taking reasonable steps for the prevention and detection of fraud and other irregularities. We have complied with the charity governance code when considering the governance arrangements of the charity.

The Trustees are responsible for the maintenance and integrity of the corporate and financial information included on the charitable company's website.

Organisational Structure

The Trustees delegate the day-to-day running of the organisation to the Senior Management Team i.e. Chief Executive Officer and Finance & Community Services Director.

A non-hierarchical structure is conducive to achieving our aims. We aim to foster an open and honest culture and rely heavily on the contribution of 19 staff and 20 volunteers

Remuneration Policy for the Senior Management Team

The board is responsible for agreeing and reviewing the remuneration of the Senior Management Team. The remuneration policy is reviewed annually, in line with the budget, with the board reserving the right to review the remuneration package of the Senior Management Team and other employees more frequently if required. The responsibility for the remuneration of new employees who are not part of the Senior Management Team is delegated to the Senior Management Team.

Trustees' annual report

For the year ended 31 March 2025

Public Benefit

We have developed our strategic plans to ensure that we provide public benefit and achieve our objectives as set out in our governing document. The objectives include;

- amelioration of poverty,
- the advancement of health and
- the relief of those in need, by reason of age, ill-health, disability, financial hardship or other disadvantage

We seek to achieve these by;

- the provision of advice and practical assistance, and
- the provision of day care services, for people who are homeless or in poor accommodation, those living with mental health and/or dementia challenges, living in inadequate accommodation those impacted by the Cost of Living crisis, or vulnerable in Cricklewood, the London Borough of Brent and throughout London.

These objectives fall under the purposes defined by the Charities Act 2011. We have referred to the Charity Commission's general guidance on public benefit when reviewing our aims and objectives and in planning our future activities. In particular, the Trustees consider how planned activities will contribute to the aims and objectives they have set.

Purpose and Aims

The Charity's objects are the prevention and relief of poverty, homelessness and unemployment by the provision of advice, housing and practical assistance, the relief of those in need by reason of youth, ill-health, disability, financial hardship or other disadvantage by the provision of advice, support to find accommodation and services, the advancement of health, well-being and social isolation by provision of advice and services and the promotion of beneficial activities for people in Cricklewood, the London Borough of Brent and throughout London.

Business Strategy

During the year the Board of Trustees continues to support the Senior Management Team to deliver Ashford Place's 2023 – 2028 strategy.

Our Vision, Mission and Principles

Our Vision : "Social Inclusion for All"

Strapline: Together Transforming Lives

Our Mission: To offer a full range of effective community-based services to homeless and socially isolated people enabling them to live independent and fulfilled lives.

Our Guiding Principles and Strategy

We work to a set of guiding principles and practices that underpin everything we do. These are:

Prevention: we seek to identify issues before they arise and take pre-emptive action.

Inclusion in the community: we act as a community catalyst to energise, coordinate and harness the capabilities of multiple stakeholders.

Collaborative Transformation: we deliver interventions and solutions, which build capability to transform lives and attitudes.

Trustees' annual report

For the year ended 31 March 2025

Self-Determinations: we support clients to use their skills and experiences to identify routes to personal, social and financial independence.

Ambitious and Innovative Solutions: we encourage new and innovative approaches and the use of technology to deliver scalable and sustainable solutions,

Sustained impact: we make a sustained social and economic impact on the livelihoods of the individuals and communities we serve.

Our strategic approach emphasises:

- the need to prevent and end isolation through inclusion in the community
- the need to have a decent home and to remain healthy
- the importance of employment or meaningful activity
- having a strong sustainable community spirit that supports everyone.

Financial Review

Details of our income and expenditure are set out in the Statement of Financial Activities (SOFA).

Incoming resources for the year were £935,077 (2024: £997,048) and total resources spent on charitable activities were £807,216 (2024: £695,183), resulting in a net surplus of funds for the year of £127,861 (2024: surplus of £301,865).

The main driver for the decrease in income has been a decrease in charitable activity income relating to services to homeless and socially isolated people.

The principal source of income continues to be from projects undertaken for the charity's objectives and are detailed in the SOFA totalling £870,807 (2024: £940,337). An accumulated Restricted fund balance of £133,349 (2024: £68,378) and designated fund balance of £2,733,386 (2024: £2,620,706) is being carried forward to 2025/26 (see note 16).

Principal Funding Sources

Our principal sources of funding continue to be from Local and Central Government and Central & North West London NHS Foundation Trust, Irish Government, Charitable Trusts and Individual Donations. We are also looking to widen our scope of funding from digital and corporate sources.

Compliance with fundraising regulations

We use a mix of the services of a professional fundraiser and in-house fundraising resources, and all our fundraising activities are influenced by advice from the Fundraising Code of Practice as outlined by the Fundraising Regulator <https://www.fundraisingregulator.org.uk/>

We do not have any evidence of failure in complying with any standards of fundraising from either external or internal sources. Reports on fundraising activities are shared and discussed by Trustees of the charity on a regular basis. All funding applications are submitted to official funding bodies only. We do not request funding from individuals.

Going Concern

The resource committee and board continue to monitor the activities and income of the charity to ensure that the charity has sufficient funds to continue to operate

At the time of approving the financial statements, the trustees have a reasonable expectation based on level of free reserves, cash flow and forecast that the charity has adequate resources to continue in operational existence for the foreseeable future. Thus, the trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

Trustees' Annual Risk Statement

A rigorous process for identifying risks and a clear risk management policy is central to meeting our obligations to clients, staff and donors.

Risk Management and Internal Controls

To be effective in our objectives and to meet our obligations to those who give us funding, we must identify and effectively manage risks, ensuring the risks we choose to accept are understood and the decisions assessed appropriately. The board regularly reviews and updates the organisation's Risk Register at all board meetings to ensure risks are identified and managed.

How we manage risk

The Trustees have created a framework for identifying, assessing and controlling risks. The Board of Trustees is responsible for overseeing risk management. It delegates elements of the process to the Executive Directors and other staff. The CEO and other members of staff ensure the policies agreed by the Board are implemented. At Ashford Place, we recognise we must balance the cost of risk mitigation against the cost of the risks themselves. We ask all employees, partners and volunteers to manage the risks within their areas of responsibility.

The Board delegates the day to day monitoring of these risks to the CEO and other senior members of staff. Staff are kept up to date on the need to identify and monitor risks and report to the CEO and Board.

Key Risks

The key risks currently identified by the Board are:

- Data protection – we have a rolling training programme for staff and trustees
- Succession planning – to mitigate the risk the trustees have discussed and laid out a plan for any change in senior management team.
- Financial security - to mitigate the risk to the financial performance of "the charity" the management accounts are reviewed regularly by the resources committee and "full board" and actions are taken to ensure expenditure does not exceed confirmed income and to ensure that we stay within our reserves policy.

Reserves Policy

The Trustees have established a policy whereby uncommitted unrestricted funds (general funds) should be 6 months of total expenditure excluding building project costs. The reserves are needed to meet the working capital requirements of the Charity and the Management Committee is confident at this level they would be able to continue the current activities of the Charity in the event of a significant drop in funding. The general funds are £1,127,676 (2024: £1,177,466) of which £1,127,676 (2024: 1,135,484) are free reserves. Reserves held at the end of the year are in excess of six months of total expenditure. The strategy is to continue to build reserves through planned operating surpluses even in these challenging times. The Trustees have also considered the extent to which existing activities and identified expenditure could be curtailed, should such circumstances arise.

Plans for the future

Our focus going forward will be on sustainability of the charity, quality services to our vulnerable clients in this Cost of living crisis era, and identifying new sources of funding to deliver our strategy. We aim to provide our clients and local residents with the best possible advice and support, opportunities to achieve social and financial independence, support to reduce the impact of the Cost of Living Crisis on our clients, and to make a positive contribution to the local community. All those involved in the life of Ashford Place: staff, trustees, volunteers and clients will continue to contribute to the delivery of our services and activities. We will support our clients to be fully integrated within the community and to have the resources needed for a positive lifestyle. We will work with local residents to create a welcoming, opportunistic, healthy and positive local environment. We continue to provide our services where residents need them most i.e. right across the borough, therefore we will be setting up more pop-up sessions for local people throughout 2025 and beyond

Services and Outcomes



Housing Services:

In a year very much influenced by the Covid pandemic and cost of living crisis, we offer our housing service via face-to-face appointments with clients and partners as well as online appointments when suitable.

In the year to 31 March 2025, we are pleased to report our operating model focusses on individuals seeking housing advice who refer themselves in person or, increasingly, online.

We have found that a lack of access to homelessness prevention services is a key issue, in addition to the fact that there is an inadequate supply of housing that is secure and of a high standard. We want to develop a multi-disciplinary offer made up of key services signed up to support individual clients. We work very closely with Brent Hubs, Turning Point and Crisis Skylight in their funded work on homelessness in Brent.

Trustees' annual report

For the year ended 31 March 2025

We worked with a further 324 (283 year end 2024) clients in need of housing support and we have managed requests for help from 250+ people presenting in person as homeless. They have been signposted to the correct agency to deal with their needs as funded by our local authority – Crisis Skylight and Brent Homeless Team at Turning Point. Satisfaction rates are low with people telling us they are not getting the help they need so we continue to work with them to resolve their housing issues. We have built good relationships with landlords in the private rented sector.

324 clients received housing support

45% Women of which **75%** were over 65yrs, **55%** Men with **81%** aged 65yrs and older

21 Older men and women moved into sheltered accommodation

39 Clients moved from unsuitable accommodation to better accommodation

250+ additional people signposted for help with street homelessness



Social Inclusion

Brent and parts of its surrounding boroughs are areas of high deprivation. Brent ranked as the 49th most deprived local authority in England, according to the 2019 Index of Multiple Deprivation. This level of deprivation is characterised by high levels of unemployment (as of 2023 Brent has the third highest unemployment rate of all London boroughs), high levels of income deprivation, high levels of health deprivation and disability, and barriers to housing and services, amongst other measures. Loneliness and isolation are also associated with poor mental, physical and emotional health. Socially isolated and lonely adults are more likely to experience early admission to residential or nursing care. All of the above is further exacerbated by the current Cost of Living crisis which is having a detrimental impact on our clients.

Key achievements:

- Promoting Ashford Place as a welcoming, accessible and first choice community centre offering programmes of social and leisure activities.
- Identifying more residents in need of inclusion, support and advice through partnerships with external networks such as faith groups, GP surgeries, libraries, other voluntary organisations, etc.
- Providing a signposting and referral service for clients seeking opportunities which bring isolated people into contact with others on a regular basis.
- Providing a platform to give the socially isolated 'a voice' and increasingly involve clients in the design and delivery of services which will enable them to use their skills and life experience in a way that increases their confidence and self-determination.
- Identifying and supporting others in the community who may be at risk of social isolation by partnering with Brent Council's Community Directory of activities.

Client Outcomes

- **696 (707 in 2024)** people accessed our social, learning and fun activities
- **98%** stated they felt socially connected as a result of being a part of Ashford Place



Health & Wellbeing

The need for our health & wellbeing services continues and indeed has increased in the last year. Because of the ongoing cost of living crisis, and the increasing challenges people face accessing statutory health services, we have focused our resources on supporting the health and wellbeing of our clients and staff in the last year. We do this by creating physical, mental, social, social, social, cultural and creative health opportunities either on a one-to-one or group basis. It has been particularly important to focus on groups that statutory services are less effective at engaging, including people of the global majority, homeless people, and those who experience health inequalities. We have excellent links with all the major communities in NW London (faith groups, VCS organisations, NHS Trusts, primary care providers, local authorities, and others) which we use to ensure that our clients receive integrated support for what are often a plethora of challenges. ICPs (Integrated Care Partnerships are collaborative networks of service providers introduced as part of the reforms made to the NHS under the Health and Care Act 2022) should be a useful development in our work although our work to-date shows how much work needs to be done to achieve full integration between statutory services. However, we proactively work with [Brent Integrated Care Partnership](#) for the benefit of our clients and will continue to do so.

The majority of our clients live with mental health challenges or dementia, are carers, homeless or have been homeless, socially isolated, long-term unemployed and aged 18 and above, and increasingly stressed by the impact of the Cost-of-Living crisis on their lives.

The activities Ashford Place delivers are accompanied by health and well-being messages and promote positive health. In the last year we have focussed on developing Brent Changing Mindsets, a mental health community action grass-roots project committed to changing the conversation around mental health. Members who are those with lived experience of mental health challenges have worked together to bring about change in mental health services. Examples of their work include the launch of Working together to Create a Mental Health Friendly Brent, co-producing training for front line mental health provider staff, meeting with commissioners and service providers to help create a person centred holistic mental support service in Brent, co-producing a new mental health website. During this last year we have continued developing our SMI project (people with serious mental illnesses) supporting people to access their annual health checks. People living with SMIs are entitled to an annual health check which will focus on their physical and mental wellbeing, review medication and other tests, all designed to ensure that the individual is receiving adequate health care in a timely manner.

Our dementia programme has expanded during the year, again a very important development given the negative impact that Covid-19 had and continues to have on our dementia community. Carers and people living with dementia have needed our support more than ever, and in particular against a backdrop of some statutory service staff working at home, difficulty in accessing NHS services, increasing expectation from benefits agencies that everyone should be digitally competent, when we know that this is not the case, and

that a significant minority of our population need time consuming support to overcome digital barriers.

We continue to work with our partners in delivery physical health programmes with a recent focus on dance and movement as well as yoga groups.

In terms of creative health, we continue to provide arts and music activities such as poetry, reading, singing sessions as well as partnering with the Royal Philharmonic Orchestra's Resound community programme.

We have publicised the activities throughout the borough extensively via our website and social media platforms, in Brent Council's E-newsletter, in our weekly newsletter, and via leaflets and posters in local pharmacies, GP surgeries, and supermarkets. Our work promoting this programme amongst GP surgeries and with Community Mental Health Teams continues to produce many referrals.

Key achievements

- Continuous development of the Brent Wellbeing website centralizing information about mental health services, events and resources across the borough
- Increased outreach across Brent at e.g. community centres, libraries, faith groups etc thus reaching more and more residents.
- Continued development of our Dementia Peer Support Project enabling people living with dementia to lead on positive solutions.
- Development of 17 dementia cafes and continuing to work to make Brent a dementia friendly borough, and a successful Big Lottery bid that will the work of our Dementia Hubs programme until 31st March 2026.
- Development of social activities programmes offering twice daily Health and Wellbeing workshops as well as a new Wellbeing Café service for older people with lived experience of mental health challenges.

Client Outcomes

- **148** people provided with counselling support
- **384** active members of our Fit + Well programme.
- **9490** nutritious healthy lunches served in our Community Café
- **625** clients said they benefitted from participating in our health and well-being projects.
- **95%** clients said there was an improvement in their mental and physical health
- **95%** Clients reported an increase in self-esteem and an increase in confidence.
- **95%** Clients reported increased physical fitness and better mobility
- **594 (585 in 2024)** people living with dementia and their family/carers supported to improve their lives



Working Together

Ashford Place sees itself as a charity for the whole community and as such is keen to join local residents and businesses to develop a pleasant and sustainable place for all of us. As Chair and part creator of the Cricklewood Town Team (CTT) since 2009, our CEO Danny

Trustees' annual report

For the year ended 31 March 2025

Maier is delighted to report on another successful year for the Town team as it continues to improve and develop the area for residents and businesses. Given the current climate, including Cost of Living crisis the CTT continued to deliver on its aims as much as it could and whilst it was a very quiet year all round it remained a prominent voice of residents in our community. One example of how the CTT supports the health of local residents can be found at <https://cricklewood.net/ctt-champions-local-health-and-wellbeing/>

CTT volunteers have worked in partnership with residents, businesses, and statutory bodies to improve the environment in Cricklewood for over a decade. We benefit from thriving local resident associations such as NorthWestTwo, the Railway Cottages, Mapesbury Residents Association, and groups such as Clitterhouse Farm, local businesses, our Councillors from our local wards of Mapesbury (Brent), Childs Hill (Barnet) and Fortune Green (Camden), and of course our residents. For the third year we have been a valued partner of Irish Music and Dance London festival.

CRICKLEWOOD TOWN TEAM ANNUAL REPORT 2024-2025 can be found at <https://shorturl.at/QdbQM>

Part of Cricklewood Improvement Programme

How we help

We help people to achieve their potential, and to achieve social and financial independence. We do this by providing services as far as possible tailored to their needs. Our Community Centre-based services coupled with our outreach programme across Brent enable us to provide a more rapid and appropriate response and beneficial outcomes for our service users, giving people greater control of their lives more quickly than in previous years. Have a look at <http://www.ashfordplace.org.uk> for more information on what we do.

Many of our clients have multiple challenges and require a range of support that enables them to achieve personal and social fulfilment. In addition, many residents are now facing huge pressures as the result of Cost-of-Living crisis which increases demand on our services.

However, our approach is to help clients to take a lead role in overcoming barriers to a positive lifestyle with the pro-active participation of their peers and the local community.

We are blessed with having a very supportive and proactive local community, very professional partners in other organisations, and a client group who are open to recognising their strengths and working collaboratively with us on continuing to achieve solutions within our community.

Trustees' annual report

For the year ended 31 March 2025

Disclosure of information to auditor

Each of the trustees has confirmed that there is no information of which they are aware which is relevant to the audit, but of which the auditor are unaware. They have further confirmed that they have taken appropriate steps to identify such relevant information and to establish that the auditor are aware of such information.

Auditor

Signed on behalf of the trustees

Sayer Vincent were reappointed auditors in the year.

William Pearce
Treasurer

Date. 27/10/2025.....

Independent auditor's report

To the members of

Ashford Place

Opinion

We have audited the financial statements of Ashford Place (the 'charitable company') for the year ended 31 March 2025 which comprise the statement of financial activities, balance sheet, 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 FRS 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 charitable company's affairs as at 31 March 2025 and of its 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
- Have been prepared in accordance with the requirements of the Companies Act 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 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 Ashford Place'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

Independent auditor's report

To the members of

Ashford Place

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' annual report, for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- The trustees' annual 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 charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the trustees'. We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 requires us to report to you if, in our opinion:

- Adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- The financial statements are not in agreement with the accounting records and returns; or
- Certain disclosures of trustees' remuneration specified by law are not made; or
- We have not received all the information and explanations we require for our audit; or
- The directors 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' annual report and from the requirement to prepare a strategic report.

Responsibilities of trustees

As explained more fully in the statement of trustees' responsibilities set out in the trustees' annual report, the trustees (who are also the directors of the 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 charitable company's ability to continue as a going concern, disclosing, as applicable, matters related to

Independent auditor's report

To the members of

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going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the 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

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.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud are set out below.

Capability of the audit in detecting irregularities

In identifying and assessing risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, our procedures included the following:

- We enquired of management, which included obtaining and reviewing supporting documentation, concerning the charity's policies and procedures relating to:
 - Identifying, evaluating, and complying with laws and regulations and whether they were aware of any instances of non-compliance;
 - Detecting and responding to the risks of fraud and whether they have knowledge of any actual, suspected, or alleged fraud;
 - The internal controls established to mitigate risks related to fraud or non-compliance with laws and regulations.
- We inspected the minutes of meetings of those charged with governance.
- We obtained an understanding of the legal and regulatory framework that the charity operates in, focusing on those laws and regulations that had a material effect on the financial statements or that had a fundamental effect on the operations of the charity from our professional and sector experience.
- We communicated applicable laws and regulations throughout the audit team and remained alert to any indications of non-compliance throughout the audit.
- We reviewed any reports made to regulators.
- We reviewed the financial statement disclosures and tested these to supporting documentation to assess compliance with applicable laws and regulations.
- We performed analytical procedures to identify any unusual or unexpected relationships that may indicate risks of material misstatement due to fraud.
- In addressing the risk of fraud through management override of controls, we tested the appropriateness of journal entries and other adjustments, assessed whether the judgements

Independent auditor's report

To the members of

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made in making accounting estimates are indicative of a potential bias and tested significant transactions that are unusual or those outside the normal course of business.

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.

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

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. Our audit work has been undertaken so that we might state to the charitable company's members 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 and the charitable company's members as a body, for our audit work, for this report, or for the opinions we have formed.

Joanna Pittman (Senior statutory auditor)

28 October 2025

for and on behalf of Sayer Vincent LLP, Statutory Auditor
110 Golden Lane, LONDON, EC1Y 0TG

Statement of financial activities (incorporating an income and expenditure account)**For the year ended 31 March 2025**

	Note	Unrestricted £	Restricted £	2025 Total £	Unrestricted £	Restricted £	2024 Total £
Income from:							
Donations and legacies	2	29,857	3,390	33,247	34,239	1,094	35,333
Charitable activities	3	321,271	549,536	870,807	388,650	551,687	940,337
Investments		31,023	–	31,023	21,378	–	21,378
Total income		382,151	552,926	935,077	444,267	552,781	997,048
Expenditure on:							
Charitable activities	5	267,513	539,703	807,216	165,372	529,811	695,183
Total expenditure		267,513	539,703	807,216	165,372	529,811	695,183
Net income / (expenditure) for the year	6	114,638	13,223	127,861	278,895	22,970	301,865
Transfers between funds		(51,748)	51,748	–	48,088	(48,088)	–
Net movement in funds		62,890	64,971	127,861	326,983	(25,118)	301,865
Reconciliation of funds:							
Total funds brought forward		3,798,172	68,378	3,866,550	3,471,189	93,496	3,564,685
Total funds carried forward		3,861,062	133,349	3,994,411	3,798,172	68,378	3,866,550

All of the above results are derived from continuing activities. There were no other recognised gains or losses other than those stated above. Movements in funds are disclosed in Note 16a to the financial statements.

Ashford Place

Balance sheet

Company no. 04407339

As at 31 March 2025

	Note	£	2025 £	£	2024 £
Fixed assets:					
Tangible assets	11		<u>2,064,040</u>		<u>2,128,658</u>
			2,064,040		2,128,658
Current assets:					
Debtors	12	11,375		14,270	
Cash at bank and in hand		<u>2,072,808</u>		<u>1,843,907</u>	
		2,084,183		1,858,177	
Liabilities:					
Creditors: amounts falling due within one year	13	<u>(153,812)</u>		<u>(120,285)</u>	
Net current asset			<u>1,930,371</u>		<u>1,737,892</u>
Total net assets			<u>3,994,411</u>		<u>3,866,550</u>
The funds of the charity:	15,16				
Restricted income funds			133,349		68,378
Unrestricted income funds:					
Designated funds		<u>2,733,386</u>		<u>2,620,706</u>	
General funds		<u>1,127,676</u>		<u>1,177,466</u>	
Total unrestricted funds			<u>3,861,062</u>		<u>3,798,172</u>
Total charity funds			<u>3,994,411</u>		<u>3,866,550</u>

Approved by the trustees on 27/10/2025 and signed on their behalf by

William Pearse
Treasurer

Statement of cash flows

For the year ended 31 March 2025

	2025 £	£	2024 £	£
Cash flows from operating activities				
Net (expenditure) / income for the reporting period (as per the statement of financial activities)	127,861		301,865	
Depreciation charges	72,104		71,731	
Dividends, interest and rent from investments	(31,023)		(21,378)	
(Increase)/decrease in debtors	2,895		(4,179)	
Increase/(decrease) in creditors	33,527		(94,210)	
Net cash provided by operating activities		205,364		253,829
Cash flows from investing activities:				
Dividends, interest and rents from investments	31,023		21,378	
Purchase of fixed assets	(7,486)		(850)	
Net cash provided by / (used in) investing		23,537		20,528
Change in cash and cash equivalents in the year		228,901		274,357
Cash and cash equivalents at the beginning of the		1,843,907		1,569,550
Cash and cash equivalents at the end of the year		2,072,808		1,843,907

1 Accounting policies

a) Statutory information

Ashford Place is a charitable company limited by guarantee and is incorporated in England and Wales.

The registered office address is 60 Ashford Road, Cricklewood, London, NW2 6TU.

b) Basis of preparation

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) – (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.

In applying the financial reporting framework, the trustees have made a number of subjective judgements, for example in respect of significant accounting estimates. Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances. The nature of the estimation means the actual outcomes could differ from those estimates. Any significant estimates and judgements affecting these financial statements are detailed within the relevant accounting policy below.

c) Public benefit entity

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

The trustees do not consider that there are any sources of estimation uncertainty at the reporting date that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next reporting period.

d) Going concern

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

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

f) 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.

g) 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.

Designated funds are unrestricted funds earmarked by the trustees for particular purposes.

1 Accounting policies (continued)

h) Expenditure and irrecoverable VAT

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:

- Expenditure on charitable activities includes the costs 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.

i) 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.

Where information about the aims, objectives and projects of the charity is provided to potential beneficiaries, the costs associated with this publicity are allocated to charitable expenditure.

Governance costs are the costs associated with the governance arrangements of the charity. These costs are associated with constitutional and statutory requirements and include any costs associated with the strategic management of the charity's activities.

j) Operating leases

Rental charges are charged on a straight line basis over the term of the lease.

k) 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.

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:

- | | |
|------------------------------------|-------------------|
| • Freehold Buildings | 2% straight line |
| • Fixtures, fittings and equipment | 25% straight line |

l) 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.

m) 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.

n) 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.

o) Financial instruments

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.

p) Pensions

Payments to defined contribution retirement benefit schemes are charged as an expense as they fall due.

2 Income from donations and legacies

	Unrestricted £	Restricted £	2025 Total £	Unrestricted £	Restricted £	2024 Total £
Donations and gifts	29,857	3,390	33,247	34,239	1,094	35,333
	<u>29,857</u>	<u>3,390</u>	<u>33,247</u>	<u>34,239</u>	<u>1,094</u>	<u>35,333</u>

3 Income from charitable activities

	Unrestricted £	Restricted £	2025 Total £	Unrestricted £	Restricted £	2024 Total £
Services to homeless and socially isolated people	321,271	549,536	870,807	388,650	551,687	940,337
Total income from charitable activities	<u>321,271</u>	<u>549,536</u>	<u>870,807</u>	<u>388,650</u>	<u>551,687</u>	<u>940,337</u>

4 Department of Foreign Affairs and Trade; Emigrant Support Programme

Restricted fund income shown in note 3 above includes funding from the Department of Foreign Affairs and Trade; Emigrant Support Programme.

During the year ending 31 March 2025, Ashford Place was awarded grants of £209,550 (2024: £204,180) from the Department of Foreign Affairs and Trade, Emigrant Support Programme. The grant awarded covers the period to 30 June 2024 and was for the following:

	2025 Total £	2024 Total £
Assertive Community Irish Elders	30,000	30,000
Dementia	9,000	9,000
Director	53,550	53,550
Elders Lunch and Social Activities	17,000	17,000
Shout Mental Health Film Festival	8,000	5,000
Irish Befriending + Project	25,000	25,000
Irish Elders Homeless Project	27,000	27,000
Link Worker	30,000	28,350
Evening Support Group and Wellbeing	10,000	9,280
	<u>209,550</u>	<u>204,180</u>

5a Analysis of expenditure (current year)

	<u>Charitable activities</u>				
	Services to homeless and socially isolated people £	Governance costs £	Support costs £	2025 Total £	2024 Total £
Staff costs (Note 7)	512,856	–	–	512,856	466,878
Service provision	52,522	–	–	52,522	14,489
Other expense	6,331	–	1,686	8,017	17,571
Travel and subsistence	3,296	–	–	3,296	3,923
Depreciation	–	–	72,104	72,104	71,731
Communications	–	–	15,585	15,585	14,988
Equipment maintenance	–	–	15,816	15,816	16,190
Insurance	–	–	11,155	11,155	10,965
Premises costs	–	–	73,205	73,205	40,450
Postage	–	–	432	432	2,236
Professional fees	–	68	26,230	26,298	22,473
Audit fees	–	15,600	–	15,600	11,698
Governance	–	330	–	330	1,591
	575,005	15,998	216,213	807,216	695,183
Support costs	216,213	–	(216,213)	–	–
Governance costs	15,998	(15,998)	–	–	–
Total expenditure 2025	807,216	–	–	807,216	
Total expenditure 2024	695,183	–	–		695,183

5b Analysis of expenditure (prior year)

	<u>Charitable activities</u>			2024
	Services to homeless and socially isolated people £	Governance costs £	Support costs £	Total £
Staff costs (Note 7)	466,878	–	–	466,878
Service provision	14,489	–	–	14,489
Other expense	17,571	–	–	17,571
Travel and subsistence	3,923	–	–	3,923
Depreciation	–	–	71,731	71,731
Communications	–	–	14,988	14,988
Equipment maintenance	–	–	16,190	16,190
Insurance	–	–	10,965	10,965
Premises costs	–	–	40,450	40,450
Postage	–	–	2,236	2,236
Professional fees	–	–	22,473	22,473
Audit fees	–	11,698	–	11,698
Governance	–	1,591	–	1,591
	502,861	13,289	179,033	695,183
Support costs	179,033	–	(179,033)	–
Governance costs	13,289	(13,289)	–	–
Total expenditure 2024	695,183	–	–	695,183

6 Net income / (expenditure) for the year

This is stated after charging / (crediting):

	2025 £	2024 £
Depreciation	72,104	71,731
Auditor's remuneration (excluding VAT):		
Audit	9,750	9,250
Other services	2,500	2,500

7 Analysis of staff costs, trustee remuneration and expenses, and the cost of key management personnel

Staff costs were as follows:

	2025 £	2024 £
Salaries and wages	456,172	415,895
Redundancy and termination costs	–	9,000
Social security costs	39,060	29,950
Employer's contribution to defined contribution pension schemes	9,678	8,874
Other forms of employee benefits	7,946	3,159
	512,856	466,878

The following number of employees received employee benefits (excluding employer pension costs and employer's national insurance) during the year between:

	2025 No.	2024 No.
£60,000 – £69,999	1	1

The total employee benefits (including pension contributions and employer's national insurance) of the key management personnel were £140,810 (2024: £136,599).

The charity trustees were neither paid nor 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), other than as disclosed in note 9 below.

Trustees' expenses represents the payment or reimbursement of travel and subsistence costs totalling £nil (2024: £37) incurred by no (2024: 1) member relating to attendance at meetings of the trustees.

8 Staff numbers

The average number of employees (head count based on number of staff employed) during the year was 16 (2024: 17).

Staff are split across the activities of the charity as follows (headcount basis):

	2025 No.	2024 No.
Housing Department	1.0	1.0
Core / Central Services	4.0	4.0
Social Inclusion/Health and Wellbeing	11.0	12.0
	16.0	17.0

9 Related party transactions

During the year the charity made payments of £22,034 (2024: £10,440) to Silver Mountain Productions Limited, a company owned by Carey Murphy de Neef, who is a trustee of the charity. These payments were made in regard to the Shout Festivals in London and Liverpool. There were no outstanding balances at the financial year-end.

One trustee made a donation of £2,500 for MHFF Mental Health Film Festival (2023: £nil).

10 Taxation

The charity is exempt from corporation tax as all its income is charitable and is applied for charitable purposes.

11 Tangible fixed assets

	Freehold Buildings £	Fixtures, fittings & equipment £	Total £
Cost			
At the start of the year	2,775,734	564,571	3,340,305
Additions in year	–	7,486	7,486
At the end of the year	2,775,734	572,057	3,347,791
Depreciation			
At the start of the year	689,058	522,589	1,211,647
Charge for the year	48,000	24,104	72,104
At the end of the year	737,058	546,693	1,283,751
Net book value			
At the end of the year	2,038,676	25,364	2,064,040
At the start of the year	2,086,676	41,982	2,128,658

Land with a value of £500,000 (2024: £500,000) is included within freehold property and not depreciated.

All of the above assets are used for charitable purposes.

12 Debtors

	2025 £	2024 £
Trade debtors	1,860	4,658
Other debtors	–	–
Prepayments	9,515	9,612
	11,375	14,270

Notes to the financial statements

For the year ended 31 March 2025

13 Creditors: amounts falling due within one year

	2025 £	2024 £
Trade creditors	8,508	9,336
Taxation and social security	9,717	11,271
Accruals and deferred income	135,587	99,678
	153,812	120,285

14 Deferred income

Deferred income comprises of grants received for activities in the next financial year.

	2025 £	2024 £
Balance at the beginning of the year	72,566	161,675
Amount released to income in the year	(72,566)	(161,675)
Amount deferred in the year	110,388	72,566
	110,388	72,566

15a Analysis of net assets between funds (current year)

	General unrestricted £	Designated £	Restricted £	Total funds £
Tangible fixed assets	–	2,064,040	–	2,064,040
Net current assets	1,127,676	669,346	133,349	1,930,371
Net assets at 31 March 2025	1,127,676	2,733,386	133,349	3,994,411

15b Analysis of net assets between funds (prior year)

	General unrestricted £	Designated £	Restricted £	Total funds £
Tangible fixed assets	41,982	2,086,676	–	2,128,658
Net current assets	1,135,484	534,030	68,378	1,737,892
Net assets at 31 March 2024	1,177,466	2,620,706	68,378	3,866,550

Notes to the financial statements

For the year ended 31 March 2025

16a Movements in funds (current year)

	At 1 April 2024 £	Income & gains £	Expenditure & losses £	Transfers £	At 31 March 2025 £
Restricted funds:					
Department of Foreign Affairs and Trade;					
Emigrant Support Programme	-	208,958	(260,706)	51,748	-
I E Council for Emigrants	-	1,615	(1,615)	-	-
Big Lottery Community Fund	12,738	155,742	(144,505)	-	23,975
Kingsbury Charity	-	25,000	(25,000)	-	-
The Henry Smith Charity	-	42,700	(25,000)	-	17,700
Mercer's Charitable Trust	20,460	-	-	-	20,460
Groundwork London – walking grant	-	5,971	-	-	5,971
Sports England	-	15,000	(15,000)	-	-
Brent Neighbourhood NCIL digitalisation	14,020	-	-	-	14,020
London Borough of Brent Mental Health	3,641	-	-	-	3,641
LB Brent Warm Spaces	2,692	-	-	-	2,692
Arts Co MHFF	14,827	2,850	(17,677)	-	-
Garfield Weston	-	25,000	(25,000)	-	-
TNL Community Organisations	-	19,700	(19,700)	-	-
CAD Brent Grant for Warm Spaces	-	4,000	-	-	4,000
Brent Council NFP:Housing Benefit	-	20,000	-	-	20,000
Gorman fund	-	20,000	-	-	20,000
Willdeson funding	-	890	-	-	890
Other	-	5,500	(5,500)	-	-
Total restricted funds	68,378	552,926	(539,703)	51,748	133,349
Unrestricted funds:					
Designated funds:					
Property fund	2,086,676	-	-	(22,636)	2,064,040
Property maintenance sinking fund	286,633	-	-	-	286,633
Mental health and wellbeing	191,677	205,441	(93,525)	-	303,593
Dementia peer supporter workers project	55,720	60,000	(36,947)	-	78,773
Raunchy Rockers	-	3,679	(3,331)	-	347
Total designated funds	2,620,706	269,120	(133,804)	(22,636)	2,733,386
General funds	1,177,466	113,031	(133,709)	(29,112)	1,127,676
Total unrestricted funds	3,798,172	382,151	(267,513)	(51,748)	3,861,062
Total funds	3,866,550	935,077	(807,216)	-	3,994,411

The narrative to explain the purpose of each fund is given at the foot of the note below.

Notes to the financial statements

For the year ended 31 March 2025

16b Movements in funds (prior year)

	At 1 April 2023 £	Income & gains £	Expenditure & losses £	Transfers £	At 31 March 2024 £
Restricted funds:					
Department of Foreign Affairs and Trade;					
Emmigrant Support Programme	48,088	202,473	(202,473)	(48,088)	–
Big Lottery Community Fund	–	144,720	(131,982)	–	12,738
Zurich Community Trust	12,537	–	(12,537)	–	–
Kingsbury Charity	–	17,500	(17,500)	–	–
The Henry Smith Charity	–	21,500	(21,500)	–	–
Mercer's Charitable Trust	12,500	27,000	(19,040)	–	20,460
Brent Neighbourhood NCIL digitalisation	16,100	–	(2,080)	–	14,020
London Borough of Brent Mental Health	4,271	–	(630)	–	3,641
LB Brent Warm Spaces	–	4,692	(2,000)	–	2,692
LB Brent Together Towards Zero	–	4,290	(4,290)	–	–
Arts Co MHFF	–	25,650	(10,823)	–	14,827
Garfield Weston	–	25,000	(25,000)	–	–
Wembley National Stadium Trust	–	15,000	(15,000)	–	–
Track Academy	–	3,162	(3,162)	–	–
First Rung Apprenticeship grant	–	1,000	(1,000)	–	–
TNL Community Organisations	–	59,700	(59,700)	–	–
Other	–	1,094	(1,094)	–	–
Total restricted funds	93,496	552,781	(529,811)	(48,088)	68,378
Unrestricted funds:					
Designated funds:					
Property fund	2,134,676	–	(48,000)	–	2,086,676
Property maintenance sinking fund	189,133	–	–	97,500	286,633
Mental health and wellbeing	–	199,507	(132,830)	125,000	191,677
Dementia peer supporter workers project	–	–	–	55,720	55,720
Total designated funds	2,323,809	199,507	(180,830)	278,220	2,620,706
General funds	1,147,380	244,760	15,458	(230,132)	1,177,466
Total unrestricted funds	3,471,189	444,267	(165,372)	48,088	3,798,172
Total funds	3,564,685	997,048	(695,183)	–	3,866,550

Purposes of restricted funds

Emigrant Support Programme: The restricted funds of £50,387 at the year end are all allocated for the Department of Foreign Affairs and Trade; Emigrant Support Programme, which was a grant received from the Irish Embassy Department of Foreign Affairs Ireland. The grant was for £204,180 of which £154,455 was for the year ending 31 March 2025, and £50,387 is carried forward to the year ending 31 March 2026. The grants were restricted to activities of Elders Advocacy and Advice Services, Elders Lunch Club and Social Activities, and organisational costs towards all Irish projects.

I E Council for Emigrants: grant to support work with vulnerable Irish service users.

Big Lottery Community Fund: National Lottery Carers income and expenditure relate to Dementia Peer Support work, Dementia Hubs work, work with dementia carers and all dementia related projects.

Zurich Community Trust: income related to the work of our in-house Dementia Café.

Purposes of restricted funds (continued)

Kingsbury Charity: supports work with people in Brent and in particular with a link to Kingsbury.

The Henry Smith Charity: contributed to costs of our homeless advice and prevention and resettlement service.

Mercer's Charitable Trust: provided funding for Fit and Well activities for the elderly and support for our older clients to end loneliness.

Groundwork London – walking grant: Funds to engage service users in walking for wellbeing.

Sports England: funds to encourage participation in activity for older clients and clients living with mental health challenges.

Brent Neighbourhood NCIL digitalisation Project: pre Covid digitalisation plan – residual funds to keep IT systems current.

London Borough of Brent: build, populate and manage a Wellbeing Website for people living with severe mental illness to access.

London Borough of Brent and CAD Brent Warm Spaces: grant to help with cost of offering hospitality to local residents affected by cost of living crisis.

Arts Council of England: funds our Mental Health work for Shout Film Festival.

Garfield Weston: contribute to our Core costs.

Wembley National Stadium Trust: contributes to our Fit + Well work.

Track Academy: contributes to our Fit + Well work.

First Rung: contributed £1,000 to our employing an apprentice

TNL Community Organisations: Independent Living – reduction in poverty

Brent Council NFP: Housing Benefit:

Gorman – bequest – work with older Irish men

Willdeson – working with Willesden poor

Purpose of designated funds

Property fund and property maintenance sinking fund: Funds built up from room rental to meet future building costs.

Mental health and wellbeing: Funds designated to our work with people living with a diagnosed SMI, Dementia or Learning Disability referred to us by a medical professional.

Dementia peer supporter workers project: Funds for our peer work on dementia.

Raunchy Rockers: fund held on behalf of a CIC to minimise risk to group due to holding funds in cash.

17 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.