

# COMMONWEALTH HOUSING TRUST

England & Wales · Charity number 1102126

## Details

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**Status** Registered

**Legal form** Other

**Registered** 2004-02-16

**Register** [View on the Charity Commission register](#)

## Contact

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**Address** 8 Hungershall Park  
Tunbridge Wells  
TN4 8NE

**Phone** 01892 527315

**Email** [enquiries@cht-uk.org](mailto:enquiries@cht-uk.org)

**Website** [www.commonwealthhousingtrust.org](http://www.commonwealthhousingtrust.org)

## Activities

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**Objects:** TO RELIEVE PEOPLE IN NEED BY PROVIDING FINANCIAL AND MATERIAL ASSISTANCE FOR HOUSING PROJECTS WHICH THE TRUSTEES AT THEIR DISCRETION DETERMINE.

**Activities:** Relief of people in need by providing financial and material assistance for housing projects in any of the Commonwealth independent states whose membership is confirmed by the Commonwealth Secretariat

## Classification

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- **How:** Makes Grants To Organisations, Provides Buildings/facilities/open Space
- **What:** Accommodation/housing
- **Who:** Other Charities Or Voluntary Bodies, The General Public/mankind

## Geography

- **Area of benefit:** ANY OF THE COMMONWEALTH INDEPENDENT STATES WHOSE MEMBERSHIP IS CONFIRMED BY THE COMMONWEALTH SECRETARY
- Kenya
- Kent

## Finances

Period end	Income	Expenditure	Assets	Employees
2024-11-30	£30,478	£22,894	-	-
2023-11-30	£15,666	£27,224	-	-
2022-11-30	£36,836	£36,884	-	-
2021-11-30	£16,750	£16,365	-	-
2020-11-30	£13,111	£34,802	-	-

## Trustees

Name	Role	Appointed
Aashna Puri		2017-10-15
Bernadette Gitari		2019-11-29
LOUISE JANE ARCHER FRICS		2016-07-14
Mabel Valerie Kent		2018-09-10
Max Crofts		2019-11-29
Michael Sander		2003-03-12
PHILIP BRIAN HILLMAN		2014-07-30
RIPIN KALRA		2012-02-03
Toby Alexander Randolph Kent		2024-10-21

**COMMONWEALTH HOUSING TRUST**

England & Wales - Charity number 1102126

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# Accounts

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**CHARITY COMMISSION**  
FOR ENGLAND AND WALES

## **Trustees' Annual Report for the period**

**1 December 2023 to 30 November 2024**

**Commonwealth Housing Trust**

**Charity no. 1102126**

### **Objectives and Activities**

Commonwealth Housing Trust is committed to assisting people in marginalised communities in the Commonwealth striving to improve themselves with stable, healthy living environments,

The current project is to support a community of families from the Korogocho slum in Nairobi, Kenya with training and funding to enable them to self-build decent homes. The Trust facilitated the site purchase and provides professional support from both the UK and Kenya.

The Trustees follow Charity Commission guidance and regard the project as a precedent for similar initiatives providing public benefit.

### **Achievements and Performance**

Work progressed on houses 13 – 16 of the intended 25, following the completion and occupation of the first 12 houses. The project continues to transform the lives of the families relocated from Korogocho. Learning construction skills has created long-term employment opportunities. Families are now living away from the toxic fumes of the waste dump in an environment that is both healthy and, especially for the women and young girls, safe.

### **Structure, Governance and Management**

The Trust is an unincorporated association governed by a deed dated 7 January 2004. Trustees are elected according to their professional experience, knowledge and interest in the Trust's work.

### **Trustees**

Louise Archer (Co-Chair)  
Graham Chase (resigned 27.03.24)  
Max Crofts (Secretary/Treasurer)  
Bernadette Gitari

Philip Hillman (Co-Chair)  
Ripin Kalra  
Toby Kent (from 21.10.24)  
Valerie Kent  
Aashna Puri  
Michael Sander

## **Reference and Administrative details**

Commonwealth Housing Trust  
No. 1102126

8 Hungershall Park  
Tunbridge Wells  
TN4 8NE

## **Declarations**

**The trustees declare that they have approved the trustees' report above.**

**Signed on behalf of the charity's trustees**

## COMMONWEALTH HOUSING TRUST

### FINANCIAL STATEMENT FOR THE YEAR TO 30TH NOVEMBER 2024

		2024	2023
INCOME	Note	£	£
Donations	1	26,899.86	12,725.00
Refunds from Gift Aid	2	3,550.00	2,918.75
Interest		28.30	22.43
		<u>30,478.16</u>	<u>15,666.18</u>
EXPENDITURE			
Payments to CHG Nairobi	3	22,514.85	26,969.97
Administration costs		379.00	254.30
		<u>22,893.85</u>	<u>27,224.27</u>
SURPLUS/(DEFICIT) FOR THE PERIOD		7,584.31	(11,558.09)
GENERAL FUNDS BROUGHT FORWARD		2,270.38	13,828.47
<b>GENERAL FUNDS CARRIED FORWARD</b>		<u>9,854.69</u>	<u>2,270.38</u>
REPRESENTED BY -			
BANK ACCOUNTS	4	8,404.69	2,139.13
DEBTORS		1,450.00	131.25
<b>TOTAL NET ASSETS</b>		<u>9,854.69</u>	<u>2,270.38</u>

### NARRATIVE SUMMARY -

The transactions recorded in these accounts reflect the support offered by the Commonwealth Housing Trust (CHT) to the Commonwealth Housing Group (CHG) in Nairobi, Kenya.

CHG is a community-based organisation set up to provide decent and sustainable housing to a group of twenty five deeply poor families from Nairobi's Korogocho slum. The self build project is for twenty five houses to be built on a plot of land in Kamulu, Nairobi, purchased by CHG with CHT funds in 2012.

Building commenced in early 2019 and in the six years to 30 November 2024 CHT sent £132,342.71 to CHG - mainly for building costs, but also including £12,000 sent as special assistance for the families during Covid. At 30th November 2024, twelve houses were complete and occupied, and a further four houses were expected to be completed in the course of 2025 if sufficient funds can be found.

(Trustee)

(Trustee)

(Date)

## COMMONWEALTH HOUSING TRUST

### FINANCIAL STATEMENT FOR THE TEAR TO 30TH NOVEMBER 2024 - NOTES

#### NOTE 1 - DONATIONS

	2019-20	2021	2022	2023	2024
	£	£	£	£	£
to £500	969.75	937.26	1,548.11	225.00	999.86
£501 - £1,000	4,995.00	2,000.00	1,000.00	1,000.00	4,000.00
£1,001 - £2,500		2,500.00	2,050.00		3,200.00
£2,501 - £5,000	3,772.76				3,200.00
£5,001 - £10,000	16,300.00	7,700.00	20,000.00	11,500.00	15,500.00
over £10,000			13,100.00		
	<u>26,037.51</u>	<u>13,137.26</u>	<u>37,698.11</u>	<u>12,725.00</u>	<u>26,899.86</u>
Trustee-linked source	14,802.76	11,450.00	26,500.00	12,625.00	13,900.00
Other	535.75	1,687.26	11,198.11	100.00	12,999.86
	<u>15,338.51</u>	<u>13,137.26</u>	<u>37,698.11</u>	<u>12,725.00</u>	<u>26,899.86</u>

#### NOTE 2 - GIFT AID

	£	£	£	£	£
Trustee-linked source	5,971.06	3,586.25	6,287.50	2,906.25	2,975.00
Other	500.00	25.00	2,712.50	12.50	575.00
	<u>6,471.06</u>	<u>3,611.25</u>	<u>9,000.00</u>	<u>2,918.75</u>	<u>3,550.00</u>

#### NOTE 3 - REMITTANCES TO CHG NAIROBI

	£	£	£	£	£
	30,593.00	15,428.08	36,836.81	26,969.97	22,514.85

#### NOTE 4 - BANK ACCOUNTS

	£
Metro interest account	8,135.11
Metro current account	269.58
	<u>8,404.69</u>

#### NOTE 5 - ESTIMATED PROJECT COMPLETION

On the basis that approximately half the total number of houses scheduled to be built have substantially completed at 30th November 2024, completion of the entire project at the current level of donations could be expected sometime in 2030.

However just under 77% of donations to date have come from trustee or trustee-related sources. If these sources were to be assumed to be now exhausted, then completion at current giving would be deferred until 2050.

TOTAL

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12,995.00

7,750.00

6,972.76

71,000.00

13,100.00

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116,497.74

79,277.76

26,520.98

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105,798.74

£

21,726.06

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(Trustee)

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## COMMONWEALTH HOUSING TRUST

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	£	£	£	£	£
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Other	500.00	25.00	2,712.50	12.50	575.00
	<u>6,471.06</u>	<u>3,611.25</u>	<u>9,000.00</u>	<u>2,918.75</u>	<u>3,550.00</u>

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	£	£	£	£	£
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#### NOTE 4 - BANK ACCOUNTS

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TOTAL

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**COMMONWEALTH HOUSING TRUST**

England & Wales - Charity number 1102126

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# Accounts

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## **COMMONWEALTH HOUSING TRUST**

Annual Report 1 Dec 2021 – 30 Nov 2022

Commonwealth Housing Trust was established in 2004 by the late Clifford Dann to provide material assistance and funding for self-build projects in the Commonwealth. The Trust's current project aims to re-locate a community of 25 families from the Korogocho slums in Nairobi, Kenya to a two-acre site 27km away at Kamulu.

The Trust has made good progress during the year. Eight houses have been completed and foundations will be started on another four. Much of this has been achieved by the families own labour under professional pro bono oversight by the Kenya-based Commonwealth Housing Group (CHG) in liaison with the Trust.

New job opportunities have opened for the family members who have gained practical building experience during the past year. The health, education and employment opportunities for the community are being transformed.

The pace of progress can only be maintained with the support of donors. This year the Trust was able to transfer donations of more than £36,000 to CHG to fund building materials. Only £48 was spent on administrative costs.

Max Crofts

Trustee (and Secretary)

## COMMONWEALTH HOUSING TRUST

### FINANCIAL STATEMENT FOR THE PERIOD 1ST DECEMBER 2021

		2022
		£
INCOME	Note	
Donations	1	37,698.11
Refunds from Gift Aid	2	9,000.00
Interest		6.28
		<u>46,704.39</u>
EXPENDITURE		
Payments to CHG Nairobi	3	36,836.81
Fundraising costs		-
Administration expenses		48.00
		<u>36,884.81</u>
SURPLUS/(DEFICIT) FOR THE PERIOD		9,819.58
GENERAL FUNDS BROUGHT FORWARD		0.00
<b>GENERAL FUNDS CARRIED FORWARD</b>		<u>9,819.58</u>
REPRESENTED BY -		
BANK ACCOUNTS	4	13,078.47
DEBTORS		750.00
<b>TOTAL NET ASSETS</b>		<u>13,828.47</u>

#### GENERAL NOTE -

**All of the transactions recorded in these accounts by the Commonwealth Housing Trust (CHT) to the Commonwealth Housing Trust in Nairobi Kenya.**

**The Commonwealth Housing Group is a community trust established to provide decent and sustainable housing to a group of twenty families from Nairobi's Korogocho slum. The self build project is for twenty houses on a plot of land in Kamulu, Nairobi, purchased by CHG with CHT funding.**

**Building commenced in November 2019 and in the period 2021-2022 CHT sent £82,857.89 to CHG - mainly towards building costs. In 2022, £12,000 sent as special assistance for the families during Covid-19. By the end of 2022, five houses were complete and occupied, whilst a further three houses were under construction and expected to be occupied in early 2023. The foundations of a further four houses were laid in March 2023.**

(Trustee)

(Trustee)

**TO 30TH NOVEMBER 2022**

2021
£
13,137.26
3,611.25
1.18
<hr/> 16,749.69
15,428.08
900.00
36.68
<hr/> 16,364.76
384.93
3,623.96
<hr/> 4,008.89
2,671.39
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## COMMONWEALTH HOUSING TRUST

### FINANCIAL STATEMENT FOR THE PERIOD 1ST DECEMBER 2021 TO 30TH NOVEMBER 2022 - NOTES

#### NOTE 1 DONATIONS

	2019	2020	2021	2022	TOTAL
	£	£	£	£	£
to £500	565.75	404.00	937.26	1,548.11	3,455.12
£501 - £1,000	1,000.00	3,995.00	2,000.00	1,000.00	7,995.00
£1,001 - £2,500			2,500.00	2,050.00	4,550.00
£2,501 - £5,000	3,772.76				3,772.76
£5,001 - £10,000	10,000.00	6,300.00	7,700.00	20,000.00	44,000.00
over £10,000				13,100.00	13,100.00
	<u>15,338.51</u>	<u>10,699.00</u>	<u>13,137.26</u>	<u>37,698.11</u>	<u>76,872.88</u>
Trustee source	14,802.76	8,295.00	11,450.00	26,500.00	61,047.76
Other	535.75	2,404.00	1,687.26	11,198.11	15,825.12
	<u>15,338.51</u>	<u>10,699.00</u>	<u>13,137.26</u>	<u>37,698.11</u>	<u>76,872.88</u>

#### NOTE 2 GIFT AID

	£	£	£	£	£
Trustee source	4,007.50	1,963.56	3,586.25	6,287.50	15,844.81
Other	125.00	375.00	25.00	2,712.50	3,237.50
	<u>4,132.50</u>	<u>2,338.56</u>	<u>3,611.25</u>	<u>9,000.00</u>	<u>19,082.31</u>

#### NOTE 3 REMITTANCES TO CHG NAIROBI

	£	£	£	£	£
Construction and administration costs	2,389.00	16,204.00	15,428.08	36,836.81	70,857.89
Special Covid project		12,000.00			12,000.00
	<u>2,389.00</u>	<u>28,204.00</u>	<u>15,428.08</u>	<u>36,836.81</u>	<u>82,857.89</u>

#### NOTE 4 BANK ACCOUNTS

	£
Metro interest account	11,861.51
Metro current account	<u>1,216.96</u>
	<u>13,078.47</u>

#### NOTE 5 ESTIMATED PROJECT COMPLETION

On the basis of the above figures, £70,857.89 remitted to CHG by CHT in the four years to 30th November 2022 has secured the construction of eight houses, and this has been achieved on the back of Donations (including Gift Aid) received by CHT in that period of £95,955.19.

Retaining and projecting these proportions forward suggests that on present trends the remaining seventeen houses will be completed in early 2029. Much of the Donation income to date however has come from trustee related sources: if this source is assumed to be now exhausted, completion will be deferred until the year 2053.

## COMMONWEALTH HOUSING TRUST

### FINANCIAL STATEMENT FOR THE PERIOD 1ST DECEMBER 2021

		2022
INCOME		£
	Note	
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#### GENERAL NOTE -

**All of the transactions recorded in these accounts by the Commonwealth Housing Trust (CHT) to the Commonwealth Housing Trust in Nairobi Kenya.**

**The Commonwealth Housing Group is a community trust established to provide decent and sustainable housing to a group of twenty families living in the informal settlement of Korogocho in Nairobi. The self build project is for twenty houses on a plot of land in Kamulu, Nairobi, purchased by CHG with CHT funding.**

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by five deeply poor families  
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using HT funds in 2012.**

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## COMMONWEALTH HOUSING TRUST

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