



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
GENERAL FUNDS CARRIED FORWARD		<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
TOTAL NET ASSETS		<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		
	26,037.51	13,137.26	37,698.11	12,725.00	26,899.86
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
	15,338.51	13,137.26	37,698.11	12,725.00	26,899.86

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
	6,471.06	3,611.25	9,000.00	2,918.75	3,550.00

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
	8,404.69

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

£

4,679.98

12,995.00

7,750.00

6,972.76

71,000.00

13,100.00

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26,520.98

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