



for Children and Young People
with Disabilities

Registered Charity: 1121458

ANNUAL REPORT

2024 – 2025



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CHAIR OF TRUSTEES' FOREWORD

It is my privilege to present this Annual Report on behalf of the Board of Trustees of Building for the Future.

This year has been one of achievement and careful planning for the future. The charity continues to deliver outstanding support to disabled children, young people and their families, and the dedication of our staff, volunteers and supporters remains central to everything we do.

Demand for our services continues to grow, and Trustees have carefully assessed how best to respond sustainably.

The decision to pursue relocation to a new facility at Thames Valley Park represents a significant milestone. The Ability Hub will allow us to expand services while creating a modern, accessible and visible centre for the community.

Trustees have worked closely with the Chief Executive to ensure that this ambition is supported by a robust fundraising and financial strategy. We are encouraged by the positive response from partners, sponsors and supporters and we are excited to be working with them in the future to deliver our ambitious vision and plans.

We remain committed to the highest standards of governance, transparency and accountability, ensuring all decisions serve the best interests of our beneficiaries.

On behalf of the Board, I thank our families, donors, partners and volunteers for their continued trust and support as we enter an exciting new chapter.

Signed,

Val Lynch
Chair of Trustees



CHIEF EXECUTIVE'S REPORT

This year has marked an important period of reflection and strategic development for Building for the Future (BFTF). Since opening Our House in 2014, the charity has supported more than 500 disabled children, young people and their families each year through inclusive play, therapy sessions, youth groups and family support services. Demand for our services continues to grow, reflecting both increasing local need and the confidence families place in our work.

Feedback from service users demonstrates the strong positive impact of our provision. Families consistently describe Our House as a safe, welcoming and inclusive environment where children can build confidence, form friendships and feel accepted for who they are. Our services reduce isolation, improve mental wellbeing and provide essential opportunities for peer support. Partnerships with Reading College further highlight the importance of our role, particularly in supporting young people as they transition from education into adulthood.

The limitations of our current premises at Toutley Road have become increasingly apparent. The building has reached capacity and its size, layout and parking restrictions prevent further growth. Shared weekday use also limits our ability to expand services for young disabled adults, a group for whom there is currently very limited local provision.

In response, the Trustees and senior leadership have agreed a strategic plan to relocate to a larger, purpose-designed facility at Thames Valley Park, to be known as The Ability Hub. This new centre will provide flexible spaces for therapy, learning, social activities and community use, and create a dedicated hub for young adults with disabilities. In addition to the direct benefits for families, the charity's free-to-access services help to ease pressure on local authority provision by offering preventative, community-based support for disabled children and young adults. By providing safe, structured activities and social opportunities at no cost to families, Building for the Future reduces reliance on statutory services and contributes to improved outcomes in wellbeing, independence and social inclusion.

The move also presents a significant opportunity to strengthen long-term sustainability. Fundraising capacity has increased, resulting in improved grant success, stronger corporate engagement and new community partnerships.

Looking ahead, Building for the Future enters an exciting new phase. The Ability Hub will enable us to reach more children and young people, strengthen family support and create a visible centre of inclusion in the community.

Signed,

Jane Holmes,
Chief Executive Officer



AMPLIFYING USER VOICE THROUGH CO-DESIGN AND LEADERSHIP

Building for the Future Plus exists to promote independence and empower disabled young adults to shape their own futures. Central to our work is a strong commitment to user-led decision making. Our members are active partners who influence what we do, how we do it, and how we grow. Members contribute directly to our social and print media, sharing lived experiences that shape public understanding of disability, independence, and opportunity. They also play a central role in co-designing our services, activities, and facilities, ensuring everything we deliver reflects real needs, aspirations, and priorities. We embed structured consultation and participation across all major areas of our work. This includes civic engagement with local election candidates, where members identified key priorities such as college places, housing, transport, the environment, and access. These discussions ensured that political engagement was grounded in lived experience. Members are actively involved in activities planning through group discussions and surveys of members and families. This approach enables us to balance individual aspirations with collective needs and to design activities that are meaningful, accessible, and inclusive. User voice has been central to our capital development planning.

In August 2025, members contributed to the specification of a new building, identifying what they need and want to support independence, wellbeing, and community connection. This was followed by a site visit to review a potential building and discuss practical considerations. In January 2026, members took part in structured discussions to prioritise facilities for the new centre. Their contributions directly informed planning decisions, ensuring the space reflects how it will be used in practice. Surveys of members and families continue to provide inclusive ways for all voices to be heard.

We are now developing a formal Ambassador Programme to strengthen and recognise member leadership. This programme will support disabled young adults to guide our activities, represent Building for the Future Plus, and engage with the wider community and decision makers. For funders and grant makers, this approach provides confidence that resources are directed by lived experience, evidence, and accountability. Investment in Building for the Future Plus supports an organisation where disabled young adults lead the decisions that affect their lives, creating sustainable and meaningful impact.



CASE STUDY: GROWING UP WITH BUILDING FOR THE FUTURE - DAN'S STORY

For over 12 years, Dan has been part of Building for the Future (BFTF). What began as a place for safe, inclusive play has grown into a lifelong community.

As a child, family outings could be challenging. Dan's mum found it difficult to take him and his brother and sister out together. Finding somewhere that worked for everyone wasn't easy. BFTF changed that. It offered an accessible, welcoming space where Dan could enjoy activities alongside his siblings. With specialist equipment, a soft play area and sensory room, it was somewhere designed with children like Dan in mind. From animal visits to circus skills workshops, BFTF provided experiences that were both fun and inclusive — far beyond what a typical playgroup could offer.

More than the activities, it was the friendships that mattered. Dan met friends at BFTF who he has grown up with, and they still use the centre to meet up now they have left college. Today, he takes part in organised sports, special interest groups and social events like pub quizzes, staying connected in a safe, supportive environment.

Looking ahead, the new Enterprise Centre represents independence and opportunity. Dan is excited to have a dedicated space where young adults can develop enterprise ideas, practise independent living skills and use it as a social base. He is passionate about helping to raise money to support the charity's future plans.

For Dan, BFTF isn't just a service — it's community, belonging and growth.



SUMMARY OF FINDINGS, EVIDENCE AND POSITIVE IMPACT OF ORIGINAL SCOPING TO MOVE TO NEW PREMISES

Our original Scoping of the challenge for new premises presents a strong and evidenced case for relocating from the current, limited premises at Toutley Road to a new, purpose-built and larger facility known as The Ability Hub at Thames Valley Park.

Growth in Demand and Usage

BFTF currently supports over 500 families per year, with numbers continuing to rise due to changes in government Direct Payments and increasing awareness of the charity's services. Sessions are offered free of charge to ensure inclusion for all families.

Limitations of the Existing Premises

The current building is a converted former office space and presents several limitations including restricted internal layout, insufficient parking, limited capacity for young adult services, and poor long-term accessibility.

Strong User and Stakeholder Support

Parents describe Our House as a safe and welcoming place where their children feel valued and accepted. Partners including Treloar College and former Prime Minister Theresa May have publicly endorsed the charity's work.

The Vision: The Ability Hub

The Ability Hub will provide a central and visible community location with flexible rooms for therapy, training, social activities and events. It will include dedicated spaces for young adults to work, learn and socialise.

The new Ability Hub will improve wellbeing, reduce isolation, increase independence and support smoother transitions into adulthood.

Families will benefit from easier access to services, reduced travel stress, stronger support networks and a central point of guidance and information.

The Ability Hub will reduce pressure on transport and social care budgets, strengthen partnerships and provide a hireable community facility promoting inclusion and understanding.

Conclusion

The Scoping Document demonstrates that relocation to The Ability Hub is both necessary and strategic. It will expand services, strengthen family support, reduce pressure on public services and create long-term social value for Wokingham Borough.

NEW PREMISES



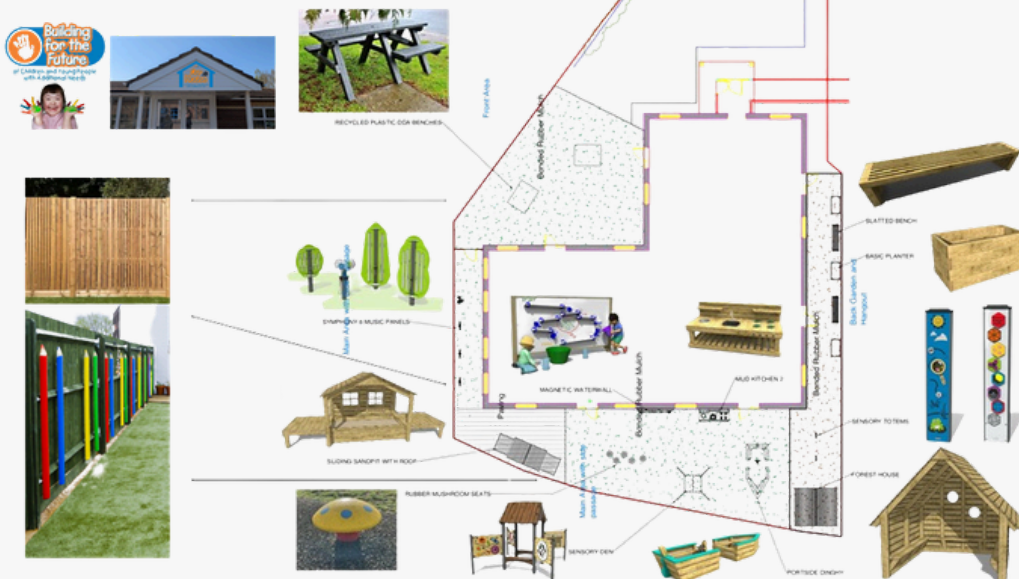
Key

- Low level partition
- 1000mm clear opening



**Plan of Partition Layout
1.071 / Our House 01 / Rev. -
600 Thames Valley Park**

1:100 @ A3
May 2025



FUNDING IMPLEMENTATION PLAN

RELOCATION AND FIT-OUT OF THE ABILITY HUB

- THAMES VALLEY PARK

1. Purpose and Strategic Context

Building for the Future (BFTF) is preparing to relocate from its current premises at Our House, Wokingham to a new, larger and purpose-designed facility at Thames Valley Park, to be known as The Ability Hub. This move represents a strategic opportunity to expand service provision, increase accessibility, and create a sustainable hub for disabled children, young people and their families. The Fundraising Forecast demonstrates that BFTF has achieved significant fundraising momentum following the expansion of the Fundraising Manager role. This growth provides a strong foundation for implementing a targeted funding strategy to support both the relocation and the fit-out of the new premises.

2. Funding Objectives

The funding programme will focus on securing resources for:

- -Lease and relocation costs
- -Building refurbishment and accessibility adaptations
- -Equipment and furnishing of therapy, learning and social spaces
- -Creation of flexible community and young adult provision areas
- -Initial operating and transition costs

3. Fundraising Capacity and Delivery Model

A core element of implementation is the expansion of the Fundraising Manager role to a full-time position, enabling:

- -Increased grant applications
- -Corporate engagement development
- -Stronger donor stewardship



FUNDING IMPLEMENTATION PLAN

RELOCATION AND FIT-OUT OF THE ABILITY HUB

- THAMES VALLEY PARK

Corporate Partnerships:

Building for the Future will actively engage with businesses based at Thames Valley Park and across Berkshire through structured Corporate Social Responsibility (CSR) programmes, sponsorship opportunities and employee-led fundraising initiatives. The charity will develop long-term, mutually beneficial partnerships that will include volunteering opportunities, matched funding schemes, payroll giving and corporate challenge events. These relationships will not only generate vital financial support for the relocation and fit-out of The Ability Hub but will also increase the charity's visibility within the business community and create meaningful connections between local employers and disabled children, young people and their families.

Partnering with Schools and Community Groups

Building for the Future will strengthen partnerships with local schools and community groups to support third-party fundraising and collaborative working. These partnerships will create regular opportunities for sponsored events, student-led initiatives and joint community activities that both raise funds and increase awareness of the charity's work. By working closely with schools and community organisations, the charity will build long-term relationships that encourage shared ownership of its mission and extend its reach across the local community.

Growing Individual Donations and Public Awareness

The charity will increase individual donations through a more structured and proactive approach to raising awareness among a wider local audience. This will include improved communication of impact, targeted community campaigns, and greater visibility through events, social media and local business engagement. By strengthening its profile and telling the story of its beneficiaries more effectively, Building for the Future will grow its supporter base and encourage regular giving and community-led fundraising.



FUNDING IMPLEMENTATION PLAN

RELOCATION AND FIT-OUT OF THE ABILITY HUB

- THAMES VALLEY PARK

5. Financial Management and Sustainability

Building for the Future's running costs are currently met through a balanced mix of hire income, grants, donations and sponsorship. While the move to Thames Valley Park will result in increased costs due to higher service charges, larger premises and the need for expanded staffing to manage and deliver services effectively, these increases are outweighed by the significant long-term income growth opportunities created by the new location. Early engagement with neighbouring businesses has already demonstrated this potential, including the establishment of new corporate partnerships that have launched employee-led fundraising initiatives. Ongoing discussions with multiple Thames Valley Park organisations highlight strong interest that is dependent on the charity becoming an on-site occupant.

In parallel, the charity is developing a strong pipeline of grant applications to support both fit-out and ongoing operational costs, alongside a programme of inclusive corporate and community fundraising events designed to generate reliable recurring income. Planned large-scale events at Thames Valley Park will build on proven success from similar business park initiatives and are expected to deliver sustainable year-on-year growth. In addition, negotiations with partner organisations regarding shared use of space offer the potential to offset a significant proportion of increased service charges, reducing financial risk and ensuring that a greater proportion of funds raised can be directed towards service delivery and future growth.

Together, these measures provide a robust and sustainable financial model that supports the charity's expansion while maintaining long-term financial stability.

6. Monitoring and Evaluation

Progress will be monitored through quarterly income tracking, grant success rates, corporate partnerships, and event performance.

7. Conclusion

The move to Thames Valley Park represents a transformational opportunity. With expanded fundraising capacity and diversified income streams, BFTF will secure the resources needed to establish The Ability Hub as a sustainable and inclusive community facility.

Signed,

Jason McMahon
Head of Fundraising



ACCOUNTS

2024 - 2025

Outgoings

	2024-2025	2023-2024
Utilities and services	9,833	8,229
Rent, rates and insurance	35,360	28,607
Salaries	94,512	63,045
Fundraising costs	10,929	14,190
Other	12,156	7,152
	<hr/>	
Total	162,790	121,223

Income

Donations	62,563	29,567
Grants	72,000	19,500
Fundraising	36,293	6,959
Legacies	50,000	81,026
Facility 3 rd Party Hire	19,188	47,416
Interest	633	
	<hr/>	
Total	240,677	128,587

Reserves

	<hr/>	
Restricted	50,000	
Designated funds (see note 1)	53,803	

Notes:

1. Funds designated to cover legal fees, upfront transition costs to new premises.

Balance Sheet - statement

A Balance Sheet has not been prepared as the Charity does not currently hold any fixed assets, investments, or other material balance sheet items requiring disclosure. The Charity operates on a cash basis with funds held solely for operational and designated purposes, and therefore a Statement of Income and Expenditure is considered sufficient for the purposes of financial reporting and due diligence



Section A

Independent Examiner's Report

Report to the trustees/
members of

Charity Name
Building for the Future (Wokingham)

On accounts for the year
ended

31st July 2025

Charity no
(if any)

1121458

Set out on pages

1-2

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31/07/2025.

Responsibilities and
basis of report

As the charity trustees of the Trust, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent
examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention (other than that disclosed below *) in connection with the examination which gives me cause to believe that in, any material respect:

- accounting records were not kept in accordance with section 130 of the Act or
- the accounts do not accord with the accounting records

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in order to enable a proper understanding of the accounts to be reached.

** Please delete the words in the brackets if they do not apply.*

Signed:

Gisela Sharpe

Date:

18/01/2026

Name:

Gisela Sharpe

Relevant professional
qualification(s) or body
(if any):

FCCA

Address:

16 Lincoln Gardens

Twyford

Reading RG10 9HU



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