

EAST LONDON MOSQUE TRUST

(A Company Limited by Guarantee)

Company Number: 00468317 • Charity Registration Number: 1122613

TRUSTEES' ANNUAL REPORT, STRATEGIC REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2025

ABACUS PARTNERS (LDN) LLP

CHARTERED CERTIFIED ACCOUNTANTS & STATUTORY AUDITORS
UNIT A, ABBOTTS WHARF, 93 STAINSBY ROAD, LONDON E14 6JL

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CORPORATE DETAILS

Registered Name	East London Mosque Trust
Working Names	East London Mosque & London Muslim Centre
Company Number	00468317
Charity Number	1122613
Trustees (Directors)	Abdul-Hayee Murshad – <i>Chairman</i> Harun Rashid Khan – <i>Vice Chairman</i> Sirajul Islam (Hira) – <i>Honorary Secretary</i> Syed Tohel Ahmed – <i>Treasurer</i> Abdullah Faliq Hassan Kausar Ahmed Ibrahim Ian Thompson Mahera Ruby Mohammed Abdul Malik Rahela Choudhury Salma Siddiqua
Chief Executive Officer	Junaid Ahmed
Registered Office	82–92 Whitechapel Road, London, E1 1JQ
Website	www.eastlondonmosque.org.uk
Statutory Auditors	Abacus Partners (Ldn) LLP, Unit A, Abbotts Wharf, 93 Stainsby Road, London, E14 6JL
Main Bankers	HSBC, 1-3 Bishopsgate, London EC2N 3AQ Al Rayan Bank, 24A Calthorpe Road, Birmingham B15 1RP Barclays Bank Plc, Leicester LE87 2BB
Solicitors	Lee Bolton Monier-Williams Solicitors, 1 The Sanctuary, London SW1P 3JT

TRUSTEES' ANNUAL REPORT

OBJECTS AND PUBLIC BENEFIT

The objects of the East London Mosque Trust ('Trust', 'ELMT' or 'ELM'), as set out in its Articles of Association, are to:

1. advance the Islamic faith for the benefit of the public by maintaining and managing a community centre and mosque in London;
2. advance education and to provide facilities in the interests of social welfare for recreation and leisure-time occupation with the object of improving the conditions of life for the general public, and in particular the Muslim community, and;
3. promote such other charitable purposes as may from time to time be determined.

In pursuance of these objects, the Trust hosts a range of services and activities for the benefit of the public.

ACTIVITIES

Over the past year the Trust has widened its community role while maintaining a strong focus on worship, education, outreach and welfare. The mosque remained a busy, welcoming centre seven days a week, with Friday congregations drawing almost 10,000 worshippers and a steady flow of attendees for daily prayers. Friday sermons continued in English and Bangla and is delivered by resident and guest Imams on themes such as social justice, personal responsibility and community cohesion.

Accessibility remains a priority. We provide British Sign Language (BSL) interpretation during Friday prayers and on Eid. Our digital platforms further extend the Mosque's reach beyond the buildings, offering prayer times, live and archived broadcasts, and a wide range of learning resources to the community.

Charitable activity remained central to mosque life. The Trust regularly hosted external collections for UK-registered charities alongside its own fundraising campaigns. Over the year, the Trust facilitated religious services including Islamic marriage ceremonies, declaration of Islamic faith, and vaccination clinics. The Refugee Community Hub also continued to provide vital assistance to families and individuals, reflecting our commitment to supporting those most in need.

Education remained a priority. Our two schools, Al-Mizan Primary School and London East Academy (LEA), reported strong progress and positive Ofsted feedback.

Community engagement remained active, including participation in the national Visit My Mosque initiative, which welcomed visitors from diverse backgrounds for exhibitions, children's learning activities and environmental displays, such as the live beehive. ELMT also hosted several large Christian delegations representing different churches in the USA. Within the UK the Trust has also built strong relations with St Paul's Cathedral.

Major estates projects also advanced. During Ramadan 2025 the Phase 3 prayer halls opened permanently, adding capacity for an additional 1,000 worshippers, with full completion expected by October 2025. The dome replacement remains a priority; rising construction costs have delayed delivery, and fundraising continues while interim measures are explored to ensure safety, preserve heritage and enhance appearance.

Volunteering

Volunteers continue to be central to the Mosque's work - supporting worshippers, assisting visitors, and helping deliver services safely and with care. Throughout the year they stewarded large congregations, supported charity collections, and assisted at major events, especially during Ramadan and Eid, when activity is at its peak.

During Ramadan, volunteers played a crucial role in managing large congregations, coordinating iftar (the breaking of the fast) services, and supporting the smooth running of activities both on site and abroad. They also assisted with external charity collections and prepared food packs for local families in need, ensuring that support reached the most vulnerable.

STRATEGIC REPORT

ACHIEVEMENTS AND PERFORMANCE

The Trust measures performance through a balanced approach that looks beyond headline numbers. We combine feedback from worshippers and service users with delivery against fundraising goals, programme outputs, and educational aims, alongside assessments of digital reach, estate management, safeguarding and compliance. This evidence is used to guide decisions, improve services, and ensure resources are used responsibly.

Religious Projects and Services

Prayer Facilities

Open every day, the Trust hosts consistently high attendance for the five daily prayers. The numbers rise significantly during the Friday prayers, when the Trust accommodates up to 10,000 worshippers and during the month of Ramadan, when the Mosque is at its busiest. Friday khutbahs (sermons) were delivered by resident Imams. The Trust also welcomed guest Imams to deliver sermons, strengthening our connection with the wider scholarly community. Our reach extended beyond the premises of the mosque through broadcasts on various media platforms.

British Sign Language interpretation for Friday and Eid khutbahs is provided by Al Isharah. It is displayed on screens throughout the Mosque complex. The khutbahs are also made available on YouTube and Facebook, with audio available on our local digital radios, as well as through global platforms such as Mixlr and Alexa.

Religious Teaching

Daily religious lectures were delivered in the main hall and remained open to both men and women. Topics ranged from Qur'anic commentary and hadith studies to practical guidance on worship, ethics, and community life. To reach a wider audience, these sessions were also streamed online, allowing those unable to attend in person to benefit from the teaching.

Ramadan & Eid

Ramadan 2025 saw exceptionally high participation across all aspects of worship and community life. Thousands joined daily prayers, with particularly large congregations for Tarawih and in the last ten nights, when over 33,000 worshippers attended Tahajjud (late-night prayer), including more than 14,000 on Laylat al-Qadr (the Night of Power - one of the most sacred nights in the Islamic calendar). More than 30,000 iftar meals were served on site, with a further 10,000 meals distributed abroad, while Zakat al-Fitr collections supported those in need locally and overseas. Itikaf (a spiritual retreat at the Mosque) at ELM remains in exceptionally high demand, with hundreds applying for a limited number of places each year, highlighting its special role in the Mosque's Ramadan programme.

Funerals

Funeral prayers (Janazah) were facilitated throughout the year - often several in one session, typically after the Dhuhr (afternoon) prayer. A total of 512 funerals were held in the period. The majority were organised by the resident independent funeral service, Taslim Funerals, with a smaller number managed by other providers.

On average three funeral service a week, an additional 156 a year, is conducted at the Trust by six different providers, excluding Taslim Funeral services.

Compulsory and Other Education

The Trust provides full-time and part-time education.

Al-Mizan School & London East Academy

Our two schools - Al-Mizan Primary School and London East Academy (LEA) - continued to make steady progress this year, with a strong emphasis on academic standards, pastoral care, and personal development. Both schools are

led under a single Headteacher and overseen by one governing body (a committee of ELMT), ensuring consistent leadership and shared standards across phases.

Both schools report positive Ofsted feedback and continued improvement in behaviour, attitudes, and personal development.

Academic Outcomes

2025 has been a record year for London East Academy, with pupils achieving some of the strongest GCSE results in the school's history.

- 62% of pupils achieved Grade 5 or above in five subjects including English and Maths (up from 47% in 2024, above the national figure of 52%).
- 93% achieved at least Grade 4 in five or more subjects (compared to 67% nationally).
- Performance in English and Maths was particularly strong, with 67% achieving Grade 5 or above (up from 50% in 2024, and above the national outcome).
- The proportion achieving top grades (7+) rose from 13% in 2024 to 21% in 2025, matching national figures.

These results highlight consistent strength in English, Maths, and Arabic, alongside notable improvements in Science, Computing, History, and Religious Studies. Pupils have shown outstanding commitment to both their academic studies and their Tahfiz (memorisation of the Qur'an) and Islamic education.

Al-Mizan Primary School has also maintained a strong focus on standards, with SATs outcomes continuing to compare favourably with national results.

Supplementary Education

The Trust's Evening Madrasah continued to provide structured after-school learning with strong demand. Enrolment stands at 120, against a capacity of 135. A 10th classroom is scheduled to open in September 2025, and Open Days were held on 27–28 August 2025 for parents and learners. Teaching focuses on Qur'an, core beliefs and practices, and character development in a safe, well-supervised environment.

ELMT also supports several supplementary education projects within the complex, including Rainbow House, Saturday Islamic School, the Horn of Africa Development Association (HADA), and Al Qalam Madrasah, providing space, coordination and safeguarding oversight so these initiatives can operate safely and effectively.

Social Welfare

The Trust provides a range of welfare services directly and through supported projects.

Religious Advice and Support

Resident imams provide guidance on marriage, inheritance, family matters and other religious issues. Demand is high, so appointments are managed through a weekday booking system, with urgent slots held back for priority cases; advice is also available by telephone. In addition, the Imams conducted 357 Islamic marriages (Nikah) during the year up from 234 in the previous year.

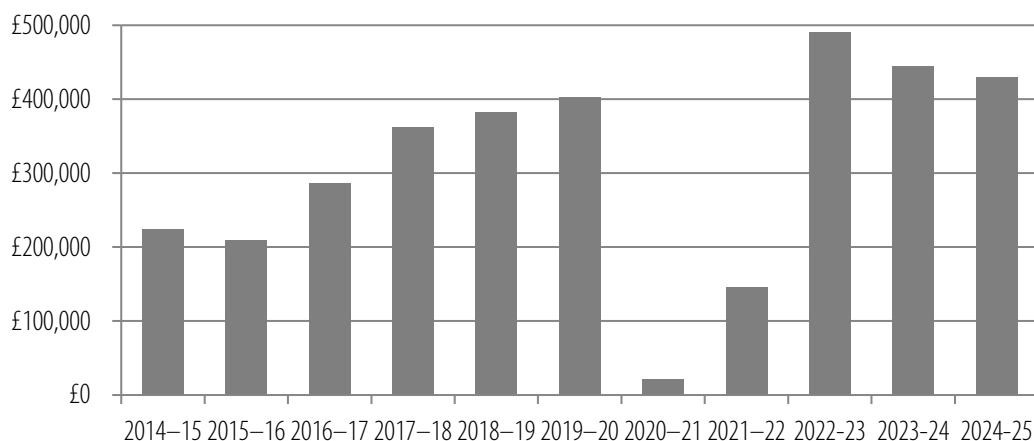
Support for Refugees

Working with partners including Islamic Relief and Muslim Aid, the Refugee Community Hub continued to provide essential assistance to refugees and asylum seekers. During the year the Hub supported nearly 400 families and individuals, offering help with applications, access to ESOL classes, and practical aid.

From April to August 2025, recorded outputs included 378 beneficiaries engaged through the Barbering Project (supported by 21 volunteers), 3,700 attendances at the Coffee Corner, 430 Ramadan food packs distributed, 129 Qurbani meat portions provided, and 100 Eid toy packs for children.

Supporting Charitable Causes

The Mosque hosted 91 external charity collections for UK-registered organisations, which together raised £430,070.



Women-only Services

Maryam Women's Services provides information, advice and guidance from a dedicated front desk on the second floor of the Maryam Centre. Staff offer a safe, supportive space for drop-ins and signposting, referring women to in-house programmes and external partners as needed. The service often acts as the first point of contact for women seeking help, offering reassurance, confidentiality, and practical direction at moments of vulnerability.

Beyond advice and referrals, the team plays a central role in building trust and confidence, helping women navigate complex issues such as housing, benefits, or family matters. The presence of a women-only space within the Mosque ensures accessibility and dignity, enabling users to approach staff comfortably and without stigma. By maintaining close links with specialist agencies, Maryam Women's Services provides a vital bridge between the community and wider support networks, ensuring that women are not left to face challenges in isolation.

Counselling Service

The Counselling Service is delivered by qualified counsellors offering faith-sensitive, confidential support. Presenting needs include anxiety, depression, bereavement, domestic abuse and relationship breakdown. Between January and July 2025, the service provided 378 counselling sessions.

Support for New Muslims

Through our Discover One programme, the Mosque delivered 45 sessions this year, including Introduction to Islam courses, Practice for Prayer workshops, Ramadan iftars, and Eid socials. Over 100 participants took part. Innovative activities such as Cake with the Scholar and Night of Nourishment provided safe spaces for learning, discussion and development. A fundraising appeal raised £5,468, with many new converts contributing. Highlights included sponsoring two new Muslims for Umrah, one supported by a convert previously helped by ELM. Looking ahead, priorities include establishing a dedicated New Muslim Hub, expanding volunteer pathways, and strengthening the participation of imams in the growth and development of new Muslims.

Services for the Elderly

The Trust continues to provide a welcoming space for older members of the community, recognising both their contribution and their needs. Weekly coffee mornings, light exercise sessions, and social gatherings brought together over 70 senior members of the community during the year. It offered much needed companionship and wider support for their wellbeing. Trips and seasonal events, including Eid celebrations, were particularly valued for reducing isolation and strengthening community bonds.

Feedback from participants highlighted improvements in physical activity, emotional wellbeing, and social connectedness, with many saying the programme gave them "a reason to leave the house" each week. Demand,

however, continues to grow, underlining the importance of expanding capacity and securing more suitable space for group activities.

Faith in Environment

The Faith in Environment project expanded its reach this year, engaging over 180 residents, 25 schools, and 130 community members through sustainability and recycling workshops. Three Friday sermons on environmental responsibility reached more than 117,000 people online, while practical initiatives such as school recycling programmes and community clean-ups during Muslim Climate Action Week demonstrated faith in action.

The project has successfully translated Islamic teachings on stewardship into lasting behaviour change, with participants reporting new household and community practices. Looking ahead, the initiative will continue to build partnerships with schools and mosques, expand resources and digital content, and host further events to inspire sustainable change across the community.

Faith in Health

The Mosque continues to play a vital role in promoting health and wellbeing through Faith in Health provisions. In partnership with the NHS, four vaccination clinics were hosted this year, providing flu jabs and ACWY vaccines for children and demonstrating the Mosque's ongoing contribution to public health. Alongside this, the Maryam Centre's counselling service supported hundreds of women facing challenges such as trauma, bereavement, and domestic abuse, while initiatives like Sakinah – Women's Voices and Healing Mama's Heart created trusted spaces for emotional and spiritual support. By combining pastoral care with professional practice, these projects show how faith can help remove barriers to mainstream health services and ensure our community receives culturally appropriate, holistic care.

Community Cohesion

The Trust works year-round to build relationships with neighbours, interfaith groups, civic bodies and local networks. We hosted Open Days and Tea & Tour sessions and continued the Islam Awareness Project (IAP) with exhibitions and guided visits that introduce visitors - many for the first time - to the mosque, its services and our community work. A neighbourhood tea this year created space for conversation, questions and feedback, helping us address concerns and strengthen trust.

Accredited Islam Awareness Courses – Faith in Diversity Programme

We continued to deliver accredited courses on Islam, with a strand exploring the links between theology and mental health. A bespoke programme was designed for Tower Hamlets NHS staff, focusing on mental health and wellbeing in a faith context. The course covered the theological understanding of the mind, body and soul, and how this relates to practice.

Tackling Racism, Islamophobia and Anti-Semitism

The Trust engaged with anti-racism partners including the No Place for Hate Forum, Tower Hamlets Interfaith Forum, and the Tension Monitoring Group to challenge prejudice and promote cohesion. We contributed to meetings, joint initiatives and community events throughout the year, ensuring our spaces remain welcoming and safe for all.

Special Events

The Trust delivered a full calendar of high-profile events and public engagements across 2025, showcasing faith, learning and community service. Highlights included:

- Annual Iftar – “Faith in Friendship”: Brought together dignitaries, faith leaders and community partners for reflection and unity ahead of Ramadan.
- Srebrenica – 30th Anniversary Commemoration (9 Jul 2025): Survivors, scholars and civic leaders gathered for remembrance and learning, with contributions from international figures.
- Minaret Cup – Imams' Charity Football (19 Jul 2025): National 11-a-side fixture raising over £16,000 towards a mobile medical unit for Gaza.

- Al-Mizan & LEA students joined Muslim Climate Action Week through a Whitechapel litter pick, linking civic action to Islamic values.
- Summer Food Drive with Islamic Relief UK: Distributed 100 food packs to food bank users, 100 food parcels and Qurbani meat to refugee families, and 100 Eid gifts for children.
- ELM Connex knowledge series: Sessions with academics and practitioners, including a beekeeping and sustainability forum with UCL.
- Trek 4 Your Mosque: 35 participants hiked Sycamore Gap, many exceeding the £300 personal fundraising target—some raising £1,000+.

Public Relations

The Trust has actively engaged with the media in response to major national and international events, giving interviews and commentary across broadcast, print, and online outlets. Alongside this, our own communication channels remained vital for reaching the community: the IT team delivered around 250 live streams, viewed by approximately 205,000 unique users, while the weekly Friday khutbah blog continued to share sermon summaries and audio with a wider audience.

We used the website to keep the community informed with timely announcements - such as Ramadan and Eid updates - and statements on global events affecting our congregation.

Our newsletter was issued regularly to share key updates and opportunities to get involved (subscription details are available on the site). Social media remained a major driver of engagement, with strong growth across platforms: Facebook 342k, YouTube 75.6k (1.6m views this year), Instagram 32.2k, TikTok 34k, and X 15.6k.

Premises

Phase 3 Prayer Hall Extension

Ramadan 2025 marked a major milestone with the permanent opening of the Phase 3 prayer halls, accommodating an additional 1,000 worshippers. This expansion has eased pressure during peak times such as Ramadan and Jumu'ah, strengthening the Mosque's capacity to serve its growing congregation. Final works are scheduled for completion by October 2025, consolidating this new chapter in the Mosque's long-term development.

ELM Dome Replacement

The Dome Replacement Project remains a key priority but has been delayed due to sharply increased construction costs and the prioritisation of Phase 3 works. While fundraising continues, interim measures are being explored to ensure the dome's safety, preserve its heritage value, and enhance its appearance.

Security

Security continues to be a top priority for the Trust. With potential risks including crime, hate incidents, and terrorism, our SIA-accredited Security Team provides 24/7 cover across the complex. Staffing levels have been increased, with a doubling of personnel during peak periods and major events. Additional SIA training has been completed, and fire safety and evacuation training delivered to all security personnel. These measures, alongside expanded CCTV coverage and strong collaboration with the police, Tower Hamlets Council, and community partners, ensure that staff, volunteers, and worshippers feel safe and reassured at all times. Security is further enhanced during Ramadan night prayers, Eid, and visits by dignitaries.

Governance and Administration

The Strategic Priorities 2024 have guided the Trust's activities to date and will continue to do so until the new long-term strategy is implemented. To support the development of a long-term strategy, the Trust engaged a consultant, who in consultation with key stakeholders, supported the development of a new strategy, which outlines the Trust's priorities and objectives for the next five years. The next phase will focus on establishing key performance indicators (KPIs) and developing a detailed five-year work plan. Implementation of the new strategy is scheduled to begin in early 2026.

Policy reviews are a routine part of the Trust's commitment to maintaining high standards of governance and compliance. These reviews ensure that all policies and procedures remain current and fully aligned with legal requirements and Charity Commission guidance.

Fundraising, Income Generation, and Investment Performance

In the 2024–25 financial year, ELMT's income rose significantly to £6.66 million, up from £5.60 million the previous year. A major contributor to this £1.06 million increase was Ramadan donations, as the financial year included two Ramadan periods. The Trust's income was primarily generated through donations, school fees, and investment returns. Expenditure also saw a modest increase, rising to £5.20 million from £4.96 million in the previous year.

A substantial portion of the Phase 3 project works was completed in February 2025, prior to Ramadan. The remaining works, which do not impact the use of the halls, are progressing as planned and are expected to be completed by October 2025.

Income from hall hire saw a modest increase in 2024–25, rising to £0.19 million from £0.17 million the previous year. Improvements made to the halls, alongside enhanced marketing and promotional efforts are expected to contribute to increased growth in the coming years.

The Pershore Street investment received planning approval in March 2025, and arrangements are in place for the sale to be completed before the end of 2025.

ELMT's investment properties, valued at £15.34 million, consist of both freehold and leasehold assets located within and outside the Mosque complex. In 2024–25, these properties generated an income of £1.04 million, slightly down from £1.07 million the previous year. This decrease reflects the sale of certain properties.

In July 2024, an investment property was sold for £339,310 to support cash flow and meet the Trust's financial commitments.

PLANS FOR THE FUTURE

The ELMT Strategy 2026 sets out a clear roadmap for the next five years, focusing on five strategic priorities and their associated focus areas. These priorities aim to strengthen the Trust's role as a faith-based institution, uplift communities, champion positive change, ensure financial sustainability, and deliver operational excellence.

1. Inspiring through faith, knowledge and leadership

- 1.1. Structured Educational Provision - A comprehensive educational framework providing high-quality schools, madrassahs, and structured Islamic programmes for diverse learning needs and spiritual development.
- 1.2. Islamic Awareness & Dialogue - Accessible, high-quality content and programmes that inspire spiritual growth, dispel misconceptions, and promote harmony.
- 1.3. New Muslims - Comprehensive support for new Muslims, guiding their journey from conversion to integration, with education, social support, and engagement with mosque leadership.
- 1.4. Guidance & Advisory Service - Trusted Islamic guidance through qualified scholars, offering accessible consultations and addressing contemporary societal challenges.
- 1.5. Institutional Excellence - A role model institution known for innovative programmes and effective governance, which inspires others and actively addresses contemporary issues pragmatically and inclusively.

2. Enabling and uplifting our communities

- 2.1. Women - Inclusive spaces, programmes, and services that specifically cater to the spiritual, social, and practical needs of women across all life stages.
- 2.2. Families & Individuals - Programmes and services that strengthen family relationships, promote Islamic values, and support individual well-being.

- 2.3. Youth - Engaging programmes and initiatives that develop leadership, skills, and values, empowering youth to excel in faith and take on responsibilities within the mosque and contribute to society.
- 2.4. Socially Vulnerable - Tailored services and partnerships that address the unique challenges of socially vulnerable groups and promote long-term community integration.
- 2.5. The Elderly - Programmes and initiatives that ensure the elderly are valued, included, and supported, addressing their physical, social, and spiritual needs.
- 2.6. Health & Environment - Comprehensive health and wellness programmes combined with proactive environmental stewardship for sustainable and holistic community well-being.
- 3. Championing impactful change
 - 3.1. Community & Civic Engagement - Events, initiatives, and collaborations foster inclusivity and strengthen relationships within and beyond the community.
 - 3.2. Advocacy & Representation - Strong relationships with policymakers, civic leaders, and media ensure effective advocacy and representation for community concerns.
- 4. Strengthening financial sustainability
 - 4.1. Financial Resilience - Robust financial reserves and sustainable strategies that ensure the mosque can respond to unforeseen challenges.
 - 4.2. Income Generation - Diverse and sustainable income streams support the mosque's strategic initiatives and long-term growth.
- 5. Delivering operation excellence
 - 5.1. Governance & Leadership - Governance frameworks and leadership processes are transparent, accountable, and aligned with organisational goals.
 - 5.2. Culture of Excellence & Innovation - A values-driven culture that champions excellence, continuous learning, and evidence-based decision-making to deliver high-quality, responsive services.
 - 5.3. Organisational Capacity - A fit-for-purpose structure and skilled workforce support the mosque's growing needs and strategic ambitions.
 - 5.4. Digital Transformation & Innovation - Digital tools, AI and emerging technologies are harnessed to modernise services, enhance efficiency, and helps ELM remain future-ready.

FINANCIAL REVIEW

Performance

In 2024–25, ELMT raised £2.40 million through donations, up from £1.72 million in 2023–24. Income from charitable activities also increased to £2.19 million, compared to £2.05 million the previous year. Investment income declined slightly to £1.04 million (from £1.07 million), while income from fundraising activities rose to £0.96 million, up from £0.70 million. Overall, the Trust reported a surplus of £1.47 million for the year, a notable increase from £0.64 million in 2023–24.

Restricted income includes donations designated for specific projects, as well as income from full-time schools, evening madrasah, and collections for charitable and welfare distributions.

The Trust's net current liability improved to £0.21 million, down from £0.36 million the previous year. Cash flow is monitored and reviewed monthly, and the Trust expects to address the remaining liability through the planned sale of the Pershore Street investment.

Staff Remuneration

The remuneration committee agreed an overall 3.5% increase to the pay scale from 1 April 2025.

Investment Policy

The Trust has recently revised its investment policy to strengthen its approach to asset management and long-term financial sustainability. As part of this initiative, an Investment Committee has been established. The Investment Committee includes trustees, the CEO, and independent financial experts from the investment sector, ensuring a robust and well-informed governance structure for investment decisions.

The primary objective of ELMT's investment policy is to grow its asset base, enabling financial gains to support the Trust's charitable aims and activities, as well as contribute to its operational costs. Currently, the Trust generates most of its unrestricted income through donations, Friday collections, and rental income.

Looking ahead, ELMT aims to gradually build a diversified investment portfolio. This will include placements with UK-authorised Islamic financial institutions and Islamic windows of UK-authorised financial institutions, investment properties, and Shariah-compliant financial instruments. The composition of the overall investment portfolio will be guided by the Trust's projected free cash flow, considering future spending commitments that the portfolio is intended to support.

Reserves Policy

The aim of ELMT's reserves policy is to ensure the Trust can meet short-term operational costs in the event of a significant drop in income. The Trust aims to maintain reserves sufficient to cover at least two months of liabilities and future activities, estimated at £0.87 million, in line with future plans. Going forward the ELMT will work towards increasing cash reserves to cover three months of operating costs. The Board of Trustees considers this policy adequate, given the strong tradition of giving within the faith-based community and the regular income generated from investments. As of 31 March 2025, free reserves stood at £0.25 million; however, this figure is expected to rise following post-year receipts from property sales and investment returns.

Principal Uncertainties, Risks and Management

The ELMT actively identifies and monitors risks across key areas including compliance, reputation, financial management, governance, and operations. Measures are in place to mitigate these risks, particularly those deemed significant, and are supported by regular reviews to ensure the charity remains well-protected.

Key risk management measures include:

- Conducting DBS checks for staff, volunteers, and trustees, as appropriate
- Reviewing policies and procedures through the Governance, Compliance, and Audit Committee
- Regular monitoring of the reserves policy and risk register by the Board of Trustees
- Maintaining comprehensive insurance coverage
- Employing 24/7 security personnel across ELMT premises

To mitigate reputational risks, ELMT enforces a rigorous booking process and speaker policy, and actively addresses misleading or malicious media coverage. Due diligence procedures have also been strengthened to support this effort.

ELMT benefits from interest-free loans from supporters, known as Qard Hasana. By the end of the reporting period, the balance of these loans had decreased to £4.04m, down from £5.38m, reflecting repayments and improved financial stability.

Independent Auditor

An independent audit was carried out by Abacus Partners (Ldn) LLP, Chartered Certified Accountants & Registered Auditors. The auditor is deemed to have been re-appointed in accordance with section 487 of the companies Act 2006.

STRUCTURE, GOVERNANCE AND MANAGEMENT

The East London Mosque Trust (ELMT) is a company limited by guarantee. Its governing document, the Articles of Association, was last updated in 2020. Trustees are elected by the Trust's membership every two years, with ten trustees selected from among the members. The elected trustees may appoint up to five additional trustees whose expertise is considered beneficial to the Trust. Trustees also serve as company directors under company law and do not receive any remuneration.

A formal trustee induction procedure is in place, outlining vetting steps, essential documentation, and expectations for appropriate training. The Board of Trustees typically meets every six weeks and convened ten times during the reporting period. To support effective governance, the Board has established three principal committees:

- Governance, Compliance & Audit Committee
- Schools' Governing Body
- Jamiat-ul-Muslimin (Volunteer) Committee

Operational management is overseen by the Chief Executive Officer and the Senior Management Team. Delegation of decision-making is defined through committee terms of reference and staff job descriptions. The Board retains ultimate oversight of financial controls, risk management, major developments, and ensures compliance with the Articles of Association, charity law, and best practice standards.

ELMT has a subsidiary, ELMT Waqf, established to manage investments. The Trust also collaborates with other charities and organisations where such partnerships support its charitable objectives, with appropriate safeguards in place to manage any potential conflicts of interest.

STATEMENT OF TRUSTEES' RESPONSIBILITIES

The trustees (who are also directors of East London Mosque Trust for the purposes of company law) are responsible for preparing the Trustees' Annual Report including the Strategic Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company law requires the trustees to prepare financial statements for each financial year, which give a true and fair view of the state of affairs of the charitable company and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that period. In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently.
- observe the methods and principles in the Charities Statement of Recommended Practice (SORP) 2015 (FRS102).
- make judgments and estimates that are reasonable and prudent.
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is not appropriate to assume that the charitable company will continue in operation.

The Board of Trustees is responsible for keeping adequate accounting records that 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 Companies Act 2006. They are also responsible for safeguarding the assets of the company and taking reasonable steps for the prevention and detection of fraud and other irregularities.

Each of the persons who is a director/trustee at the date of approval of this report confirms that:

- there is no relevant audit information of which the company's auditors are unaware; and
- they have taken all the steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the company's auditors are aware of that information.

The Trustees' Annual Report and the Strategic Report were approved by the Board of Trustees (in their capacity as company directors) on 29 November 2025 and signed on its behalf by:



Abdul-Hayee Murshad
Chairman



Sirajul Islam (Hira)
Honorary Secretary

THE EAST LONDON MOSQUE TRUST
(A Company Limited by Guarantee)
Independent Auditor's Report to the Directors/Trustees of The East London Mosque Trust
for the year ended 31 March 2025

Opinion

We have audited the financial statements of The East London Mosque Trust for the year ended 31st March 2025, which comprise the statement of financial activities, the Statement of Financial Position, the statement of cash flows, and the related Notes, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

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.

In our opinion the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31st 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; and
- 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

We have concluded that the Trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

We sought clarity on the Trust's legally enforceable capital commitments and marketable investable property, alongside its cashflow projections.

Based on this, and other work we have performed, we have not identified any material uncertainties relating to events or conditions that cast doubt on the charitable company's ability to continue as

a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

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. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon. In connection with our audit of the financial statements, our responsibility is to read other information and, in doing so consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in 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 there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2006

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

- the information given in the Trustees' report, including the Strategic Report, for the financial year for which the financial statements are prepared, is consistent with the financial statements; and
- the Trustees Annual Report, including the Strategic Report, has been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In the light of our 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 Strategic report and the Trustees Annual Report.

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 directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of trustees

As explained more fully in the trustees' responsibilities statement, 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 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.

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

As part of our planning process:

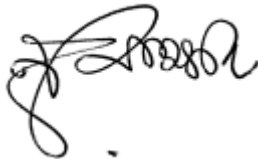
- We enquired of management and staff the systems and controls the charity has in place, the areas of the financial statements that are most susceptible to the risk of irregularities and fraud, and whether there were any known instances of suspected or alleged fraud
- We obtained an understanding of the various legal and regulatory frameworks under which the charity operates, and made the necessary enquiries of management to understand if there were any major areas of non-compliance
- We considered incentives and opportunities that exist within the charity, including management bias, to present the potential for irregularities and fraud to be perpetuated, and tailored our risk assessment accordingly

The key procedures we undertook to detect irregularities and misstatements including fraud, included:

- Testing revenue and revenue recognition for evidence of management bias, across all revenue streams, including within the schools
- Verifying the existence and status of investments held by the Trust, as well as making an assessment of impairments where relevant
- Performing work on existence and verification of current and fixed assets, and assessing whether any management estimates were reasonable
- Reviewing minutes of Trustee meetings, to identify any information that may have not been reflected in the accounting records
- Testing journals for evidence of management/Trustee override, and by extension the existence of related party transactions
- Testing for the existence of expenditure by the charity, and in the case of payroll costs, the existence of a sample of staff within those costs
- Establishing that fund classification of the charity's activities, are in keeping with any terms or restrictions imposed on those funds

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 Acts 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 body, for our audit work, for this report, or for the opinion we have formed.



Mr Nur Ahmed Chowdhury (Senior Statutory Auditor)
For and on behalf of Abacus Partners (Ldn) LLP
Statutory Auditor
Unit A, Abbots Wharf
93 Stainsby Road
London E14 6JL

Date: 29th November 2025

EAST LONDON MOSQUE TRUST

(Company Limited by Guarantee)

CONSOLIDATED STATEMENT OF FINANCIAL ACTIVITY (INCORPORATING THE INCOME & EXPENDITURE ACCOUNT) FOR THE YEAR ENDED 31 MARCH 2025

	Notes	Unrestricted £	Restricted £	Total 2025 £	Total 2024 £
<u>Incoming Resources:</u>					
Donations & Legacies	3	1,760,450	632,105	2,392,555	1,723,866
Activities for Generating Funds	4	961,386	-	961,386	702,666
Investment Income	5	1,004,579	40,166	1,044,745	1,068,452
Income from Charitable Activities	6	127,149	1,990,882	2,118,031	1,896,263
Other Incoming Resources	7	49,804	-	49,804	47,818
Total Incoming Resources		3,903,368	2,663,153	6,566,521	5,439,064
<u>Resources Expended</u>					
Fundraising Costs	8	352,351	-	352,351	258,942
Investment Management Costs	9	418,438	41,820	460,258	376,417
Charitable Activities Cost	10	1,815,691	1,656,952	3,472,643	3,121,494
Support Costs	11	692,030	-	692,030	876,033
Governance Costs	11	117,697	-	117,697	168,502
Total Resources Expended		3,396,207	1,698,772	5,094,980	4,801,388
Net Income/Deficit Before Fund Movements & Exceptional items		507,161	964,380	1,471,541	637,676
Gross Transfer Between Funds	24	265,954	(265,954)		
Net Movement before other recognised gains & losses		773,115	698,426	1,471,541	637,676
Profit/Loss on disposal of Fixed assets		(10,690)	-	(10,690)	(3,000)
Gains/losses on revaluation of Fixed assets	12	-	-	-	-
Net Movements in Funds		762,425	698,426	1,460,851	634,676
<u>Reconciliation of Funds:</u>					
Total Funds brought forward		36,291,622	1,477,576	37,769,198	37,134,522
Total Funds as at 31 March 2025		37,054,047	2,176,003	39,230,049	37,769,198

All the activities of this charitable company are from continuing operations.

The notes on pages 22 to 33 form part of these financial statements

EAST LONDON MOSQUE TRUST
(Company Limited by Guarantee)
CONSOLIDATED STATEMENT OF FINANCIAL POSITION
AS AT 31 MARCH 2025

	Note	Total 2025 £	Total 2024 £
Fixed Assets:			
Freehold Land and Buildings	12	25,444,041	25,078,799
Investment Properties	12	15,339,751	15,689,751
Fixtures, Fittings & Equipment	12	451,498	440,894
Other Investments		788,267	763,494
Investment in Subsidiaries		<u>1</u>	<u>1</u>
		42,023,558	41,972,939
Current Assets:			
Stock		4,753	2,421
Debtors & Prepayments	13	948,284	1,105,797
Cash at bank & in hand		<u>1,692,973</u>	<u>2,209,328</u>
		2,646,010	3,317,546
Current Liabilities:			
Amount falling due within one year	14	<u>2,857,480</u>	<u>3,679,184</u>
Net current Assets/Liabilities		<u>(211,470)</u>	<u>(361,637)</u>
Total Assets less Liabilities		41,812,088	41,611,302
Creditors:			
Amount falling due after one year	15	<u>(2,582,039)</u>	<u>(3,842,104)</u>
Total Net Assets		<u>39,230,049</u>	<u>37,769,198</u>
Funds of charity			
Restricted Funds		2,176,002	1,477,575
Unrestricted Funds			
General Funds		254,117	245,026
Designated Funds		<u>36,799,930</u>	<u>36,046,595</u>
		37,054,047	36,291,622
Total Funds as at 31 March 2025		<u>39,230,049</u>	<u>37,769,198</u>

The financial statements were approved authorised for issued by the Board on 29 November 2025.

Signed on behalf of Board of Trustees



Trustee & Chairman



Trustee & Treasurer

The notes on pages 22 to 33 form part of these financial statements

EAST LONDON MOSQUE TRUST
(Company Limited by Guarantee)
CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 31 MARCH 2025

	Notes	£	2025 £	£	2024 £
Cash from Operating Activities:					
Operating Surplus/(Deficit)		1,460,851		634,676	
Rent from Investments		(1,004,372)		(1,016,705)	
Depreciation		173,841		178,484	
Other Investment Income		(207)		(137)	
Gain/Loss on fixed asset disposal		10,690		(48,609)	
Increase/Decrease in Debtors		157,513		52,535	
Increase/Decrease in Stock		(2,332)		442	
Increase/Decrease in Creditors		(821,704)		80,808	
Cash from Operations		<u>(25,720)</u>		<u>(118,507)</u>	
Net cash Generated from Operations			(25,720)		(118,507)
Cash from Investment Activities					
Purchase of Tangible Fixed Assets		(739,195)		(1,027,375)	
Investments Purchased		(24,773)		(224,561)	
Proceeds from sale of Assets		759,737		648,117	
Rent from Investments		1,004,372		1,016,705	
Interest/Profit on Investments		207		137	
Net cash inflow/outflow from Investment Activities			1,000,348		413,024
Cash from Financing Activities					
Increase/Decrease in Bank Loans		(157,683)		(144,664)	
Increase/Decrease in Qard Hasanah (Private loans)		(1,333,300)	(1,490,983)	523,121	378,457
Net Increase/Decrease in cash & cash Equivalents			(516,355)		672,974
Opening Cash and Cash Equivalents			2,209,328		1,536,354
Closing Cash and Cash Equivalents			<u>1,692,973</u>		<u>2,209,328</u>
Reconciliation:					
Cash at Bank & In Hand			<u>1,692,973</u>		<u>2,209,328</u>
			<u>1,692,973</u>		<u>2,209,328</u>

See Note 31 for analysis of changes in net debt

EAST LONDON MOSQUE TRUST

(Notes to the Financial Statements)
for the year ended 31 March 2025

1 Accounting Policies

1.1 Basis of preparation of accounts:

The charitable company is a public benefit entity as defined by FRS 102, and the financial statements have been prepared in accordance with the Statement of Recommended Practice for Charities, preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2015)- Charities SORP FRS 102, and the Companies Act 2006.

The financial statements are prepared on a going concern basis under the historical cost convention, modified to include certain items at fair value. The financial statements are prepared in pound sterling which is the functional currency of the charity.

The principal accounting policies applied in the preparation of these financial statements are set out below.

1.2 Going Concern

Trustees have chosen to present the Accounts on a going concern basis, with the expectation that the charity will continue to operation and meets its obligations for 12 months from the signing date. Cash-flow projections to November 2026 indicate that the Trust will be able to sufficiently cover its expenses and liabilities as they fall due. There has been a £1.3m reduction in private loan liabilities from the prior year, and the Trust is also ready to sell investment property in an emergency scenario.

1.3 Funds

Designated funds comprise unrestricted funds that have been set aside by the trustees for particular purposes. The current designated fund is tied up within fixed assets (See Note 21).

Restricted funds are those which are to be used in accordance with specific restrictions imposed by donors or which have been raised by the charity for particular purposes. The cost of raising and administering such funds are charged against the specific fund. The funds are set out in Note 20.

1.4 Income recognition:

All incoming resources are included in the Statement of Financial Activity (SoFA) when the charity is legally entitled to the income after any performance conditions have been met, the amount can be measured reliably, and it is probable that the income will be received.

- Cash donations are recognised on receipt.
- Tuitions Fee income is recognised when entitlement has occurred. Fee Invoices are usually raised at the beginning of the academic year and any income related to future accounting periods are deferred to those periods.
- Investment income is earned through holding property and cash deposits for investment purposes. Rental income is recognised as the charity's right to receive payment is established. Profit on funds held on deposit is included when receivable and the amount can be measured reliably.
- Hall and room hire income is recognised as at the date of the event.
- Grants for immediate expenditure are accounted for when they become receivable.

1.5 Expenditure and irrecoverable VAT:

All expenditure is accounted for on an accruals basis within the Statement of Financial Activity and has been classified under headings that aggregate all costs related to that category. Expenditure is recognised once there is a legal or constructive obligation to make payments to third parties, it is probable that settlement will be required, and the amount of the obligation can be measured reliably. Input VAT that cannot be claimed is included in the cost to which it relates.

1.6 Allocation of costs:

Costs are allocated between restricted and unrestricted funds according to the terms of the income. Where items expended are mixed, they are apportioned between the categories according to the income they relate to.

1.7 Support costs:

Support costs are those functions that assist the work of the charity but do not directly undertake charitable activities. Support costs include back office costs, finance, personnel, payroll and governance costs which support the charities programmes and activities. Where support costs cannot be directly attributed to particular headings they have been allocated on a basis consistent with the use of resources.

EAST LONDON MOSQUE TRUST

(Notes to the Financial Statements)
for the year ended 31 March 2025

Tangible fixed assets and

1.8 Depreciation:

Freehold properties are depreciated, after considering the value that is not attributable to land.

Individual fixed assets costing £500 or more are capitalised at cost and are stated in the accounts at cost less depreciation.

Depreciation is calculated to write off the cost less their estimated residual value, over their expected useful lives on the following basis:

Freehold Property	Over 200 years on non-land portion
Computers and Equipment:	15% Reducing balance.
Furniture, Fixtures and fittings	15% Reducing balance.

1.9 Investment properties:

Investment properties are held at fair value, which is measured annually with changes in fair value recognised in 'net gains / (losses) on investments' in the SOFA.

1.10 Investments:

Investments are recognised initially at fair value, which is normally stated at cost less provision for permanent diminution in value. Subsequently, they are measured at fair value with changes recognised in 'net gains / (losses) on investments' in the SoFA. Other investments are measured at cost less impairment.

1.11 Stock:

Stock held by the entity consists of books and radios. Goods are stated at, the lower of, cost or net realisable value. The cost includes all costs of purchase, any costs of conversion and other costs incurred in bringing the goods to its present location and condition.

1.12 Debtors and prepayments:

Debtors are receivable within one year and/or more than one year recognised at the transaction price. Prepayments are valued at the amount prepaid net of any discounts due.

1.13 Creditors and accruals:

Creditors payable within one year and/or more than one year are recognised at the transaction price. Accruals are valued at the net cost, less any discounts offered.

1.14 Loans and borrowings:

Loans and borrowings are initially recognised at the transaction price, including transaction costs.

Private Loans: "Qard Hasanah" loans are interest-free loans from charity beneficiaries. Qard Hasanah movements are recognised when received or paid and recorded under liabilities due. The distinction between short-term or long-term liability is determined by individual contracts.

1.15 Provisions:

Provisions are recognised when the charity has an obligation at the balance sheet date as a result of a past event, it is probable that an outflow of economic benefits will be required in settlement, and the amount can be reliably estimated.

1.16 Pensions:

Employees of the charity are entitled to join a defined contribution pension scheme. The pension contributions by the charity are charged to the financial statements, and equal or exceed the statutory minimum percentages applied to pensionable earnings.

1.17 Taxation:

The charity is an exempt charity within the meaning of schedule 3 of the Charities Act 2011 and is considered to pass the tests set out in Paragraph 1 Schedule 6 Finance Act 2010 and therefore it meets the definition of a charitable company for UK corporation tax purposes.

1.18 Group accounting

The entity has a 100% stake in a dormant subsidiary LMC Limited and a 100% stake in ELMT Waqf Ltd. The latter's total reserves at 31 March 2025 were (£4,288). Neither subsidiary have any active projects at the date of signing these accounts. See Note 25.

EAST LONDON MOSQUE TRUST

(Notes to the Financial Statements)
FOR THE YEAR ENDED 31 MARCH 2025

2. Legal status of the Charity

The charity is a company limited by guarantee and has no share capital. In the event of the charity being wound up, the liability in respect of the guarantee is limited to £.10 for each member of the charity

Incoming Resources

3. Donations and Legacies	Note	Unrestricted £	Restricted £	2025 £	2024 £
General Donations		1,650,252		1,650,252	1,177,254
Archiving Project			70	70	1,695
Building Appeals (Dome/phase 3)			632,035	632,035	459,133
Gift Aid		110,198		110,198	85,784
		1,760,450	632,105	2,392,555	1,723,866
4. Activities for Generating Funds		Unrestricted £	Restricted £	2025 £	2024 £
Hall and room hire		185,900		185,900	168,811
Fundraising Activities		85,142		85,142	15,316
Digital fundraising Inc. Website		350,778		350,778	397,645
Bookstall and similar sales		39,566		39,566	45,894
Charity package sponsorships		300,000		300,000	75,000
		961,386		961,386	702,666
5. Investment Income		Unrestricted £	Restricted £	2025 £	2024 £
Rent and services charges		1,004,372		1,004,372	1,016,705
Profit on bank deposit & Investment		207		207	137
ELMT Waqf			40,166	40,166	51,609
		1,004,579	40,166	1,044,745	1,068,452
6. Income from charitable Activities		Unrestricted £	Restricted £	2025 £	2024 £
<u>Educational Projects</u>					
Al Mizan school			463,596	463,596	448,580
London East Academy			714,165	714,165	733,689
ELM Evening Madrasah			68,901	68,901	72,190
			1,246,662	1,246,662	1,254,459
<u>Other charitable funds</u>					
Fitr fund			228,734	228,734	109,701
Zakat fund			198,110	198,110	95,518
Welfare fund			184,462	184,462	206,748
Counselling Project			51,500	51,500	11,417
Winter Food Project			3,578	3,578	26,758
Islam Awareness Project					66,572
Iftar Project			77,836	77,836	
Itikaf contributions & Iftar, Huffaz collections		127,149		127,149	125,090
		127,149	744,220	871,369	641,804
		127,149	1,990,882	2,118,031	1,896,263

The contributions by the schools for use of ELMT facilities are reflected in the schools' costs in Note 10.

7. Other Incoming Resources	Unrestricted £	Restricted £	2025 £	2024 £
User Groups contribution	4,739		4,739	5,031
Weddings & Attestations	40,050		40,050	37,170
Sundry	5,015		5,015	5,617
	<hr/>		<hr/>	<hr/>
	49,804		49,804	47,818
	<hr/>		<hr/>	<hr/>
	3,903,368	2,663,153	6,566,521	5,439,064
	<hr/>		<hr/>	<hr/>

EAST LONDON MOSQUE TRUST

(Notes to the Financial Statements)
FOR THE YEAR ENDED 31 MARCH 2025

Expenses summary

8. Fundraising Costs	Note	Unrestricted £	Restricted £	2025 £	2024 £
Salaries & Employers NIC		104,112		104,112	100,303
Fundraising Events & Campaigns		221,845		221,845	140,199
Bookstall & Similar Supplies		26,394		26,394	18,440
		352,351		352,351	258,942
9. Investment Management Costs	Note	Unrestricted £	Restricted £	2025 £	2024 £
Salaries & Employers NIC		134,184		134,184	90,732
Premises Expenses		193,857		193,857	150,376
Insurance		33,425		33,425	30,203
Finance Charges		45,314		45,314	52,946
Legal & Professional		11,658		11,658	
ELMT Waqf Ltd			41,820	41,820	52,160
		418,438	41,820	460,258	376,417
10. Charitable Activities		Unrestricted £	Restricted £	2025 £	2024 £
<u>Educational Project</u>					
Al Mizan school			446,955	446,955	388,400
London East Academy			663,151	663,152	711,100
ELM Evening Madrasah			92,041	92,041	88,003
			1,202,147	1,202,147	1,187,502
Salaries & NIC (Imams & Religious Support)		357,016		357,016	189,313
Welfare Fund Distribution			52,963	52,963	172,982
Counsellor fees			55,710	55,710	53,342
Fitr Fund Distribution			221,444	221,444	104,564
Zakat Fund Distribution			34,240	34,240	34,130
		357,016	364,057	721,073	554,331
Salaries & Employers NIC		492,576		492,576	206,210
Premises Expenses		861,800		861,800	972,378
Archiving & Other Projects			13,473	13,473	11,075
Baraka Khan Visitor Centre			255	255	4,321
Winter Food Project					24,077
Islam Awareness Project			1,650	1,650	9,103
Iftar			75,370	75,370	
Itikaf & Huffaz Expenses		74,893		74,893	102,474
Publications for Charitable Events		17,424		17,424	26,943
Web Hosting & Digital Hub		2,188		2,188	18,702
Telephone, Fax & Internet		9,794		9,794	4,378
		1,458,675	90,748	1,549,423	1,379,661
		1,815,691	1,656,952	3,472,643	3,121,494

EAST LONDON MOSQUE TRUST

(Notes to the Financial Statements)
FOR THE YEAR ENDED 31 MARCH 2025

11 Support and Governance Costs:	Note	Unrestricted	Restricted	2025	2024
a) Support Costs		£	£	£	£
Salaries and Employer's NIC		226,868		226,868	461,910
Telephone, Fax and Internet		9,794		9,794	4,378
Computers and IT Expenses		41,146		41,146	23,218
Postage and Stationery		7,644		7,644	6,781
Legal and Professional Fees		75,981	-	75,981	84,486
Training and Recruitment		15,026		15,026	8,010
Book-Keeping and Accountancy		10,200		10,200	10,200
Bank and Credit Card Charges		78,336		78,336	58,725
Volunteer Expenses		8,530		8,530	7,130
Subscriptions		13,210		13,210	14,022
Sundry		41,198		41,198	30,148
Depreciation on FF and Equipment		70,871		70,871	67,070
Depreciation on Freehold Property		93,226		93,226	99,957
		692,030	-	692,030	876,033
b) Governance Costs					
Salaries and Employer's NIC		37,710		37,710	65,987
Legal fees		62,987		62,987	86,701
Auditor remuneration		9,600		9,600	9,240
Meetings and Training		7,400		7,400	6,574
		117,697	-	117,697	168,502
		809,727	-	809,727	1,044,537
Total Expenses		3,396,208	1,698,772	5,094,980	4,801,388

12 Tangible Fixed Assets:	Freehold	Investment	Fixtures, Fittings	Total
	Land & Buildings	Properties	& Equipment	£
Cost or valuation:	£	£	£	£
At 1 April 2024	25,178,756	15,689,751	1,774,028	42,642,535
Additions	647,976		91,219	739,195
Gains / (losses) on fair value of Fixed assets				-
Disposals	(189,508)	(350,000)		(539,508)
Land and Buildings transferred to FA Investment				-
	25,637,224	15,339,751	1,865,247	42,842,222
Depreciation:				
At 1 April 2024	99,957		1,333,134	1,433,091
Charge for the year	93,226		80,614	173,841
Eliminated by Disposal	-			-
	193,183	-	1,413,748	1,606,932
Net Book Value				
As at 31 March 2025	25,444,041	15,339,751	451,498	41,235,290
As at 31 March 2024	25,078,799	15,689,751	440,894	41,209,444

EAST LONDON MOSQUE TRUST

(Notes to the Financial Statements)
FOR THE YEAR ENDED 31 MARCH 2025

	2025	2024
Investment properties:	£	£
Fair value investment Properties b/f	15,689,751	16,099,751
Reclassifications and additions	-	-
Disposals of investment property	(350,000)	(410,000)
Gains / (losses) on revaluation	-	-
	<u>15,339,751</u>	<u>15,689,751</u>

Mixed use Land and buildings (with investment element), and sole investment properties were not subject to professional valuations during the financial year. The trustees have considered that mixed use buildings show some sign of having higher market value, but in the absence of market data on sold properties of a similar purpose built nature, an upwards fair value revaluation was difficult to demonstrate.

The disposal of £189,508 in freehold land and buildings relates to the sale of one of the plots of land held by ELMT Waqf Ltd (Note 25). The East London Mosque Trust sold an investment property during the year; the loss on disposal on the SOFA reflects the difference between the proceeds and the market value of the property.

13. Debtors & Prepayments:	2025	2024
	£	£
Prepayments	70,918	111,418
Rent and others	467,573	352,978
Gift Aid accrued	78,754	31,988
Welfare debtors	-	10,000
Other accrued income	76,534	69,142
Student fees	254,505	530,271
	<u>948,284</u>	<u>1,105,797</u>

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(Notes to the Financial Statements)
FOR THE YEAR ENDED 31 MARCH 2025

14 Creditors: Falling due within one year	2025	2024
	£	£
VAT and Social Security Costs	120,401	57,206
Trade Creditors	258,534	316,621
Rent and Hall Hire Deposits	128,041	156,656
Advance Tuition Fees		346,036
Accruals and Deferred Income	468,218	696,656
Al Rayan (IBB) Bank Loan	206,946	190,367
Qard Hasanah - Private Loan	1,646,376	1,893,873
Pension Contributions	28,964	21,765
	<u>2,857,480</u>	<u>3,679,184</u>

15 Creditors: Falling due after more than one year	2025	2024
	£	£
Qard Hasanah - Private Loan	2,398,100	3,483,903
Al Rayan (IBB) Bank Loan	183,939	358,201
	<u>2,582,039</u>	<u>3,842,104</u>

Private Loans: "Qard Hasanah" are loans from the charity's beneficiaries, which are repayable on request. There is no interest due, or security given for these loans. Long-term Qard Hasanah loans have been contractually agreed with private individuals, as not repayable within 12 months. Short-term loans are repayable on demand.

FRS102 requires long-term interest-free loans to be stated at their present value. Effectively this would mean loan amounts stated in the account are lower than the actual amounts payable in future. This has potential to confuse the charity's stakeholders, as such the trustees have opted not to follow FRS102 treatment for these loans.

16 Analysis of Staff Costs:	2025	2024
	£	£
Total Salaries	2,394,583	2,194,880
Employer's NIC	188,531	166,748
Pension Contributions	126,152	105,972
Total Employment cost	<u>2,709,266</u>	<u>2,467,600</u>
 Average number of employees: Support	 45	 33
Average number of employees: Charitable	78	90
	<u>123</u>	<u>123</u>
 Employees paid between £60,000 and £69,999	 <u>-</u>	 <u>-</u>
Employees paid between £70,000 and £79,999	<u>-</u>	<u>-</u>
Employees paid between £80,000 and £89,999	<u>1</u>	<u>-</u>

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(Notes to the Financial Statements)
FOR THE YEAR ENDED 31 MARCH 2025

17 Trustees' and key management personnel remuneration and expenses

The trustees neither received nor waived any remuneration during the year (2024: £Nil)

Key management personnel (this excludes all Company directors/trustees) received remuneration of £189,252 during the year (2024: £168,849) including pension costs. The trustees did not have any expenses reimbursed during the year (2024 - £nil).

18 Pensions:

The charity's pension scheme incorporates a SMART salary sacrifice scheme. It is operated by the People's Partnership. The Trust transferred Pensions fund from Smart Pension to People's Partnership. Employer's contributions made to pension schemes were £126,771 (2024: £112,877), recognised as an expense under staff emoluments.

19 Deferred income:

	2025	2024
	£	£
At start 01.04.2024	834,653	629,456
Additions during the year	371,039	834,653
Amounts released to income	(834,653)	(629,456)
	<hr/>	<hr/>
At end 31.03.2025	<u>371,039</u>	<u>834,653</u>

Deferred income occurs where the entity has raised invoices for a service to be provided in the next financial period. This includes:

Hall Hire: Bookings made for events occurring in the period after 31st March 2025.

Student fees: Fee invoices raised in the school academic year, but actually pertaining to the next financial year. The academic year crosses 2 financial years, and fees are allocated accordingly. Students awaiting enrolment may also be invoiced in advance.

20 Restricted Fund Movements

	Opening Balance 01.04.2024 £	Incoming Resources £	Resources Expended £	Adjustment £	Closing Balance 31.03.2025 £
Educational Projects					
London East Academy	241,587	714,165	663,152		292,601
Al Mizan	40,406	463,596	446,955		57,047
Evening Madrasah		68,901	92,041	23,140	-
	<hr/> 281,993	<hr/> 1,246,662	<hr/> 1,202,147	<hr/> 23,140	<hr/> 349,647
Capital Projects					
Building Appeals	679,805	632,035		(196,776)	1,115,064
General Projects	-				-
Zakat and Fitr Funds	127,582	426,844	255,384		299,042
Welfare Funds	199,671	184,462	52,962		331,171
IRUK Counselling Grants	-	51,500	55,710	4,210	-
Archives Project	1,707	70	8,873	7,096	-
Baraka Khan Visitor Centre	103,067		255	(102,812)	-
Iftar Project		77,836	75,370	(2466)	-
Winter Food Campaign (Islamic Relief)	10,811	3,578	-		14,389
Islam Awareness Project	68,339	-	1,650		66,689
NHS Community Investment Scheme	4,600		4,600		-
Waqf	-	40,166	41,820	1,654	-
	<hr/> 1,477,575	<hr/> 2,663,153	<hr/> 1,698,771	<hr/> (265,954)	<hr/> 2,176,002

EAST LONDON MOSQUE TRUST

(Notes to the Financial Statements)
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Barakha Khan Visitor Centre restricted funds have been transferred to unrestricted funds. Formal permission had been obtained from the donor's family for alternative use of the funds, in a prior financial year.

If there are Iftar Fund surpluses in a year, these are also transferred to unrestricted funds in the year.

Capital project income relates to funds raised from the public for building renovations in relation to Phase 3 works, and planning for a replacement dome. Expenses related to these projects are capitalised within fixed assets. The adjustment above relates to a transfer of funds from the restricted capital collections to unrestricted funds. This treatment is line with the accruals model of expending a capital grant, as required by FRS102. The annual release of the funds to unrestricted reserves is calculated on a 15% reducing balance basis.

EAST LONDON MOSQUE TRUST

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FOR THE YEAR ENDED 31 MARCH 2025

21 Movement in Funds	Unrestricted Fund £	Designated Fund £	Unrestricted Fund £	Restricted Fund £	Total Fund £
As at 1 April 2024	245,026	36,046,595	36,291,622	1,477,576	37,769,197
Current year surplus	507,161		507,161	964,380	1,471,541
Profit/(loss) on disposal of investment property	(10,690)		(10,690)		(10,690)
Current year transfer	(487,381)	753,335	265,954	(265,954)	
As at 31 March 2025	254,117	36,799,930	37,054,047	2,176,002	39,230,049

£36.8m of funds are designated funds are tied up in buildings, investments and fixed assets. As at the balance sheet date the charitable company has £0.25m free reserves for its day to day operations. (2024: £0.24m)

22 Value added taxation

Part of rental income is VAT-able and charged at a rate of 20%.

23 Auditors' Remuneration

	2025 £	2024 £
Auditor's Remuneration for the audit of the charity's annual accounts	<u>11,250</u>	<u>11,250</u>
Fees Payable to the charity's auditor for non-audit services	<u>11,210</u>	<u>11,210</u>

24 Contingent Liabilities

The entity had no contingent liabilities as at 31 March 2025 nor at 31 March 2024.

25 Related Party Transactions - ELMT Waqf Ltd

The Trust had a loan at year-end of £2,500 with its subsidiary ELMT Waqf Ltd. The Trustees, Syed Tohel Ahmed and Harun Khan, are also directors of ELMT Waqf Ltd.

The loan is eliminated on consolidation, as ELMT Waqf Ltd, is a fully owned subsidiary of the East London Mosque Trust.

ELMT Waqf Ltd.'s activity has been in the participation of development, sale and purchase agreements of land in Northampton. Both plots of land initially purchased have now been sold, with the second plot sold in this financial year.

The profit on sale of £40,166 was realised by ELMT Waqf. Ltd, was distributed to the parent for charitable purposes within the year.

The Trust received £40,000 from Muslim Aid from sponsorships during the year. Syed Tohel Ahmed is also a Trustee at Muslim Aid. Total charity package sponsorship income is disclosed in Note 4.

26 Volunteers

The charity benefited from work performed by volunteers, including counting of cash collections, and stewarding during Friday prayers, and Ramadan.

27 Capital Commitments

The Charity had committed to extension work to the prayer hall (Phase 3), amounting to £180,000, after the year-end.

EAST LONDON MOSQUE TRUST

(Notes to the Financial Statements)
FOR THE YEAR ENDED 31 MARCH 2025

28 Analysis of net assets between funds

	Unrestricted	Restricted	Total
	Total	Fund	Fund
	£	£	£
Tangible fixed assets	41,235,290	0	41,235,290
Investments	788,268		788,268
Current assets	470,008	2,176,002	2,646,010
Current liabilities	(2,857,480)		(2,857,480)
Creditors over 1 year	(2,582,039)		(2,582,039)
Total net assets	37,054,047	2,176,002	39,230,049

29 Investment - SV7 Limited

The ELMT investment with Sama Ventures Ltd commenced in August 2022, and currently stands at £788,267; the two entities formed a joint venture called SV7 Ltd. for the purpose of obtaining a planning gain on a plot of land aimed at providing student accommodation in Birmingham.

Planning permission was granted in March 2025, and the development, consisting of 301 student units, is currently marketed for sale.

Invested funds are currently within designated funds in Note 21, as they are not readily available reserves.

30 Zakat & Fitr and welfare distributions

The Trust occasionally conducts charitable appeals for other UK registered charities. Charities that have the funds passed on from ELMT, undergo due diligence to guard against reputational risks. During the financial year, the Trust did not engage in any grantmaking activities with other charities.

31 Analysis of changes in net debt

The analysis below serves as a note to the consolidated cash flow statement:

	At start of year	Cash flows	Acq/disposal of investments	New finance leases	Fair value movements	Forex movements	Other non-cash changes	At end of year
	£	£	£	£	£	£	£	£
Cash	2,209,328	(491,582)	(24,773)	-	-	-	-	1,692,973
Cash equivalents	-	-	-	-	-	-	-	-
Overdraft facility	-	-	-	-	-	-	-	-
Total cash	2,209,328	(491,582)	(24,773)	-	-	-	-	1,692,973
Private loans <1 yr	(1,893,873)	(247,497)	-	-	-	-	-	(1,646,376)
Private loans >1 yr	(3,483,903)	(1,085,803)	-	-	-	-	-	(2,398,100)
Bank loans < 1 yr	(190,367)	(56,779)	-	-	-	-	40,200	(206,946)
Bank loans > 1 yr	(358,201)	(174,262)	-	-	-	-	-	(183,939)
Finance leases	-	-	-	-	-	-	-	-
Total borrowings	(5,926,344)	(1,450,783)	-	-	-	-	40,200	(4,435,361)
TOTAL	(3,717,016)	959,201	(24,773)	-	-	-	40,200	(2,742,388)