GEORGE HOUSE TRUST

England & Wales · Charity number 1143138

Details

Status	Registered
Legal form	Charitable company
Company number	07575379
Registered	2011-07-28
Register	View on the Charity Commission register

Contact

Address	George House Trust 75-77 Ardwick Green North Manchester M12 6FX
Phone	0161 2744499
Email	ght@ght.org.uk
Website	www.ght.org.uk

Activities

Objects: • The relief of need of people living with, and affected by, HIV by the provision of responsive and relevant services;• To advance the education of the general public in all areas relating to HIV.

Activities: George House Trust provides services to people living with HIV, which enable them to feel empowered and better able to live healthily with HIV. We raise awareness of HIV and encourage all sexually active people in the North West to know their HIV status. We challenge HIV stigma and discrimination and promote a better understanding of HIV.

Classification

- **How:** Makes Grants To Individuals, Provides Buildings/facilities/open Space, Provides Services, Provides Advocacy/advice/information, Other Charitable Activities
- **What:** General Charitable Purposes, The Advancement Of Health Or Saving Of Lives, The Prevention Or Relief Of Poverty
- **Who:** Other Defined Groups

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Geography

- Bolton
- Bury
- Manchester City
- Oldham
- Rochdale
- Salford City
- Stockport
- Tameside
- Trafford
- Wigan

Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£1,202,492	£1,281,671	£1,447,333	23
2024-03-31	£1,157,182	£1,110,323	£1,526,512	20
2023-03-31	£834,363	£942,189	£1,334,653	17
2022-03-31	£807,438	£836,807	£1,442,479	15
2021-03-31	£822,049	£659,596	£1,441,848	14

Trustees

Name	Role	Appointed
Andrew Sloan	Chair	2019-02-22
David Lockhart		2026-01-02
Dr Michelle Croston		2026-01-08
John Gerald Hutton		2021-09-29
John Lucas		2018-12-04
Kieran Stuart Yates		2022-09-28
NICHOLAS ANTHONY WILLIAMS		2024-01-16
Paul Lundbeck		2025-02-17
Vanessa Gahagan		2021-02-24

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GEORGE HOUSE TRUST

England & Wales - Charity number 1143138

Accounts

GEORGE HOUSE TRUST

HIV POSITIVE LIVING SINCE 1985

Annual Report of the Board of Trustees and Financial Statements
Year ended 31 March 2025

Charity Number: **1143138**
Company Number: **07575379**

George House Trust

Financial Statements

For the year ended 31 March 2025

Contents

	Page
Key Organisational Information	1
Annual Report of the Board of Trustees	2 - 26
Auditor's Report	27 – 30
Statement of Financial Activities	31
Balance Sheet	32
Statement of Cash Flows	33
Notes to Financial Statements	34 - 52

Key organisational information

Charity Trustees and Company Directors
Andrew Sloan, Chair of the Board
Anthony Williams, Treasurer
John (Ged) Hutton
John Lucas
Kieran Yates
Paul Lundbeck *appointed 17th February 2025*
Sharon White
Vanessa Jackson, Deputy Chair

Andrew Eadsforth *resigned 31st December 2024*
David Cartwright-Booth *resigned 13th November 2024*

Chief Executive and Company Secretary
Darren Knight

Registered Charity Number
1143138

Company Number
07575379

Principal and Registered Office
75 – 77 Ardwick Green North, Manchester. M12 6FX.

Bankers

Unity Trust Bank plc.,
Nine Brindley Place,
Birmingham, B1 2HB.

Co-operative Bank,
PO Box 101, Balloon Street,
Manchester, M60 4EP.

Charity Bank,
182 High Street,
Tonbridge, TN9 1BE.

Tridos Bank,
Deanery Road,
Bristol, BL1 5AS.

Royal Bank of Scotland plc.,
5th floor The Victoria, 150/185 The Quays,
Salford. M5 2SY.

Auditors
Barlow Andrews, Carlyle House, 78 Chorley New Road, Bolton. BL1 4BY.

Organisation Contact Details
Telephone: 0161 274 4499
Email: info@ght.org.uk
Website: ght.org.uk

Annual Report of the Board of Trustees of George House Trust

The Board of Trustees presents its annual report and audited financial statements for the year ended 31st March 2025. These are prepared to meet the requirements for a trustees' report and accounts for Companies Act purposes. The reference and administrative information set out on page 1 forms part of this report. The financial statements have been prepared in accordance with the accounting policies set out in the notes and comply with the Charities Act 2011, The Companies Act 2006, George House Trust's Memorandum and Articles of Association and the Accounting and Reporting by Charities Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

Public benefit statement

The trustees confirm that they have referred to the Charity Commission's guidance on public benefit when reviewing the charity's aims and objectives, planning future activities and setting the grant making policy for the year.

George House Trust delivers a wide range of HIV support and projects funded through a variety of income sources. Through co-design and co-production with people living with HIV, we continue to identify new innovations and approaches to our service offer to ensure that we meet the diverse and changing needs of people living with HIV.

Our current offer includes: one-to-one appointments with Services Advisers; advocacy, information and referral to partner agencies; therapeutic interventions and talking therapies; group events and activities; sexual health information and advice including providing condoms and femidoms; person centred counselling; training courses and wellbeing workshops; health and wellbeing assessments; money management and debt advice; support for children, young people and families; young people's support groups; formula milk and steriliser kits; financial support through welfare grants; food parcels; peer mentoring; and influencing policy.

All outcomes related to what we deliver align to our purpose of 'inspiring people living with HIV to live healthy and confident lives' and are directly aligned to our charitable objects.

Charitable status and objects

George House Trust is a Registered Charity in England and Wales, Charity Number **1143138** and registered as a Company Limited by Guarantee with Companies House, Company Number **07575379**. George House Trust was initially founded and established as Manchester AIDS Line in 1985 and later changed its name to George House Trust. The charity was incorporated on 23rd March 2011. George House Trust's governing document is the Memorandum and Articles of Association.

George House Trust's current charitable objects are:

1) the relief of need of people living with, and affected by, HIV by the provision of responsive and relevant services.
2) to advance the education of the general public in all areas relating to HIV.

Purpose, vision and values

The purpose, vision and values of George House Trust drive the organisation's strategy, focus and service delivery and are as follows:

George House Trust's vision is:

A world where HIV holds no one back.

George House Trust's purpose and mission is:

Inspiring people living with HIV to live healthy and confident lives.

George House Trust's organisational values are:

Passionate: we are proud to wear our heart on our sleeve and use our drive, emotion and history to pave the way for a better future.

Inclusive: we exist to support anyone living with HIV and we champion their rights in all that we do.

Responsive: we respond, we change and we adapt to ensure that what we offer meets the needs of people living with HIV.

Introducing 'The Friends of George House Trust'

George House Trust's Membership working group continued to engage members, people living with HIV, volunteers and colleagues throughout the year to explore options for the future of the membership model. The membership decided that following declining participation from members and through meetings, feedback sessions, surveys and engagement, a more flexible approach to involvement was required to increase participation from people living with HIV in the future direction of the organisation. As part of this process, a new model of shaping co-design, inclusion and influence was co-designed, named 'The Friends of George House Trust' and our formal membership was dissolved.

Following a piece of work led by Andrew Eadsforth, an ordinary resolution was passed on 2nd October 2024 by a unanimous vote by the membership to agree that the Trustees of the charity will be the sole members of the charity. The Friends of George House Trust is included in the revised governing document.

At 31st March 2025, the total number of friends of George House Trust was **161** individuals and **82%** were living with HIV.

Governance

There were 8 trustees on the board on 31st March 2025. The trustees have responsibility for ensuring that the charity delivers its charitable objects and public benefit, in line with agreed strategies and plans. The trustees have responsibility for ensuring effective organisational governance, a strategic approach to risk and to ensure the charity's resources are managed responsibly.

Trustees meet at least 4 times each year as a full Board, with additional focused governance and finance meetings and strategy workshops scheduled throughout the year.

The trustees hold responsibility for agreeing any significant constitutional decisions, such as any changes to the Charitable Objects and are committed to engaging The Friends of George House Trust in the decision-making process for such significant decisions.

The Company Secretary holds key responsibilities for compliance and submissions to statutory agencies such as Companies House and the Charity Commission.

The trustees work with the Chief Executive and wider leadership team in developing and delivering the strategy and taking key strategic decisions. The Chief Executive holds responsibility for day-to-day operational, finance and risk management.

Recruitment and appointment of trustees

George House Trust can recruit trustees at any time through an open recruitment process or co-option. The revised Memorandum and Articles of Association allow for a minimum of 6 and a maximum total of 11 trustees. A maximum of 2 Trustees may be co-opted to the Board at any time.

The term of office for trustees is three years. After three years trustees are eligible to stand for election for a second three-year term. Officers of the board [Chair, Deputy Chair and Treasurer] can be appointed for a further term if it is deemed by the Board that it is in the best interests of the charity.

Trustee induction and training

All new trustees receive an induction into the role to support their understanding of their duties and legal responsibilities. All new Trustees participate in an induction programme which covers the legal responsibilities of a trustee and directors of a company limited by guarantee. It also covers the organisation's governing document, a summary of the charity's objectives, a copy of the Charity Commission's guidance on the duties of a trustee, the most recent financial statements and other relevant information. New trustees are encouraged to connect with longer-standing trustees to support their knowledge and learning and there are ongoing learning opportunities for all trustees including a dedicated development budget.

The board is committed to continuous feedback through engagement events and providing opportunities for employees, volunteers and people who access support from George House Trust to provide feedback through internal surveys and other engagement mechanisms.

George House Trust's trustees commit to completing a regular skills audit which outlines any training needs for the board as a collective.

Remuneration

All trustees give their time freely as volunteers and no trustee remuneration was paid during the year. Details of any payments and expenses reimbursed to certain trustees are disclosed in the notes to the financial statements.

Remuneration of staff is reviewed annually as part of the budget setting process, which is approved by the trustees. The pay of the Chief Executive is reviewed annually and benchmarked by a Remuneration Committee established by the trustees. The Board have also established a Nominations Committee to support the future planning and sustainability of the organisation, particularly for key leadership roles which includes the Chair, Deputy Chair, Treasurer and Chief Executive.

Operational structure

On 31st March 2025, George House Trust employed 24 people. The team is led by the Chief Executive who holds responsibility for the delivery of the organisational strategy, business planning, risk management, innovation, performance, impact, communications, organisational development and income generation. Following changes to the senior leadership in 2024, a Head of Services and a Head of Fundraising and Communications were appointed in early 2025 to form the Senior Leadership Team.

Our commitment to inclusion

George House Trust's trustees, Friends of George House Trust, colleagues and volunteers are committed to inclusion for all and there's a clear organisational Inclusion and Diversity Statement:

"We aim to create an environment which respects and welcomes everyone, and in which no form of bullying, harassment, victimisation, disrespectful or discriminatory behaviour is tolerated by anyone, towards anyone. This particularly applies in relation to the 'protected characteristics' named in the Equality Act 2010: including age, disability, gender reassignment, income, marriage or civil partnership status, pregnancy and maternity, race, religion or belief, sex and sexual orientation."

Fundraising compliance

George House Trust is registered with the Fundraising Regulator which demonstrates our commitment to good fundraising practice, and we have committed to following the Code of Fundraising Practice and the Fundraising Promise.

The Chief Executive holds operational responsibility for the team's adherence to the Code of Fundraising Practice, supported by the Head of Fundraising and Communications who holds operational responsibility for ensuring effective training is in place for everyone involved in fundraising for George House Trust and compliance with all laws and regulations relating to fundraising.

Grant making policy

George House Trust provides grants through the Wellbeing Fund and financial payments (discretionary payments and destitution payments) to support people living with HIV to improve their quality of life, increase independence, and reduce financial hardship. Any such grants and payments are awarded through a structured application process, assessed against clear criteria, and prioritised based on individual need and available resources.

All grants are subject to oversight by the staff team and reviewed by the Head of Services. The charity ensures that grant-making aligns with its charitable objectives and that funding decisions are fair, transparent, and accountable.

Risk management

George House Trust's risk register outlines the major risks that the charity is exposed to, together with clear actions for mitigating the individual risks. The risk register is reviewed regularly by the Board of Trustees and an update on risk is provided at each full board meeting, highlighting risk escalations and any significant changes, in addition to providing the full risk register for the perusal of trustees. A comprehensive review of all risks in the organisational risk register with trustees is completed annually at a trustee meeting.

George House Trust's trustees have considered the major risks to which the charity is exposed and satisfied themselves that the systems and procedures are in-place to effectively prepare for and manage those risks.

George House Trust's significant assets

George House Trust owns two properties:

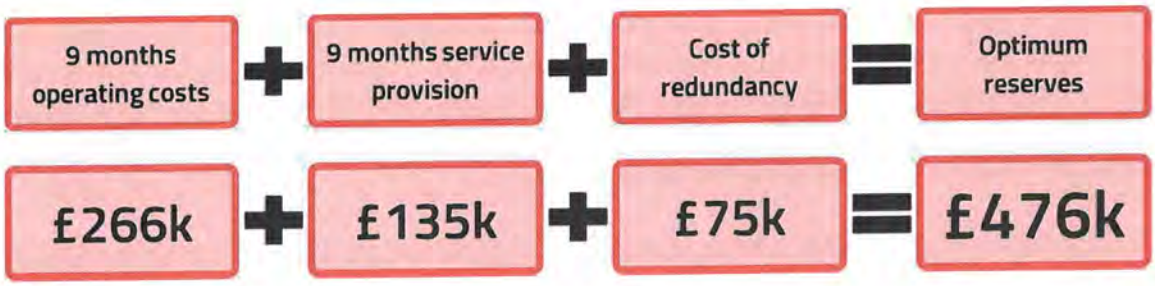
- 75 – 77 Ardwick Green North (Manchester), which is also the registered office.
- 69 Ardwick Green North (Manchester), which is noted as an investment property for accounting purposes.

As George House Trust is a landlord for the investment property (69 Ardwick Green North), the trustees recognise their responsibility to cover the costs of any urgent or significant building or cosmetic maintenance and repairs to the property.

There is a Registered Charge from the NHS in relation to 75-77 Ardwick Green North, which means that in the event of a sale of the property, a proportion of the sale would be returned to the NHS.

George House Trust's Reserves Policy

George House Trust's reserves policy is reviewed annually in conjunction with setting the annual budget. The trustees have identified the need to maintain reserves to ensure continuity of services and financial sustainability. The trustees agreed a reserves formula which informed the budget for the financial year ending 31st March 2025 and is as follows:



Organisational strategy

The high-level strategic priorities for George House Trust are:
(a) Ensure our work meets the changing needs of people living with HIV
(b) Diversify our income portfolio

There are 4 strategic objectives for George House Trust which are:

- We will increase our reach.
- We will provide quality services.
- We will involve more people living with HIV.
- We will improve the way we do things.

The board measures performance against the strategic objectives through a cycle of reporting and presentations at board meetings through financial reporting, performance and impact reporting, all providing trustees with the assurance that George House Trust is meeting its charitable objects and agreed performance indicators.

George House Trust provided advice, information, support and guidance to 2,985 people living with HIV in the year. Furthermore, through our HIV stigma work, we reached 5,440 people through our Positive Speakers Programme, 154 people through our Ageing Well Training and 10 people through our Skilling Up Employer Training.

We've included below some of the key areas of focus in the year against the four strategic objectives:

- **Strategic Objective 1: We will increase our reach**

We continued to expand our offer, grow the team and ensured that more people benefited from the support of George House Trust. We directly connected with 2,985 people living with HIV in the year through providing our dedicated, person-centred services and support.

We secured funding from The Heritage Lottery Fund to deliver a programme of work that included moving our archive to Manchester Libraries and a series of events to mark our 40th anniversary in 2025. Working with Manchester Central Library we researched and archived 40 years' HIV activism history. Hundreds of valuable and unique pieces were curated and given to Manchester Archives and are available to the public for viewing and researching, ensuring that the history of George House Trust and our partners will be used and reviewed for generations to come.

Strategic Objective 2: We will provide quality services

We undertook our annual impact survey to establish the impact of the work that we do. There were 238 respondents (*17% increase on the previous year*), with 97% stating that they were either '*very satisfied*' or '*satisfied*' with George House Trust (*a 2% increase on the previous year*). The feedback and insight from the impact survey has enabled us to review key areas of service delivery and explore identified gaps, which has led to us exploring more wellbeing focused activities, including introducing acupuncture sessions.

In January 2025, we launched our new website, making it easier for people living with HIV to get information and support from us. It also allows us to reach more people raising awareness of HIV and provided a platform from which we can challenge HIV stigma. The new website is also hosting a dedicated space aligned to the 40th anniversary and our archive project.

Strategic Objective 3: We will involve more people living with HIV

George House Trust worked closely with clinical colleagues, commissioners, Greater Manchester and Liverpool partners and national NHS partners on the design and implementation of the Peer Navigator Programme aligned to the National Emergency Department HIV Opt-out Testing Programme and at the end of the year, we'd started the recruitment of the first tranche of 10 Peer Navigators working across 7 HIV clinical service sites in Greater Manchester and 1 in Liverpool. This new programme of work is built on the lived experience of people living with HIV enabling people to better engage with their HIV care and get support for their wider health and wellbeing needs.

Through establishing **The Friends of George House Trust**, this new approach to involving more people in developing plans and ideas for the future provides increased opportunities for people living with HIV to have their voice heard and get involved.

Strategic Objective 4: We will improve the way we do things

George House Trust was shortlisted as one of the 14 finalists of the GSK Impact Awards in the year, from over 700 applicants nationally. We were a winner and awarded £40,000 in March 2025. This prestigious and coveted award involved deep reviews into our systems, processes and approach and provided great opportunities for reflection and identifying areas for improvement.

George House Trust implemented a restructure in the year, introducing a new Leadership Team to strengthen the support and development of colleagues and enable more agile and autonomous decision making and to build more development opportunities, recruiting a number of existing volunteers into employed roles.

Providing advice, support and information for people living with HIV

At George House Trust, we provide support, advice and information for people living with HIV. We are committed to ensuring that people have access to what they need to live well with HIV. Whether newly diagnosed or living longer term with HIV, our team can help people to thrive.

African Men's Engagement

George House Trust continued to provide culturally sensitive support, empowering men to step forward, seek help and connect with other African men living with HIV. We continue to work closely with clinicians in Greater Manchester and the Axess Sexual Health Clinic in Liverpool to ensure African men can get the support they need. We engaged with **316** African men and **109** interventions were completed with **90** individuals.

As a result of this work there has been a particularly striking impact in the shift of conversations. Stigma has kept many men in the shadows. However, through education and real, relatable role models, more African men are opening up, accessing care earlier, and realising they are not alone.

"After my diagnosis, I felt completely crippled—overwhelmed by the unfamiliarity of my condition and weighed down by self-criticism. But everything changed when introduced to George House Trust. Over the next few months, their support became a turning point in my journey. They listened without judgment and never made me feel like a burden. Thanks to them and the incredible individuals at the clinic, my outlook was reshaped, and I found renewed hope and purpose. I will forever be grateful for the impact they have had on my life."

Person accessing support

Ageing Well

George House Trust's Ageing Well Programme equips people aged 50+ who are living with HIV in Greater Manchester and Liverpool with the confidence they need to live a healthy life free from stigma and discrimination. **248** people living with HIV and aged 50+ have been directly supported through connectivity, one to one intervention and through attending group activities and information sessions.

We held **69** events with **421** attendances, including the fortnightly 'Knit and Natter' sessions and a monthly 'Art at The Whitworth' workshop.

"Ageing Well is not just about growing older, but growing together, supporting one another every step of the way."

Person accessing support

Children, Young People and Families

We continue to work in collaboration with the paediatric and adult HIV teams at North Manchester General Hospital to deliver our Children, Young People and Families offer. This service provides the opportunity for people living with HIV to connect with other families, children and parents to share experiences and build confidence. The Children, Young People and Families work has continued to provide the opportunity for children, young people and their families to share their thoughts, feelings and needs regarding their HIV treatment and care.

Over the last year, **14** children under the age of 18 were supported, with an additional **12** under 25 years supported. Furthermore, their families have accessed services and support, delivered both in clinic and in their homes, ensuring that children and young people receive the support they need in a way that makes them comfortable, removing barriers for both the individuals and their families.

A key part of our work is supporting young people through the 'Ready Steady Go' transition Programme: Getting Ready, supporting young people to move into adult services, helping them to feel comfortable with their condition.

"This is me"

Young person accessing support

Counselling

We continued to provide person-centred counselling support to people living with HIV across Greater Manchester and Liverpool and **9** volunteer counsellors delivered **609** hours of counselling support to **83** people across Greater Manchester and Liverpool during the year. The counselling service evaluation highlighted:

- **100%** of clients felt listened to by their counsellor.
- **98%** of clients felt comfortable talking with their counsellor.
- **97%** of clients felt their counsellor had the knowledge and skills to understand and help them.
- **85%** of clients felt it was very or extremely important to access counselling in a HIV specific support service.

"Therapy is an important part of the holistic treatment required for people living with HIV. Without regular therapy the mental health impact of the diagnosis and associated stigma would result in lower health outcomes. Therapy is essential to keep my mental wellbeing healthy whilst living with HIV."

Person accessing counselling

"I am a better person than I was before the counselling, my self-worth and self-esteem have improved greatly. I am happier. I sleep better; I am less angry."

Person accessing counselling

Destitution Support

We continued to provide destitution support to **7** people living with HIV during the year, supporting people who have no access to public funds to engage with their HIV treatment and care, by providing access to food and wider support.

Driver service

Through the year, our volunteer drivers supported **17** people with **47** different journeys, driving **891** miles, ensuring that people got to appointments, reduced isolation and got to important events.

"The Volunteer Driver service is really good. Without it, I wouldn't be able to attend appointments at George House Trust. All the drivers are very friendly and helpful."
Person accessing support

Finance, money and debt

George House Trust continued to provide Money and Debt Support for people living with HIV, providing **204** one-to-one support sessions to **121** people in the year. A total of **187** benefits issues and **101** individuals' debts were presented through the service.

Financial gains through the information and support provided totalled **£1,164,309.41**:

- **£ 1,114,732.97** for successful benefit claims and appeals.
- **£13,141.75** debt reduction.
- **£ 25,126.28** in debt written off.
- **£ 3,132.97** Trust Fund awards.
- **£ 8,175.44** miscellaneous money obtained.
- **£182,040.60** – total debt dealt with.
- **72** debts were resolved through advocacy.

"I am so taken aback by the unwavering support you are giving me."
Person receiving benefits advice.

Formula Milk Scheme

George House Trust continued to provide formula milk for new babies across Greater Manchester and has expanded the offer to Liverpool. George House Trust provides free formula for 12-months and a complete steriliser kit as an essential HIV prevention intervention. The provision of formula milk has enhanced engagement in the wider services offer at George House Trust and general HIV care post-pregnancy. Formula milk removes any potential transmission of HIV through breastfeeding. This year we supported **53** families and supplied **1,201** tins of formula milk across Greater Manchester and Liverpool.

"Some days feel overwhelming, and I'm not sure how to face them. But just having someone to talk to, receiving free formula milk, and a call from you to check in on me and the baby—it makes all the difference."
Person accessing the formula milk scheme

Intensive Support

George House Trust's Intensive Support Programme continued to provide intensive, person-centred support for people living with HIV who have a detectable viral load and are facing barriers in engaging with their HIV treatment and care. The programme focuses on the psycho-social needs of the individuals referred and improves HIV medication adherence. The service is available to those who are at risk of hospital admission, have a detectable viral load and aren't activity engaging with their care. During the year the team supported **41** people living with HIV. During the period:

- ➔ **86%** of people had an undetectable viral
- ➔ **83%** improved their clinic engagement
- ➔ **80%** improved their general wellness
- ➔ **100%** improved their emotional wellbeing (Warwick-Edinburgh scale)

"I wish I'd listened to clinic a year ago and accepted intensive support then, but I was worried about who would be helping me and friends telling me not to bother with GHT (going off experiences 20 years ago) but you have done more than I could imagine possible and I'd probably be dead by now if you hadn't come along. I mean that, I was ready to give up."
Person accessing Intensive Support

One-to-one advice and support

We continued to provide a comprehensive programme of one-to-one advice and support for people living with HIV across Greater Manchester and Liverpool. In total, we provided **4,171** interventions **1,106** people.

In Liverpool, we support people living with HIV through our offer. Through our one-to-one support in Liverpool, we provided **422** interventions with **114** people. There were **183** attendances at events and information sessions with **70** individuals. Once referred, individuals are invited to attend a comprehensive holistic wellbeing assessment, which helps to identify unmet needs and their confidence in managing their HIV.

Through the Passionate about Sexual Health Partnership in Greater Manchester and the Passionate about Sexual Health Partnership in Liverpool, George House Trust provide targeted information, support and wellbeing advice for people living with HIV. The contracts cover activities such as counselling, advice and peer support groups. People can self-refer or are referred to us by HIV clinical services, other NHS services partner agencies and other organisations across localities and the voluntary sector.

In the year, through our PaSH funded work, we supported **426** individuals living with HIV in Greater Manchester and in Liverpool, we supported **126** individuals living with HIV.

"I want to thank you for not only lessening a financial burden, but also inspiring hope I thought was lost. Thanks to you I am still fighting against mental health. Still striving for positive changes moving forwards. I am truly grateful for your time, empathy and understanding."
Person accessing support in Liverpool

Peer Mentoring

George House Trust's Peer Mentors are volunteers who share their knowledge and lived experience to help others live healthy and confident lives with HIV. Peer mentoring leads to positive change for both the mentor and mentee in the year. There were **24** active Peer Mentor Volunteers, with **8** trained in the year. **34** people received peer mentoring in the year. Peer mentors contributed **297** hours of volunteering to support people living with HIV.

"After my diagnosis, I went through a rollercoaster of emotions. There was shock, fear, anger – but there was also an overwhelming sense of determination. I wasn't going to let HIV define me. I wasn't going to let it break me. "

Mentee

Peer Navigator Project

George House Trust's Peer Navigator Project offers all patients living with HIV the opportunity to be directly connected to social support from George House Trust at the point of diagnosis or at any point in their HIV treatment and care, in the clinic setting. The Peer Navigator's delivery has made a profound difference in providing crucial holistic peer support to individuals living with HIV. The model of care showcases the importance of collaborative working between third sector, and secondary care in the clinic setting. The Peer Navigator hosted at The Hathersage Centre with Manchester Foundation Trust delivered **344** support sessions for people living with HIV. **177** individuals were referred from clinicians and supported by Peer Navigators, **16** were newly diagnosed, **4** were inpatients diagnosed through ED opt out testing, **6** were individuals who has disengaged with care and been readmitted to hospital.

In March 2025, to join the existing Peer Navigator located with Manchester Foundation Trust at the Hathersage Centre, we began recruiting **5** Peer Navigators covering Liverpool, North Manchester General Hospital and clinics in Oldham, Bury and Salford with plans to introduce a further **5** Peer Navigators later in May 2025 to cover Bolton, Tameside and other Manchester Clinics.

An additional aspect of the Peer Navigator role is to provide peer support for newly diagnosed people at George House Trust through our Thrive Programme. The 'Thrive' Programme supported **8** people who were diagnosed in the last two years. As part of the sessions, positive speaker Anita Binns had a Question-and-Answer session with Clinical Nurse Specialist Jennifer Kendrick from the Hathersage Centre.

"Living with HIV isn't about just surviving. It's about thriving. It's about knowing you're not alone, knowing that support is there when you need it, and that a full, vibrant life is waiting for you. I'm here to say, if I can thrive, so can you. Let's make sure that every person living with HIV feels the same".

Quote from someone receiving support from peer navigator.

Opt-out HIV testing in Emergency Departments - connecting to care

George House Trust continued supporting the expansion and implementation of opt-out HIV, and hepatitis C and hepatitis B (BBV) testing in Emergency Departments (ED) across Greater Manchester and Liverpool. Over the past 12 months, George House Trust were a key partner in the Working Groups for all localities developing their approach. We supported the co-design of pathways, provided expertise about HIV, and amplified the lived experiences of people with HIV to ensure seven new sites went live before NIHR and NHS England's deadline of 31 March 2025.

All seven Emergency Departments we have worked with went live:
Fairfield General Hospital (Bury), Royal Bolton Hospital, Royal Oldham Hospital, Rochdale Infirmary (Urgent Treatment Centre), Tameside General Hospital, Aintree University Hospital and Royal Liverpool University Hospital. We also supported the development of the programme nationally, presenting at events talking about our approach to Peer Support and participating in monthly national meetings.

HIV support in prison

We are now focused on maintaining relationships with prison staff and ensuring they know that we can offer visits to anyone living with HIV who could benefit. We participate in the Scrutiny Panel every three months; this involves reviewing discrimination cases alongside a team of professionals and ensuring actions have been followed up on. Our dedicated volunteer team brings previous professional experience as a social worker and 12 years of voluntary experience at George House Trust to the role. In addition to sitting on the scrutiny panel we held targeted events at Kirkham Prison to raise awareness.

Skilling Up

The Skilling Up Project supports people living with HIV in Manchester to move into employment, volunteering and education through tailored one-to-one sessions and group workshops. Skilling Up hosted 4 events at HOME in Manchester, aimed at boosting the confidence of people living with HIV to access employment, education and volunteering by showcasing the varied opportunities and support available to people living with HIV.

These events featured motivational speakers, skills-based workshops, and discussions with employers, which were highly appreciated by service users, alongside the provision of one-to-one coaching and support from the Project Coordinator. Skilling Up also delivered Digital Skills and Life and Career Coaching Programmes.

The Digital Skills course organised through the programme boosted attendees' confidence in using computers and IT software, while the coaching programmes helped service users gain confidence, overcome barriers to achieving success, and gaining employment. 83 people benefitted from the Skilling Up Project through activities, training and events in the year.

43 people living with HIV had engaged with the offer during the year and of those who had accesses Skilling Up support:

- ➔ 100% enjoyed their sessions with Skilling Up.
- ➔ 100% felt more confident since engaging with Skilling Up.
- ➔ 90% felt they had improved their skills set.
- ➔ 100% increased their knowledge of job applications, volunteering and training opportunities in Manchester.
- ➔ 90% of people felt their quality of life has improved since engaging with Skilling Up.

In total, 3 people have enrolled on college or university courses, 3 people have taken up volunteering roles and 4 people have secured paid employment.

"When I first came to Skilling Up, I was convinced I would not be able to get work. The Skilling Up Project Coordinator helped me see I had a lot of potential by reassuring me that I could succeed and engaging me in Skilling Up. He took the time to listen to me, made me feel that I wasn't stupid and helped bring out the best in me. Skilling Up gave me the courage and hope to find a job and now look at where I am today: I got a job! Skilling Up has made a person out of me."

Skilling up participant

Telephone Buddies

George House Trust continued to provide the 'Telephone Buddies' support, which is a telephone befriending service between a volunteer and an individual living with HIV who wants to feel more socially connected. 7 volunteers supported 14 buddies in the year, with 95 phone calls and 52.95 hours of support provided.

100% of participants reported that the support they received was either very good or excellent.

"It feels like my volunteering is impactful and really making a difference to George House Trust service users."

Telephone Buddy Volunteer.

Wellbeing Fund

George House Trust's Wellbeing Fund provides access to funding to purchase essential items for people living with HIV who are facing significant financial barriers. The Wellbeing Fund has helped 57 people to acquire items they would not have been able to purchase themselves and contribute to improving their health and well-being. 76 people made applications to the Wellbeing Fund and 57 applications to the fund were approved:

- ➔ 25 Clothing Vouchers.
- ➔ 24 White Goods/Kitchen appliances.
- ➔ 4 Beds and mattresses.
- ➔ 4 other items.

Groups at George House Trust

George House Trust offers a range of peer-led, peer-support and activities groups for people living with HIV:

Calabash is the peer support group for African men across Greater Manchester and Liverpool. **14** Calabash sessions were held with **67** individuals attending the Calabash group sessions:

- ➔ **100%** of the attendees reported an improvement in their overall well-being.
- ➔ **100%** of the attendees reported a decline in their feelings of social isolation.
- ➔ **100%** of the attendees reported an improvement in their social connectivity.
- ➔ **100%** of the attendees reported an increased confidence in managing HIV.
- ➔ **100%** of the attendees reported an increased confidence and ability to talk about HIV.

"George house trust has led me to believe that I am well, and life is good if you just do the right thing, I am a positive minded person, but there was a time when there was negativity and I was thinking like the whole world is ending and now I think I am coming back to me. I am getting better, and I feel like GHT has given me focus on my journey of life."
Calabash attendee

Our **Talking HIV** workshops provide a space for adult service users to come together to learn and engage in topics related to HIV. We cover a series of topics including Sharing your Status, Reflect Renew Reclaim: Life with Long Term Conditions, Sex Our Bodies and Intimacy and HIV and Insurance. **78** people attended **5** sessions over the year.

"The workshop made me confident enough to talk about my status with family and friends."
Talking HIV workshop attendee

George House Trust's **Coffee Morning** provides a place for peer support, information, advice and socialising for people living with HIV. It remains the best attended group and provides a relaxed social space that helps people to build their confidence. **71** individuals attended the **12** Coffee Morning sessions over the year, with **215** attendances.

"I am so happy because before I have never been to an event a George House Trust, so it is so wonderful meeting others."
Coffee morning participant

The LGBT+ Group and Events delivered a programme of friendly sessions and events for LGBT+ people living with HIV, with **35** attendances at **3** sessions in the year. This year we held a banner making workshop where attendees made a giant fabric "U=U" banner using red cloth and clothing. The banner was proudly unfurled on stage at the candlelight vigil on the last day of Manchester Pride. The group also attend an immersive David Hockey exhibition at Factory Manchester. Finally in collaboration with our 40 Years of HIV Activism celebrations LGBT service users attended the ACTING UP!: Personal Stories of LGBTQ+ HIV Activism in Greater Manchester event. The varied calendar of events allows people to experience cultural and social activities they hadn't accessed before; one attendee had never been to an art exhibition before, and he said he had a wonderful time.

Saturday Social provides a relaxed space for people to meet others and take part in an activity at the weekend. We have held various events such as an energy advice workshop, participatory activities, discussion groups and HIV workshops. **77** individuals attended **10** Saturday Social sessions over the year, with **102** attendances.

The Straight-Talking men's group continued to provide a space for heterosexual men across Greater Manchester and Liverpool to come together. The men have helped each other through difficult times they were experiencing through peer support and lived experience. We held **5** group sessions over the year, with **12** individuals and **25** attendances.

"The Straight Men's Group is an essential part of my well-being and a place where I am totally relaxed, happy and empowered.'"
Group attendee

George House Trust's Women's Group continues to grow and provide support to women, including trans women living with HIV This group provides a safe space for women to share their experiences, reducing social isolation, stigma, and discrimination, enhancing service user's coping skills and retention in HIV services and care. On International Women's Day, the Women's Group hosted an event delivered collaboratively with our Skilling Up project. The event acts as a stepping stone for some women, especially new service users, to attend the wider events. **94** women attended Women's Groups over the year.

Tackling HIV stigma and discrimination

George House Trust's Positive Speakers Project aims to educate, inform and challenge people's knowledge and understanding of HIV and tackle HIV stigma and discrimination in the workplace, in education, in health and in care settings through people living with HIV sharing their lived experience.

The project lead and volunteers, who are living with HIV share their stories and essential HIV information to challenge attitudes. The team delivered **139** Positive Speaker Sessions in the year and reached **5,440** people. The team have delivered sessions at public events such as Greater Manchester's World AIDS Day Vigil, Pride Events, in schools, in GP Surgeries and with many different businesses.

A positive speaker who shared his status with more of their family since becoming a speaker, after having a good response, has shared that they feel their volunteering has played a crucial and positive role in their own journey of living with HIV.

"I could ask more questions that I couldn't ask anyone else. I felt I learnt so much, thank you for your honesty. "
Positive Speaker session attendee: Trinity High School, Hulme.

"I had no idea about U=U and how much treatments have improved. Was impressed by how open and honest both the speakers were. "
Positive Speaker session attendee: Blackburn House, Liverpool

We delivered 12 HIV awareness training sessions to 154 staff working for care providers across Greater Manchester and Liverpool (we delivered in 5 boroughs). We delivered sessions to Age UK, Greater Manchester Older People's Equity Panel, Liverpool City Council, Manchester City Council, St Ann's Hospice and the Hathersage HIV Clinic.

"The amount of team members that have spoken so highly of the training has been unheard of! Out of 19 people that provided feedback upon logging out, literally every single team member gave the highest rating, I've honestly never seen that following a training session."
Care provider attending the training

Thanks to the ongoing generous support of Manchester City Council, George House Trust continued to educate, inform and raise awareness across the beauty, hair and tattoo sector about the importance of skilling up colleagues about HIV and ensuring that people living with HIV knew the law and the facts too, launching a guide for colleagues across hair and beauty which was launched on World AIDS Day 2024 and was featured on ITV prime-time news.

George House Trust was invited to speak at BHIVA 2024 in Birmingham on 30th April 2024 to present the findings of our research and engagement project and secured the ongoing commitment to challenging deep-held attitudes and providing training and education to the beauty, hair and tattooing sectors.

Volunteering

Volunteering is a fundamental element of everything that George House Trust offers and delivers. We have a wide range of volunteer roles that provide opportunities for people to support us to work towards a world where HIV holds no one back. Our volunteers bring passion, dedication and commitment in every minute that they give to the organisation.

At 31st March 2025, there were 154 active volunteers who collectively delivered 5,012 hours of volunteering over the year. During the year we welcomed 51 new volunteers and a further 22 new volunteers joined us for our World AIDS Day events and activities.

Across the organisation, volunteers were involved in 18 projects and supported all our activity, from governance to fundraising. This year we created new volunteer roles as part of our 40th anniversary project, involving 11 new volunteers as Community Archivists and Community Researchers.

The results from our Annual Volunteer Survey told us that:

- 92% of volunteers said their overall confidence has improved as a result of volunteering
- 95% have developed new skills
- 100% feel valued as a volunteer
- 98.5% understand how their volunteer role contributes to a world where HIV holds no one back
- 88.7% rated their experience as excellent and 11.3% as satisfactory

"I feel I am part of the team. Always given a chance to give my own opinion and not being judged."
Volunteer

"Thank you for allowing me to volunteer for George House Trust. It was such a great experience for me and really helped me climb out of a very dark spot. I don't think I would've been offered my new job without my time there. I really can't believe how much has changed in just a year and what has been possible in that time."
Volunteer

"Volunteering has broadened my life. I come into contact with people I would otherwise not meet. It makes me aware of the everyday life issues other people face. It has enabled me to consider what I want to achieve for my own life. I have learnt so much from engaging in supporting others."
Volunteer

"I love volunteering here; it has been one of the best things I've done in my life. I feel happy when I'm here and appreciated"
Volunteer

Communications and engagement

Over the past 12 months we have invested in our communications and engagement, working to improve our reach and support for people living with HIV. In January 2025, we launched our new website at ght.org.uk, making it easier for people to access information and support, over the year we have had **34,000** users and **180,000** views.

We continued to grow and develop our social media reach and engagement through the year:

5,766 followers

3,900 followers

864 followers

5,593 followers

5,003 followers

As we have moved into our 40th year of supporting people living with HIV, we have been successful in securing press coverage including a feature with ITV News. They heard from people living with HIV, including Paul Fairweather one of our founding members and a project volunteer on our powerful 40th anniversary project. To support understanding and challenge misinformation, we created a specific 40th Anniversary component for our website to support our exhibition with Manchester Archives, ACTING UP! 40 Years of HIV Activism.

Our social value impact

As a user led organisation, George House Trust is committed to embedding social value across everything that we do, and the environment is one of our key priorities. Lived experience at the heart of the Board, Leadership, Team and Volunteering, we ensure that our absolute focus is around the involvement of people living with HIV in all that we do.

George House Trust is a charity that values the contribution of volunteers. On 31st March 2025 we had 154 who had actively donated 5,012 hours across the 12-months to provide support for people living with HIV.

George House Trust received the Queens Award for Volunteering in 2020, the highest form of recognition for volunteer involving organisations. In October 2023, we were awarded the 'Investors in People' accreditation after undertaking a full assessment process. We are committed to ensuring we adhere to the values and work hard to make George House Trust a great place to work and volunteer.

George House Trust employed 24 people on 31st March 2025, with 22 living within Greater Manchester and 2 living in Merseyside. George House Trust is an accredited Living Wage Foundation employer and has been formally accredited since 2021.

We have a commitment to reducing waste, increasing recycling and reducing our carbon footprint through positive action in reducing electricity usage and reducing travel by staff and volunteers. We provide secure bike storage facilities, and we offer a cycle-to-work scheme with BHN. George House Trust has made our commitment to act in support of Zero Carbon Manchester 2038 in October 2022 and has appointed an Environmental Champion from within the team.

As an organisation, George House Trust is committed to partnership work and we provided free space at our offices for meetings for our Passionate about Sexual Health [PaSH] partners, LGBT Foundation and BHA for Equality, as well as partners including MASH, We Are Survivors, The Loop, NHS Greater Manchester, Manchester City Council, Greater Manchester Sexual Health Network and Manchester Rape Crisis.

Impact Survey 2025

George House Trust undertakes an annual survey with people who access services and support, to better understand the impact of the support we provide and their experience.

Key headlines from our survey in March 2025 for the past 12-months:

- ➔ **238** individuals who access support from George House Trust completed the survey, a **17.2%** increase in responses when compared to the previous year.
- ➔ **97%** were either satisfied or very satisfied with the support from George House Trust.
- ➔ **91%** of respondents had been diagnosed for more than 12 months.

It included specific questions about our finance, money and debt support:

- ➔ **89%** feel better able to manage their money as a result of our support.
- ➔ **95%** feel more able to focus on other parts of their life as a result.
- ➔ **88%** feel better able to manage their HIV.

"George House Trust provided me with financial support when I needed it most. Their help made a real difference, and I'm grateful for their assistance."
Impact Survey Respondent

"The help and support from the Liverpool team has been immensely helpful in assisting me with financial stability."
Impact Survey Respondent.

"HIV doesn't stop one from having a normal life. Acceptance is the key to your wellness."
Impact Survey Respondent

Actively promoting inclusion at George House Trust

George House Trust continues to commit to sharing the demographic make-up of our both the Board and all employees each year. During the year, there were no significant shifts in gender or ethnicity on the board, and this has remained an area of both challenge and focus. The changes to the membership will mean that there are less barriers to participation, meaning we should see a clear shift in the number and diversity of 'Friends of George House Trust', when formally launched in 2025. This should also widen the field for potential trustee appointments as now the barrier of having to be a member has been removed.

During the year, as in the year before, there continued to be an increase in the visibility of both women volunteers across the organisation and African men, aligned to the focus on engagement with those two priority groups.

We will continue to actively promote race and gender in recruitment for trustees, employees and volunteers.

Our demographic data for the year

People accessing support

Gender

Men	60%	**Women**	39%
Gender diverse	0.5%		

Age

25 and under	4%	**26 – 44**	43%
45 – 64	46%	**65+**	7%

Identity

Heterosexual	49%	**Gay**	40%
Bisexual	7%	**Lesbian**	1%
Other	3%		

Ethnicity

Black African	41%	**White British**	42%
Other ethnicities	17%		

Location

Greater Manchester	85%	**Liverpool**	9%
Wider North West	2%	**Beyond**	4%

Colleagues

On 31st March 2025, George House Trust had 24 employees: 57% men and 43% women. 4% lesbian, 48% gay men and 48% heterosexual. 48% living with HIV (*lived experience*) and extending to 66% in the Senior Leadership team. 73% white British, 14% black African and 13% other ethnicities.

Trustees

On 31st March 2025, George House Trust had 8 trustees: 75% men, 25% women. 63% LGBT+, 63% living with HIV (*lived experience*) and 100% white.

The year ahead

The Board of Trustees agreed that the key priorities for 2025/26 were to focus on the 40th anniversary and maximising engagement opportunities and raising awareness of HIV in new communities to tackle stigma. With the significant focus on the 40th anniversary, the trustees agreed to extend the existing strategic priorities for the current year.

The priorities for the year are

- ➔ Launch the 40th anniversary of George House Trust exhibition at Manchester Central Library: ***ACTING UP: 40 years of HIV Activism***.
- ➔ To support the expansion of Opt-out HIV testing programme in Emergency Departments in Greater Manchester and Liverpool by increasing our provision of peer navigators and peer support in clinic.
- ➔ To implement Peer Support in 8 HIV clinics in Greater Manchester (*6 boroughs*) and 1 in Liverpool.
- ➔ Strengthening our impact reporting.
- ➔ Increasing our fundraising and communications activity to reach more people.

We will continue to deliver our core-offer for people living with HIV and work with our PaSH Partners in strengthening the support offered across Greater Manchester and Liverpool.

Fundraising remains a priority so that we can continue to offer the wide ranging, comprehensive and quality support offer that people living with HIV rightly expect from George House Trust.

Thank you for your support

As we mark our 40th anniversary, the trustees express their significant thanks and gratitude to our founders, the 6 volunteers who came together to establish Manchester AIDSLine in 1985. Thank you **Paul Fairweather**, **Nigel Leech**, **Terry Waller**, **Martin Gilmore**, **James Fishwick** and **John Brown** for your vision, ambition and bravery 40 years ago. Building on this, we'd like to thank all our **volunteers**, past and present. For every minute donated and for every bit of passion, enthusiasm, joy and love that you've given, whether 40 years ago or today. George House Trust wouldn't be what it is without you and we truly mean that.

It's important to recognise the significant contribution of every single colleague on the team. This report summarises the impact and contribution of every person employed by George House Trust over the last 12-months and it's an incredible story. Thank you.

Once again, our ambassadors have moved mountains to support us and we'd like to say an extra special thanks to **Carl Austin-Behan**, **Misty Chance**, **Anna Phylactic**, **Nick Curtis** and **John Hamilton**, who have all helped us in so many different ways in the year. Thanks to **Russell T. Davies** and **Cheddar Gorgeous** as our patrons, working with us to reach new audiences, fight stigma and raise well needed funds!

Thanks to our funders

We'd like to thank the members of the **Village Licensed Business Association** who continued to support our work and fundraise for us through the year. Thanks to **NHS Greater Manchester** for continuing to see the impact of our life-changing Intensive Support Work and expanding that investment. Thanks to **Mac Viva Glam** (Mac AIDS Fund), for not only supporting our work, but marching with pride with us and supporting our women's programme and our support for the most vulnerable people living with HIV. Thanks to **The National Lottery Community Fund** for recognising the importance of our work supporting people to age well with HIV and investing in that activity. Thanks to **Manchester City Council** for their continued support for our work, far beyond our PaSH funded activity, including the *Our Manchester VCS Grants Programme*, as well as other opportunities such as our Positive Speakers Programme and our work with the beauty industry.

Thanks to all our PaSH in Greater Manchester Partnership funders including **Bolton Council**, **Bury Council**, **Manchester City Council**, **Oldham Council**, **Rochdale Council**, **Salford City Council**, **Stockport Council**, **Tameside Council**, **Trafford Council** and **Wigan Council**. Thanks also to all **10** Greater Manchester boroughs for continuing to invest in the crucial Formula Milk Scheme. Thanks also to **Liverpool City Council** for investing in our important work in Liverpool, through the PaSH in Liverpool programme and the formula milk scheme.

It's important to recognise the individual and collective impact of all our corporate supporters in the year; not only does their investment make a significant difference, but we truly value the relationship we have and the mutual benefit of working collaboratively, so thank you **Autotrader**, **Bar Pop**, **Booker**, **Eagle**, **Elida** (Tigi), **Homobloc** and **Kimpton Clocktower Hotel Manchester**.

The individual contributions of everyone who's fundraised, donated, planned a legacy or sponsored someone who's raising money for George House Trust enables us to provide direct support to people living with HIV. Thanks to everyone who's supported us financially.

Financial Review

The trustees agreed an annual budgeted income of **£1,187,096** for the financial year beginning 1st April 2024 with a forecast deficit of **£103,958**. The actual income for the year was **£1,202,492**, resulting in a deficit for the year of **£79,179**.

Unrestricted funds at the year end amounted to **£1,078,595** with **£319,033** freely available, as **£13,156** was invested in fixed assets and a further **£746,406** designated to other funds. These free reserves are below the 'optimum' level as set by the trustees, however they are constantly seeking methods of increasing unrestricted income generation, thus boosting the free reserves of the charity.

Trustee responsibilities

The Trustees are responsible for preparing the Trustees report and financial statements in accordance with applicable law and United Kingdom Standards (United Kingdom Generally Accepted Accounting Practice). The law applicable to charities in England & Wales 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 charity including the incoming resources and application of resources of the charity for that period. In preparing these financial statements, the Trustees are required to:

- Select suitable accounting policies and apply them consistently.
- Observe the methods and principles of the Charities SORP.
- Make judgements 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.
- Prepare the financial statements on the "going concern basis" unless it is inappropriate to presume the charity will continue in operation.

The Trustees are responsible for maintaining accounting records that disclose with reasonable accuracy, at any time, the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 1993, the Charity (Accounts Reports) Regulations 2008 and the trust deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Statement of Disclosure to Auditor

So far as the Board of Trustees is aware:

- there is no relevant audit information of which the charity's auditors are unaware;
- it has taken all the steps that it ought to have taken as a Board in order to make itself aware of any relevant audit information and to establish that the charity's auditors are aware of that information.

The trustees' report was approved by the Board of Trustees.

Anthony Williams (Treasurer and Trustee)
Dated: 18 October 2025

Independent Auditors' Report

To the Members of George House Trust

Opinion

We have audited the financial statements of George House Trust for the year ended 31 March 2025 which comprise the statement of financial activities, the balance sheet, statement of cash flows and notes to the financial statements, 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).

In our opinion the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 March 2025 and of its incoming resources and application of resources 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 Companies Act 2006.

Basis of opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the charitable company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the 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.

Our responsibilities and responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

Other information

The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information contained within the annual report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Opinion on other matter prescribed by the Companies Act 2006

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

- the information given in the trustees' report, which includes the directors' report prepared for the purposes of company law, for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the directors' report included within the trustees' report has been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In light of the knowledge and understanding of the charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the directors' report included within the trustees' 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 trustees' 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 statement of trustees' responsibilities, the trustees (who are also directors of George House Trust 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.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities including fraud. Our approach to identifying and assessing the risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, was as follows:

- the engagement partner ensured that the engagement team collectively had the appropriate competence, capabilities and skills to identify or recognise non-compliance with applicable laws and regulations;
- we identified the laws and regulations applicable to the charitable company through discussions with trustees and other management, and from our commercial knowledge and experience of the charity sector;
- we focused on specific laws and regulations which we considered may have a direct material effect on the financial statements or the operations of the charity;
- we assessed the extent of compliance with the laws and regulations identified above through making enquiries of management; and
- identified laws and regulations were communicated within the audit team regularly and the team remained alert to instances of non-compliance throughout the audit.

We assessed the susceptibility of the charitable company's financial statements to material misstatement, including obtaining an understanding of how fraud might occur, by:

- making enquiries of management as to where they considered there was susceptibility to fraud, their knowledge of actual, suspected and alleged fraud; and
- considering the internal controls in place to mitigate risks of fraud and non-compliance with laws and regulations.

To address the risk of fraud through management bias and override of controls, we:

- performed analytical procedures to identify any unusual or unexpected relationships;
- tested journal entries to identify unusual transactions; and
- assessed whether judgements and assumptions made in determining the accounting estimates were indicative or potential bias.

In response to the risk of irregularities and non-compliance with laws and regulations, we designed procedures which included, but were not limited to:

- agreeing financial statement disclosures to underlying supporting documentation;
- reading the minutes of meetings of those charged with governance; and
- enquiring of management as to actual and potential litigation and claims.

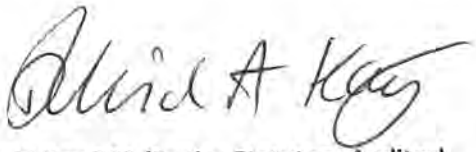
There are inherent limitations in our audit procedures described above. The more removed that laws and regulations are from financial transactions, the less likely it is that we would become aware of non-compliance. Auditing standards also limit the audit procedures required to identify non-compliance with laws and regulations to enquiry of the directors and other management and the inspection of regulatory and legal correspondence, if any.

Material misstatements that arise due to fraud can be harder to detect that those that arise from error as they may involve deliberate concealment or collusion.

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.

Use of our report

This report is made solely to the charitable company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit 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 members as a body, for our audit work, for this report, or for the opinion we have formed.



David Kay FCA (Senior Statutory Auditor)

For and on behalf of Barlow Andrews LLP

Accountants and Statutory Auditors

Carlyle House, 78 Chorley New Road, Bolton

18 October 2025

George House Trust

Statement of Financial Activities (Including Income and Expenditure Account)

For the Year Ended 31 March 2025

	Notes	Restricted Funds 2025 £	Unrestricted Funds 2025 £	Total Funds 2025 £	Restricted Funds 2024 £	Unrestricted Funds 2024 £	Total Funds 2024 £
Income							
Donations and legacies	3	-	78,741	78,741	-	61,641	61,641
Other trading activities							
Fundraising activities		-	83,248	83,248	-	53,942	53,942
Positive speakers and training sessions		-	18,795	18,795	-	28,872	28,872
Venue hire		-	2,075	2,075	-	10,609	10,609
Income from investments							
Rent received		-	26,008	26,008	-	20,000	20,000
Bank interest		-	4,994	4,994	-	14,917	14,917
Income from charitable activities							
Local Authorities	4	68,393	365,754	434,147	60,751	468,505	529,256
NHS Greater Manchester ICS		120,000	166,000	286,000	-	-	-
North Manchester General Hospital		18,500	-	18,500	18,500	-	18,500
Heritage Lottery Fund		58,841	-	58,841	-	-	-
MAC Viva Glam		100,000	-	100,000	60,000	-	60,000
Gilead Sciences Ltd		17,272	-	17,272	28,537	1,600	30,137
National Lottery Community Fund		-	-	-	303,334	-	303,334
GSK		-	40,000	40,000	-	-	-
Other bodies		-	33,871	33,871	10,934	15,040	25,974
Total income		**383,006**	**819,486**	**1,202,492**	**482,056**	**675,126**	**1,157,182**
Expenditure							
Expenditure on raising funds							
Costs of generating voluntary income	6	-	61,335	61,335	-	61,094	61,094
Fundraising trading: costs of goods sold and other costs	6	-	21,944	21,944	-	37,849	37,849
Expenditure on charitable activities	6	427,663	770,729	1,198,392	260,118	751,262	1,011,380
Total expenditure		**427,663**	**854,008**	**1,281,671**	**260,118**	**850,205**	**1,110,323**
Gain on revaluation of investment property		-	-	-	-	145,000	145,000
Net movement before transfers		**(44,657)**	**(34,522)**	**(79,179)**	**221,938**	**(30,079)**	**191,859**
Transfers between funds	16	(521)	521	-	(743)	743	-
Net movement in funds		**(45,178)**	**(34,001)**	**(79,179)**	**221,195**	**(29,336)**	**191,859**
Fund balances brought forward	16	413,916	1,112,596	1,526,512	192,721	1,141,932	1,334,653
Fund balances carried forward	16	**368,738**	**1,078,595**	**1,447,333**	**413,916**	**1,112,596**	**1,526,512**

George House Trust

Balance Sheet

As at 31 March 2025

	Notes	2025 £	2024 £
Fixed assets			
Tangible assets	11	330,495	336,486
Investments	12	445,000	445,000
		775,495	781,486
Current assets			
Debtors	13	350,023	338,501
Cash at bank and in hand		440,739	459,318
		790,762	797,819
Creditors: Amounts falling due within one year	14	(118,924)	(52,793)
Net current assets		671,838	745,026
Net assets		1,447,333	1,526,512
The funds of the charity			
Restricted funds	16	368,738	413,916
Unrestricted funds			
Designated funds	16	746,406	757,571
General fund	16	332,189	355,025
Total charity funds		1,447,333	1,526,512

These accounts have been prepared in accordance with the special provisions of Part 15 of the Companies Act relating to small companies and constitute the annual accounts required by the Companies Act 2006 and are for circulation to members of the company.

The financial statements on pages 31 to 52 were approved by the Board of Trustees on 18 October 2025.

Andrew Sloan (Chair)

Anthony Williams (Treasurer)

The accompanying notes are an integral part of this balance sheet.

George House Trust

Statement of Cash Flows

For the Year Ended 31 March 2025

	Notes	2025 £	2024 £
Cash flows from operating activities:			
Net cash used in operating activities	18	(40,697)	(259,277)
Cash flows from investing activities:			
Interest and rental income		31,002	34,917
Purchase of tangible fixed assets		(8,884)	(2,252)
Net cash used in investing activities		22,118	32,665
Net decrease in cash and cash equivalents in the year		(18,579)	(226,612)
Cash and cash equivalents brought forward		459,318	685,930
Total cash and cash equivalents carried forward		440,739	459,318
Analysis of cash and cash equivalents			
Cash at bank and in hand		440,739	459,318
Total cash and cash equivalents	19	440,739	459,318

1. Accounting Policies

a) *General information*

George House Trust is a company limited by guarantee, registered in England and Wales, and accordingly does not have a share capital. Every member of the company undertakes to contribute £1 in the event of the charitable company being wound up while he or she is a member. The company number, charity number and address of the registered office is given in the reference and administration information on page 1 of these financial statements. The principal nature of the charity's operations is to support people living with and affected by HIV in the North-West of England, to deliver interventions to help prevent the transmission of HIV and to campaign and educate to bring an end to HIV related stigma and discrimination.

b) *Basis of accounting*

The principal accounting policies adopted, judgements and key sources of estimation uncertainty in the preparation of the financial statements are as follows:

The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019) and the Companies Act 2006.

The charity constitutes a public benefit entity as defined by FRS 102.

The accounts are prepared in sterling, which is the functional currency of the charity. Monetary amounts in these financial statements are rounded to the nearest £.

c) *Preparation of financial statements on a going concern basis*

The accounts are prepared on a going concern basis. The Trustees consider that there are no material uncertainties about the trust's ability to continue as a going concern.

d) *Volunteers*

Other than significant donated gifts-in-kind, no amounts are included in respect of the substantial contributions made by the many volunteers and volunteer organisations who provide various services and supplies free of charge. Further details of the contribution made by volunteers can be found in the management committee's report.

1. Accounting Polices (continued)

e) ***Fund accounting***

Unrestricted funds comprise the accumulated surplus or deficit on the statement of financial activities. They are available for use at the discretion of the Trustees in furtherance of the general objectives of George House Trust.

Restricted funds are funds subject to specific restrictive conditions imposed by donors or by the nature of the appeal. The purpose and use of the restricted funds are set out in the notes to the financial statements.

All incoming resources and resources expended are shown in the statement of financial activities on page 31.

Designated funds comprise unrestricted funds which have been set aside at the discretion of the Trustees for specific purposes. The purpose and use of the designated funds are set out in the notes to the financial statements.

f) ***Incoming resources***

Voluntary income including donations, gifts and legacies and grants that provide core funding or are of general nature are recognised where there is entitlement, it is probable the income will be received and the amount can be measured with sufficient reliability. Such income is only deferred when:

- The donor specifies that the grant or donation must only be used in future accounting periods: or
- The donor has imposed conditions which must be met before the charity has unconditional entitlement.

Investment income, including rents from investment properties, is recognised on a receivable basis.

Income from charitable activities, including income received under contract or where entitlement to grant funding is subject to specific performance conditions, is recognised as earned (as the related goods or services are provided). Grant income included in this category provides funding to support welfare and support services and is recognised where there is entitlement, it is probable the income will be received, and the amount can be measured with sufficient reliability. Income is deferred when the income is received in advance of the service to be provided.

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the charity; this is normally upon notification of the interest paid or payable by the bank.

1. Accounting Policies (continued)

g) *Resources expended*

Expenditure is recognised once there is a legal or constructive obligation to make a payment to a third party, it is probable that settlement will be required and the amount of the obligation can be measured reliably. The charity is not registered for VAT and accordingly expenditure is shown gross of irrecoverable VAT. The Contractual arrangements are recognised as services are supplied.

- Costs of generating funds are those costs incurred in attracting voluntary income, and those incurred in trading activities that raise funds.
- Charitable activities include expenditure associated with the payment of welfare grants to relieve poverty of people living with HIV and various other support services.
- Governance costs include those incurred in the governance of the charity and its assets and are primarily associated with constitutional and statutory requirements.
- Support costs include central functions and have been allocated to activity cost categories on a basis consistent with the use of resources, e.g. allocating property costs by floor areas, or per capita, staff costs by the time spent and other costs by their usage.

h) *Transfers*

Transfers will be made from unrestricted funds to cover an overspend on a restricted fund. Transfers between designated funds and general funds are made at the discretion of the trustees as explained in note 16. In the prior year, transfers were recognised between restricted and unrestricted funds to correctly represent depreciation charged on fixed assets.

i) *Grants payable*

Grants are charged in the financial statements when approved.

j) *Tangible fixed assets*

There is no limit below which fixed assets are not capitalised. Tangible fixed assets are stated at cost or valuation, net of depreciation and any provision for impairment.

Depreciation is provided on all tangible fixed assets at rates calculated to write off the cost or valuation, less estimated residual value, of each asset over its expected useful life as follows:

Fixtures and equipment	- 20%/$33^{1/3}$% on a reducing balance/straight-line basis, respectively
Freehold property	- Over 50 years straight-line

k) *Investments*

Investment property is included at market value at the balance sheet date. Unrealised gains and losses represent the movement in market values during the year and are credited or charged to the statement of financial activities based on the market value at year end.

1. Accounting Policies (continued)

l) ***Pension costs***
The trust pays contributions into employees' auto enrolment plans or their own money purchase pension plans. The contributions to the plans are charged as expenditure as they become payable.

m) ***Employee benefits***
The costs of short-term employee benefits are recognised as a liability and an expense.

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the company is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

n) ***Operating leases***
Rentals paid under operating leases are charged to the Statement of Financial Activities as incurred.

o) ***Debtors***
Trade and other debtors are recognised at the settlement amount due.

p) ***Cash at bank and in hand***
Cash at bank and in hand includes cash and short term highly liquid bank deposits.

q) ***Creditors***
Creditors are recognised when the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due can be measured or estimated reliably. Creditors are normally recognised at their settlement amount after allowing for any trade discounts due.

Deferred income is income which is included in the year in creditors or has been received into the bank, but which relates to a subsequent period, such as a grant relating specifically to a future period and is recognised in the Statement of Financial Activities of that period.

r) ***Financial instruments***
The charity has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the charity's balance sheet when the charity becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

1. Accounting Policies (continued)

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price and subsequently carried at amortised cost using the effective interest method. Financial assets classified as receivable within one year are not amortised.

Basic financial liabilities

Basic financial liabilities, which include trade and other creditors, are initially recognised at transaction price and subsequently measured at amortised cost using the effective interest method. Financial liabilities classified as receivable within one year are not amortised.

2. Judgements and key sources of estimation uncertainty

In the application of the company's accounting policies, the trustees are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

3. Donations and legacies

	2025	2024
	£	£
Donations	78,741	61,641
Legacies	-	-
	78,741	61,641

All the income from donations and legacies in 2025 and 2024 were unrestricted.

4. Local authority funding

	2025	2024
	£	£
Public health	320,173	427,911
Other local authority funds	113,974	101,345
	434,147	529,256

During the year £68,393 (2024 - £60,751) of the local authority funding was restricted.

5. Grants paid

	2025	2024
	£	£
George House Trust Welfare Fund – see note 6	20,852	25,739
Agency welfare – see note 17	-	-
	20,852	25,739

All of the welfare grants noted above were paid to individuals, as was the case in the prior year, and none of these grants were restricted (2024 - £11,644 restricted).

6. Expenditure

	Basis of Allocation	Expenditure on raising funds: Voluntary Income	Expenditure on raising funds: Fundraising	Expenditure on raising funds: Total expenditure on raising funds	Expenditure on charitable activities: Welfare Grants	Expenditure on charitable activities: Volunteer & user activities	Expenditure on charitable activities: Support costs	Expenditure on charitable activities: Total expenditure on charitable activities	2025 Total expenditure	2024 Total expenditure
		£	£	£	£	£	£	£	£	£
Costs directly allocated to activities										
Grants (note 5)	Direct	-	3,834	3,834	17,018	-	-	17,018	20,852	25,739
Volunteer expenses	Direct	-	-	-	-	8,039	-	8,039	8,039	7,229
Project Staff costs (including training)	Direct	-	-	-	-	623,515	-	623,515	623,515	560,782
User expenses	Direct	-	-	-	-	85,854	-	85,854	85,854	76,252
Fundraising events	Direct	-	18,110	18,110	-	-	-	-	18,110	27,109
Telephone, postage & printing costs	Direct	-	-	-	-	5,756	-	5,756	5,756	4,490
Publicity and distribution	Direct	-	-	-	-	7,289	-	7,289	7,289	8,765
		-	21,944	21,944	17,018	730,453	-	747,471	769,415	710,366
Support costs allocated to activities										
Computer costs	Usage	1,440	-	1,440	-	15,636	3,497	19,133	20,573	20,817
Rent and rates	Usage	520	-	520	-	5,645	1,263	6,908	7,428	16,969
Repairs and maintenance	Usage	1,045	-	1,045	-	11,341	2,537	13,878	14,923	13,463
Heat, light and power	Usage	869	-	869	-	9,435	2,110	11,545	12,414	9,965
Security	Usage	355	-	355	-	3,859	863	4,722	5,077	2,466
Cleaning	Usage	1,084	-	1,084	-	11,764	2,631	14,395	15,479	13,105
Insurance	Usage	653	-	653	-	7,087	1,585	8,672	9,325	8,281
Printing and stationary	Usage	1,407	-	1,407	-	15,281	3,418	18,699	20,106	17,594
Publications and affiliations	Usage	316	-	316	-	3,433	768	4,201	4,517	1,335
Telephone and facsimile	Usage	814	-	814	-	8,841	1,978	10,819	11,633	11,900
Postage	Usage	77	-	77	-	841	188	1,029	1,106	1,411
Recruitment	Usage	1,266	-	1,266	-	13,742	3,074	16,816	18,082	18,608

6. Expenditure (continued)

		Expenditure on raising funds			Expenditure on charitable activities					
	Basis of Allocation	Voluntary Income	Fundraising	Total expenditure on raising funds	Welfare grants	Volunteer & user activities	Support costs	Total expenditure on charitable activities	2025 Total expenditure	2024 Total expenditure
		£	£	£	£	£	£	£	£	£
Staff costs	Staff time	49,305	-	49,305	-	-	213,287	213,287	262,592	189,245
Staff training and travel	Staff time	1,115	-	1,115	-	12,822	4,823	17,645	18,760	18,395
Depreciation	Usage	1,041	-	1,041	-	11,305	2,529	13,834	14,875	14,002
Bad debts	Usage	28	-	28	-	301	67	368	396	-
Governance costs:										
Bank charges	Usage	-	-	-	-	-	2,211	2,211	2,211	1,211
Trustee training, meetings and travel	Usage	-	-	-	-	-	2,592	2,592	2,592	1,820
Legal and professional fees	Usage	-	-	-	-	-	58,167	58,167	58,167	30,870
Audit	Usage	-	-	-	-	-	12,000	12,000	12,000	8,500
Total support and governance costs		61,335	-	61,335	-	131,333	319,588	450,921	512,256	399,957
Total expenditure		**61,335**	**21,944**	**83,279**	**17,018**	**861,786**	**319,588**	**1,198,392**	**1,281,671**	**1,110,323**

All the expenditure of £83,279 (2024 - £98,943) on raising funds was unrestricted. Expenditure on charitable activities was £1,198,392 (2024 - £1,011,380) of which £770,729 (2024 - £751,262) was unrestricted and £427,663 (2024 - £260,118) was restricted.

Included within support costs is £74,970 (2024 - £42,401) relating to governance, as shown above.

6. Expenditure – prior year information

	Basis of Allocation	Expenditure on raising funds: Voluntary Income	Expenditure on raising funds: Fundraising	Expenditure on raising funds: Total expenditure on raising funds	Expenditure on charitable activities: Welfare grants	Expenditure on charitable activities: Volunteer & user activities	Expenditure on charitable activities: Support costs	Expenditure on charitable activities: Total expenditure on charitable activities	2024 Total expenditure
		£	£	£	£	£	£	£	£
Costs directly allocated to activities									
Grants (note 5)	Direct	-	10,740	10,740	14,999	-	-	14,999	25,739
Volunteer expenses	Direct	-	-	-	-	7,229	-	7,229	7,229
Project Staff costs (including training)	Direct	-	-	-	-	560,782	-	560,782	560,782
User expenses	Direct	-	-	-	-	76,252	-	76,252	76,252
Fundraising events	Direct	-	27,109	27,109	-	-	-	-	27,109
Telephone, postage & printing costs	Direct	-	-	-	-	4,490	-	4,490	4,490
Publicity and distribution	Direct	-	-	-	-	8,765	-	8,765	8,765
		-	37,849	37,849	14,999	657,518	-	672,517	710,366
Support costs allocated to activities									
Computer costs	Usage	1,457	-	1,457	-	15,821	3,539	19,360	20,817
Rent and rates	Usage	1,188	-	1,188	-	12,896	2,885	15,781	16,969
Repairs and maintenance	Usage	942	-	942	-	10,232	2,289	12,521	13,463
Heat, light and power	Usage	698	-	698	-	7,573	1,694	9,267	9,965
Security	Usage	173	-	173	-	1,874	419	2,293	2,466
Cleaning	Usage	917	-	917	-	9,960	2,228	12,188	13,105
Insurance	Usage	580	-	580	-	6,293	1,408	7,701	8,281
Printing and stationary	Usage	1,232	-	1,232	-	13,371	2,991	16,362	17,594
Publications and affiliations	Usage	93	-	93	-	1,015	227	1,242	1,335
Telephone and facsimile	Usage	833	-	833	-	9,044	2,023	11,067	11,900
Postage	Usage	99	-	99	-	1,071	241	1,312	1,411
Recruitment	Usage	1,303	-	1,303	-	14,142	3,163	17,305	18,608

6. Expenditure – prior year information (continued)

		Expenditure on raising funds			Expenditure on charitable activities				
	Basis of Allocation	Voluntary Income	Fundraising	Total expenditure on raising funds	Welfare grants	Volunteer & user activities	Support costs	Total expenditure on charitable activities	2024 Total expenditure
		£	£	£	£	£	£	£	£
Staff costs	Staff time	46,116	-	46,116	-	30,739	112,390	143,129	189,245
Staff training and travel	Staff time	4,483	-	4,483	-	2,988	10,924	13,912	18,395
Depreciation	Usage	980	-	980	-	10,642	2,380	13,022	14,002
Governance costs:									
Bank charges	Usage	-	-	-	-	-	1,211	1,211	1,211
Trustee training, meetings and travel	Usage	-	-	-	-	-	1,820	1,820	1,820
Legal and professional fees	Usage	-	-	-	-	-	30,870	30,870	30,870
Audit	Usage	-	-	-	-	-	8,500	8,500	8,500
Total support and governance costs		61,094	-	61,094	-	147,661	191,202	338,863	399,957
Total expenditure		**61,094**	**37,849**	**98,943**	**14,999**	**805,179**	**191,202**	**1,011,380**	**1,110,323**

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

	2025	2024
	£	£
Wages and salaries	712,679	635,806
Social security costs	63,472	56,907
Other pension costs	53,420	49,395
	829,571	742,108

The average number of employees during the year and analysed by function was:

	2025	2024
	Number	Number
Charitable activities including support costs	19	16
Fundraising and publicity	1	1
Management and administration	3	3
	23	20

None of the trustees received any remuneration (2024 - none). Expenses reimbursed to 1 trustee (2024 - 1 trustee) for travel and subsistence amounted to £56 (2024 - £87).

A number of the trustees are active volunteers in the organisation, fulfilling roles additional to their responsibilities as trustees. The above figure of £56 (2024 - £87) was all in relation to volunteering activities.

The key management personnel of the charity comprise the trustees, chief executive officer, services director (resigned during the year), director of operations and delivery (resigned during the year), head of services and the head of fundraising and communications.

During the financial year, the total employment benefits of the key management personnel including any employer pension contributions were £186,938 (2024 - £177,538).

One employee received emoluments in the band between £60,001 and £70,000 in both the current and prior year.

8. Related party transactions

Other than those items recorded in note 7 in relation to trustees, no related party transactions were noted during the current or prior year which require disclosure.

9. Pension costs

The charity operates a defined contribution pension scheme on behalf of its employees. The assets of the scheme are held separately from those of the charity in an independently administered fund. The contributions payable for the year amounted to £53,420 (2024 - £49,395). Contributions totalling £18,894 (2024 - £11,796) were payable to the scheme at the end of the year and are included in creditors.

10. Net expenditure for the year

	2025 £	2024 £
Net expenditure for the year is stated after charging:		
Auditor's remuneration:		
Audit fee	10,000	6,500
Accountancy	2,000	2,000
Depreciation	14,875	14,002

11. Fixed assets

	Freehold land & buildings £	Fixtures & equipment £	Total £
Cost			
At start of year	559,101	432,689	991,790
Additions	-	8,884	8,884
At end of year	559,101	441,573	1,000,674
Depreciation			
At start of year	230,580	424,724	655,304
Charge for the year	11,182	3,693	14,875
At end of year	241,762	428,417	670,179
Net book value			
31 March 2024	328,521	7,965	336,486
31 March 2025	317,339	13,156	330,495

The property included in freehold land and buildings is subject to a legal charge in the form a restriction, based on a contribution of £150,000 made towards the original purchase price of the property. Upon sale of the property, George House Trust will be required to repay this amount plus a proportion of any gains made.

12. Investments

	Investment property £
Fair value	
Beginning of year	445,000
Revaluations	-
End of year	445,000
Net book value	
Beginning of year	445,000
End of year	445,000

The investment property was professionally revalued by Thwaites Real Estate in August 2024. The trustees do not believe there to be any material movements between this date and the year end date and have therefore used this valuation as an approximation of the year end value for the purpose of these financial statements.

If investment properties had not been revalued, they would have been included at the following historical cost:

	2025 £	2024 £
Cost	322,603	322,603

13. Debtors

	2025 £	2024 £
Trade debtors	168,239	55,957
Prepayments	11,107	13,180
Accrued income	170,677	269,364
	350,023	338,501

Accrued income includes £55,135 (2024: £153,476) which is due after more than one year.

14. Creditors: Amounts falling due within one year

	2025 £	2024 £
Trade creditors	62,138	27,850
Taxation and social security	16,298	-
Other creditors	19,716	12,320
Deferred income (see below)	6,500	-
Accruals	14,272	12,623
	118,924	52,793
Deferred income included above		
Balance at beginning of year	-	81,445
Amount released to incoming resources	-	(81,445)
Amount deferred in year	6,500	-
Balance at end of year	6,500	-

15. Analysis of net assets between funds

Current year:	Fixed assets £	Net current assets £	Total £
Restricted funds			
Properties	64,684	-	64,684
Other	-	304,054	304,054
Unrestricted funds			
Designated funds	697,655	48,751	746,406
General funds	13,156	319,033	332,189
Total funds	775,495	671,838	1,447,333

Prior year:	Fixed assets £	Net current assets £	Total £
Restricted funds			
Properties	67,684	-	67,684
Other	-	346,232	346,232
Unrestricted funds			
Designated funds	705,835	51,736	757,571
General funds	7,967	347,058	355,025
Total funds	781,486	745,026	1,526,512

16. Statement of funds

Current year:	31 March 2024 £	Income £	Expenditure £	Transfers in/(out) £	Gains & losses £	31 March 2025 £
General funds	355,025	819,486	(817,399)	(24,923)	-	332,189
Designated funds						
Building maintenance	27,500	-	(14,923)	14,923	-	27,500
Destitution Fund	4,236	-	(2,985)	-	-	1,251
Wellbeing Fund	-	-	(10,521)	10,521	-	-
69 Ardwick Green North investment property	445,000	-	-	-	-	445,000
77 Ardwick Green North unrestricted property	260,835	-	(8,180)	-	-	252,655
Landlord Fund	20,000	-	-	-	-	20,000
Total unrestricted funds	1,112,596	819,486	(854,008)	521	-	1,078,595
Restricted funds						
Properties	67,684	-	(3,000)	-	-	64,684
MAC Viva Glam	8,812	100,000	(91,967)	-	-	16,845
GM Boroughs	7,914	12,483	(20,397)	-	-	-
Manchester Guardian Society	521	-	-	(521)	-	-
Manchester City Council						
- Skilling Up Project	11,870	46,291	(58,161)	-	-	-
- Formula Milk	-	6,956	(6,956)	-	-	-
NHS Greater Manchester	-	10,000	(10,000)	-	-	-
Parent's Guide Project	3,000	-	-	-	-	3,000
Salford City Council	2,248	2,663	(4,911)	-	-	-
HIVe – ED Testing	9,074	110,000	(59,074)	-	-	60,000
Gilead Sciences	2,716	17,272	(19,988)	-	-	-
Homobloc LGBTQ Community Fund	500	-	(250)	-	-	250
Heritage Lottery Fund	-	58,841	(58,841)	-	-	-
National Lottery Community Fund	296,643	-	(75,618)	-	-	221,025
North Manchester General Hospital	-	18,500	(18,500)	-	-	-
NMGH – Paediatric HIV Team	2,934	-	-	-	-	2,934
Total restricted funds	413,916	383,006	(427,663)	(521)	-	368,738
Total funds	1,526,512	1,202,492	(1,281,671)	-	-	1,447,333

Designated funds:

(a) The building maintenance fund represents funds set aside for the maintenance and upkeep of buildings. During the year, £14,923 was spent on building repairs, with a transfer from general funds of £14,923 also being made to maintain the designated fund at £27,500.

(b) The unrestricted part of the 77 Ardwick Green North property has been transferred into a separate designated fund to enable the movements to be monitored by the trustees. Each year an amount representing the movement in the net book value of this property will be transferred to or from the fund. The 69 Ardwick Green North investment property has also been transferred to designated funds to enable the trustees to track the movement in its value. Any gains or losses on revaluation will be transferred to or from the fund, as necessary.

16. Statement of funds (continued)

(c) As George House Trust is a landlord, a designated fund of £20,000 has been created to ensure that any costs associated with this position can be met from it for managing the property at 69 Ardwick Green North.

(d) The George House Trust Destitution Fund provides access to small cash grants for people living with HIV who have no recourse to public funds for the purchase of essential and/or personal items. During the year, £2,985 was spent from the fund.

(e) George House Trust's Wellbeing Fund provides essential items to people living with HIV who are facing significant financial barriers.

Restricted funds:

(a) The property fund comprises land and buildings purchased from restricted donations and contributions from donors.

(b) MAC Viva Glam continues to fund elements of our work to reduce barriers and address poverty for people living with HIV and also to fund elements of service delivery.
The funds are used to:
- Supply food and activities at events and courses.
- Reimburse public transport costs to attend appointments at George House Trust.
- Provide food parcel vouchers.
- Provide supervision to our volunteer counsellors.
- Provide interpreting services to service users who do not speak English.

(c) The National Lottery Community Fund provided a grant to fund our Ageing Well Project with effect from 1st February 2024. The project is focused on strengthening the offer of support for people aged 50+, including social activities, one-to-one support, peer support and a range of activities aimed at tackling loneliness and isolation. A key element of this project is educating the workforce across adult social care and other settings to tackle HIV stigma across Greater Manchester and Liverpool.

(d) The Our Manchester Voluntary and Community Sector fund (funded by Manchester City Council) funds the Skilling Up Project, a project which is focused on building the skills, education, employment and volunteering opportunities for people living with HIV.

(e) The Manchester and Salford City Councils' 'Formula Milk' grants fund start-up equipment (bottles, steriliser, cleaning equipment) and formula milk for the first 12 months of a baby's life. The aim of the schemes are to eradicate the risk of vertical transmission of HIV to infants born to mothers with HIV and to improve maternal and infant health and wellbeing.

(f) Bolton, Bury, Oldham, Rochdale, Stockport, Tameside, Trafford and Wigan Metropolitan Borough Councils also provide support to new mothers through the 'spot-purchase' of our service to provide a start-up kit (bottles, steriliser, cleaning equipment) and formula milk for the first 12 months of the baby's life.

16. Statement of funds (continued)

(g) The HIV-e programme, funded through a contract with NHS Greater Manchester, aims to support to the Emergency Department opt-out testing project in Greater Manchester. Across 4 sites, the activity will work with clinical staff to re-engage those lost to clinical care as well as the pathway into wider support for those newly diagnosed. A key element will be working with individual clinics to address the wider determinants, and challenges that prove to be barriers to taking up and staying on life saving treatment.

(h) The Gilead Sciences funding began funding our work with African Men with effect from 1st November 2023.

(i) Supported by Homobloc, the Greater Manchester LGBTQ+ Community Fund inspires action and encourages inclusion across Greater Manchester, benefiting LGBTQ+ people and communities. The fund supports new creative projects, events and activities by organisations and community groups based in the region that improve the experience of LGBTQ+ groups and spotlights the issues that affect their lives. It will also support new programmes that educate people about HIV.

(j) We received funding from NHS Greater Manchester to develop a guide for parents and children living with HIV, which aims to break down barriers to communication between children and their parents about talking about HIV.

(k) North Manchester General Hospital funded two key areas of work for George House Trust, the first being the Children, Young People and Families Project and worker, and a separate fund held for development and events, to be decided in partnership with the HIV Paediatric Team.

(l) The Heritage Lottery Fund committed investment to support George House Trust's 40th anniversary project, including the exhibition and events programme.

(m) NHS Greater Manchester invested in our Positive Speakers Programme, providing grant funding to deliver health-focused workforce education programmes, utilising the lived experience of people living with HIV.

16. Statement of funds (continued)

Prior year:	31 March 2023 £	Income £	Expenditure £	Transfers in/(out) £	Gains & losses £	31 March 2024 £
General funds	420,258	675,126	(753,528)	13,169	-	355,025
Designated funds						
Building maintenance	27,500	-	(13,464)	13,464	-	27,500
Age+ Project	39,500	-	(29,216)	(10,284)	-	-
Calabash project	39,500	-	(26,294)	(13,206)	-	-
Destitution Fund	7,500	-	(3,264)	-	-	4,236
Discretionary Fund	2,400	-	-	(2,400)	-	-
Peer Mentoring	11,000	-	(11,000)	-	-	-
Volunteer Management	4,750	-	(4,750)	-	-	-
69 Ardwick Green North investment property	300,000	-	-	-	145,000	445,000
77 Ardwick Green North unrestricted property	269,018	-	(8,183)	-	-	260,835
Landlord Fund	20,000	-	-	-	-	20,000
LGBTQ Community Fund	506	-	(506)	-	-	-
Total unrestricted funds	1,141,932	675,126	(850,205)	743	145,000	1,112,596
Restricted funds						
Properties	70,684	-	(3,000)	-	-	67,684
Vodafone Word of Difference	153	-	-	(153)	-	-
M.A.C. Aids Fund UK	-	60,000	(51,188)	-	-	8,812
Lloyds TSB Foundation Funding	1,273	-	-	(1,273)	-	-
B & Q Foundation	1,769	-	(1,769)	-	-	-
GM Boroughs	7,108	10,985	(10,179)	-	-	7,914
Manchester Guardian Society	521	-	-	-	-	521
Manchester City Council						
- Skilling Up Project	-	46,291	(34,421)	-	-	11,870
- Formula Milk	-	3,475	(4,158)	683	-	-
- Telebuddies	53	-	(53)	-	-	-
Parent's Guide Project	3,000	-	-	-	-	3,000
Salford City Council	3,904	-	(1,656)	-	-	2,248
ViiV Healthcare	19,840	-	(19,840)	-	-	-
Virgin Media 02	76	-	(76)	-	-	-
VLBA	12,817	-	(12,817)	-	-	-
HIVe – ED Testing	47,641	-	(38,567)	-	-	9,074
Gilead Sciences	11,738	28,537	(37,559)	-	-	2,716
Homobloc LGBTQ Community Fund	12,144	-	(11,644)	-	-	500
National Lottery Community Fund	-	303,334	(6,691)	-	-	296,643
Lucas Project	-	8,000	(8,000)	-	-	-
North Manchester General Hospital	-	18,500	(18,500)	-	-	-
NMGH – Paediatric HIV Team	-	2,934	-	-	-	2,934
Total restricted funds	192,721	482,056	(260,118)	(743)	-	413,916
Total funds	1,334,653	1,157,182	(1,110,323)	-	145,000	1,526,512

17. Other activities

In its role as an agency for administering payments, the charity collected £9,310 (2024 - £30,940) from other charities for disbursement to individuals. The amount disbursed in the year amounted to £9,310 (2024 - £30,940). These transactions are not included in the Statement of Financial Activities. The charity held £nil (2024 - £nil) at the year end which had not yet been disbursed to individuals. This amount is not included in the balance sheet.

18. Reconciliation of net income/(expenditure) to net cash flow from operating activities

	2025 £	2024 £
Net (expenditure)/income for the year	(79,179)	191,859
Adjustments for:		
Depreciation	14,875	14,002
Interest and rental income	(31,002)	(34,917)
Revaluation of investment property	-	(145,000)
Increase in debtors	(11,522)	(174,675)
Increase/(decrease) in creditors	66,131	(110,546)
Net cash used in operating activities	(40,697)	(259,277)

19. Analysis of cash and cash equivalents

	1 April 2024 £	Cash flows £	Other non-cash changes £	31 March 2025 £
Bank balances	459,318	(18,579)	-	440,739
Total	459,318	(18,579)	-	440,739

20. Leasing agreements

Minimum lease payments under non-cancellable operating leases fall due as follows:

	2025 £	2024 £
Within one year	1,882	1,882
Between one and five years	-	1,882
	1,882	3,764

GEORGE HOUSE TRUST

England & Wales - Charity number 1143138

Accounts

GEORGE HOUSE TRUST

HIV POSITIVE LIVING

Annual Report of the Board of Trustees and Financial Statements: Year ended 31st March 2024

Charity Number: **1143138**
Company Number: **07575379**

George House Trust

Financial Statements

For the year ended 31 March 2024

Contents

	Page
Key Organisational Information	1
Annual Report of the Board of Trustees	2 - 19
Auditor's Report	20 - 23
Statement of Financial Activities	24
Balance Sheet	25
Statement of Cash Flows	26
Notes to Financial Statements	27 - 46

Key organisational information

Charity Trustees and Company Directors
Andrew Eadsforth
Andrew Sloan, **Chair**
Anthony Williams, **Treasurer** *(appointed 16 January 2024)*
David Cartwright
John (Ged) Hutton
John Lucas
Kieran Yates
Sharon White
Vanessa Jackson, **Deputy Chair**
Yvonne Richards (*resigned 12th June 2023*)

Chief Executive and Company Secretary
Darren Knight

Registered Charity Number
1143138

Company Number
07575379

Principal and Registered Office
75 – 77 Ardwick Green North, Manchester, M12 6FX.

Bankers
Unity Trust Bank plc.,
Nine Brindley Place,
Birmingham, B1 2HB.

Co-operative Bank,
PO Box 101, Balloon Street,
Manchester, M60 4EP.

Charity Bank,
182 High Street,
Tonbridge, TN9 1BE.

Triodos Bank,
Deanery Road,
Bristol, BL1 5AS.

Royal Bank of Scotland plc.,
5th floor, The Victoria, 150/185 The Quays,
Salford, M5 2SY.

Auditors
Barlow Andrews, Carlyle House, 78 Chorley New Road, Bolton, BL1 4BY.

Organisation Contact Details
Telephone: 0161 274 4499.
Email: info@ght.org.uk.
Website: https://ght.org.uk.

The Annual Report of The Board of Trustees of George House Trust

The Board of Trustees presents its annual report and audited financial statements for the year ended 31st March 2024. These are prepared to meet the requirements for a trustees' report and accounts for Companies Act purposes.

The reference and administrative information set out on page 1 forms part of this report. The financial statements have been prepared in accordance with the accounting policies set out in the notes and comply with the Charities Act 2011, The Companies Act 2006, George House Trust's Memorandum and Articles of Association and the Accounting and Reporting by Charities Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

Public Benefit Statement

The trustees confirm that they have referred to the Charity Commission's guidance on public benefit when reviewing the charity's aims and objectives, planning future activities and setting the grant making policy for the year.

George House Trust delivers a wide range of HIV support and projects funded through a variety of income sources. Through co-design and co-production with people living with HIV, we continue to identify new innovations and approaches to our service offer in order to ensure that we meet the diverse and changing needs of people living with HIV.

Our current offer includes: one-to-one appointments with Services Advisers; advocacy, information and referral to partner agencies; therapeutic interventions and talking therapies; group events and activities; sexual health information and advice including providing condoms and femidoms; person centred counselling; training courses and wellbeing workshops; health and wellbeing assessments; money management and debt advice; support for children, young people and families; young people's support groups; formula milk and steriliser kits; financial support through welfare grants; food parcels; peer mentoring; and influencing policy.

All outcomes related to what we deliver align to our purpose of 'inspiring people living with HIV to live healthy and confident lives' and are directly aligned to our charitable objects.

Charitable Status and Objects

George House Trust is a registered charity in England and Wales, charity number **1143138**, and registered as a company limited by guarantee with Companies House, company number **07575379**. George House Trust was initially founded and established as Manchester AIDS Line in 1985 and later changed its name to George House Trust. The charity was incorporated on 23rd March 2011.

George House Trust's governing document is the Memorandum and Articles of Association, which was reviewed by trustees and formally approved at a Members' Meeting on 5th August 2020, with an amendment to the charitable objects agreed by the Membership on 29th September 2022. George House Trust's revised charitable objects are:

1) the relief of need of people living with, and affected by, HIV by the provision of responsive and relevant services.
2) to advance the education of the general public in all areas relating to HIV.

Purpose, Vision and Values

The purpose, vision and values of George House Trust drive the organisation's strategy, focus and service delivery and are as follows:

George House Trust's vision is:
A world where HIV holds nobody back.

George House Trust's purpose is:
Inspiring people living with HIV to live healthy and confident lives.

George House Trust has three organisational values which are:
Passionate. Inclusive. Responsive.

George House Trust Membership

George House Trust is a member-led HIV charity with an active membership of **161** individuals at 31st March 2024.

Membership is open to people living with or affected by HIV. It is also open to any George House Trust supporter, volunteer, ally and ambassador. Members attend Member Meetings and the Annual General Meeting [AGM] and are involved at all levels of the charity including through:

- election and appointment of members to the Board of Trustees.
- agreeing governance and constitutional changes to George House Trust's governing document.
- supporting strong and effective governance.
- co-design and engagement in developing policy positions, plans and ideas.

82% of members are living with HIV.

Governance

There were **9** trustees on the board at 31st March 2024. The trustees have responsibility for working with the Chief Executive and wider leadership team in developing and delivering the strategy and key strategic decision making. Trustees meet at least four times each year as a full Board of Trustees, with regular focused meetings and strategy workshops scheduled throughout the year.

The Membership have responsibility for agreeing any constitutional decisions, such as any changes to the Charitable Objects.

The Company Secretary holds key responsibilities for compliance and submissions to statutory agencies such as Companies House and the Charity Commission. The Chief Executive holds responsibility for day-to-day operational and risk management.

Recruitment and appointment of trustees

George House Trust's trustees have responsibility for ensuring that the organisation delivers its charitable objects and public benefit, in line with agreed strategies and plans.

There are two routes of appointment for trustees at George House Trust:

1. **Member elected trustees** are elected and appointed by and from within the membership to sit on the Board of Trustees.
2. **Co-opted trustees** are appointed by the Board of Trustees. Co-opted trustees are appointed to enhance the skills blend of the board and to provide specific areas of specialism, experience or expertise as required.

The process for recruiting trustees has been adapted to reflect the needs of the organisation, with the process now being:
[i] The Board of Trustees undertake a recruitment process through the Membership.
[ii] An interview takes place with internal stakeholders including two or more trustees, an employee, a volunteer and where it is possible, someone who accesses support.
[iii] The trustees make a recommendation to the Membership to appoint the person.
[iv] The trustee is appointed.

Co-opted trustees have parity with member elected trustees in decision making and votes. The revised Memorandum and Articles of Association allow for a maximum total of 12 trustees and no fewer than 8 for quoracy. A maximum of 6 trustees may be co-opted to the Board at any time.

The term of office for trustees is three years. After three years trustees are eligible to stand for election for a second three-year term.

Trustee Induction and Training

New trustees receive an induction into the role to support their understanding of their duties and legal responsibilities. All new trustees participate in an induction programme which covers the legal responsibilities of charity trustees and directors of a company limited by guarantee. It also covers the organisation's governing document, a summary of the charity's objectives, a copy of the Charity Commission's guidance on the duties of a trustee, the most recent financial statements and other relevant information. New trustees are encouraged to connect with longer-standing trustees to support their knowledge and learning and there are ongoing learning opportunities for all trustees including a dedicated development budget.

The board is committed to continuous feedback through Member engagement events and providing opportunities for employees, volunteers and people who access support from George House Trust to provide feedback through surveys and other engagement mechanisms. Feedback on the trustee performance is shared at the Annual General Meeting. George House Trust's trustees commit to completing a regular skills audit which outlines any training needs for the board as a collective.

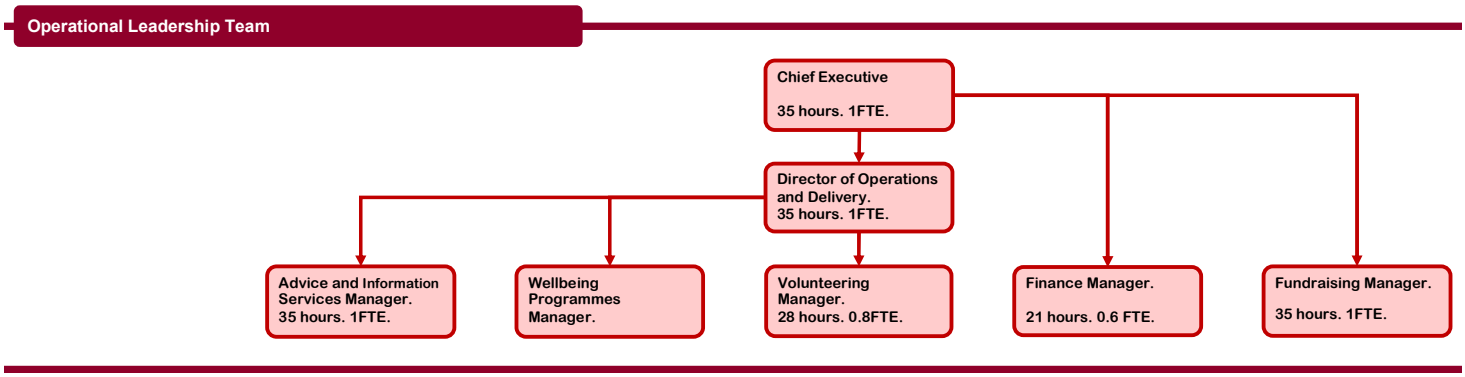
Remuneration

All trustees give their time freely as volunteers and no trustee remuneration was paid during the year. Details of any payments and expenses reimbursed to certain trustees are disclosed in the notes to the financial statements.

Remuneration for all staff is reviewed annually by trustees as part of the budget setting process. The pay of the Chief Executive is reviewed annually and benchmarked by a Remuneration Committee established by the trustees. The Board have also established a Nominations Committee to support the future planning and sustainability of the organisation.

Operational Structure

At 31st March 2024, George House Trust employed **22** people. The team is led by the Chief Executive who holds responsibility for the delivery of the organisational strategy, business planning, risk management, innovation, performance, impact, communications, organisational development and income generation. A Director of Operations and Delivery was appointed in June 2024, following structural changes in the Senior Leadership Team in the financial year.



Our commitment to inclusion

George House Trust's trustees, members, staff and volunteers are all committed to inclusion and there's a clear organisational Inclusion and Diversity Statement:
We aim to create an environment which respects and welcomes everyone, and in which no form of bullying, harassment, victimisation, disrespectful or discriminatory behaviour is tolerated by anyone towards anyone. This particularly applies in relation to the 'protected characteristics' named in the Equality Act 2010: Age, disability, gender reassignment, income, marriage or civil partnership status, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

Fundraising compliance

George House Trust is registered with the Fundraising Regulator which demonstrates our commitment to good fundraising practice and we have committed to following the Code of Fundraising Practice and the Fundraising Promise.

The Chief Executive holds operational responsibility for the team's adherence to the Code of Fundraising Practice, supported by the Fundraising Manager who takes the lead on all day-to-day fundraising activity and administration.

Grant Making Policy

George House Trust operated a 'Wellbeing Fund' [previously the 'Welfare Fund'] in the period covered by this report. The Wellbeing Fund aims to provide items and services that help to relieve poverty amongst people living with HIV, in line with our charitable objects. The grants panel met every two months to review applications and allocate grants in line with agreed budgets. All applicants were formally notified of the decision within four weeks of the panel meeting. George House Trust obtains 'confirmation of HIV status' for applicants when required in order for individuals to have been eligible for this service. There were set limits on the size and the number of grant allocations that could be made to an individual within any 12-month period. Since the Wellbeing Fund was introduced on 1st April 2023, the fund has focused on the most vulnerable people living with HIV and better evaluating the financial situation of applicants to ensure that those with the greatest need are prioritised.

George House Trust also established the Greater Manchester LGBTQ+ Community Fund in partnership with LGBT Foundation in 2021. Both organisations invested into the fund to distribute essential funds to LGBTQ+ and HIV grass-roots good causes across Greater Manchester aligned to our individual organisation's charitable objects. The Board approved the principles for grant making and all funding decisions were made through a panel which included representation from the trustees from each organisation and also included independent panel members. The fund was distributed during Summer 2023/Autumn 2023.

Risk Management

The organisational risk register outlines the major risks that the charity is exposed to, together with clear actions for mitigating the individual risks. The risk register is reviewed regularly by the Board of Trustees and an update on risk is provided at each full board meeting, highlighting risk escalations and the addition and removal of risks, in addition to providing the full risk register for the perusal of trustees. A comprehensive review of all risks in the organisational risk register with trustees is completed annually at a trustee meeting. George House Trust's trustees have considered the major risks to which the charity is exposed and satisfied themselves that the systems and procedures are in-place to effectively prepare for and manage those risks.

George House Trust's Significant Assets

George House Trust owns two properties:

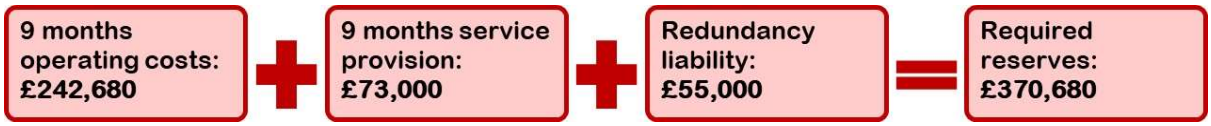
- 75 – 77 Ardwick Green North, which is also the registered office.
- 69 Ardwick Green North, which is noted as an investment property for accounting purposes.

As George House Trust is a landlord for the investment property, the trustees designate within the budget an additional £20,000 to cover the costs of any urgent or significant building or cosmetic maintenance and repairs to the property.

There is a charge from the NHS from 75-77 Ardwick Green North, which means that in the event of a sale of the property, a proportion of the sale would be returned to the NHS.

George House Trust's Reserves Policy

George House Trust's reserves policy is reviewed annually in conjunction with setting the annual budget. Trustees have identified the need to maintain reserves in order to ensure continuity of services and financial sustainability. The following formula is used to calculate the required reserves for George House Trust:



The Board of Trustees review and agree the reserves policy annually, aligned with the annual budget setting process.

Organisational strategy

The high-level strategic priorities for George House Trust are:
[a] Ensure our work meets the changing needs of people living with HIV
[b] Diversify the income portfolio to strengthen the organisation's financial position, with a focus on securing unrestricted income.

There are 4 strategic objectives for George House Trust which are:

☩ We will increase our reach.	☩ We will provide quality services.
☩ We will involve more people living with HIV.	☩ We will improve the way we do things.

The board measures performance against the strategic objectives through a cycle of reporting and presentations at Board Meetings through financial reporting, performance and impact reporting, all providing trustees with the assurance that George House Trust is meeting its charitable objects and agreed performance indicators.

George House Trust provided advice, information, support and guidance to **2,666** people living with HIV in the year.

Through our HIV stigma work, we reached **4,925** people through our Positive Speakers programme, **112** people through our Ageing Well Training and **10** people through our Skilling Up Employer Training.

We've included below some of the key areas of focus in the year against the four strategic objectives:

☩ **Strategic Objective 1:** ***We will increase our reach.***

We continued to expand our offer, grow the team and ensure that more people benefitted from the support of George House Trust. We directly connected with **2,666** people living with HIV in the year through providing our dedicated, person-centred services and support.

We secured a 3-year investment in our ageing offer from The National Lottery Community Fund, creating the Ageing Well with HIV [Ageing Well] programme, expanding the support offer and reach across Greater Manchester and Liverpool for people aged 50+.

☩ **Strategic Objective 2:** ***We will provide quality services***.

We undertook our annual Impact Survey to establish the impact of the work that we do. There were more than **200** respondents, with **95%** stating that they were either '*very satisfied*' or '*satisfied*' with George House Trust. The feedback and insight from the Impact Survey has enabled us to review key areas of service delivery and explore identified gaps, which has led to the development of the offer around support to stop smoking.

During the year we commissioned Phoenix Digital to undertake a review of our digital services offer, the insight was used by the trustees to develop a specification for a website redesign to improve the digital experience of people connecting with George House Trust.

Strategic Objective 3: ***We will involve more people living with HIV***.

During the year we embarked on a membership review, led by the Membership Working Group, with a focus on ensuring that the voice of people living with HIV was at the heart of all service design, delivery and development at George House Trust. The recommendation from the Membership Working Group was to design a new model of inclusion for the organisation, *The Friends of George House Trust*.

During the year, the trustees committed to continuing providing Peer Mentoring as a core service offer, considering that there was no direct funding to support that programme of work.

We delivered a research project, funded by Manchester City Council to explore the experiences of people living with HIV accessing beauty treatments. We had over **400** responses to a survey and had really positive engagement with the beauty industry, including developing targeted resources and information.

Strategic Objective 4: ***We will improve the way we do things***.

George House Trust implemented a restructure in the year, introducing a new Operational Management Team to strengthen the support and development of colleagues and enable more agile and autonomous decision making.

Providing advice, support and information for people living with HIV

The **African Men's Engagement Project** continues to significantly increase the involvement of African men at George House Trust. Through collaborative efforts with clinicians in Greater Manchester, the Axess sexual health clinic in Liverpool and community outreach initiatives, there continues to be an increase in the number of referrals of African men to George House Trust.

The tailored and culturally aware support offered by the African Men's Engagement Worker, continues to effectively address long-standing challenges such as HIV stigma, social barriers to participation and immigration hurdles that previously hindered these men from accessing services. This project has also played a key role in elevating the visibility of African men through engaging in volunteering opportunities and using their lived experience to become Positive Speakers.

258 African men have been engaged in the last year with **181** one-to-one sessions completed with **92** people. **3** African men have joined the positive speaker programme making a total of **5** African men who are now positive speakers. **2** individuals have become volunteers making a total of **8** African men volunteering.

"*I am incredibly grateful for the assistance I received from George House Trust, and I know that their continued efforts will continue to positively impact countless lives.*"

Ageing Well has been designed to equip people aged 50+ who are living with HIV in Greater Manchester and Liverpool with the confidence to live a healthy life free from stigma and discrimination. We've connected to **789** people living with HIV and 50+ through one-to-one support, regular correspondence and engagement and group activities and information sessions.

80 individuals have received one-to-one support. **61** people have made **277** attendances at events, activities and information sessions including Knit and Natter.

- 100% of Ageing Well event attendees reported feeling better connected.
- 99% reported improved confidence.
- 100% reported an improvement of skills and knowledge.
- 99% reported an improvement to in their general wellbeing.

We continue to work in collaboration with paediatric and adult HIV teams at North Manchester General Hospital to deliver the **Children, Young People and Families**. The focus of the project has been to ensure that there's up to date information about, and developments around HIV, the ability to meet other families that are living with HIV and form friendships that are supportive and an understanding about what its like to live with HIV within the family. It has given a voice to children and parents within clinic about their wishes, feelings and needs regarding their treatment and care.

Over the last year, **20** Children under the age of 18 and their families have accessed services and or support.

- There have been **30** one to one sessions.
- **3** peer support groups, **2** zoom sessions and **1** Christmas Event in this 12-month period.
- This year there has been an increase of **3** new Children to the service, that have accessed support, this emphasises the ongoing need and support for this service.

"I was worried that I had to tell people about my HIV diagnosis, so thank you for your support, I feel much better now."
Young person

We continued to provide **Destitution Support** to **6** people living with HIV during the year, supporting people who have no access to public funds to engage with their HIV treatment and care.

George House Trust continued to provide **Formula Milk** for new babies across Greater Manchester.

George House Trust, with funding from all **10** local authorities in Greater Manchester, provide free formula and a complete steriliser kit as an essential HIV prevention intervention.

The provision of formula milk has enhanced engagement in the wider services offer at George House Trust and general HIV care post-pregnancy. People report feeling relaxed because they do not worry about their baby's milk, and others have mentioned they have managed to save some money, thus being able to pay other bills, e.g., electricity, and buy healthier food. People who are bottle feeding do not worry about the transmission of HIV through breastfeeding.

21 families received **855** tins of formula milk in the period.

George House Trust's **Intensive Support Programme** continued to provide intensive, person-centred support for people living with HIV who have a detectable viral load and are facing barriers in engaging with their HIV treatment and care. The programme focuses on the psycho-social needs of the individuals referred, and improves HIV medication adherence.

The service is available to those who are at risk of hospital admission, have a detectable viral load and have poor quality of life. During 2023/24 **2** Intensive Support Workers saw **58** individuals through the programme. Within the year:

- **27** had achieved an undetectable viral load.
- A further **two** have seen improvements in their Viral Load results.
- **47%** of clients (27/58) experienced an increase in CD4 count.
- **41%** reported an improvement in their engagement with their clinical appointments.
- Of those monitored during the period, **100%** of people reported an improvement in emotional health and improved wellbeing.

Of the total cases reviewed, **22%** were closed during the year, and **14%** (8 people) disengaged from the service. Sadly, **4** people passed away whilst receiving support from the team.

"*Having had HIV since the 80s I thought, oh here's another one of them 'do gooders' coming around again, let's see what pans out here, but little by little things kept changing. George House Trust would come round every week and help me to do things I had put off for years. I'm at a point now where I can do these things for myself and my life has completely changed. I'm happy to start living again now.*"
Person accessing Intensive Support

George House Trust continued to provide **Money and Debt Support** for people living with HIV, providing **280** one-to-one support sessions to **162** people. A total of **129** benefits issues and **124** individuals debts presented through the service.

Financial Gains through the information and support provided totals **£632,728.25**.

- **£ 608,104.02** for successful benefit claims and appeals.
- **£10,308.82** debt reduction.
- **£ 6,893.83** in debt written off.
- **£ 5,714.62** Trust Fund awards.
- **£ 1,706.96** miscellaneous money obtained.
- **£130,214.76** – total debt dealt with.
- **86** debts resolved through advocacy.

"*I just felt like saying thank you once more. I really appreciate your help and understanding with helping me navigate through this situation over the years. It's been a massive help to me and I'm sure many others too so thank you very much, you are valued beyond measure.*"
Person receiving benefits advice.

We continued to provide a comprehensive programme of **One-to-one Support** for people living with HIV across Greater Manchester and Liverpool.

In Liverpool, we connected **150** people living with HIV through our offer. Through our one-to-one support in Liverpool, we provided **270** interventions with **106** people. There were **122** attendances at events and information sessions with **43** individuals.

There were **12** Positivity Group Meetings (Liverpool's Peer Support Group) and **9** Positivity+ Group Sessions (events in the community across Liverpool), events took place in the year, including sessions on: living with HIV, managing your HIV and a number of social activities.

We supported **10** people with PIP Applications, supported **5** people with PIP Assessments, supported **4** people with Universal Credit. We issued **25** Foodbank Vouchers and we supported **8** people who were house-bound through community outreach visits.

"*George House Trust has been for me an absolutely brilliant service, after I had a stroke I have been 100% supported, nothing has been too much and I say trust in the Trust, well done, amazing, wonderful and thank you!*"
Person accessing support in Liverpool

George House Trust's **Peer Mentors** are volunteers who share their knowledge and lived experience to help others live healthy and confident lives with HIV.

Peer mentoring leads to positive change for both the mentor and mentee. After the Peer Mentor training course, one participant told us:
"I have never been comfortable talking about my experience and the course has given me the confidence to help others by sharing my story."

In the year, there was **22** active Peer Mentor Volunteers and **26** people received Peer Mentoring in the year. There was a total of **109** Peer Mentoring Sessions delivered, with **151** hours of support provided.

- **100%** said they felt comfortable with their mentor.
- **100%** said they felt that their mentor had the right knowledge and skills to answer questions and offer support.
- **64%** stated they felt more confident seeking support from people around you, including friends and family.
- **73%** stated they felt more able to deal with personal issues as they arise as a result of the support.

"Initially I was uneasy talking in public about it [HIV] with people around and I think my mentor could sense that and tried not to mention the word HIV but spoke more broadly and as I became more comfortable and confident it became second nature to just say it."
Mentee

The Peer Navigator Project, located at The Hathersage Centre, in partnership with Manchester Foundation Trust offers all patients living with HIV to be directly connected to social support from George House Trust at the point of diagnosis or at any point in their HIV treatment and care. The project provides the opportunity to engage people who may not ordinarily connect with wider support and helps people to navigate their way through the health and social care system.

66% '*strongly agreed*' and **32%** '*agreed'* that they found seeing the Peer Navigator useful. Clinicians identified that the clinic support offer had been made more diverse and holistic by offering the opportunity to speak to someone who is both skilled in providing support and living with HIV. Clinicians also emphasized that the Peer Navigator's presence in the clinic had made George House Trust and other community support a lot more accessible.

138 people received direct support from the Peer Navigator through **316** support sessions [**214** sessions face to face in clinic, **99** phone calls and **3** video calls].

"It is painful and scary, but I know if I do it, it might help me."
Quote from someone receiving support from the Peer Navigator

George House Trust continued to provide support to people living with HIV in prison by providing a listening ear and maintaining a connection between the prisoner and George House Trust's services. The project also enables us to ensure prison staff are HIV aware.

There were **2** Prison Volunteers active in the period and we worked with **3** Prisons across the North-West.

1 individual receiving support in prison has been released and has continued accessing support from George House Trust following their release.

The **Skilling Up Project** supports people living with HIV in Manchester City to get into employment, volunteering and education through tailored one-to-one sessions and group workshops.

We delivered a Digital Skills for Beginners course in partnership with Manchester Adult Education over a **6**-week period in January and February 2024. **12** students successfully completed the Digital Skills course and graduated receiving their certificate from Manchester Adult Education which can be added to their CV and used when applying for jobs.
100% found the course interesting and useful.
90% learned a new skill on the course.

An HIV awareness session was delivered to a local Jobcentre and DWP staff to provide an overview of George House Trust and Skilling Up services. It was an opportunity to discuss the barriers and challenges people who are living with HIV face when they are unemployed, and how job coaches can better support people living with HIV who are struggling to look for work and the importance of fighting stigma due to ongoing HIV discrimination in the workplace.

138 people have connected with the Skilling Up Project through activities, training and events in the year. An end of year feedback survey was completed by engaged service users who have accessed Skilling Up support:

- **90%** enjoyed their sessions with Skilling Up.
- **85%** felt more confident since engaging with Skilling Up.
- **90%** felt they had improved their skills set.
- **75%** reported there was no improvements needed for the project.
- **90%** increased their knowledge of job applications, volunteering and training opportunities in Manchester.
- **85%** of people felt their quality of life has improved since engaging with Skilling Up.

In total, **8** people have enrolled on college or university courses, **5** people have taken up volunteering roles and **8** people have secured paid employment.

The **Stepping Up Project** was delivered to increase the engagement with women living with HIV and support and enable women who are living with HIV to live healthy and confident lives.

Stepping Up continued the themes of increased emotional wellbeing, resilience, motivation, confidence and self-esteem. The programme, which was co-designed by women and included developing skills that looked beyond their HIV status. This was achieved by collaborating with two external providers who used workshops and personal coaching sessions to challenge the attitudes the women had about themselves; as well as broadening the skills and opportunities that the women experienced. Some of the facilitators were also HIV positive but living confidently as mothers, mentors and businesswomen. This gave the women a safe space to talk without feeling they had to edit who they were. The final catwalk event allowed the women to challenge how they felt about themselves but also how they were seen by others. Importantly the women were able to break the secrecy around their status and connect with their families, proudly in a public space. The event changed the feelings the women had of being excluded and invisible. It also challenged the community perceptions of HIV by allowing the women to celebrate their increased confidence with allies and those that mattered to them.

51 women engaged **155** times through a programme of workshops, participation events and activities, together with a programme of life coaching sessions delivered by our partners at TLC.

"*Another thing that came up, was the realisation that I was still dealing with some personal issues. HIV is very complex and affects people in different ways, one part is acceptance and feeling unsure on what to tell others and if I had said too much or not enough. I realised through the sessions that I have the power to say this is my story. I already knew this but it has really reiterated that I can tell it in my own way.*"
Stepping Up Participant

George House Trust continued to provide the '**Telephone Buddies**' support which is a telephone befriending service between a volunteer and a George House Trust service user who wants to feel more socially connected.

12 volunteers supported **13** buddies in the year, with **114** phone calls and **73.25** hours of support provided.

100% of participants who completed a questionnaire at the end of their Telephone Buddy journey reported that the support they received was either very good or excellent.

"It helped me and encouraged me to go to groups, such as Women's Groups and also in my area."
Person accessing support.

George House Trust's **Wellbeing Fund** provides essential items to people living with HIV who are facing significant financial barriers. The Wellbeing Fund has helped **87** people living with HIV to acquire items they would not have been able to purchase themselves and contribute to improving their health and well-being.

87 people made **87** applications for the Wellbeing Fund, with **100%** of applications being approved.

- **51** Clothing Vouchers.
- **22** White Goods/Kitchen appliances.
- **7** Beds and mattresses.
- **7** Other items.

Groups at George House Trust

Calabash is the peer support group for African men. **14** Calabash sessions were facilitated with **66** unique individuals attending the Calabash group sessions.

100% of the attendees reported an improvement in their overall well-being.
97.2% of the attendees reported a decline in their feelings of social isolation.
99.9% of the attendees reported an improvement in their social connectivity.
100% of the attendees reported an increased confidence in managing HIV.
93.2% of the attendees reported an increased confidence and ability to talk about HIV.
92.2% of the attendees reported an improved understanding of HIV.

"*When we go to the Calabash groups, it's good because each other speaks about how we feel. I get up and talk about how I'm feeling and what is going on for me and then another person does the same and explains and then later we ask each other questions such as, how are you feeling now? These activities have helped to build my confidence.*"

George House Trust's **Coffee Morning** provides a place for peer support, information, advice and socialising for people living with HIV. It remains the best attended group and provides a relaxed social space that helps people to build their confidence.

71 individuals attended the **12** Coffee Morning sessions over the year, with **215** attendances.

Saturday Social provides a relaxed space for people to meet others and take part in an activity at the weekend. We have held various events such as an energy advice workshop, participatory activities, discussion groups and HIV workshops. **77** individuals attended **10** Saturday Social sessions over the year, with **102** attendances.

The **Straight Talking** Group continued to provide a space for heterosexual men to come together. Over the year we've extended the reach of the group to Liverpool. The men have helped each other through difficult times they were experiencing through peer support and lived experience. We held **5** group sessions over the year, with **13** individuals and **28** attendances.

George House Trust's **Women's Group** has grown from strength to strength, with the appointment of a Women's Activities Officer in the year. This group provides a safe space for women to share their experiences, reducing social isolation, stigma, and discrimination, enhancing service user's copying skills and retention in HIV services and care. The event acts as a stepping stone for some women, especially new service users, to attend the wider events, e.g. Coffee Morning and Saturday Social, this is because the women would have met others who introduced them to the wider events. **64** women attended the Saturday Women's Group, **27** women attended the International Women's Day event.

Tackling HIV stigma

George House Trust's **Positive Speakers Project** aims to educate, inform and challenge people's knowledge and understanding of HIV and tackle HIV stigma and discrimination in the workplace, in education, in health and in care settings through people living with HIV sharing their lived experience.

The team of dedicated volunteers delivered **128** Positive Speaker Sessions in the year and reached **4,925** people. The team have delivered sessions at public events such as Greater Manchester's World AIDS Day Vigil, Pride Events, in schools, in GP Surgeries, with many different businesses, in Emergency Departments as part of Greater Manchester's implementation of HIV opt-out testing and in many more places too.

"*I liked the U=U message (undetectable = untransmittable) I think its cool.*"

Year 10 student - Wright Robinson School

"*I found the session so useful to my work. I had not realised how damaging HIV related stigma and self-stigma were or the importance of peer support to people living with HIV.*"

Doctor - Salford Royal Hospital

112 people who support older people in care homes or for domiciliary care providers have received George House Trust's **HIV awareness training for care providers** in the boroughs of Tameside, Wigan, Salford and Trafford.

90% of HIV awareness training attendees reported that their knowledge and understanding of HIV and ageing had improved following training and that they were confident that they could support appropriately support someone living with HIV.

Communications and engagement

Over the past couple of years, George House Trust has continued to build the resource to increase our communications and engagement reach, with a focus on ensuring:

- people living with HIV see themselves in our communications and materials.
- the public engages with our key messages around HIV facts and HV stigma, helping to educate people about how HIV has changed.
- the public see and hear from real people who are not just living with, but are thriving with HIV.
- that people understand that support is still needed due to the health inequalities, stigma and discrimination that people living with HIV continue to face today.
- the people attending George House Trust events feel energised, connected, inspired and informed.

In the year, we commissioned a piece of engagement from Phoenix Digital to engage people living with HIV about what they want from our digital services, advice, information and support.

There have been a range of standout communications events in the year, including being awarded **Best Overall Entry** at *Manchester Pride, August 2023*.

Volunteering

George House Trust offers a range of volunteer roles that provide opportunities for people to support us to work towards a world where HIV holds no one back and our volunteers bring passion, dedication and commitment in every minute that they give to the organisation. At 31st March 2024, there were **136** active volunteers who collectively delivered **3,920** hours of volunteering over the year, across **17** different volunteer roles.

We have continued to diversify our volunteer base and this has delivered positive results, including:
16% of volunteers identify as Black African.
32% of volunteers are from backgrounds that are not described as 'white'.
46% of volunteers are living with HIV.
54% of volunteers identified as 'gay'.

"*…thank you for allowing me to volunteer for George House Trust. It was such a great experience for me and really helped me climb out of a very dark spot. I don't think I would've been offered my new job without my time there. I really can't believe how much has changed in just a year and what has been possible in that time.*"

"*Volunteering has broadened my life. I come into contact with people I would otherwise not meet. It makes me aware of the everyday life issues other people face. It has enabled me to consider what I want to achieve for my own life. I have learnt so much from engaging in supporting others.*"
Volunteer

"*I love volunteering here, it has been one of the best things I've done in my life. I feel happy when I'm here and appreciated*"
Volunteer

Our social value impact

As a member-led organisation, George House Trust is committed to embedding social value across everything that we do and the environment is one of our key priorities. As a user-led organisation, with lived experience at the heart of the Membership, Board, Leadership, Team and Volunteering, we ensure that our absolute focus is around the involvement of people living with HIV in all that we do.

George House Trust is a charity that values the contribution of volunteers. At 31st March 2024, **136** individuals actively donated **3,920** hours across the 12-months to provide support for people living with HIV. **83%** of volunteers live within Greater Manchester and **39%** in Manchester.

George House Trust received the **Queens Award** for Volunteering in 2020, the highest form of recognition for volunteer involving organisations. In October 2023, we were awarded the '**Investors in People**' accreditation after undertaking a full assessment process.

George House Trust employed **22** people at 31st March 2024, with **18** of them living within Greater Manchester, **10** of them living in Manchester and **2** living in Merseyside. George House Trust is an accredited **Living Wage Foundation employer** and has been formally accredited since 2021.

We have a commitment to reducing waste, increasing recycling and reducing our carbon footprint through positive action in reducing electricity usage and reducing travel by staff and volunteers. We provide secure bike storage facilities and we offer a cycle-to-work scheme with Evans Cycles and **12%** of our workforce regularly cycle to work. George House Trust has made our commitment to act in support of **Zero Carbon Manchester 2038** in October 2022 and has appointed an Environmental Champion from within the team to lead the activity. One of the key actions that we've taken is that we prioritise operational contracts with suppliers from within Manchester and Greater Manchester to reduce the carbon footprint of our suppliers.

As an organisation, George House Trust is committed to partnership working and as well as providing operating space to our *Passionate about Sexual Health [PaSH]* partners, we provide space for workshops and meetings for our neighbours and other charities and partners. We also provided some free space to community groups and organisations in the year.

As part of our commitment to LGBTQ+ and HIV grassroots activism in Greater Manchester, George House Trust joined forces with LGBT Foundation to deliver the *Greater Manchester LGBTQ+ Community Fund*, providing grants of up to **£1,000** to support change makers to make a difference on issues that matter to them. Through funding from *Homobloc* and through investment from *LGBT Foundation* and George House Trust, we delivered the 3rd round of the fund in Autumn 2023, demonstrating our ongoing commitment to supporting grass roots community action.

Impact Survey 2024

George House Trust undertakes an annual survey with people who access services and support, to better understand the impact of the support we provide and their experience. In total, there were **203** responses to the survey and the findings of the survey have helped to inform the development of existing services and the design of future services. A key element of the data analysis for this year's survey was to understand the differences in experience across different demographics and whilst there were some slight variance in experiences for different groups outlined in the data, the overall experience of everyone accessing George House Trust was incredibly positive and that's down to the highly skilled and dedicated staff and volunteer team. **63%** of respondents identified as 'White British' and **19%** identified as 'Black African'.

Key headlines included:

- ➔ **95%** stated that George House Trust had helped in ***how they feel on a day-to-day basis***.
- ➔ **95%** stated that George House Trust had helped in ***feeling confident about their sexual health***.
- ➔ **97%** stated that George House Trust had helped in ***finding up-to-date information***.

As a result of the financial and money management support received from George House Trust:

- ➔ **98%** feel better able to manage their money.
- ➔ **98%** feel more able to focus on other parts of their life as a result.

"George House Trust gave me confidence to be able to find a relationship, be happy and not feel lonely."

Impact Survey Respondent.

"Having a service that really understands makes it easier to share and be open and resolve feelings and fears."

Impact Survey Respondent.

Inclusion at George House Trust

Our work around inclusion continues with a focus on increasing the representation of all communities impacted by HIV across the Board of Trustees, employees, volunteer team and membership at George House Trust. We will continue to prioritise and focus on 2 areas of inclusion within our governance in the year ahead, which are race and gender. Whilst we have agreed priority areas at board level, we will continue to keep a close watch on reflecting the communities that we exist to support. A key priority at George House Trust is inclusion and as agreed as part of our commitment to inclusion, we commit to sharing the demographic make-up of our both the Board and all employees each year. During the year, there were no significant shifts in gender or ethnicity on the board and this has remained an area of both challenge and focus. The proposed changes to the membership should enable a more inclusive approach to trustee recruitment, widening the field for potential trustee appointments. During the year, as in the year before, there continued to be an increase in the visibility of both women volunteers across the organisation and African men, aligned to the focus on engagement with those two priority groups.

We will continue to actively promote race and gender in recruitment for trustees, employees and volunteers.

Looking forward and the year ahead

The key priorities for George House Trust for 1st April 2024 through to 31st March 2025 include:

- ➔ Preparing for the 40th anniversary of George House Trust and the implementation of the Heritage Lottery funded project.
- ➔ Expansion of the Intensive Support Programme.
- ➔ Expansion and development of the Peer Navigator offer and 'in clinic' offer.
- ➔ Developing our partnerships and targeted offer around substance use.

We will continue to deliver our core-offer for people living with HIV and work with our PaSH Partners in strengthening the support offered across Greater Manchester and Liverpool.

Fundraising remains a priority so that we can continue to offer the wide ranging, comprehensive and quality support offer that people living with HIV rightly expect from George House Trust.

A special note of thanks to George House Trust's volunteers

George House Trust's volunteers contribute so much to the impact of what we deliver, ensuring that our services and support meet the diverse needs of people living with HIV. The time, passion and skills of each and every volunteer makes a difference to the lives of people living with HIV and we really couldn't do the work we do without our volunteers and the board and the team can't thank all of our volunteers enough.

Thanks to all employees

This report summarises some key elements of the work of the team throughout the year, but it in no way captures the complexity and skill required to provide the advocacy, advice, guidance and information that George House Trust's colleagues offer every day, together with those who ensure the smooth running of the charity. For those colleagues who left us in the year and those who've joined us too, thank you so much for being purpose driven and for the impact you've had on people living with HIV.

Thanks to our Ambassadors

In the year, we saw George House Trust's Ambassadors help us fundraise, build new relationships with supporters, helped us strengthen partnerships and gave guidance on developing our projects. We'd like to once again express a special thanks to **Carl Austin-Behan**, **Misty Chance**, **Anna Phylactic**, **Nick Curtis** and **John Hamilton**, all of whom have gone far beyond our expectations in giving their time to help us make a difference at George House Trust. We really couldn't have delivered the Drag Ball fundraiser in 2023 without Misty giving us lots of their time to make that event the spectacle that it was.

Thanks to our Patrons

George House Trust is proud to have the support of our amazing patrons, **Russell T. Davies** and **Cheddar Gorgeous**. Their unwavering commitment to our cause has helped us reach new audiences and helped with our fundraising efforts, using their significant platforms to educate and inform people about HIV.

Thanks to our funders

Every single penny invested in work is used to achieve our charitable objects, whether relieving the need of people living with HIV or educating people on the facts relating to HIV and we couldn't do that without the support of our funders and donors. Thanks to all members of the **Village Licensed Business Association** who continued to support our work and fundraise for us through the year. Thanks to **NHS Greater Manchester** for continuing to see the impact of our life-changing Intensive Support Work and expanding that investment. Thanks to **Mac Viva Glam** (Mac AIDS Fund), for not only supporting our work, but marching with pride with us and supporting our women's programme and our support for the most vulnerable people living with HIV. Thanks to The **National Lottery Community Fund** for recognising the importance of our work supporting people to age well with HIV and investing in that activity. Thanks to **Manchester City Council** for their continued support for our work, far beyond our PaSH funded activity, including the *Our Manchester VCS Grants Programme*, as well as other opportunities such as our Positive Speakers Programme and our work with the beauty industry. Thanks to **Gilead Sciences** as crucial industry partners who work with us to support people to live well with HIV and who invested in our African Men's Engagement work and funded an amazing video which beautifully told the story of the collective impact of our activities across the organisation.

Thanks to all of our PaSH in Greater Manchester Partnership funders including: **Bolton Council**, **Bury Council**, **Manchester City Council**, **Oldham Council**, **Rochdale Council**, **Salford City Council**, **Stockport Council**, **Tameside Council**, **Trafford Council** and **Wigan Council**. Thanks also to all 10 Greater Manchester boroughs for continuing to invest in the crucial Formula Milk Scheme. Thanks also to **Liverpool City Council** for investing in our important work in Liverpool, through the PaSH in Liverpool programme.

It's important to recognise the individual and collective impact of all of our corporate supporters in the year; not only does their investment make a significant difference, but we truly value the relationship we have and the mutual benefit of working collaboratively, so thank you **Cadent, Gay Pride Shop**, **Kimpton Clocktower Hotel**, **Autotrader** and **Homobloc**.

The individual contributions of everyone who's fundraised, donated, planned a legacy or sponsored someone who's raising money for George House Trust enables us to provide direct support to people living with HIV. Thanks to everyone who's supported us financially.

Financial Review

Total income for the year was **£1,157,182**, resulting in a surplus for the year of **£191,859**, although this includes a £145,000 uplift in the valuation of the investment property.

Unrestricted funds at the year-end amounted to **£1,112,596** with **£347,058** freely available, as **£7,967** was invested in fixed assets and a further **£757,571** designated to other funds. The free reserves remained around the target level agreed by the trustees.

Trustee responsibilities

The Trustees are responsible for preparing the Trustees report and financial statements in accordance with applicable law and United Kingdom Standards (United Kingdom Generally Accepted Accounting Practice). The law applicable to charities in England & Wales 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 charity including the incoming resources and application of resources of the charity for that period. In preparing these financial statements, the Trustees are required to:

- Select suitable accounting policies and apply them consistently.
- Observe the methods and principles of the Charities SORP.
- Make judgements 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.
- Prepare the financial statements on the "going concern basis" unless it is inappropriate to presume the charity will continue in operation.

The Trustees are responsible for maintaining accounting records that disclose with reasonable accuracy, at any time, the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 1993, the Charity (Accounts Reports) Regulations 2008 and the trust deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Statement of Disclosure to Auditor

So far as the Board of Trustees is aware:

- there is no relevant audit information of which the charity's auditors are unaware
- it has taken all the steps that it ought to have taken as a Board in order to make itself aware of any relevant audit information and to establish that the charity's auditors are aware of that information.

The trustees' report was approved by the Board of Trustees.



Anthony Williams (Treasurer and Trustee)
Dated: 13 November 2024

Independent Auditors' Report

To the Members of George House Trust

Opinion

We have audited the financial statements of George House Trust for the year ended 31 March 2024 which comprise the statement of financial activities, the balance sheet, statement of cash flows and notes to the financial statements, 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).

In our opinion the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 March 2024 and of its incoming resources and application of resources 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 Companies Act 2006.

Basis of opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the charitable company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the 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.

Our responsibilities and responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

Other information

The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information contained within the annual report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Opinion on other matter prescribed by the Companies Act 2006

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

- the information given in the trustees' report, which includes the directors' report prepared for the purposes of company law, for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the directors' report included within the trustees' report has been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In light of the knowledge and understanding of the charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the directors' report included within the trustees' 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 trustees' 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 statement of trustees' responsibilities, the trustees (who are also directors of George House Trust 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.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities including fraud. Our approach to identifying and assessing the risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, was as follows:

- the engagement partner ensured that the engagement team collectively had the appropriate competence, capabilities and skills to identify or recognise non-compliance with applicable laws and regulations;
- we identified the laws and regulations applicable to the charitable company through discussions with trustees and other management, and from our commercial knowledge and experience of the charity sector;
- we focused on specific laws and regulations which we considered may have a direct material effect on the financial statements or the operations of the charity;
- we assessed the extent of compliance with the laws and regulations identified above through making enquiries of management; and
- identified laws and regulations were communicated within the audit team regularly and the team remained alert to instances of non-compliance throughout the audit.

We assessed the susceptibility of the charitable company's financial statements to material misstatement, including obtaining an understanding of how fraud might occur, by:

- making enquiries of management as to where they considered there was susceptibility to fraud, their knowledge of actual, suspected and alleged fraud; and
- considering the internal controls in place to mitigate risks of fraud and non-compliance with laws and regulations.

To address the risk of fraud through management bias and override of controls, we:

- performed analytical procedures to identify any unusual or unexpected relationships;
- tested journal entries to identify unusual transactions; and
- assessed whether judgements and assumptions made in determining the accounting estimates were indicative or potential bias.

In response to the risk of irregularities and non-compliance with laws and regulations, we designed procedures which included, but were not limited to:

- agreeing financial statement disclosures to underlying supporting documentation;
- reading the minutes of meetings of those charged with governance; and
- enquiring of management as to actual and potential litigation and claims.

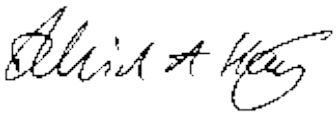
There are inherent limitations in our audit procedures described above. The more removed that laws and regulations are from financial transactions, the less likely it is that we would become aware of non-compliance. Auditing standards also limit the audit procedures required to identify non-compliance with laws and regulations to enquiry of the directors and other management and the inspection of regulatory and legal correspondence, if any.

Material misstatements that arise due to fraud can be harder to detect that those that arise from error as they may involve deliberate concealment or collusion.

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.

Use of our report

This report is made solely to the charitable company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit 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 members as a body, for our audit work, for this report, or for the opinion we have formed.



David Kay FCA (Senior Statutory Auditor)

For and on behalf of Barlow Andrews LLP

Chartered Accountants and Statutory Auditors

Carlyle House, 78 Chorley New Road, Bolton **13 November 2024**

George House Trust

Statement of Financial Activities (Including Income and Expenditure Account)

For the Year Ended 31 March 2024

	Notes	Restricted Funds 2024 £	Unrestricted Funds 2024 £	Total Funds 2024 £	Restricted Funds 2023 £	Unrestricted Funds 2023 £	Total Funds 2023 £
Income							
Donations and legacies	3	-	61,641	61,641	-	68,601	68,601
Other trading activities							
Fundraising activities		-	53,942	53,942	11,648	21,667	33,315
Positive speakers and training sessions		-	28,872	28,872	-	12,115	12,115
Venue hire		-	10,609	10,609	-	1,110	1,110
Income from investments							
Rent received		-	20,000	20,000	-	20,000	20,000
Bank interest		-	14,917	14,917	-	802	802
Income from charitable activities							
Local Authorities	4	60,751	468,505	529,256	122,455	450,095	572,550
ViiV Healthcare		-	-	-	19,840	-	19,840
North Manchester General Hospital		18,500	-	18,500	-	18,500	18,500
LGBTQ Community Fund		-	-	-	12,144	500	12,644
Positively Tackling Poverty		60,000	-	60,000	35,000	-	35,000
Gilead Sciences Ltd		28,537	1,600	30,137	12,916	-	12,916
National Lottery Community Fund		303,334	-	303,334	-	-	-
Other bodies		10,934	15,040	25,974	9,750	17,220	26,970
Total income		**482,056**	**675,126**	**1,157,182**	**223,753**	**610,610**	**834,363**
Expenditure							
Expenditure on raising funds							
Costs of generating voluntary income	6	-	61,094	61,094	-	43,638	43,638
Fundraising trading: costs of goods sold and other costs	6	-	37,849	37,849	-	14,484	14,484
Expenditure on charitable activities	6	260,118	751,262	1,011,380	211,154	672,913	884,067
Total expenditure		**260,118**	**850,205**	**1,110,323**	**211,154**	**731,035**	**942,189**
Gain on revaluation of investment property		-	145,000	145,000	-	-	-
Net movement before transfers		**221,938**	**(30,079)**	**191,859**	**12,599**	**(120,425)**	**(107,826)**
Transfers between funds	16	(743)	743	-	41,296	(41,296)	-
Net movement in funds		**221,195**	**(29,336)**	**191,859**	**53,895**	**(161,721)**	**(107,826)**
Fund balances brought forward	16	192,721	1,141,932	1,334,653	138,826	1,303,653	1,442,479
Fund balances carried forward	16	**413,916**	**1,112,596**	**1,526,512**	**192,721**	**1,141,932**	**1,334,653**

George House Trust

Balance Sheet

As at 31 March 2024

	Notes	2024 £	2023 £
Fixed assets			
Tangible assets	11	336,486	348,236
Investments	12	445,000	300,000
		781,486	648,236
Current assets			
Debtors	13	338,501	163,826
Cash at bank and in hand		459,318	685,930
		797,819	849,756
Creditors: Amounts falling due within one year	14	(52,793)	(163,339)
Net current assets		745,026	686,417
Net assets		1,526,512	1,334,653
The funds of the charity			
Restricted funds	16	413,916	192,721
Unrestricted funds			
Designated funds	16	757,571	721,674
General fund	16	355,025	420,258
Total charity funds		1,526,512	1,334,653

These accounts have been prepared in accordance with the special provisions of Part 15 of the Companies Act relating to small companies and constitute the annual accounts required by the Companies Act 2006 and are for circulation to members of the company.

The financial statements on pages 24 to 46 were approved by the Board of Trustees on 13 November 2024.





Andrew Sloan (Chair) **Anthony Williams (Treasurer)**

The accompanying notes are an integral part of this balance sheet.

George House Trust

Statement of Cash Flows

For the Year Ended 31 March 2024

	Notes	2024 £	2023 £
Cash flows from operating activities:			
Net cash used in operating activities	18	(259,277)	(169,991)
Cash flows from investing activities:			
Interest and rental income		34,917	20,802
Purchase of tangible fixed assets		(2,252)	(4,687)
Net cash used in investing activities		32,665	16,115
Net decrease in cash and cash equivalents in the year		(226,612)	(153,876)
Cash and cash equivalents brought forward		685,930	839,806
Total cash and cash equivalents carried forward		459,318	685,930
Analysis of cash and cash equivalents			
Cash at bank and in hand		459,318	685,930
Total cash and cash equivalents	19	459,318	685,930

1. Accounting Policies

a) *General information*

George House Trust is a company limited by guarantee, registered in England and Wales, and accordingly does not have a share capital. Every member of the company undertakes to contribute £1 in the event of the charitable company being wound up while he or she is a member. The company number, charity number and address of the registered office is given in the reference and administration information on page 1 of these financial statements. The principal nature of the charity's operations is to support people living with and affected by HIV in the North-West of England, to deliver interventions to help prevent the transmission of HIV and to campaign and educate to bring an end to HIV related stigma and discrimination.

b) *Basis of accounting*

The principal accounting policies adopted, judgements and key sources of estimation uncertainty in the preparation of the financial statements are as follows:

The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019) and the Companies Act 2006.

The charity constitutes a public benefit entity as defined by FRS 102.

The accounts are prepared in sterling, which is the functional currency of the charity. Monetary amounts in these financial statements are rounded to the nearest £.

c) *Preparation of financial statements on a going concern basis*

The accounts are prepared on a going concern basis. The Trustees consider that there are no material uncertainties about the trust's ability to continue as a going concern.

d) *Volunteers*

Other than significant donated gifts-in-kind, no amounts are included in respect of the substantial contributions made by the many volunteers and volunteer organisations who provide various services and supplies free of charge. Further details of the contribution made by volunteers can be found in the management committee's report.

1. Accounting Polices (continued)

e) ***Fund accounting***

Unrestricted funds comprise the accumulated surplus or deficit on the statement of financial activities. They are available for use at the discretion of the Trustees in furtherance of the general objectives of George House Trust.

Restricted funds are funds subject to specific restrictive conditions imposed by donors or by the nature of the appeal. The purpose and use of the restricted funds are set out in the notes to the financial statements.

All incoming resources and resources expended are shown in the statement of financial activities on page 24.

Designated funds comprise unrestricted funds which have been set aside at the discretion of the Trustees for specific purposes. The purpose and use of the designated funds are set out in the notes to the financial statements.

f) ***Incoming resources***

Voluntary income including donations, gifts and legacies and grants that provide core funding or are of general nature are recognised where there is entitlement, it is probable the income will be received and the amount can be measured with sufficient reliability. Such income is only deferred when:

- The donor specifies that the grant or donation must only be used in future accounting periods: or
- The donor has imposed conditions which must be met before the charity has unconditional entitlement.

Investment income, including rents from investment properties, is recognised on a receivable basis.

Income from charitable activities, including income received under contract or where entitlement to grant funding is subject to specific performance conditions, is recognised as earned (as the related goods or services are provided). Grant income included in this category provides funding to support welfare and support services and is recognised where there is entitlement, it is probable the income will be received, and the amount can be measured with sufficient reliability. Income is deferred when the income is received in advance of the service to be provided.

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the charity; this is normally upon notification of the interest paid or payable by the bank.

1. Accounting Policies (continued)

g) ***Resources expended***

Expenditure is recognised once there is a legal or constructive obligation to make a payment to a third party, it is probable that settlement will be required and the amount of the obligation can be measured reliably. The charity is not registered for VAT and accordingly expenditure is shown gross of irrecoverable VAT. The Contractual arrangements are recognised as services are supplied.

- Costs of generating funds are those costs incurred in attracting voluntary income, and those incurred in trading activities that raise funds.
- Charitable activities include expenditure associated with the payment of welfare grants to relieve poverty of people living with HIV and various other support services.
- Governance costs include those incurred in the governance of the charity and its assets and are primarily associated with constitutional and statutory requirements.
- Support costs include central functions and have been allocated to activity cost categories on a basis consistent with the use of resources, e.g. allocating property costs by floor areas, or per capita, staff costs by the time spent and other costs by their usage.

h) ***Transfers***

Transfers will be made from unrestricted funds to cover an overspend on a restricted fund. Transfers between designated funds and general funds are made at the discretion of the trustees as explained in note 16. In the prior year, transfers were recognised between restricted and unrestricted funds to correctly represent depreciation charged on fixed assets.

i) ***Grants payable***

Grants are charged in the financial statements when approved.

j) ***Tangible fixed assets***

There is no limit below which fixed assets are not capitalised. Tangible fixed assets are stated at cost or valuation, net of depreciation and any provision for impairment.

Depreciation is provided on all tangible fixed assets at rates calculated to write off the cost or valuation, less estimated residual value, of each asset over its expected useful life as follows:

Fixtures and equipment	- 20%/$33^{1/3}$% on a reducing balance/straight-line basis, respectively
Freehold property	- Over 50 years straight-line

k) ***Investments***

Investment property is included at market value at the balance sheet date. Unrealised gains and losses represent the movement in market values during the year and are credited or charged to the statement of financial activities based on the market value at year end.

1. Accounting Policies (continued)

l) ***Pension costs***
The trust pays contributions into employees' auto enrolment plans or their own money purchase pension plans. The contributions to the plans are charged as expenditure as they become payable.

m) ***Employee benefits***
The costs of short-term employee benefits are recognised as a liability and an expense.

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the company is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

n) ***Operating leases***
Rentals paid under operating leases are charged to the Statement of Financial Activities as incurred.

o) ***Debtors***
Trade and other debtors are recognised at the settlement amount due.

p) ***Cash at bank and in hand***
Cash at bank and in hand includes cash and short term highly liquid bank deposits.

q) ***Creditors***
Creditors are recognised when the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due can be measured or estimated reliably. Creditors are normally recognised at their settlement amount after allowing for any trade discounts due.

Deferred income is income which is included in the year in creditors or has been received into the bank, but which relates to a subsequent period, such as a grant relating specifically to a future period, is recognised in the Statement of Financial Activities of that period.

r) ***Financial instruments***
The charity has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the charity's balance sheet when the charity becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

1. Accounting Policies (continued)

Basic financial assets
Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price and subsequently carried at amortised cost using the effective interest method. Financial assets classified as receivable within one year are not amortised.

Basic financial liabilities
Basic financial liabilities, which include trade and other creditors, are initially recognised at transaction price and subsequently measured at amortised cost using the effective interest method. Financial liabilities classified as receivable within one year are not amortised.

2. Judgements and key sources of estimation uncertainty

In the application of the company's accounting policies, the trustees are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

3. Donations and legacies

	2024 £	2023 £
Donations	61,641	68,601
Legacies	-	-
	61,641	68,601

All the income from donations and legacies in 2024 and 2023 were unrestricted.

4. Local authority funding

	2024 £	2023 £
Public health	427,911	507,551
Other local authority funds	101,345	64,999
	529,256	572,550

During the year £60,751 (2023 - £122,455) of the local authority funding was restricted.

5. Grants paid

	2024	2023
	£	£
George House Trust Welfare Fund – see note 6	25,739	31,622
Agency welfare – see note 17	-	-
	25,739	31,622

Welfare grants were made to 87 (2023 – 130) individuals.

During the year, welfare grant payments of £11,644 (2023 - £23,376) were restricted.

6. Expenditure

		Expenditure on raising funds			Expenditure on charitable activities					
	Basis of Allocation	Voluntary Income	Fundraising	Total expenditure on raising funds	Welfare Grants	Volunteer & user activities	Support costs	Total expenditure on charitable activities	2024 Total expenditure	2023 Total expenditure
		£	£	£	£	£	£	£	£	£
Costs directly allocated to activities										
Grants (note 5)	Direct	-	10,740	10,740	14,999	-	-	14,999	25,739	31,622
Volunteer expenses	Direct	-	-	-	-	7,229	-	7,229	7,229	20,940
Project Staff costs (including training)	Direct	-	-	-	-	560,782	-	560,782	560,782	484,492
User expenses	Direct	-	-	-	-	76,252	-	76,252	76,252	60,961
Fundraising events	Direct	-	27,109	27,109	-	-	-	-	27,109	14,484
Telephone, postage & printing costs	Direct	-	-	-	-	4,490	-	4,490	4,490	13,856
Publicity and distribution	Direct	-	-	-	-	8,765	-	8,765	8,765	5,156
Support costs allocated to activities										
Computer costs	Usage	1,457	-	1,457	-	15,821	3,539	19,360	20,817	19,079
Rent and rates	Usage	1,188	-	1,188	-	12,896	2,885	15,781	16,969	6,677
Repairs and maintenance	Usage	942	-	942	-	10,232	2,289	12,521	13,463	15,967
Heat, light and power	Usage	698	-	698	-	7,573	1,694	9,267	9,965	7,724
Security	Usage	173	-	173	-	1,874	419	2,293	2,466	2,246
Cleaning	Usage	917	-	917	-	9,960	2,228	12,188	13,105	12,970
Insurance	Usage	580	-	580	-	6,293	1,408	7,701	8,281	6,755
Printing and stationary	Usage	1,232	-	1,232	-	13,371	2,991	16,362	17,594	14,175
Publications and affiliations	Usage	93	-	93	-	1,015	227	1,242	1,335	1,881
Telephone and facsimile	Usage	833	-	833	-	9,044	2,023	11,067	11,900	2,624
Postage	Usage	99	-	99	-	1,071	241	1,312	1,411	1,289
Recruitment	Usage	1,303	-	1,303	-	14,142	3,163	17,305	18,608	6,810

6. Expenditure (continued)

		Expenditure on raising funds			Expenditure on charitable activities					
	Basis of Allocation	Voluntary Income	Fundraising	Total expenditure on raising funds	Welfare grants	Volunteer & user activities	Support costs	Total expenditure on charitable activities	2024 Total expenditure	2023 Total expenditure
		£	£	£	£	£	£	£	£	£
Staff costs	Staff time	46,116	-	46,116	-	30,739	112,390	143,129	189,245	158,311
Staff training and travel	Staff time	4,483	-	4,483	-	2,988	10,924	13,912	18,395	14,463
Depreciation	Usage	980	-	980	-	10,642	2,380	13,022	14,002	19,837
Governance costs:										
Bank charges	Usage	-	-	-	-	-	1,211	1,211	1,211	1,118
Trustee training, meetings and travel	Usage	-	-	-	-	-	1,820	1,820	1,820	2,959
Legal and professional fees	Usage	-	-	-	-	-	30,870	30,870	30,870	9,793
Audit	Usage	-	-	-	-	-	8,500	8,500	8,500	6,000
		61,094	37,849	98,943	14,999	805,179	191,202	1,011,380	1,110,323	942,189

All the expenditure of £98,943 (2023 - £58,122) on raising funds was unrestricted. Expenditure on charitable activities was £1,011,380 (2023 - £884,067) of which £751,262 (2023 - £672,913) was unrestricted and £260,118 (2023 - £211,154) was restricted.

6. Expenditure – prior year information

		Expenditure on raising funds			Expenditure on charitable activities				
	Basis of Allocation	Voluntary Income	Fundraising	Total expenditure on raising funds	Welfare grants	Volunteer & user activities	Support costs	Total expenditure on charitable activities	2023 Total expenditure
		£	£	£	£	£	£	£	£
Costs directly allocated to activities									
Grants (note 5)	Direct	-	-	-	31,622	-	-	31,622	31,622
Volunteer expenses	Direct	-	-	-	-	20,940	-	20,940	20,940
Project Staff costs (including training)	Direct	-	-	-	-	484,492	-	484,492	484,492
User expenses	Direct	-	-	-	-	60,961	-	60,961	60,961
Fundraising events	Direct	-	14,484	14,484	-	-	-	-	14,484
Telephone, postage & printing costs	Direct	-	-	-	-	13,856	-	13,856	13,856
Publicity and distribution	Direct	-	-	-	-	5,156	-	5,156	5,156
Support costs allocated to activities									
Computer costs	Usage	1,336	-	1,336	-	14,500	3,243	17,743	19,079
Rent and rates	Usage	467	-	467	-	5,075	1,135	6,210	6,677
Repairs and maintenance	Usage	1,118	-	1,118	-	12,135	2,714	14,849	15,967
Heat, light and power	Usage	541	-	541	-	5,870	1,313	7,183	7,724
Security	Usage	157	-	157	-	1,707	382	2,089	2,246
Cleaning	Usage	908	-	908	-	9,857	2,205	12,062	12,970
Insurance	Usage	473	-	473	-	5,134	1,148	6,282	6,755
Printing and stationary	Usage	992	-	992	-	10,773	2,410	13,183	14,175
Publications and affiliations	Usage	132	-	132	-	1,429	320	1,749	1,881
Telephone and facsimile	Usage	184	-	184	-	1,994	446	2,440	2,624
Postage	Usage	90	-	90	-	980	219	1,199	1,289
Recruitment	Usage	476	-	476	-	5,176	1,158	6,334	6,810

6. Expenditure – Comparative information (continued)

		Expenditure on raising funds			Expenditure on charitable activities				
	Basis of Allocation	Voluntary Income	Fundraising	Total expenditure on raising funds	Welfare grants	Volunteer & user activities	Support costs	Total expenditure on charitable activities	2023 Total expenditure
		£	£	£	£	£	£	£	£
Staff costs	Staff time	34,954	-	34,954	-	16,810	106,547	123,357	158,311
Staff training and travel	Staff time	818	-	818	-	11,150	2,495	13,645	14,463
Depreciation	Usage	992	-	992	-	18,845	-	18,845	19,837
Governance costs:									
Bank charges	Usage	-	-	-	-	-	1,118	1,118	1,118
Trustee training, meetings and travel	Usage	-	-	-	-	-	2,959	2,959	2,959
Legal and professional fees	Usage	-	-	-	-	-	9,793	9,793	9,793
Audit	Usage	-	-	-	-	-	6,000	6,000	6,000
		43,638	14,484	58,122	31,622	706,840	145,605	884,067	942,189

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

	2024	2023
	£	£
Wages and salaries	635,806	527,176
Social security costs	56,907	48,676
Other pension costs	49,395	41,796
	742,108	617,648

The average number of employees during the year was 20 (2023 – 17).

The average monthly number of employees, calculated on the basis of full time equivalents, during the year and analysed by function was:

	2024	2023
	Number	Number
Charitable activities including support costs	16	12
Fundraising and publicity	1	1
Management and administration	3	3
	20	16

None of the trustees received any remuneration (2023 - none). Expenses reimbursed to 1 trustee (2023 - 2 trustees) for travel and subsistence amounted to £87 (2023 - £203).

A number of the trustees are active volunteers in the organisation, fulfilling roles additional to their responsibilities as trustees. The above figure of £87 (2023 - £203) consists of £87 (2023 - £50) in relation to volunteer activities and £nil (2023 - £153) in relation to governance responsibilities.

The key management personnel of the charity comprise the trustees, chief executive officer, services director and financial director.

During the financial year, the total employment benefits of the key management personnel including any employer pension contributions were £177,538 (2023 - £180,544).

One employee received emoluments in the band between £60,001 and £70,000 (2023 – no employees received emoluments exceeding £60,000).

8. Related party transactions

Other than those items recorded in note 7 in relation to trustees, no related party transactions were noted during the current or prior year which require disclosure.

9. Pension costs

The charity operates a defined contribution pension scheme on behalf of its employees. The assets of the scheme are held separately from those of the charity in an independently administered fund. The contributions payable for the year amounted to £49,395 (2023 - £41,796). Contributions totalling £11,976 (2023 - £3,309) were payable to the scheme at the end of the year and are included in creditors.

10. Net expenditure for the year

	2024 £	2023 £
Net expenditure for the year is stated after charging:		
Auditor's remuneration:		
Audit fee	6,500	6,000
Accountancy	2,000	1,800
Depreciation	14,002	19,837

11. Fixed assets

	Freehold land & buildings £	Fixtures & equipment £	Total £
Cost			
At start of year	559,101	430,437	989,538
Additions	-	2,252	2,252
At end of year	559,101	432,689	991,790
Depreciation			
At start of year	219,399	421,903	641,302
Charge for the year	11,181	2,821	14,002
At end of year	230,580	424,724	655,304
Net book value			
31 March 2023	339,702	8,534	348,236
31 March 2024	328,521	7,965	336,486

The property included in freehold land and buildings is subject to a legal charge in the form a restriction, based on a contribution of £150,000 made towards the original purchase price of the property. Upon sale of the property, George House Trust will be required to repay this amount plus a proportion of any gains made.

12. Investments

	Investment property £
Fair value	
Beginning of year	300,000
Revaluations	145,000
End of year	445,000
Net book value	
Beginning of year	300,000
End of year	445,000

The investment property was professionally revalued by Thwaites Real Estate in August 2024. The trustees do not believe there to be any material movements between the year end and the date of revaluation and have therefore used this valuation as an approximation of the year end value for the purpose of these financial statements.

If investment properties had not been revalued, they would have been included at the following historical cost:

	2024 £	2023 £
Cost	322,603	322,603

13. Debtors

	2024 £	2023 £
Trade debtors	55,957	129,473
Other debtors	-	41
Prepayments	13,180	25,983
Accrued income	269,364	8,329
	338,501	163,826

Accrued income includes £153,476 (2023: £nil) which is due after more than one year.

14. Creditors: Amounts falling due within one year

	2024	2023
	£	£
Trade creditors	27,850	37,959
Taxation and social security	-	12,836
Other creditors	12,320	12,835
Deferred income (see below)	-	81,445
Accruals	12,623	18,264
	52,793	163,339
Deferred income included above		
Balance at beginning of year	81,445	136,345
Amount released to incoming resources	(81,445)	(136,345)
Amount deferred in year	-	81,445
Balance at end of year	-	81,445

15. Analysis of net assets between funds

	Fixed assets	Net current assets	Total
	£	£	£
Restricted funds			
Properties	67,684	-	67,684
Other	-	346,232	346,232
Unrestricted funds			
Designated funds	705,835	51,736	757,571
General funds	7,967	347,058	355,025
Total funds	781,486	745,026	1,526,512

Prior year:	Fixed assets	Net current assets	Total
	£	£	£
Restricted funds			
Properties	70,684	-	70,684
Other	-	122,037	122,037
Unrestricted funds			
Designated funds	569,018	152,656	721,674
General funds	8,535	411,723	420,258
Total funds	648,237	686,416	1,334,653

16. Statement of funds

Current year:	31 March 2023 £	Income £	Expenditure £	Transfers in/(out) £	Gains & losses £	31 March 2024 £
General funds	420,258	675,126	(753,528)	13,169	-	355,025
Designated funds						
Building maintenance	27,500	-	(13,464)	13,464	-	27,500
Age+ Project	39,500	-	(29,216)	(10,284)	-	-
Calabash project	39,500	-	(26,294)	(13,206)	-	-
Destitution Fund	7,500	-	(3,264)	-	-	4,236
Discretionary Fund	2,400	-	-	(2,400)	-	-
Peer Mentoring	11,000	-	(11,000)	-	-	-
Volunteer Management	4,750	-	(4,750)	-	-	-
69 Ardwick Green North investment property	300,000	-	-	-	145,000	445,000
77 Ardwick Green North unrestricted property	269,018	-	(8,183)	-	-	260,835
Landlord Fund	20,000	-	-	-	-	20,000
LGBTQ Community Fund	506	-	(506)	-	-	-
Total unrestricted funds	1,141,932	675,126	(850,205)	743	145,000	1,112,596
Restricted funds						
Properties	70,684	-	(3,000)	-	-	67,684
Vodafone Word of Difference	153	-	-	(153)	-	-
M.A.C. Aids Fund UK	-	60,000	(51,188)	-	-	8,812
Lloyds TSB Foundation Funding	1,273	-	-	(1,273)	-	-
B & Q Foundation	1,769	-	(1,769)	-	-	-
GM Boroughs	7,108	10,985	(10,179)	-	-	7,914
Manchester Guardian Society	521	-	-	-	-	521
Manchester City Council						
- Skilling Up Project	-	46,291	(34,421)	-	-	11,870
- Formula Milk	-	3,475	(4,158)	683	-	-
- Telebuddies	53	-	(53)	-	-	-
Parent's Guide Project	3,000	-	-	-	-	3,000
Salford City Council	3,904	-	(1,656)	-	-	2,248
ViiV Healthcare	19,840	-	(19,840)	-	-	-
Virgin Media 02	76	-	(76)	-	-	-
VLBA	12,817	-	(12,817)	-	-	-
HIVe – ED Testing	47,641	-	(38,567)	-	-	9,074
Gilead Sciences	11,738	28,537	(37,559)	-	-	2,716
Homobloc LGBTQ Community Fund	12,144	-	(11,644)	-	-	500
National Lottery Community Fund	-	303,334	(6,691)	-	-	296,643
Lucas Project	-	8,000	(8,000)	-	-	-
North Manchester General Hospital	-	18,500	(18,500)	-	-	-
NMGH – Paediatric HIV Team	-	2,934	-	-	-	2,934
Total restricted funds	192,721	482,056	(260,118)	(743)	-	413,916
Total funds	1,334,653	1,157,182	(1,110,323)	-	145,000	1,526,512

16. Statement of funds (continued)

Designated funds:

(a) The building maintenance fund represents funds set aside for the maintenance and upkeep of buildings. During the year, £13,464 was spent on building repairs, with a transfer from general funds of £13,464 also being made to maintain the designated fund at £27,500.

(b) The unrestricted part of the 77 Ardwick Green North property has been transferred into a separate designated fund to enable the movements to be monitored by the trustees. Each year an amount representing the movement in the net book value of this property will be transferred to or from the fund. The 69 Ardwick Green North investment property has also been transferred to designated funds to enable the trustees to track the movement in its value. Any gains or losses on revaluation will be transferred to or from the fund, as necessary.

(c) As George House Trust is a landlord, a designated fund of £20,000 has been created to ensure that any costs associated with this position can be met from it for managing the property at 69 Ardwick Green North.

(d) The George House Trust Destitution Fund provides access to small cash grants for people living with HIV who have no recourse to public funds for the purchase of essential and/or personal items. During the year, £3,264 was spent from the fund.

(e) Age+ was designed to meet the needs of an ageing population of people living with HIV. The fund supported the Age+ Project Coordinator to develop activities and events including HIV-focused and general health information sessions, peer support groups, creative and health and wellbeing workshops, cultural activities and visits to local events and attractions for the period to 31st January 2024.

(f) The African Men's Engagement Project is a project that provides one-to-one support services and facilities for African men to support each other and share experiences and ideas around issues raised by living with HIV, which includes the Calabash Group for African Men.

(g) The discretionary fund was set up to provide for small cash grants to cover an acute need of some of our most vulnerable service users, such as gas or electricity top-ups and travel to more distant but vital appointments. Such expenditure incurred during the year was spent using eligible restricted funding and therefore the designated amounts were transferred back to unrestricted funds.

(h) Peer mentoring is provided by volunteers and is in the form of mentorship that takes place between a person living with HIV who has lived through a specific experience and a person who is also living with HIV and new to that experience or requires additional support. We are currently providing peer mentoring in Greater Manchester and the city of Liverpool. The fund covers volunteer expenses and staff time overseeing the project. The project was previously funded, but the trustees recognise the significant contribution the support provides.

16. Statement of funds (continued)

(i) The Volunteer Management Fund provides for volunteer training, volunteer management costs and volunteer expenses, particularly volunteer fundraising expenses, that are not covered within other funded projects.

(j) The LGBTQ Community Fund was set up by donations from George House Trust and LGBT Foundation to support new creative projects, events and activities by organisations and community groups based in the region that improve the experience of LGBTQ+ groups and spotlights the issues that affect their lives. It also supports new programmes that educate people about HIV. This residual fund from the first two rounds of support will continue through the generous support and donation from Homobloc.

Restricted funds:

(a) The property fund comprises land and buildings purchased from restricted donations and contributions from donors.

(b) MAC Viva Glam continues to fund elements of our work to reduce barriers and address poverty for people living with HIV and also to fund elements of service delivery.
The funds are used to:
- Supply food and activities at events and courses.
- Reimburse public transport costs to attend appointments at George House Trust.
- Provide food parcel vouchers.
- Provide supervision to our volunteer counsellors.
- Provide interpreting services to service users who do not speak English.

(c) The National Lottery Community Fund provided a grant to fund our Ageing Well Project with effect from 1st February 2024. The project is focused on strengthening the offer of support for people aged 50+, including social activities, one-to-one support, peer support and a range of activities aimed at tackling loneliness and isolation. A key element of this project is educating the workforce across adult social care and other settings to tackle HIV stigma across Greater Manchester and Liverpool.

(d) The Our Manchester Voluntary and Community Sector fund (funded by Manchester City Council) funds the Skilling Up Project, a project which is focused on building the skills, education, employment and volunteering opportunities for people living with HIV.

(e) The Manchester and Salford City Councils' 'Formula Milk' grants fund start-up equipment (bottles, steriliser, cleaning equipment) and formula milk for the first 12 months of a baby's life. The aim of the schemes are to eradicate the risk of vertical transmission of HIV to infants born to mothers with HIV and to improve maternal and infant health and wellbeing.

(f) Bolton, Bury, Oldham, Rochdale, Stockport, Tameside, Trafford and Wigan Metropolitan Borough Councils also provide support to new mothers through the 'spot-purchase' of our service to provide a start-up kit (bottles, steriliser, cleaning equipment) and formula milk for the first 12 months of the baby's life.

16. Statement of funds (continued)

(g) ViiV Healthcare generously supported women's engagement, funding the activities celebrating women living with HIV.

(h) The Village Licensed Businesses Association in Manchester launched a fundraiser in August 2021. 50% of the funds raised are distributed to LGBT Foundation and 50% to George House Trust, which is allocated to our Welfare Fund, providing support to people facing financial hardship.

(i) The HIV-e programme, funded through a contract with NHS Greater Manchester, aims to support to the Emergency Department opt-out testing project in Greater Manchester. Across 4 sites, the activity will work with clinical staff to re-engage those lost to clinical care as well as the pathway into wider support for those newly diagnosed. A key element will be working with individual clinics to work to address the wider determinants, and challenges that prove to be barriers to taking up and staying on life saving treatment.

(j) The Gilead Sciences funding began funding our work with African Men with effect from 1st November 2023.

(k) Supported by Homobloc, the Greater Manchester LGBTQ+ Community Fund inspires action and encourages inclusion across Greater Manchester, benefiting LGBTQ+ people and communities. The fund supports new creative projects, events and activities by organisations and community groups based in the region that improve the experience of LGBTQ+ groups and spotlights the issues that affect their lives. It will also support new programmes that educate people about HIV.

(l) We received funding from NHS Greater Manchester to develop a guide for parents and children living with HIV, which aims to break down barriers to communication between children and their parents about talking about HIV.

(m) We received a restricted donation from John Lucas in the year, a George House Trust volunteer and trustee. The donation focused on supporting a piece of engagement around how people living with HIV viewed digital services and what people living with HIV want for the future. The project was called 'The Lucas Project' to recognise John's generous contribution to support our work.

(n) North Manchester General Hospital funded two key areas of work for George House Trust, the first being the Children, Young People and Families Project and worker, and a separate fund held for development and events, to be decided in partnership with the HIV Paediatric Team.

16. Statement of funds (continued)

Prior year:	31 March 2022 £	Income £	Expenditure £	Transfers in/(out) £	Gains & losses £	31 March 2023 £
General funds	610,267	610,610	(649,926)	(150,693)	-	420,258
Designated funds						
Building maintenance	27,500	-	(15,968)	15,968	-	27,500
Income generation lead	8,645	-	(8,645)	-	-	-
Age+ Project	21,000	-	(21,000)	39,500	-	39,500
Calabash project	-	-	-	39,500	-	39,500
Welfare Fund	32,040	-	(23,063)	(8,977)	-	-
Destitution Fund	7,000	-	(4,250)	4,750	-	7,500
Discretionary Fund	-	-	-	2,400	-	2,400
Peer Mentoring	-	-	-	11,000	-	11,000
Volunteer Management	-	-	-	4,750	-	4,750
Gregory's Place Fund	300,000	-	-	-	-	300,000
77 Ardwick Green unrestricted property	277,201	-	(8,183)	-	-	269,018
Landlord Fund	20,000	-	-	-	-	20,000
LGBTQ Community Fund	-	-	-	506	-	506
Total unrestricted funds	1,303,653	610,610	(731,035)	(41,296)	-	1,141,932
Restricted funds						
Properties	73,684	-	(3,000)	-	-	70,684
Vodafone Word of Difference	153	-	-	-	-	153
M.A.C. Aids Fund UK	343	35,000	(37,175)	1,832	-	-
Lloyds TSB Foundation Funding	1,273	-	-	-	-	1,273
Big Lottery Fund	16,662	-	(16,662)	-	-	-
B & Q Foundation	5,000	-	(3,231)	-	-	1,769
GM Boroughs	3,305	12,788	(8,985)	-	-	7,108
Manchester Guardian Society	521	-	-	-	-	521
Manchester City Council						
- Skilling Up Project	2,940	12,885	(36,825)	21,000	-	-
- Formula Milk	-	7,500	(7,682)	182	-	-
- African Men's Engagement	-	19,167	(37,420)	18,253	-	-
- Telebuddies	-	8,115	(8,062)	-	-	53
MSD	398	8,750	(9,177)	29	-	-
Parent's Guide Project	3,000	-	-	-	-	3,000
Salford City Council	1,430	5,000	(2,526)	-	-	3,904
ViiV Healthcare	-	19,840	-	-	-	19,840
Virgin Media 02	1,000	-	(924)	-	-	76
VLBA	29,117	11,648	(27,948)	-	-	12,817
Duchy of Lancaster Fund	-	1,000	(1,000)	-	-	-
HIVe – ED Testing	-	57,000	(9,359)	-	-	47,641
Gilead Sciences	-	12,916	(1,178)	-	-	11,738
Homobloc LGBTQ Community Fund	-	12,144	-	-	-	12,144
Total restricted funds	138,826	223,753	(211,154)	41,296	-	192,721
Total funds	1,442,479	834,363	(942,189)	-	-	1,334,653

17. Other activities

In its role as an agency for administering payments, the charity collected £30,940 (2023 - £6,680) from other charities for disbursement to individuals. The amount disbursed in the year amounted to £30,940 (2023 - £6,680). These transactions are not included in the Statement of Financial Activities. The charity held £nil (2023 - £nil) at the year end which had not yet been disbursed to individuals. This amount is not included in the balance sheet.

18. Reconciliation of net income/(expenditure) to net cash flow from operating activities

	2024 £	2023 £
Net income/(expenditure) for the year	191,859	(107,826)
Adjustments for:		
Depreciation	14,002	19,837
Interest and rental income	(34,917)	(20,802)
Revaluation of investment property	(145,000)	-
Increase in debtors	(174,675)	(21,949)
Decrease in creditors	(110,546)	(39,251)
Net cash used in operating activities	(259,277)	(169,991)

19. Analysis of cash and cash equivalents

	1 April 2023 £	Cash flows £	Other non-cash changes £	31 March 2024 £
Bank balances	685,930	(226,612)	-	459,318
Total	685,930	(226,612)	-	459,318

20. Leasing agreements

Minimum lease payments under non-cancellable operating leases fall due as follows:

	2024 £	2023 £
Within one year	1,882	1,882
Between one and five years	1,882	3,763
	3,764	5,645

GEORGE HOUSE TRUST

England & Wales - Charity number 1143138

Accounts

GEORGE HOUSE TRUST

HIV POSITIVE LIVING

Annual Report of the Board of Trustees and Financial Statements: Year ended 31st March 2023

Charity Number: **1143138**
Company Number: **07575379**

George House Trust

Financial Statements

For the year ended 31 March 2023

Contents

	Page
Key Organisational Information	1
Annual Report of the Board of Trustees	2 - 24
Auditor's Report	25 - 28
Statement of Financial Activities	29
Balance Sheet	30
Statement of Cash Flows	31
Notes to Financial Statements	32 - 52

Key organisational information

Charity Trustees and Company Directors

Andrew Eadsforth	
Andrew Sloan, Chair	
David Cartwright, Treasurer	
John (Ged) Hutton	
John Lucas	
Kieran Yates	*(appointed 28th September 2022)*
Sharon White	*(change of details 22nd July 2022)*
Vanessa Jackson, Deputy Chair	
Yvonne Richards	*(resigned 12th June 2023)*

Chief Executive and Company Secretary
Darren Knight

Registered Charity Number
1143138

Company Number
07575379

Principal and Registered Office
75 – 77 Ardwick Green North, Manchester. M12 6FX.

Bankers

Unity Trust Bank plc.,
Nine Brindley Place,
Birmingham, B1 2HB.

Co-operative Bank,
PO Box 101, Balloon Street,
Manchester, M60 4EP.

Charity Bank,
182 High Street,
Tonbridge, TN9 1BE.

Triodos Bank,
Deanery Road,
Bristol, BL1 5AS.

Royal Bank of Scotland plc.,
5th floor The Victoria, 150/185 The Quays,
Salford. M5 2SY.

Auditors
Barlow Andrews, Carlyle House, 78 Chorley New Road, Bolton. BL1 4BY.

Organisation Contact Details
Telephone: 0161 274 4499.
Email: info@ght.org.uk.
Website: https://ght.org.uk.

The Annual Report of The Board of Trustees of George House Trust

The Board of Trustees presents its annual report and audited financial statements for the year ended 31st March 2023. These are prepared to meet the requirements for a trustee's report and accounts for Companies Act purposes.

The reference and administrative information set out on page 1 forms part of this report. The financial statements have been prepared in accordance with the accounting policies set out in the notes and comply with the Charities Act 2011, The Companies Act 2006, George House Trust's Memorandum and Articles of Association and the Accounting and Reporting by Charities Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

Public Benefit Statement

The Trustees confirm that they have referred to the Charity Commission's guidance on public benefit when reviewing the charity's aims and objectives, planning future activities and setting the grant making policy for the year.

Charitable Status and Objects

George House Trust is a registered charity in England and Wales, charity number 1143138 and registered as a company limited by guarantee with Companies House, company number 07575379. George House Trust was initially founded and established as Manchester AIDS Line in 1985 and later changed its name to George House Trust. The charity was incorporated on 23rd March 2011.

George House Trust's governing document is the Memorandum and Articles of Association, which was reviewed by trustees and formally approved at a Members' Meeting on 5th August 2020, with an amendment to the charitable objects agreed by the Membership on 29th September 2022. George House Trust's revised charitable objects are:

1) the relief of need of people living with, and affected by, HIV by the provision of responsive and relevant services.
2) to advance the education of the general public in all areas relating to HIV.

Purpose, Vision and Values

The purpose, vision and values of George House Trust drive the organisation's strategy, focus and service delivery and are as follows:

George House Trust's vision is:
A world where HIV holds no one back.

George House Trust's purpose is:
Inspiring people living with HIV to live healthy and confident lives.

George House Trust has three organisational values are:
Passionate.
Inclusive.
Responsive.

George House Trust Membership

George House Trust is a member-led HIV charity with an active membership of 160 individuals at 31st March 2023.

Membership is open to people living with or affected by HIV. It is also open to any George House Trust supporter, volunteer, ally and ambassador. Members attend Member meetings (usually 4 each year) and are involved at all levels of the charity including through:

- election and appointment of members to the Board of Trustees.
- agreeing governance and constitutional changes to George House Trust's governing document.
- supporting strong and effective governance.
- co-design and engagement in developing policy positions, plans and ideas.

82% of members are living with HIV.

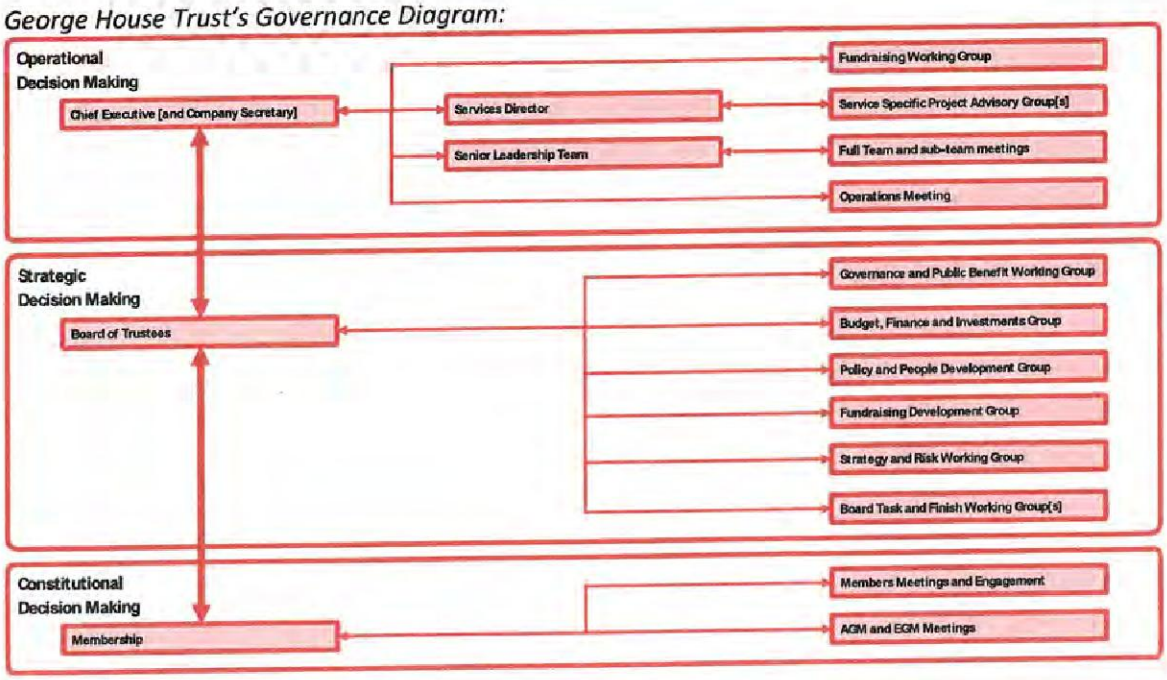
Governance

There were 9 trustees on the board at 31st March 2023, comprising 5 member elected trustees and 4 co-opted trustees. The trustees have responsibility for working with the Senior Leadership Team in developing and delivering the strategy and key decision making across the organisation. Trustees meet at least four times each year as a full Board of Trustees, with regular focused meetings and strategy workshops scheduled throughout the year.

The Membership have responsibility for agreeing any constitutional decisions, such as any changes to the Charitable Objects.

The Company Secretary holds key responsibilities for compliance and submissions to statutory agencies such as Companies House and the Charity Commission. The Chief Executive holds responsibility for day-to-day operational and risk management.

George House Trust's Governance Diagram:



Recruitment and appointment of trustees

George House Trust's trustees have responsibility for ensuring that the organisation delivers its charitable objects and public benefit, in line with agreed strategies and plans.

There are two routes of appointment for trustees at George House Trust:

1. **Member elected** trustees are elected and appointed by and from within the membership to sit on the Board of Trustees.
2. **Co-opted trustees** are appointed by the Board of Trustees. Co-opted trustees are appointed to enhance the skills blend of the board and to provide specific areas of specialism, experience or expertise as required.

The process for recruiting trustees has been adapted to reflect the needs of the organisation, with the process now being:
[i] The Board of Trustees undertake a recruitment process through the Membership
[ii] An interview takes place with internal stakeholders including two or more trustees, an employee, a volunteer and where it is possible, someone who accesses support
[iii] The trustees make a recommendation to the Membership to appoint the person
[iv] The trustee is appointed.

Co-opted trustees have parity with member elected trustees in decision making and votes. The revised Memorandum and Articles of Association allow for a maximum total of 12 trustees and no fewer than 8 for quoracy. A maximum of 6 trustees may be co-opted to the Board at any time.

The term of office for trustees is three years. After three years trustees are eligible to stand for election for a second three-year term. Following two terms of service, trustees are required to stand down for a minimum period of one year. The benefit of this approach is in creating the space for new thinking and opening up opportunities to others, building on our organisational commitment to inclusion.

Trustee Induction and Training

New trustees receive an induction into the role to support their understanding of their duties and legal responsibilities. All new trustees participate in an induction programme which covers the legal responsibilities of charity trustees and directors of a company limited by guarantee. It also covers the organisation's governing document, a summary of the charity's objectives, a copy of the Charity Commission's guidance on the duties of a trustee, the most recent financial statements and other relevant information. New trustees are encouraged to connect with longer-standing trustees to support their knowledge and learning and there are ongoing learning opportunities for all trustees including a dedicated development budget.

The board is committed to continuous feedback through Member engagement events and providing opportunities for employees, volunteers and people who access support from George House Trust to provide feedback through surveys and other engagement mechanisms. Feedback on the trustee performance is shared at the Annual General Meeting. George House Trust's trustees commit to completing a regular skills audit which outlines any training needs for the board as a collective.

Remuneration

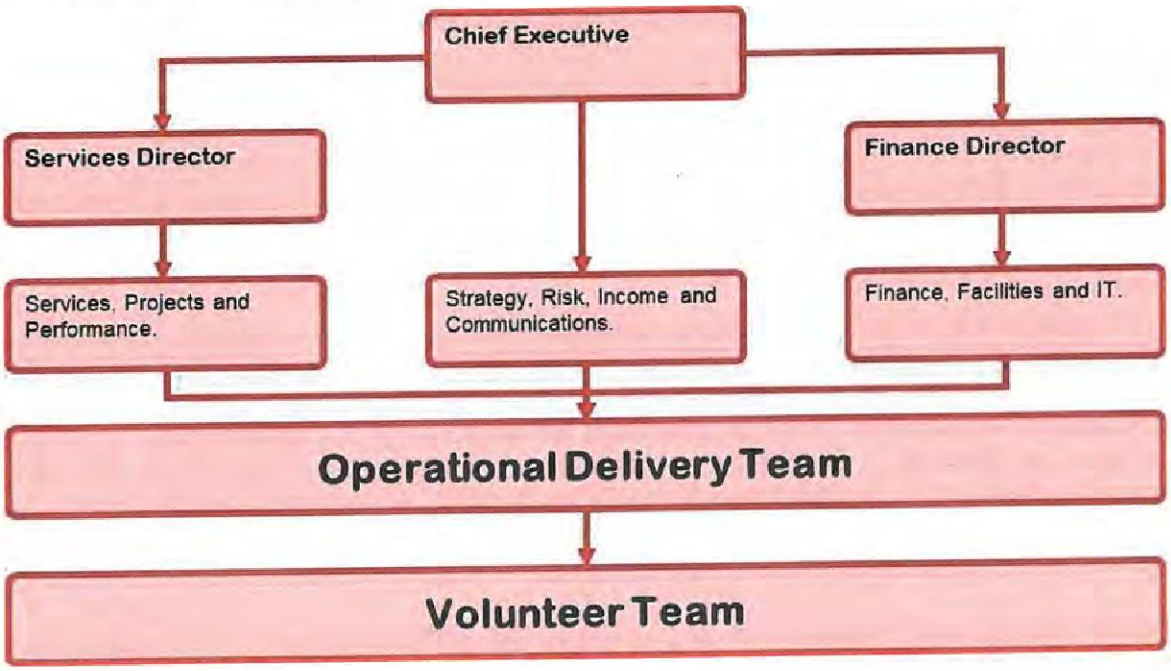
All trustees give their time freely as volunteers and no trustee remuneration was paid during the year. Details of any payments and expenses reimbursed to certain trustees are disclosed in the notes to the financial statements.

Remuneration for all staff is reviewed annually by trustees as part of the budget setting process. The pay of the Chief Executive is reviewed annually and benchmarked by a Remuneration Committee established by the trustees. The Board have also established a Nominations Committee to support the future planning and sustainability of the organisation.

Operational Structure

At 31st March 2023, George House Trust employed 19 people. The team is led by the Chief Executive who holds responsibility for the delivery of the organisational strategy, business planning, risk management, innovation, performance, impact, communications, organisational development and income generation. The Chief Executive leads and coaches the Services Director who holds responsibility for service delivery and the services team, safeguarding and performance and the Finance Director who is responsible for ensuring that the finance, facilities, data and I.T. systems are effective and meet the needs of the organisation.

George House Trust Operational Structure:



Our commitment to inclusion

George House Trust's trustees, members, staff and volunteers are all committed to inclusion and there's a clear organisational Inclusion and Diversity Statement:

We aim to create an environment which respects and welcomes everyone, and in which no form of bullying, harassment, victimisation, disrespectful or discriminatory behaviour is tolerated by anyone towards anyone. This particularly applies in relation to the 'protected characteristics' named in the Equality Act 2010: Age, disability, gender reassignment, income, marriage or civil partnership status, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

Fundraising compliance

George House Trust is registered with the Fundraising Regulator which demonstrates our commitment to good fundraising practice and we have committed to following the Code of Fundraising Practice and the Fundraising Promise.

The Chief Executive holds operational responsibility for the teams adherence to the Code of Fundraising Practice, supported by the Fundraising Manager who takes the lead on all day-to-day fundraising activity and administration.

Grant Making Policy

George House Trust operated a Welfare Fund in the period, which exists to help relieve poverty amongst people living with HIV. Administered by George House Trust, the grants panel met monthly to review applications and allocate grants in line with agreed budgets. All applicants were formally notified of the decision within four weeks of the panel meeting. George House Trust obtains 'confirmation of HIV status' for applicants when required in order for individuals to have been eligible for this service. There were set limits on the size and the number of grant allocations that could be made to an individual within any 12-month period. George House Trust reviewed the impact and guidance for the Welfare Fund during the year and it was agreed that the fund would end with effect from 31st March 2023, to be replaced with a new 'Wellbeing Fund', focused on the most vulnerable people living with HIV and better evaluating the financial situation of applicants.

George House Trust also established the Greater Manchester LGBTQ+ Community Fund in partnership with LGBT Foundation in 2021. Both organisations invested into the fund to distribute essential funds to LGBTQ+ and HIV grass-roots good causes across Greater Manchester aligned to our individual organisations charitable objects. The Board approved the principles for grant making and all funding decisions were made through a panel which included representation from the Trustees from each organisation and also included independent panel members. Whilst no funds were distributed through the period, the fund remained and a new funding round has been agreed for Summer 2023.

Risk Management

The organisational risk register outlines the major risks that the charity is exposed to, together with clear actions for mitigating the individual risks. The risk register is reviewed regularly by the Board of Trustees and an update on risk is provided at each full board meeting, highlighting risk escalations and the addition and removal of risks, in addition to providing the full risk register for the perusal of trustees. A comprehensive review of all risks in the organisational risk register with trustees is completed annually at a trustee meeting. George House Trust's trustees have considered the major risks to which the charity is exposed and satisfied themselves that the systems and procedures are in-place to effectively prepare for and manage those risks.

In the financial year, trustees continued to reduce the risk on cash held at the bank through distributing it across different banking providers to secure government protection on deposits up to £85,000.

George House Trust's Significant Assets

George House Trust owns two properties:

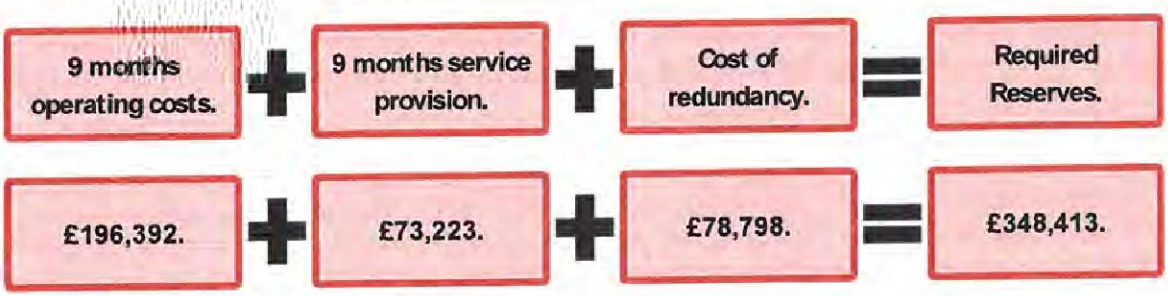
- 75 – 77 Ardwick Green North, which is also the registered office.
- 69 Ardwick Green North, which is noted as an investment property for accounting purposes.

As George House Trust is a landlord for the investment property, the trustees designate within the budget an additional £20,000 to cover the costs of any urgent or significant building or cosmetic maintenance and repairs to the property.

There is a charge from the NHS from 75-77 Ardwick Green North, which means that in the event of a sale of the property, a proportion of the sale would be returned to the NHS.

George House Trust's Reserves Policy

George House Trust's reserves policy is reviewed annually in conjunction with setting the annual budget. Trustees have identified the need to maintain reserves in order to ensure continuity of services and financial sustainability. The trustees, following advice from the 2022 audit, have revised the reserves policy in the year to remove provision for designated funds. The following formula is used to calculate the required reserves for George House Trust:



The Board of Trustees review and agree the reserves policy annually, aligned with the annual budget setting process.

The public benefit of the work of George House Trust

George House Trust delivers a wide range of HIV support and projects funded through a variety of income sources. Through co-design and co-production with people living with HIV, we continue to identify new innovations in our service offer in order to ensure that we meet the diverse and changing needs of people living with HIV.

Our current offer includes: one-to-one appointments with services advisers; advocacy, information and referral to partner agencies; therapeutic interventions and talking therapies; group events and activities; sexual health information and advice including providing condoms and femidoms; person centred counselling; training courses and wellbeing workshops; health and wellbeing assessments; money management and debt advice; support for children, young people and families; young people's support groups; formula milk and steriliser kits; financial support through welfare grants; food parcels; peer mentoring; and influencing policy.

All outcomes related to what we deliver align to our purpose of 'inspiring people living with HIV to live healthy and confident lives' and are directly aligned to our charitable objects.

Organisational strategy

The high-level strategic priorities for George House Trust are:
[a] Ensure our work meets the changing needs of people living with HIV
[b] Diversify the income portfolio to strengthen the organisation's financial position.

There are 4 strategic objectives for George House Trust which are:

☩ We will increase our reach.	☩ We will provide quality services.
☩ We will involve more people living with HIV.	☩ We will improve the way we do things.

The Board measures performance against the strategic objectives through a cycle of presentations and reports from across the staff team. Financial, performance and impact reporting provides trustees with the assurance that George House Trust is meeting its charitable objects and agreed performance indicators. We've included below some of the key areas of focus in the year against the four strategic objectives from the Business Plan:

☩ **Strategic Objective 1:** ***We will increase our reach.***

Through delivering our services, events and fundraising activities, we directly connected with **2,658** people throughout the year, which is **+12%** increase compared against the previous year. We provided direct, one-to-one and group support to **1,192** individuals, through everything from counselling, peer-mentoring, advice and support. When we add in those reached through our Positive Speakers programme and wider engagement activities, we connected with well over **10,000** people in the year.

In September 2022, we launched the Passionate about Sexual Health [PaSH] in Liverpool Programme with our partners BHA for Equality and LGBT Foundation. George House Trust is actively delivering support across the city as the contracted provider of HIV support. The George House Trust **Liverpool HIV Support Coordinator** is co-located with the *Axess Sexual Health Team* and provides one to one support, both by appointment and on a drop-in basis, as well as facilitating a informal peer support group. We also provide counselling, peer mentoring and other activities to Liverpool residents through the programme.

George House Trust has played an active role in the planning and implementation of **'Opt out HIV testing in emergency departments'** in Greater Manchester with our PaSH in Greater Manchester partners, providing the voice of lived experience in the planning and implementation of information, resources and approaches. In the design of this new offer, we've worked with the NHS in creating new and robust referral pathways to George House Trust at the first clinic appointment.

☩ **Strategic Objective 2:** ***We will provide quality services.***

We made a commitment to further developing our support to people living with HIV in prison through our **Prison Support** and we have had a commitment from three prisons that they will include referral information in their welcome packs. We've also delivered Positive Speaker sessions to staff and prisoners at HMP Manchester, increasing awareness of HIV and tackling stigma. We also strengthened the links with HMP Kirkham by attending their 'Wellbeing Day.'

During the year, we worked with **Manchester Foundation Trust** in providing Covid vaccinations and Flu vaccinations from our base, engaging people that had not had their first Covid vaccination.

There has been progress in the year in making the **Counselling** service more accessible to women, heterosexual people, people from ethnic minorities with a specific focus on engaging African men. One of our counsellors visited the Calabash group to talk about mental health concepts and the benefits of counselling, this resulted in an increase in the number of African men engaging in counselling. Further work is needed to ensure the service reflects the demographic mix of George House Trust's service user base as a whole.

Whilst the funding for the **Better Together Peer Mentoring Project** ended on 31st March 2022, the Board of Trustees made the strategic decision that Peer Mentoring was part of George House Trust's core offer and has funded the activities of the project from reserves, whilst working to identify future funding.

We launched the **Peer Navigator Project** in early 2023 thanks to investment from *Gilead Sciences*. This new project has enabled us to work in partnership with Manchester Foundation Trust, with a part-time Peer Navigator based in The Hathersage Centre, providing a direct point of contact for anyone living with HIV whilst in the clinic, using lived experience as the core focus to encourage and enable engagement with George House Trust's wider offer.

In the year, we secured investment from Manchester City Council for a new project '**Skilling Up**', which we began recruitment for in March 2023 and is focused on building the skills of people living with HIV in Manchester to open pathways to work, education and volunteering.

Strategic Objective 3: ***We will involve more people living with HIV.***

We applied a significant focus on our communications and engagement throughout the year, increasing the number of stories of people living with HIV used in our marketing and communications to connect more people, including video output and personal testimonies.

We launched the '**Towards Positive Practice**' research, sharing the views of around **150** people living with HIV and their experiences of Primary Care. As a result of this work we won the '**Best Community Poster Presentation**' at BHIVA 2023 at their Spring Conference.

We worked with *Manchester Foundation Trust* in ensuring that people living with HIV were at the core of their **HIV Stigma Module** to ensure that the lived experience and stories of people living with HIV were the focus of the piece.

Strategic Objective 4: ***We will improve the way we do things.***

The Volunteer Coordinator led a review of the **Volunteering Action Plan** through the year, engaging volunteers and team members on the refresh of the plan to 2025, aligned to George House Trust's overarching strategic priorities. Codesigned with volunteers, the plan focuses on the experience of volunteers whilst donating their time to George House Trust and ensuring that their contribution is positive and valued.

There was a significant focus on internal **financial processes** in the year, to finesse and improve internal controls, switch to more digital approaches and enable more autonomy amongst team members for their individual budgets.

Providing support to people living with HIV

George House Trust's **Counselling** Service is a core component and valued element of our service offer to people living with HIV. The service offers 12 free sessions of person-centred counselling following an assessment, face to face or remotely to people living with HIV on a range of issues. The dedicated team of **8** counselling volunteers provided counselling to **55** people over the year through **411** counselling sessions, with around 60% face to face and 40% remote sessions.

Of the people accessing counselling support:

- **100%** positive feedback from counselling clients. All clients agreed that they felt comfortable and listened to by their counsellor. This is especially important as research from National AIDS Trust [NAT] has shown that many people living with HIV experience stigma and judgement when discussing their life with HIV in IAPT services.
- On average clients experience a significant improvement in their mental wellbeing (CORE 10 score) as a result of accessing the counselling service.

"My life was on the edge. I had a lot going on. I was able to pour everything into the counselling. It helped me so much. Now I am in a very good place, looking forward to the future."

Counselling Service Participant.

Peer Mentoring continues to be a core offer from George House Trust and is available to anyone living in Greater Manchester and Liverpool. In the year there was **109** Peer Mentoring Sessions, **7** new Peer Mentors Trained [through our intensive training programme] and **26** community matches made. **6** Peer Mentors were also filmed as part of the promotional video for Peer Mentoring, funded by The *National Lottery Community Fund*. The film doesn't only promote Peer Mentoring, but also acts as a key tool in tackling HIV stigma.

Of the people accessing Peer Mentoring in the year, people felt increased confidence in the following areas:

- **85%** stated that they were living happily and confidently with HIV.
- **84%** stated they were living healthily with HIV.
- **80%** stated they felt able to deal with issues as they arise.
- **77%** stated they felt able to talk about HIV when they needed or wanted to.

People's experience of mentoring was incredibly positive:

- **97%** said their mentor was reliable and punctual.
- **98%** said they felt comfortable with their mentor.
- **97%** said they felt able to ask their mentor questions.
- **98%** reported feeling listened to.
- **96%** said they felt that their mentor had the right knowledge and skills to answer questions and offer support.
- **93%** said they could contact their mentor when they needed to.

"For me personally, I don't have a lot of people to speak to, so this service has given me someone to speak to, someone to confide in, someone to ask questions I may not feel comfortable to ask health professionals. It helps motivate me and give me a reason to get out the house, even in my bad mental health stages."

Person Accessing Peer Mentoring.

We launched the new **Peer Navigator Project** in early 2023. Building on the learning for the Peer Mentoring Project, 'Better Together', the Peer Navigator's focus is to harness lived experience and real-life knowledge to support people to live healthily and confidently with HIV.

Through our **Passionate about Sexual Health [PaSH] in Greater Manchester** and **Passionate about Sexual Health [PaSH] in Liverpool** we provided information, advice, support and advocacy to **559** individuals living with HIV through **1,427** instances of face to face, phone and video appointments. In the past year we have supported our service users on a wide range of practical, emotional and mental health issues relating to or impacting them living well with HIV. Many of our service users continue to experience material hardship due to the impact of the cost-of-living crisis. We have seen an increase in referrals mentioning mental ill health and we have also supported a number of people who were diagnosed through the new opt out HIV testing in Emergency Departments.

"Being here felt great as I was assured confidentially was a priority. I was free to talk as the space felt sofe. I was informed of events that normally take place and the details emailed to me."

Person accessing one-to-one support.

The **Intensive Support Service** offers one-to-one support for people living with HIV who are referred by their clinic with a detectable viral load. The support aims to address social problems and helps to overcome barriers to engagement with HIV treatment and care. The support offered to the people referred to the Intensive Support Service includes one-to-one meetings, door to door transport to appointments, liaison and advocacy with other agencies involved in their care and support together with emotional support and encouragement. In the year, the two Intensive Support Workers recorded **501** meetings, **824** emails and **934** phone calls all focussed on improving the health and wellbeing of people referred to the service.

People who access the service experience many improvements to their health, wellbeing and quality of life over time. Many attain an undetectable viral load as their clinic attendance increases and engagement with their HIV care improves. People referred to this service frequently have other medical conditions to manage and their engagement with other specialties also improves as the Intensive Support Workers liaise with all professionals and agencies involved in their care, not just their HIV clinic. Advocacy and liaison with statutory services and other voluntary organisations means that other agencies work together as a team together with health professionals to support the person rather than working in isolation.

Of the **56** people supported by the service in the year 2022/23:

- **57%** had attained an undetectable viral load.
- **95%** improved their engagement with clinical appointments.
- **78%** reported an improvement in their emotional health.
- **83%** reported an in increase in their overall wellbeing.

"I am the social worker for a gentleman who your team is supporting. I wanted to inform you that your Intensive Support Worker is one of the most supportive workers I have ever worked with, she truly cares about the people she is supporting, I have found her to be a great advocate and goes above and beyond to ensure that the people she is supporting get what they need and deserve. I feel that in the social care sector we are often told when we get things wrong, so I feel it is only right to recognise when we get things right and in my professional opinion they are getting it more than right. She is inspiring to work with – her passion for serving and helping those most vulnerable is a credit to her and your service. If only we could have one of your workers working on every case. Please do pass on my compliments."

Social Worker.

George House Trust has been actively working with the NHS in Greater Manchester, Manchester Foundation Trust and Northern Care Alliance on their implementation of **Opt-out HIV Testing in Emergency Departments**. In the year, **15** people were referred to George House Trust for support following diagnosis through the opt-out route. George House Trust established a specific referral pathway for support following a HIV diagnosis through opt out testing. A dedicated page on the George House Trust website titled 'Useful things to know' addresses some of the most common questions posed by people newly diagnosed with HIV and provides reassurance.

The **Volunteer Driver** service exists to support people who face mobility, financial or emotional challenges or those who face challenges in travelling independently in accessing services, support and appointments. As a result of the offer, there is an increase in access to support and advice on finances, benefits, health and wellbeing together with decreased isolation as many people used the volunteer driving service to access social events such as Age+ events, our regular Coffee Mornings and Saturday Socials. **39** people benefited from the Volunteer Driver Service, with **94** volunteer driver jobs completed.

"We have been to the hospital appointment and are now safely back home. The driver is simply an amazing supporter, so, so cheerful! My husband and I are eternally grateful."

Volunteer Driver Beneficiary.

The **Telephone Buddy** support developed during Covid has continued as it was identified as a need for some of our more isolated service users who want to feel more socially connected. Through the year, **14** volunteers supported **19** individuals through **122** phone calls totalling **80** hours.

Of those who provided feedback on the service:

- **100%** reported that the support they received was either very good or excellent.
- **100%** reported the calls had a very good or excellent impact on their mental wellbeing.
- **82%** reported feeling connected to the community as a result of the calls.

"My buddy talked about things which were happening and things I could get involved with in the future. I find it difficult to get to George House Trust, so it's not always easy getting involved with the community, but the weekly telephone calls helped me feel more connected."

Person Accessing Telephone Buddies.

We continued to develop our **Formula Milk** scheme, which provides support for new Mums. For some women living with HIV, one of the challenges when considering how to feed their babies is the cost of formula feeding which can make it difficult to access. With funding from all 10 local authorities in Greater Manchester, we provide free formula and a complete steriliser kit as a basic prevention support to all babies born to HIV positive mothers.

The provision of formula milk has enhanced women's engagement in the services at George House Trust and general HIV care post pregnancy. Women report feeling relaxed because they do not worry about the cost of their baby's milk, and others have mentioned they have managed to save some money and they are able to pay other bills e.g., electricity and buying healthier food.

In the period, we provided support to **40** women, we provided **24** steriliser kits and **1,063** tins of formula milk were provided.

"I know I am struggling financially to make ends meet, but I am very sure my baby has got formula milk for the first next 12 months."

Woman Accessing Formula Milk.

Through our **Information Sessions and Workshops**, we hosted a range of activities through the year including: 4 x *Food for Thought* sessions (in partnership with Food Chain), 4 x *Making Music* sessions with *The Sunday Boys*, 1 information session with *Greater Manchester Immigration Aid Unit*, 1 *Ask me about Prep* Event with *Team Prepster*, a workshop with *Manchester Citizen's Advice*'s Energy Champion, the Towards Positive Practice report launch event, 2 x Relaxation Therapies (Body and Mind) sessions and the Christmas Lunch for people accessing support. In total **190** individuals participated across the different activities.

"I took part in the older persons group sessions to find inspiration for a song, from people with lived experience of HIV, for the performance at the Lowry. It was an uplifting group experience of sharing life stories and remembering what we have all lived though. Other people's stories of lived experience with HIV resonated with the whole group. The sessions were very emotional, but you could see people valued being able to tell their story and it being heard."

Participant – Making Music with The Sunday Boys.

Our work to support people living with HIV and facing poverty continued and we supported **11** people every month throughout the year through our destitution support. In total, we provided **468** food support packages in the year.

Our programme of peer and social support continued, with **62** attendees across **12 Coffee Morning** events in the year.

"We were encouraged to interact with new different people whom we never spoken to before. That was good."

Coffee Morning Attendee.

George House Trust's **LGBT Group and Events** continues to provide warm and friendly social events and activities for LGBTQ+ people living with HIV with **46** people attending **6** events and activities in the year. This year we've had a discussion group, a session on self-care over the festive season, a trip to the theatre, a trip to RHS Bridgewater in Salford, a guided tour of Manchester Art Gallery and guided tour of the National Trust Urban Garden at Castlefield Viaduct.

"I just wanted to say a big Thank You for organising yesterday. I had such a lovely time and met a lovely group of people. The day flew by and we had to say goodbye all too soon. I'm looking forward to the next day out! It's been a lifeline to connect with others living with HIV."

LGBT Group and Events Attendee.

Our **Saturday Social** is a mixed peer support group held each month where service users socialise and partake in a variety of activities. In the year, we held workshops from Citizen Advice, played Gameshow games and quizzes and tried out a Wii Console game. In total, **98** people attended **11** sessions.

"It's an eye opener to be able to attend the sessions and hearing stories from people has shown me that I am not alone."

Saturday Social Attendee

The ***Straight Talking*** Group continued to provide peer support to heterosexual men on a quarterly basis, with **11** individuals accessing the support with the group enjoying a country walk, Ten Pin Bowling and American Pool over **3** separate events. Each one was well attended and proved a positive and enjoyable experience.

"Not only does it give me the chance of socialising but also the opportunity to do some activity, which I wouldn't normally do alone. We have a few regulars in the group, who I now consider as friends. I'm very thankful the group exists and hopefully it will for much longer."

Straight Talking Group Attendee.

We've provided **Training and Awareness** sessions to a range of different organisations throughout the year including *Pilotlight, Kellogs, Kimpton Clocktower Hotel, American Express, Salford University, African Caribbean Mental Health Services, Queer Muslims of Manchester, Manchester Foundation Trust, Royal Liverpool University Hospital Trust* and many others.

Stepping Out built on the work we did with Positively UK in 2019 as part of the 'Catwalk4Power'. The project, which was funded through an underspend from The National Lottery Community Funded 'Better Together' project aimed to empower women to live more confidently with HIV. Through a combination of workshops and a celebration event, we increased our engagement with women and **55** women attended the workshops, **21** women walked on the catwalk at the celebration event, **6** women engaged with the working group and **60** people attended the Stepping Out Prom.

The workshops focused on engaging women, building rapport and discussing the aims of the project. Throughout the project we made it clear that there was no expectation that women would perform at the prom and that they were free to attend workshops only and to come to the prom as spectators rather than participants. The prom consisted of a catwalk, spoken word performances and a series of dances. Everyone involved in the prom, from the compere to the caterer and DJ, was a woman and most were women living with HIV. We were joined on the day by the dance artist and playwright, who helped us bring the event together. Our aim was for **10** women to take to the catwalk and in the end **21** did, many of whom also talked openly about experiences of life with HIV. The atmosphere was electric and the joy on participants faces was very clear. It was, for many participants, the first time they'd walked and performed publicly as HIV positive women.

Key outcomes for the programme included:

- **100%** rated the workshop facilitators as very good or excellent.
- **99%** felt the workshops made them feel more socially connected to other women living with HIV.
- **97%** left the workshop feeling more positive.
- **97%** felt more confident in their ability to manage HIV and live well.
- **97%** said they felt they had benefited from the workshop.

[*based on responses from 69 programme participants*].

"I think it was all amazing. We all felt such a unity and love on the evening. There is always ikkle things that happen but when they did I felt we were all stepping up and made it awesome. I truly felt like I was empowered and owned my HIV for the first time in forever."

Stepping Out Participant.

George House Trust's **Children, Young People and Families** work provides support, advice and information to young people living with HIV and to families and care givers with HIV positive children. Working in close collaboration with paediatric and adult HIV teams at *North Manchester General Hospital* as well as other statutory, voluntary and other HIV organisations, the offer is a wholly person-centred approach, providing assessments, advocacy and peer support. Over the last year, **28** children under the age of 18 and their families have accessed services and or support. There have been **46** one to one sessions,
3 peer support groups, **5** zoom sessions and **1** Christmas Event. This year there has been an increase of **7** children who have accessed support, emphasising the ongoing need and support for this service.

"You have answered questions about my future that I was worried about."

Young Person Accessing Support.

The **African Men's Engagement Project** specifically focuses on creating opportunities for African Men to access activities that improve well-being, reduce isolation, increase confidence, and build capacity. Managed by the African Men's Engagement Worker who provides individualised support, the project aims to help participants navigate their daily lives while collaborating with clinicians and community groups to promote the visibility of George House Trust. A key element of the project is the **Calabash Group**, bringing African Men together to connect, socialise and improve wellbeing. Through the year, the project engaged **205** African Men, with **87** individuals attending the Calabash Group. There were **11** group sessions with an average of 20 individuals attending the group space constantly. **55** individuals had one-to-one support sessions with the Project Coordinator.

The project has been independently evaluated, identifying that:

- **88.8%** of participants had increased confidence.
- **78.8%** had improved their connectivity and social engagement.
- **76.2%** had reduced their social isolation.
- **58.8%** had increased their involvement in volunteering activities.
-

"I can honestly say that my life has never been the same after coming. I have found hope, belief, and a vision for a brighter future. Although I still hope that they will assist in finding my future wife, girlfriend. Jokes aside I really do feel positive about being positive. Thank you George House Trust."

Calabash Participant.

Our **Age+** [*Age Positive*] Project provided support to **209** individuals through the year, with **372** wellbeing/Age+ project update telephone calls, **60** one to one support sessions, **52** Age+ sessions, courses and events including a monthly Art Workshop at The Whitworth, fortnightly Knit and Natter, RHS Garden Bridgewater trip, Afternoon Tea with The Proud Trust, Media Experience Workshops, Scam Awareness session with Age UK Manchester and Health and Wellbeing Workshops (Yoga and Aqua Aerobics). Age+ works with local organisations, including The Whitworth and Age UK and the Project Coordinator is a member of the Greater Manchester Older Peoples Equality Panel, the Greater Manchester Dementia Care Pathway Group and the Greater Manchester Frailty Care Reference Group, providing external leadership on raising awareness of HIV.

Of those participating in the project:

- **100%** reported feeling more socially connected.
- **96%** said attending the session helped to improve confidence and/or self-esteem.
- **96%** reported that their general wellbeing had improved.

The Age+ Project also provides training sessions to care homes, domiciliary care providers, hospice staff and professionals working with older people across Greater Manchester. With **26** hours of HIV Awareness Training delivered to **90** people via **13** sessions. Following the training:

- **97%** of attendees reported they were more confident that they could appropriately support someone living with HIV.
- **97%** of attendees said that their knowledge and understanding of HIV and ageing with HIV had improved.
- **95%** of attendees reported that their knowledge and understanding of HIV stigma and discrimination had improved.

"The session was very useful in increasing knowledge of the current situation in regards to HIV. Also a very powerful testimony from someone who has been living with HIV for some time..."

Age+ Training Participant.

We continued to provide support to people living with HIV in prison through our **Prison Support** Service, providing a listening ear and maintaining a connection between the prisoner and George House Trust's services and ensuring prison staff are HIV aware. We supported **3** individuals in prison through the year, providing **28** hours of volunteer support in prison through **12** individual prison visits. We also engaged with **4** prisons including *HMP Hindley, HMP Manchester, HMP Kirkham* and *HMP Buckley Hall* to look at how we can develop the service.

"He has said he loves my visits and has told staff at his HIV clinic that he doesn't know how he would have coped without George House Trust."

Prison Support Volunteer.

Through our **Money and Debt Support**, we supported **170** people through **290** interventions. The service helps people manage their money better and get their debts under control where they're able to make affordable payments. It provides relief from the significant pressure that people feel from being in debt and empowers them to take control of their finances and focus on their HIV health and wider wellbeing. In the year, we have:

- Supported people with **137** debt issues and **140** benefit issues.
- Secured **£3,881** from Trust Funds for people living with HIV.
- Reduced debts by **£15,481** through identifying errors and discrepancies.
- Secured **£378,656.36** through benefits, debt reduction and write-offs and grants for people living with HIV.

"Words fail me to express how much I can thank you again without you I don't really know who was going to help me with all that you have done for me. I can't even thank you enough."

Financial Support Recipient.

We continued to provide support through the **Welfare Fund** which was part-funded by the fundraiser organised by the *Village Licensed Business Association* [VLBA]. This service exists to ensure that those without sufficient financial resources are able to access essential items such as clothing, Beds and white goods. As there is limited amount of money, the decision process involves assessing applications by reviewing the level of need expressed in the application plus the applicant's income level. The items we give provide a welcome boost to service users and help resolve a pressing problem and recipients always express gratitude for our help.

We received 199 applications in the year and made 130 awards and we held 12 decision making panels in the year, awarding everything from a gym membership to a sewing machine as well as many different white goods such as freezers, cookers and washing machines, all focused on improving health, wellbeing and helping people to live well with HIV.

"I wanted to phone up and say thank you for the bedding and electric blanket you have given me. I am very happy with them. George House Trust has always been good to me so I just wanted to say thank you."

Welfare Fund Beneficiary.

Through our **Outreach, Engagement and Events** Programme, we ensured that we had an engaging and visible presence at a whole host of events across Greater Manchester, ensuring that the public and people living with HIV knew about George House Trust and the support services we provide, ensuring that people understand the facts about HIV and the U=U message and to raise the profile of George House Trust. Working with *MAC Cosmetics* at summer events helped draw different people to our stall and increase awareness of what we do, including raising funds. At *Sparkle [the annual trans celebration in Manchester]*, working with MAC helped draw people to our stall to complete a survey about what a trans-inclusive HIV service looks like for them. MAC also gave out trans-inclusive make-up tips, tricks and makeovers which improved people's confidence and raised funds for George House Trust.

In total, volunteers donated 390 hours of volunteer time to promote the work of George House Trust at events.

"It was my first time walking with George House Trust at Manchester Pride. It was one of the most awe-inspiring days I've ever had. I've never felt such positive energy. "

George House Trust Volunteer.

During the year, we worked with partners on the response to **Mpox**, particularly focussed on awareness raising with sexually active gay, bisexual and men who have sex with men who are living with HIV. Working with our PaSH partners, NHS clinics and UKHSA to ensure people living with HIV were provided with the latest information and advice on Mpox, with a specific focus on harm reduction, vaccination and outcomes for people living with HIV. As a result of the targeted phone calls 14 people were referred to access vaccination and 24 people reported an increased knowledge of STI testing and Mpox vaccination. Over 1,000 people opened a targeted email with information and 297 direct texts sent with information on how to access vaccination. 10 people attended a Webinar in August 2022 entitled 'Mpox: The Facts' and there were 8,029 impressions on Mpox awareness materials across website and social media channels. Targeted phone calls to 42 men of colour who identified as gay and bisexual were made, to ensure they knew how to access vaccination.

As a community facility, George House Trust continued to rent out space to community partners through our **Venue Hire** through the year, renting space to 4 organisations. We also provided space free-of-charge to a range of community organisations as part of our social value commitment.

Tackling HIV stigma through lived experience

The **Positive Speakers** Programme is a key element of George House Trust's approach to tackling HIV stigma. Led by volunteers living with HIV and using their own lived experience to educate and inspire others on all aspects of HIV, it enables us to reach new audiences and build support for our vision of a world where HIV holds no one back. Being a Positive Speaker has had a profound impact on many of our volunteers. Most have never spoken in public before and have now spoken at large conferences, at Vigils and to the media. They are now far more confident and open about living with HIV in all areas of their lives. In total through the **152** Positive Speaker sessions held in the year, we reached **3,300** people.

"To hear the testimony of someone living with HIV stays with you in a way other information does not – it inspires!"

Support Worker - Boaz Trust

"There was no judgement and we learnt about something that could affect anyone of us and now we know not to be scared if we get it."

Year 10 Student – Manchester.

Communications and engagement

Over the past couple of years, George House Trust has invested in both the capacity and resources to support increasing our communications and engagement reach with a focus on ensuring:

- people living with HIV see themselves in our communications and materials.
- the public engages with our key messages around HIV facts and HV stigma, helping to educate people about how HIV has changed.
- the public see and hear from real people who are not just living with, but are thriving with HIV.
- that people understand that support is still needed due to the health inequalities, stigma and discrimination that people living with HIV continue to face today.
- the people attending George House Trust events feel energised, connected, inspired and informed.

There have been a range of standout communications events in the year, including:

- Awarded **Best Charity Parade Entry** at *Manchester Pride, August 2022*.
- Awarded **Volunteer Involving Organisation** at the Spirit of Manchester Awards, October 2022.
- Awarded **Charity Of The Year** at the inaugural *Gaydio Awards* in February 2023.
- Announced *Cheddar Gorgeous* as our second **Patron** in late March 2023.
- Engaged the trans community at *Sparkle 2022* for their views on what trans-inclusive HIV services could look like.

39,039 people visited ght.org.uk for advice, support and connectivity during the year. Our videos were viewed **75,381** times this year - an increase of **235%** from *22,478* last year. We have increased our audience growth rate across Instagram, Facebook, Twitter LinkedIn and TikTok, bucking trends. We have **14,171** followers across our 5 channels, an increase of over **2,000** or **16.8%** from *12,137* last year and the channel with the largest growth was Instagram. **20,966** people and accounts reacted or liked our posts, an increase of **18.9%** from *17,624* last year. We connected with **330,034** contacts across our channels. Our average post engagement rate across all channels is **7.83%**, compared with *4.56%* last year, an increase of **3.27%**. We created more Instagram Reels during the period and saw increased views and engagement as a result. The most popular reels smashed all previous measures and the combined views for the below activities is **140,432**:

Manchester Pride Reels

- **24,165** views of all Pride and post-Pride reels.
- Cheddar Drag Race - **3,281** views of all Drag Race reels.

World AIDS Day 2022

- You Don't Love Me Boys Info Reel - **43,500** views.
- Cheddar General Support Ask – **22,900** views.
- Post World AIDS Day Vigil Reel – **2,486** views.

Cheddar announced as a Patron

- **44,100** views of announcement reel.

"In the first year following my diagnosis I was rushing and living in survival mode. George House Trust were amazing, always checking on me, reassuring me that they were there for me if I ever needed them. Attending therapy, getting involved with George House Trust and developing strong links with the HIV community has created miracles. I can firmly say that accepting my diagnosis and being public about it has definitely changed the narrative. I share my story to inspire others and help to break down stigma and discrimination."

Ana – Volunteer.

Volunteering

George House Trust couldn't deliver the services we provide without the amazing contribution of volunteers. We recognise that confident, supported and celebrated volunteers are key to helping us achieve our organisational goals. George House Trust's vision for volunteering is clear - that all volunteers receive recognition for their contribution and benefit from a positive and nurturing experience within an inclusive and collaborative team. At George House Trust volunteers are involved at every level of the organisation and are integral to our ambition of achieving a world where HIV holds no one back. During the year, we recruited **58** new volunteers to **15** regular volunteer role and there were **133** active volunteers at 31st March 2023. In total **2,886** hours of volunteering were been carried out, which equates to **412** days!

We understand that volunteering is mutually beneficial and volunteers can gain as much from their experience as we do from utilising the range of skills and experiences volunteers bring and the results of our volunteer survey told us:

- **90%** of volunteers have developed new skills.
- **88%** have improved their health and wellbeing.
- **95%** have increased their overall confidence.
- **92%** have developed new friendships, contacts and networks.

"Volunteering with George House Trust has impacted my life immeasurably, supporting me to move from a place of secrecy, stigma and shame, to one of happiness and hope."

Volunteer.

"As a person living openly with HIV, my volunteering helps show others that it is possible to live a happy, healthy and fulfilling life."

Nathaniel, Positive Speaker Volunteer.

Our social value impact

As a member-led organisation, George House Trust is committed to embedding social value across everything that we do and the environment is one of our key priorities. As a user-led organisation, with lived experience at the heart of the Membership, Board, Leadership, Team and Volunteering, we ensure that our absolute focus is around the involvement of people living with HIV in all that we do.

George House Trust is a charity that values the contribution of volunteers. At 31st March 2023, 133 individuals actively donated 2,886 hours across the 12-months to provide support for people living with HIV. 83% of volunteers live within Greater Manchester and 39% in Manchester.

George House Trust received the Queens Award for Volunteering in 2020, the highest form of recognition for volunteer involving organisations and we've held the Investor in Volunteers [IiV] accreditation for many years, demonstrating our commitment to and the involvement of volunteers in all that we do. We went through the IiV process to review and evaluate our volunteer programme and establish ways to develop and strengthen our processes. By achieving the standard we are able to demonstrate to our volunteers how much we value them and are invested in ensuring we provide the best quality volunteer experience.

George House Trust currently employs 20 people [*19 at 31st March 2023*], with 17 of them living within Greater Manchester and 9 of them living in Manchester. George House Trust is an accredited Living Wage Foundation employer and has been formally accredited since 2021.

We have a commitment to reducing waste, increasing recycling and reducing our carbon footprint through positive action in reducing electricity usage and reducing travel by staff and volunteers. We provide secure bike storage facilities and we offer a cycle-to-work scheme with Evans Cycles and 12% of our workforce regularly cycle to work. George House Trust has made our commitment to act in support of Zero Carbon Manchester 2038 in October 2022 and has appointed an Environmental Champion from within the team to lead the activity. One of the key actions that we've taken is that we prioritise operational contracts with suppliers from within Manchester and Greater Manchester to reduce the carbon footprint of our suppliers.

As an organisation, George House Trust is committed to partnership working and as well as providing operating space to our *Passionate about Sexual Health [PaSH]* partners, we provide space for workshops and meetings for our neighbours and other charities and partners. We also provided some free space to community groups and organisations in the year.

As part of our commitment to LGBTQ+ and HIV grassroots activism in Greater Manchester, George House Trust joined forces with LGBT Foundation to deliver the *Greater Manchester LGBTQ+ Community Fund*, providing grants of up to £1,000 to support change makers to make a difference on issues that matter to them. Through funding from *Homobloc* and through investment from *LGBT Foundation* and George House Trust, we'll be launching the 3rd round of the fund, with a pot of circa £12,500 in Summer 2023.

Impact Survey 2022

George House Trust surveys people who access services and support annually, to better understand the impact of the support we provide and their experience. In total, there were 161 responses to the survey and the findings of the survey have helped to inform the development of existing services and the design of future services. A key element of the data analysis for this year's survey was to understand the differences in experience across different demographics and whilst there was some slight variance in experiences for different groups outlined in the data, the overall experience of everyone accessing George House Trust was incredibly positive and that's down to the highly skilled and dedicated staff and volunteer team. 63% of respondents identified as 'White British' and 19% identified as 'Black African'.

Key headlines included:

- 95% stated that George House Trust had helped in ***how they feel on a day-to-day basis***.
- 95% stated that George House Trust had helped in ***feeling confident about their sexual health***.
- 97% stated that George House Trust had helped in ***finding up-to-date information***.

As a result of the financial and money management support received from George House Trust:

- 98% feel better able to manage their money.
- 98% feel more able to focus on other parts of their life as a result.

"George House Trust gave me confidence to be able to find a relationship, be happy and not feel lonely."

Impact Survey Respondent.

"Having a service that really understands makes it easier to share and be open and resolve feelings and fears."

Impact Survey Respondent.

Inclusion at George House Trust

Our work around inclusion continues with a focus on increasing the representation of all communities impacted by HIV across the Board of Trustees, employees, volunteer team and membership at George House Trust. We will continue to prioritise and focus on 2 areas of inclusion within our governance in the year ahead, which are race and gender. Whilst we have agreed priority areas at board level, we will continue to keep a close watch on reflecting the communities that we exist to support. A key priority at George House Trust is inclusion and as agreed as part of our commitment to inclusion, we commit to sharing the demographic make-up of our both the Board and all employees each year. During the year, there were no significant shifts in gender or ethnicity on the board. The age demographic changed as a result of recruiting a Trustee under 30 years old. The demographic of the staff team remained largely unchanged at the year end, but a new post for a Women's Activities Officer, has been designated as having a genuine occupational requirement for the postholder to be female. During the year there has been a significant increase in the visibility of women volunteers across the organisation, aligned to the focus on activities for women.

We will continue to prioritise race and gender in recruitment for Board, Employees and Volunteers.

Looking forward and the year ahead

The key priorities for George House Trust for 1st April 2023 through to 31st March 2024 include:

- Developing our offer for women and people ageing with HIV.
- Strengthening the way we measure the impact of all interventions and support.
- Ensuring that the stories of people living with HIV are prominent across all communications.
- Maximising the space we use, the resources we have and improving all internal processes.

As always, we will continue to deliver our core-offer for people living with HIV and work with our PaSH Partners in strengthening the support offered across Greater Manchester and Liverpool.

Fundraising remains a priority so that we can continue to offer the wide ranging, comprehensive and quality support offer that people living with HIV rightly expect from George House Trust.

A special note of thanks to George House Trust's volunteers

Volunteers bring something special to George House Trust, the time that they give, the commitment to our shared vision and having an excellent knowledge and understanding of the issues that impact people living with HIV. The Board of Trustees are all volunteers ourselves and we know that all of our time is equally valued and this is our opportunity to thank each and every person who donates their time for world where HIV holds no one back.

Thanks to every single volunteer for every second of your time; we would not be here doing what we need to do if it wasn't for you. You all change lives.

Thanks to all employees

We know from what people tell us that working at George House Trust is an amazing experience, and week in, week out, the Board of Trustees see, hear and feel the benefits of what every single team member does. We'd like to express our special thanks to every employee who have all individually and collectively gone over, above and beyond our expectations to support people to live well with HIV this year.

Thanks to our Ambassadors

Every year, our Ambassadors give their time, networks and personality to help us reach more people, educate people and communities about HIV and help us to raise essential funds. Whilst all our Ambassadors play a vital role, we'd like to extend a special thanks this year to **Carl Austin-Behan**, **Misty Chance**, **Anna Phylactic**, **Nick Curtis** and **John Hamilton** for contributing in a massive and magnificent way to help us achieve our goals.

Thanks to our Patrons

Russell T. Davies and **Cheddar Gorgeous** have both gone the extra mile this year and supported us with everything from *pride to prejudice*, giving their time freely, gladly, and warmly to support people living with HIV. As allies and activists, they use their considerable platforms to smash HIV stigma whilst helping to raise funds and awareness for George House Trust. We're proud to have such passionate, dedicated Patrons working with us to build a world where HIV holds no one back.

Thanks to our funders

We'd like to say a particular thanks to all members of the **Village Licensed Business Association** who've continued to support our work and fundraise for us through the year. We'd also like to thank **Greater Manchester Health and Social Care Partnership**, now **Greater Manchester Integrated Care Board** for investing in our life-changing Intensive Support Work. We'd like to thank **Mac Viva Glam** (Mac AIDS Fund), for not only supporting our work, but marching with pride with us and supporting our Stepping Out event for women living with HIV. We'd like to thank **Manchester City Council** for their continued support for our work, far beyond our PaSH funded activity, including the *Our Manchester VCS Grants Programme*, as well as other opportunities. We'd also like to thank **ViiV Healthcare**, **MSD** and **Gilead Sciences** as crucial industry partners who work with us to support people to live well with HIV.

We'd like to say thank you to all of our PaSH in Greater Manchester Partnership funders, including: **Bolton Council**, **Bury Council**, **Manchester City Council**, **Oldham Council**, **Rochdale Council**, **Salford City Council**, **Stockport Council**, **Tameside Council**, **Trafford Council** and **Wigan Council**. We'd also like to thank all 10 boroughs for all now being signed up to the George House Trust Formula Milk Scheme. We'd like to expressly thank **Liverpool City Council** for supporting our emerging work in Liverpool and their input and guidance in establishing a strong offer for people living with HIV in the city. We'd like to say a massive thank you to all of our corporate supporters; not only does your investment make a difference, but we truly value the relationship we have and the mutual benefit of working collaboratively, so thank you **Gay Pride Shop**, **Kimpton Clocktower Hotel**, **Autotrader** and **Homobloc**.

Finally, we'd like to thank everyone who has fundraised, donated, planned a legacy and sponsored someone who's raising money for George House Trust. Every penny enables us to provide direct support to people living with HIV.

Financial Review

The trustees agreed an annual budget of £655,297 for the financial year beginning 1st April 2022 with a forecast deficit of £136,034. The actual income for the year was £834,363, resulting in a deficit at year end of £107,826.

Unrestricted funds at the year-end amounted to £1,141,932 with £411,723 freely available, as £8,535 was invested in fixed assets and a further £721,674 designated to other funds. The free reserves remained in excess of the target agreed by the trustees, however recognising the continued operational and financial uncertainty as a result of covid, the cost of living crisis and the continued challenging fundraising environment we operate in, the trustees felt it was prudent to maintain this position and keep the organisational budget and progress against income generation under review.

Statement of Disclosure to Auditor

So far as the Board of Trustees is aware:

- there is no relevant audit information of which the charity's auditors are unaware
- it has taken all the steps that it ought to have taken as a Board in order to make itself aware of any relevant audit information and to establish that the charity's auditors are aware of that information.

The trustees' report was approved by the Board of Trustees.



David Cartwright (Treasurer and Trustee)
Dated: 28 September 2023

Trustee Responsibilities

The trustees are responsible for preparing the Trustees' Report and financial statements in accordance with applicable law and United Kingdom Standards (United Kingdom Generally Accepted Accounting Practice). The law applicable to charities in England & Wales 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 charity including the incoming resources and application of resources of the charity for that period. In preparing these financial statements, the trustees are required to:

- Select suitable accounting policies and apply them consistently.
- Observe the methods and principles of the Charities SORP.
- Make judgements 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.
- Prepare the financial statements on the "going concern basis" unless it is inappropriate to presume the charity will continue in operation.

The trustees are responsible for maintaining accounting records that disclose with reasonable accuracy, at any time, the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 1993, the Charity (Accounts Reports) Regulations 2008 and the trust deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Independent Auditors' Report

To the Members of George House Trust

Opinion

We have audited the financial statements of George House Trust for the year ended 31 March 2023 which comprise the statement of financial activities, the balance sheet, statement of cash flows and notes to the financial statements, 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).

In our opinion the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 March 2023 and of its incoming resources and application of resources 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 Companies Act 2006.

Basis of opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the charitable company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the 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.

Our responsibilities and responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

Other information

The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information contained within the annual report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Opinion on other matter prescribed by the Companies Act 2006

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

- the information given in the trustees' report, which includes the directors' report prepared for the purposes of company law, for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the directors' report included within the trustees' report has been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In light of the knowledge and understanding of the charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the directors' report included within the trustees' 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 trustees' 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 statement of trustees' responsibilities, the trustees (who are also directors of George House Trust 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.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities including fraud. Our approach to identifying and assessing the risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, was as follows:

- the engagement partner ensured that the engagement team collectively had the appropriate competence, capabilities and skills to identify or recognise non-compliance with applicable laws and regulations;
- we identified the laws and regulations applicable to the charitable company through discussions with trustees and other management, and from our commercial knowledge and experience of the charity sector;
- we focused on specific laws and regulations which we considered may have a direct material effect on the financial statements or the operations of the charity, including the Companies Act 2006, taxation legislation and employment legislation;
- we assessed the extent of compliance with the laws and regulations identified above through making enquiries of management; and
- identified laws and regulations were communicated within the audit team regularly and the team remained alert to instances of non-compliance throughout the audit.

We assessed the susceptibility of the charitable company's financial statements to material misstatement, including obtaining an understanding of how fraud might occur, by:

- making enquiries of management as to where they considered there was susceptibility to fraud, their knowledge of actual, suspected and alleged fraud; and
- considering the internal controls in place to mitigate risks of fraud and non-compliance with laws and regulations.

To address the risk of fraud through management bias and override of controls, we:

- performed analytical procedures to identify any unusual or unexpected relationships;
- tested journal entries to identify unusual transactions; and
- assessed whether judgements and assumptions made in determining the accounting estimates were indicative or potential bias.

In response to the risk of irregularities and non-compliance with laws and regulations, we designed procedures which included, but were not limited to:

- agreeing financial statement disclosures to underlying supporting documentation;
- reading the minutes of meetings of those charged with governance; and
- enquiring of management as to actual and potential litigation and claims.

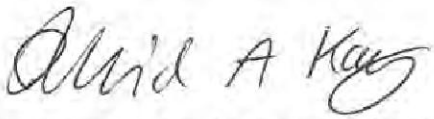
There are inherent limitations in our audit procedures described above. The more removed that laws and regulations are from financial transactions, the less likely it is that we would become aware of non-compliance. Auditing standards also limit the audit procedures required to identify non-compliance with laws and regulations to enquiry of the directors and other management and the inspection of regulatory and legal correspondence, if any.

Material misstatements that arise due to fraud can be harder to detect that those that arise from error as they may involve deliberate concealment or collusion.

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.

Use of our report

This report is made solely to the charitable company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit 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 members as a body, for our audit work, for this report, or for the opinion we have formed.



David Kay FCA (Senior Statutory Auditor)

For and on behalf of Barlow Andrews LLP

Chartered Accountants and Statutory Auditors

Carlyle House, 78 Chorley New Road, Bolton

28 September 2023

George House Trust

Statement of Financial Activities (Including Income and Expenditure Account)

For the Year Ended 31 March 2023

	Notes	Restricted Funds 2023 £	Unrestricted Funds 2023 £	Total Funds 2023 £	Restricted Funds 2022 £	Unrestricted Funds 2022 £	Total Funds 2022 £
Income							
Donations and legacies	3	-	68,601	68,601	-	80,246	80,246
Other trading activities							
Fundraising activities		11,648	21,667	33,315	29,117	35,211	64,328
Training and conferences		-	12,115	12,115	-	2,100	2,100
Venue hire		-	1,110	1,110	-	760	760
Income from investments							
Rent received		-	20,000	20,000	-	20,000	20,000
Bank interest		-	802	802	-	799	799
Income from charitable activities							
Local Authorities	4	122,455	450,095	572,550	59,037	414,496	473,533
ViiV Healthcare		19,840	-	19,840	29,000	-	29,000
North Manchester General Hospital		-	18,500	18,500	-	18,500	18,500
Big Lottery Fund		-	-	-	84,422	-	84,422
Manchester Pride		-	-	-	10,000	-	10,000
LGBTQ Community Fund		12,144	500	12,644	-	10,000	10,000
Positively Tackling Poverty		35,000	-	35,000	-	-	-
Gilead Sciences Ltd		12,916	-	12,916	-	-	-
Other bodies		9,750	17,220	26,970	12,250	1,500	13,750
Total income		**223,753**	**610,610**	**834,363**	**223,826**	**583,612**	**807,438**
Expenditure							
Expenditure on raising funds							
Costs of generating voluntary income	6	-	43,638	43,638	-	44,876	44,876
Fundraising trading: costs of goods sold and other costs	6	-	14,484	14,484	-	5,205	5,205
Expenditure on charitable activities	6	211,154	672,913	884,067	229,497	557,229	786,726
Total expenditure		**211,154**	**731,035**	**942,189**	**229,497**	**607,310**	**836,807**
Net movement before transfers		**12,599**	**(120,425)**	**(107,826)**	**(5,671)**	**(23,698)**	**(29,369)**
Transfers between funds	16	41,296	(41,296)	-	2,093	(2,093)	-
Net movement in funds		**53,895**	**(161,721)**	**(107,826)**	**(3,578)**	**(25,791)**	**(29,369)**
Fund balances brought forward	16	138,862	1,303,653	1,442,479	142,402	1,329,444	1,471,848
Fund balances carried forward	16	**192,721**	**1,141,932**	**1,334,653**	**138,826**	**1,303,653**	**1,442,479**

George House Trust

Balance Sheet

As at 31 March 2023

	Notes	2023 £	2022 £
Fixed assets			
Tangible assets	11	348,236	363,388
Investments	12	300,000	300,000
		648,236	663,388
Current assets			
Debtors	13	163,826	141,876
Cash at bank and in hand		685,930	839,806
		849,756	981,682
Creditors: Amounts falling due within one year	14	(163,339)	(202,591)
Net current assets		686,417	779,091
Net assets		1,334,653	1,442,479
The funds of the charity			
Restricted funds	16	192,721	138,826
Unrestricted funds			
Designated funds	16	721,674	751,902
General fund	16	420,258	551,751
Total charity funds		1,334,653	1,442,479

These accounts have been prepared in accordance with the special provisions of Part 15 of the Companies Act relating to small companies and constitute the annual accounts required by the Companies Act 2006 and are for circulation to members of the company.

The financial statements on pages 29 to 52 were approved by the Board of Trustees on 28 September 2023.

Andrew Sloan (Chair) 28/9/2023

David Cartwright (Treasurer)

The accompanying notes are an integral part of this balance sheet.

George House Trust

Statement of Cash Flows

For the Year Ended 31 March 2023

	Notes	2023 £	2022 £
Cash flows from operating activities:			
Net cash used in operating activities	18	(169,991)	(44,568)
Cash flows from investing activities:			
Interest and rental income		20,802	20,799
Purchase of tangible fixed assets		(4,687)	(5,013)
Net cash used in investing activities		16,115	15,786
Net decrease in cash and cash equivalents in the year		(153,876)	(28,782)
Cash and cash equivalents brought forward		839,806	868,588
Total cash and cash equivalents carried forward		685,930	839,806
Analysis of cash and cash equivalents			
Cash at bank and in hand		685,930	839,806
Total cash and cash equivalents	19	685,930	839,806

1. Accounting Policies

a) *General information*

George House Trust is a company limited by guarantee, registered in England and Wales, and accordingly does not have a share capital. Every member of the company undertakes to contribute £1 in the event of the charitable company being wound up while he or she is a member. The company number, charity number and address of the registered office is given in the reference and administration information on page 1 of these financial statements. The principal nature of the charity's operations is to support people living with and affected by HIV in the North-West of England, to deliver interventions to help prevent the transmission of HIV and to campaign and educate to bring an end to HIV related stigma and discrimination.

b) *Basis of accounting*

The principal accounting policies adopted, judgements and key sources of estimation uncertainty in the preparation of the financial statements are as follows:

The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019) and the Companies Act 2006.

The charity constitutes a public benefit entity as defined by FRS 102.

The accounts are prepared in sterling, which is the functional currency of the charity. Monetary amounts in these financial statements are rounded to the nearest £.

c) *Preparation of financial statements on a going concern basis*

The accounts are prepared on a going concern basis. The Trustees consider that there are no material uncertainties about the trust's ability to continue as a going concern.

d) *Volunteers*

Other than significant donated gifts-in-kind, no amounts are included in respect of the substantial contributions made by the many volunteers and volunteer organisations who provide various services and supplies free of charge. Further details of the contribution made by volunteers can be found in the management committee's report.

1. **Accounting Polices (continued)**

e) ***Fund accounting***

Unrestricted funds comprise the accumulated surplus or deficit on the statement of financial activities. They are available for use at the discretion of the Trustees in furtherance of the general objectives of George House Trust.

Restricted funds are funds subject to specific restrictive conditions imposed by donors or by the nature of the appeal. The purpose and use of the restricted funds are set out in the notes to the financial statements.

All incoming resources and resources expended are shown in the statement of financial activities on page 29.

Designated funds comprise unrestricted funds which have been set aside at the discretion of the Trustees for specific purposes. The purpose and use of the designated funds are set out in the notes to the financial statements.

f) ***Incoming resources***

Voluntary income including donations, gifts and legacies and grants that provide core funding or are of general nature are recognised where there is entitlement, it is probable the income will be received and the amount can be measured with sufficient reliability. Such income is only deferred when:

- The donor specifies that the grant or donation must only be used in future accounting periods: or
- The donor has imposed conditions which must be met before the charity has unconditional entitlement.

Investment income, including rents from investment properties, is recognised on a receivable basis.

Income from charitable activities, including income received under contract or where entitlement to grant funding is subject to specific performance conditions, is recognised as earned (as the related goods or services are provided). Grant income included in this category provides funding to support welfare and support services and is recognised where there is entitlement, it is probable the income will be received, and the amount can be measured with sufficient reliability. Income is deferred when the income is received in advance of the service to be provided.

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the charity; this is normally upon notification of the interest paid or payable by the bank.

1. **Accounting Policies (continued)**

g) ***Resources expended***

Expenditure is recognised once there is a legal or constructive obligation to make a payment to a third party, it is probable that settlement will be required and the amount of the obligation can be measured reliably. The charity is not registered for VAT and accordingly expenditure is shown gross of irrecoverable VAT. The Contractual arrangements are recognised as services are supplied.

- Costs of generating funds are those costs incurred in attracting voluntary income, and those incurred in trading activities that raise funds.
- Charitable activities include expenditure associated with the payment of welfare grants to relieve poverty of people living with HIV and various other support services.
- Governance costs include those incurred in the governance of the charity and its assets and are primarily associated with constitutional and statutory requirements.
- Support costs include central functions and have been allocated to activity cost categories on a basis consistent with the use of resources, e.g. allocating property costs by floor areas, or per capita, staff costs by the time spent and other costs by their usage.

h) ***Transfers***

Transfers will be made from unrestricted funds to cover an overspend on a restricted fund. Transfers between designated funds and general funds are made at the discretion of the trustees as explained in note 16. In the prior year, transfers were recognised between restricted and unrestricted funds to correctly represent depreciation charged on fixed assets.

i) ***Grants payable***

Grants are charged in the financial statements when approved.

j) ***Tangible fixed assets***

There is no limit below which fixed assets are not capitalised. Tangible fixed assets are stated at cost or valuation, net of depreciation and any provision for impairment.

Depreciation is provided on all tangible fixed assets at rates calculated to write off the cost or valuation, less estimated residual value, of each asset over its expected useful life as follows:

Fixtures and equipment	- 20%/$33^{1/3}$% on a reducing balance/straight-line basis, respectively
Freehold property	- Over 50 years straight-line

k) ***Investments***

Investment property is included at market value at the balance sheet date. Unrealised gains and losses represent the movement in market values during the year and are credited or charged to the statement of financial activities based on the market value at year end.

1. **Accounting Policies (continued)**

l) ***Pension costs***
The trust pays contributions into employees' auto enrolment plans or their own money purchase pension plans. The contributions to the plans are charged as expenditure as they become payable.

m) ***Employee benefits***
The costs of short-term employee benefits are recognised as a liability and an expense.

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the company is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

n) ***Operating leases***
Rentals paid under operating leases are charged to the Statement of Financial Activities as incurred.

o) ***Debtors***
Trade and other debtors are recognised at the settlement amount due.

p) ***Cash at bank and in hand***
Cash at bank and in hand includes cash and short term highly liquid bank deposits.

q) ***Creditors***
Creditors are recognised when the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due can be measured or estimated reliably. Creditors are normally recognised at their settlement amount after allowing for any trade discounts due.

Deferred income is income which is included in the year in creditors or has been received into the bank, but which relates to a subsequent period, such as a grant relating specifically to a future period, is recognised in the Statement of Financial Activities of that period.

r) ***Financial instruments***
The charity has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the charity's balance sheet when the charity becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

1. Accounting Policies (continued)

Basic financial assets
Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price and subsequently carried at amortised cost using the effective interest method. Financial assets classified as receivable within one year are not amortised.

Basic financial liabilities
Basic financial liabilities, which include trade and other creditors, are initially recognised at transaction price and subsequently measured at amortised cost using the effective interest method. Financial liabilities classified as receivable within one year are not amortised.

2. Judgements and key sources of estimation uncertainty

In the application of the company's accounting policies, the trustees are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

3. Donations and legacies

	2023	2022
	£	£
Donations	68,601	70,246
Legacies	-	10,000
	68,601	80,246

All the income from donations and legacies in 2023 and 2022 were unrestricted.

4. Local authority funding

	2023	2022
	£	£
Public health	507,551	415,046
Other local authority funds	64,999	58,487
	572,550	473,533

During the year £122,455 (2022 - £59,037) of the local authority funding was restricted.

5. Grants paid

	2023	2022
	£	£
George House Trust Welfare Fund – see note 6	31,622	35,289
LGBTQ Community Fund	-	20,000
Agency welfare – see note 17	-	-
	31,622	55,289

Welfare grants were made to 130 (2022 – 164) individuals.

During the year, no trustees received welfare payments from the George House Trust Welfare Fund (2022 - £214 to 1 trustee). No payments were made to individuals in their capacity as trustees.

During the year, welfare grant payments of £23,376 (2022 - £27,146) were restricted.

6. Expenditure

		Expenditure on raising funds			Expenditure on charitable activities					
	Basis of Allocation	Voluntary Income	Fundraising	Total expenditure on raising funds	Welfare Grants	Volunteer & User Activities	Support Costs	Total expenditure on charitable activities	2023 Total expenditure	2022 Total expenditure
		£	£	£	£	£	£	£	£	£
Costs directly allocated to activities										
Grants (note 5)	Direct	-	-	-	31,622	-	-	31,622	31,622	55,289
Volunteer expenses	Direct	-	-	-	-	20,940	-	20,940	20,940	13,282
Project Staff costs (including training)	Direct	-	-	-	-	484,492	-	484,492	484,492	424,482
User expenses	Direct	-	-	-	-	60,961	-	60,961	60,961	47,828
Fundraising events	Direct	-	14,484	14,484	-	-	-	-	14,484	5,205
Telephone, postage & printing costs	Direct	-	-	-	-	13,856	-	13,856	13,856	5,740
Publicity and distribution	Direct	-	-	-	-	5,156	-	5,156	5,156	5,809
Support costs allocated to activities										
Computer costs	Usage	1,336	-	1,336	-	14,500	3,243	17,743	19,079	14,735
Rent and rates	Usage	467	-	467	-	5,075	1,135	6,210	6,677	6,850
Repairs and maintenance	Usage	1,118	-	1,118	-	12,135	2,714	14,849	15,967	8,532
Heat, light and power	Usage	541	-	541	-	5,870	1,313	7,183	7,724	7,967
Security	Usage	157	-	157	-	1,707	382	2,089	2,246	1,899
Cleaning	Usage	908	-	908	-	9,857	2,205	12,062	12,970	14,311
Insurance	Usage	473	-	473	-	5,134	1,148	6,282	6,755	7,181
Printing and stationary	Usage	992	-	992	-	10,773	2,410	13,183	14,175	9,192
Publications and affiliations	Usage	132	-	132	-	1,429	320	1,749	1,881	1,969
Telephone and facsimile	Usage	184	-	184	-	1,994	446	2,440	2,624	5,471
Postage	Usage	90	-	90	-	980	219	1,199	1,289	1,385
Recruitment	Usage	476	-	476	-	5,176	1,158	6,334	6,810	301

6. Expenditure (continued)

	Basis of Allocation	Expenditure on raising funds: Voluntary Income	Fundraising	Total expenditure on raising funds	Expenditure on charitable activities: Welfare Grants	Volunteer & User Activities	Support Costs	Total expenditure on charitable activities	2023 Total expenditure	2022 Total expenditure
		£	£	£	£	£	£	£	£	£
Staff costs	Staff time	34,954	-	34,954	-	16,810	106,547	123,357	158,311	142,141
Staff training and travel	Staff time	818	-	818	-	11,150	2,495	13,645	14,463	11,571
Bad debt (credit)/expense	Usage	-	-	-	-	-	-	-	-	30
Depreciation	Usage	992	-	992	-	18,845	-	18,845	19,837	19,637
Governance costs:										
Bank charges	Usage	-	-	-	-	-	1,118	1,118	1,118	1,722
Trustee training, meetings and travel	Usage	-	-	-	-	-	2,959	2,959	2,959	4,364
Legal and professional fees	Usage	-	-	-	-	-	9,793	9,793	9,793	14,914
Audit	Usage	-	-	-	-	-	6,000	6,000	6,000	5,000
		43,638	14,484	58,122	31,622	706,840	145,605	884,067	942,189	836,807

All the expenditure of £58,122 (2022 - £50,081) on raising funds was unrestricted. Expenditure on charitable activities was £884,067 (2022 - £786,726) of which £672,913 (2022 - £557,229) was unrestricted and £211,154 (2022 - £229,497) was restricted.

6. Expenditure – prior year information

	Basis of Allocation	Expenditure on raising funds: Voluntary Income	Expenditure on raising funds: Fundraising	Expenditure on raising funds: Total expenditure on raising funds	Expenditure on charitable activities: Welfare Grants	Expenditure on charitable activities: Volunteer & User Activities	Expenditure on charitable activities: Support Costs	Expenditure on charitable activities: Total expenditure on charitable activities	2022 Total expenditure
		£	£	£	£	£	£	£	£
Costs directly allocated to activities									
Grants (note 5)	Direct	-	-	-	27,146	28,143	-	55,289	55,289
Volunteer expenses	Direct	-	-	-	-	13,282	-	13,282	13,282
Project Staff costs (including training)	Direct	-	-	-	-	424,482	-	424,482	424,482
User expenses	Direct	-	-	-	-	47,828	-	47,828	47,828
Fundraising events	Direct	-	5,205	5,205	-	-	-	-	5,205
Telephone, postage & printing costs	Direct	-	-	-	-	5,740	-	5,740	5,740
Publicity and distribution	Direct	290	-	290	-	5,519	-	5,519	5,809
Support costs allocated to activities									
Computer costs	Usage	486	-	486	-	11,950	2,299	14,249	14,735
Rent and rates	Usage	226	-	226	-	5,555	1,069	6,624	6,850
Repairs and maintenance	Usage	282	-	282	-	6,919	1,331	8,250	8,532
Heat, light and power	Usage	263	-	263	-	6,461	1,243	7,704	7,967
Security	Usage	63	-	63	-	1,540	296	1,836	1,899
Cleaning	Usage	472	-	472	-	11,606	2,233	13,839	14,311
Insurance	Usage	237	-	237	-	5,824	1,120	6,944	7,181
Printing and stationary	Usage	301	-	301	-	7,457	1,434	8,891	9,192
Publications and affiliations	Usage	65	-	65	-	1,597	307	1,904	1,969
Telephone and facsimile	Usage	181	-	181	-	4,437	853	5,290	5,471
Postage	Usage	46	-	46	-	1,123	216	1,339	1,385
Recruitment	Usage	10	-	10	-	244	47	291	301

6. Expenditure – Comparative information (continued)

	Basis of Allocation	Expenditure on raising funds: Voluntary Income	Expenditure on raising funds: Fundraising	Expenditure on raising funds: Total expenditure on raising funds	Expenditure on charitable activities: Welfare Grants	Expenditure on charitable activities: Volunteer & User Activities	Expenditure on charitable activities: Support Costs	Expenditure on charitable activities: Total expenditure on charitable activities	2022 Total expenditure
		£	£	£	£	£	£	£	£
Staff costs	Staff time	38,194	-	38,194	-	7,667	96,280	103,947	142,141
Staff training and travel	Staff time	3,109	-	3,109	-	624	7,838	8,462	11,571
Bad debt (credit)/expense	Usage	1	-	1	-	24	5	29	30
Depreciation	Usage	650	-	650	-	15,924	3,063	18,987	19,637
Governance costs:									
Bank charges	Usage	-	-	-	-	-	1,722	1,722	1,722
Trustee training, meetings and travel	Usage	-	-	-	-	-	4,364	4,364	4,364
Legal and professional fees	Usage	-	-	-	-	-	14,914	14,914	14,914
Audit	Usage	-	-	-	-	-	5,000	5,000	5,000
		44,876	5,205	50,081	27,146	613,946	145,634	786,726	836,807

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

	2023	2022
	£	£
Wages and salaries	527,176	469,852
Social security costs	48,676	39,562
Other pension costs	41,796	33,801
	617,648	543,215

The average number of employees during the year was 17 (2022 – 17)

The average monthly number of employees, calculated on the basis of full time equivalents, during the year and analysed by function was:

	2023	2022
	Number	Number
Charitable activities including support costs	12	11
Fundraising and publicity	1	1
Management and administration	3	3
	16	15

None of the trustees received any remuneration (2022 - none). Expenses reimbursed to 2 trustees (2022 - 6 trustees) for travel and subsistence amounted to £203 (2022 - £952).

A number of the trustees are active volunteers in the organisation, fulfilling roles additional to their responsibilities as trustees. The above figure of £203 (2022 - £952) consists of £50 (2022 - £574) in relation to volunteer activities and £153 (2022 - £378) in relation to governance responsibilities.

The key management personnel of the charity comprise the trustees, chief executive officer, services director and financial director.

During the financial year, the total employment benefits of the key management personnel including any employer pension contributions were £180,544 (2022 - £163,551).

No employees received emoluments exceeding £60,000 (2022 - none).

8. Related party transactions

Other than those items recorded in notes 5 and 7 in relation to trustees, no related party transactions were noted during the current or prior year which require disclosure.

9. Pension costs

The charity operates a defined contribution pension scheme on behalf of its employees. The assets of the scheme are held separately from those of the charity in an independently administered fund. The contributions payable for the year amounted to £41,796 (2022 - £33,801). Contributions totalling £3,309 (2022 - £2,234) were payable to the scheme at the end of the year and are included in creditors.

10. Net expenditure for the year

	2023 £	2022 £
Net expenditure for the year is stated after charging:		
Auditor's remuneration:		
Audit fee	6,000	5,000
Accountancy	1,800	3,280
Depreciation	19,837	19,637

11. Fixed assets

	Freehold land & buildings £	Fixtures & Equipment £	Total £
Cost			
At start of year	559,101	425,752	984,853
Additions	-	4,685	4,685
At end of year	559,101	430,437	989,538
Depreciation			
At start of year	208,216	413,249	621,465
Charge for the year	11,183	8,654	19,837
At end of year	219,399	421,903	641,302
Net book value			
31 March 2022	350,885	12,503	363,388
31 March 2023	339,702	8,534	348,236

The property included in freehold land and buildings is subject to a legal charge in the form a restriction, based on a contribution of £150,000 made towards the original purchase price of the property. Upon sale of the property, George House Trust will be required to repay this amount plus a proportion of any gains made.

12. Investments

	Investment Property £
Fair value	
Beginning of year	300,000
Revaluations	-
End of year	300,000
Net book value	
Beginning of year	300,000
End of year	300,000

The investment property was valued by the Trustees, as they believe there have been no material movements since the professional valuation carried out by WT Gunson on 31 July 2020.

If investment properties had not been revalued, they would have been included at the following historical cost:

	2023 £	2022 £
Cost	322,603	322,603

13. Debtors

	2023 £	2022 £
Trade debtors	129,473	110,685
Other debtors	41	3
Prepayments	25,983	21,964
Accrued income	8,329	9,224
	163,826	141,876

14. Creditors: Amounts falling due within one year

	2023	2022
	£	£
Trade creditors	37,959	26,644
Taxation and social security	12,836	11,727
Other creditors	12,835	6,283
Accruals	18,264	21,592
Deferred income (see below)	81,445	136,345
	163,339	202,591
Deferred income included above		
Balance at beginning of year	136,345	149,898
Amount released to incoming resources	(136,345)	(133,895)
Amount deferred in year	81,445	120,342
Balance at end of year	81,445	136,345

15. Analysis of net assets between funds

	Fixed assets	Net current assets	Total
	£	£	£
Restricted funds			
Properties	70,684	-	70,684
Other	-	122,037	122,037
Unrestricted funds			
Designated funds	569,018	152,656	721,674
General funds	8,535	411,723	420,258
Total funds	648,237	686,416	1,334,653

Prior year:	Fixed assets	Net current assets	Total
	£	£	£
Restricted funds			
Properties	73,684	-	73,684
Other	-	65,142	65,142
Unrestricted funds			
Designated funds	577,201	116,185	693,386
General funds	12,503	597,764	610,267
Total funds	663,388	779,091	1,442,479

16. Statement of funds

Current year:	31 March 2022 £	Income £	Expenditure £	Transfers in/(out) £	Gains & losses £	31 March 2023 £
General funds	610,267	610,610	(649,926)	(150,693)	-	420,258
Designated funds						
Building maintenance	27,500	-	(15,968)	15,968	-	27,500
Income generation lead	8,645	-	(8,645)	-	-	-
Age+ Project	21,000	-	(21,000)	39,500	-	39,500
Calabash project	-	-	-	39,500	-	39,500
Welfare Fund	32,040	-	(23,063)	(8,977)	-	-
Destitution Fund	7,000	-	(4,250)	4,750	-	7,500
Discretionary Fund	-	-	-	2,400	-	2,400
Peer Mentoring	-	-	-	11,000	-	11,000
Volunteer Management	-	-	-	4,750	-	4,750
Gregory's Place Fund	300,000	-	-	-	-	300,000
77 Ardwick Green unrestricted property	277,201	-	(8,183)	-	-	269,018
Landlord Fund	20,000	-	-	-	-	20,000
LGBTQ Community Fund	-	-	-	506	-	506
Total unrestricted funds	1,303,653	610,610	(731,035)	(41,296)	-	1,141,932
Restricted funds						
Properties	73,684	-	(3,000)	-	-	70,684
Vodafone Word of Difference	153	-	-	-	-	153
M.A.C. Aids Fund UK	343	35,000	(37,175)	1,832	-	-
Lloyds TSB Foundation Funding	1,273	-	-	-	-	1,273
Big Lottery Fund	16,662	-	(16,662)	-	-	-
B & Q Foundation	5,000	-	(3,231)	-	-	1,769
GM Boroughs	3,305	12,788	(8,985)	-	-	7,108
Manchester Guardian Society	521	-	-	-	-	521
Manchester City Council	2,940	12,885	(36,825)	21,000	-	-
Manchester City Council - Formula Milk	-	7,500	(7,682)	182	-	-
Manchester City Council - African Men's Engagement	-	19,167	(37,420)	18,253	-	-
Manchester City Council - Telebuddies	-	8,115	(8,062)	-	-	53
MSD	398	8,750	(9,177)	29	-	-
Parent's Guide Project	3,000	-	-	-	-	3,000
Salford City Council	1,430	5,000	(2,526)	-	-	3,904
ViiV Healthcare	-	19,840	-	-	-	19,840
Virgin Media 02	1,000	-	(924)	-	-	76
VLBA	29,117	11,648	(27,948)	-	-	12,817
Duchy of Lancaster Fund	-	1,000	(1,000)	-	-	-
HIVe – ED Testing	-	57,000	(9,359)	-	-	47,641
Gilead Sciences	-	12,916	(1,178)	-	-	11,738
Homobloc LGBTQ Community Fund	-	12,144	-	-	-	12,144
Total restricted funds	138,826	223,753	(211,154)	41,296	-	192,721
Total funds	1,442,479	834,363	(942,189)	-	-	1,334,653

16. Statement of funds (continued)

The designated funds represent:

(a) The buildings maintenance fund represents funds set aside for the maintenance and upkeep of buildings. During the year, £15,968 was spent on building repairs, with a transfer from general funds of £15,968 also being made to maintain the designated fund at £27,500.

(b) The Gregory's Place Fund represents the value of the property which is to be used as the Gregory's Place HIV Family Centre. There have been no movements for the current year. Any movement in funds relates to fair value movements in the investment property.

(c) The unrestricted part of the 77 Ardwick Green North property has been transferred into a separate designated fund to enable the movements to be monitored by the trustees. Each year an amount representing the movement in the net book value of this property will be transferred to or from the fund.

(d) As George House Trust is a landlord, a designated fund of £20,000 has been created to ensure that any costs associated with this position can be met from it.

(e) The Welfare Fund is designated as the trustees recognise the huge impact the grants of goods such as washing machines, cookers or clothing from the George House Trust make to people in financial hardship. During the year, £23,063 was spent from the fund.

(f) The George House Trust Destitution Fund provides access to small cash grants for people living with HIV who have no recourse to public funds for the purchase of essential and/or personal items. During the year £4,250 was spent from the fund and a transfer from general funds was made of £4,750 to maintain the fund at £7,000.

(g) The post of Income Generation Lead was secured in May 2021. The cost of salary relating to the post in the year was £8,645.

(h) Age+, a new project in the prior year, initially for 12 months, is designed to meet the needs of an ageing population of people living with HIV. The fund supports the Age+ Project Coordinator to develop activities and events including HIV-focused and general health information sessions, peer support groups, creative and health and wellbeing workshops, cultural activities and visits to local events and attractions. During the year, £21,000 was spent against this fund, with a transfer from general funds of £39,500 being made to maintain the fund at £39,500.

(i) Calabash is a project that provides one-to-one support services and facilities for African men to support each other and share experiences and ideas around issues raised by living with HIV.

(j) The discretionary fund provides for small cash grants to cover an acute need of some of our most vulnerable service users, such as gas or electricity top-ups, travel to more distant but vital appointments.

16. Statement of funds (continued)

(k) Peer mentoring provided by volunteers and is form of mentorship that takes place between a person living with HIV who has lived through a specific experience and a person who is also living with HIV and new to that experience or requires additional support. It is a relationship based on mutual learning and growth, with the aim of supporting people to achieve a sense of control and empowerment. We are currently providing peer mentoring in Greater Manchester and the city of Liverpool. The fund covers volunteer expenses and staff time overseeing the project. The project was previously funded, but the Trustees recognise the significant contribution the support provides.

(l) This fund provides for volunteer training, volunteer management costs and volunteer expenses, particularly volunteer fundraising expenses, that are not covered within other funded projects.

(m) The fund was set up by donations from George House Trust and LGBT Foundation to support new creative projects, events and activities by organisations and community groups based in the region that improve the experience of LGBTQ+ groups and spotlights the issues that affect their lives. It will also support new programmes that educate people about HIV. This residual fund from the first two rounds of support will continue through the generous support and donation from Homobloc.

The restricted funds represent:

(a) The property fund which comprises land and buildings purchased from restricted donations and contributions from donors.

(b) MAC Viva Glam continues to fund elements of our work to reduce barriers and address poverty for people living with HIV and also to fund elements of service delivery.

The funds are used to:

- Supply food and activities at events and courses
- Reimburse public transport costs to attend appointments at George House Trust
- Provide food parcel vouchers.
- Provide supervision to our volunteer counsellors.
- Provide interpreting services to service users who do not speak English.

(c) The National Lottery Community Fund provided a grant to fund our Better Together Peer Mentoring Project. The Project provides peer-led support for people living with HIV across Greater Manchester by training and developing people living with HIV as Volunteer Peer Mentors. Peer Mentors will be matched with mentees at George House Trust to provide a mix of short, medium and longer-term mentoring to people living with HIV in the community. A project legacy is being created through the production of videos and other online content about peer mentoring and a women's empowerment project.

16. Statement of funds (continued)

(d) The 'Our Manchester' fund (funded by Manchester City Council) provides additional hours for our Volunteer Coordinator to manage our Telephone Buddies project. The funding will support the volunteering process and associated costs. The Volunteer Coordinator will seek to recruit, train and manage additional volunteers who reach out to those people who have experienced, or who may have been experiencing social isolation.

The fund also supports Manchester residents living with HIV to access group events, which provide the opportunity for service users to meet and enable informal peer support in a relaxed setting.

The Manchester City Council 'Formula Milk' grant funds start-up equipment (bottles, steriliser, cleaning equipment) and formula milk for the first 12 months of a baby's life. The aim of the scheme is to eradicate the risk of vertical transmission of HIV to infants born to mothers with HIV and to improve maternal and infant health and wellbeing.

A grant from Manchester City Council enabled us to recruit an African Men's Engagement Worker to launch our African Men's Engagement Programme – 'Calabash'. The programme seeks to increase the opportunities to access services for African men through the Calabash group and one-to-one support.

(e) The Salford City Council 'Formula Milk' grant funds start-up equipment (bottles, steriliser, cleaning equipment) and formula milk for the first 12 months of a baby's life. The aim of the scheme is to eradicate the risk of vertical transmission of HIV to infants form to mothers with HIV and to improve maternal and infant health and wellbeing.

(f) Bolton, Bury, Oldham, Rochdale, Stockport, Tameside, Trafford and Wigan Metropolitan Borough Councils also provide support to new mothers through the 'sport-purchase' of our service to provide a start-up kit (bottles, steriliser, cleaning equipment) and formula milk for the first 12 months of the baby's life.

(g) Our grant from MSD enabled us to recruit a part-time project coordinator for 12 months to our Positive Speakers programme on a 12-month contract. The aim is to increase the number of trained volunteers; increase the diversity of our volunteers and to establish future sustainable income to continue and build on the Positive Speaker programme beyond the end of the MSD grant.

(h) We received a grant from the B&Q Foundation to redecorate our four counselling rooms to create a welcoming, friendly and supportive environment.

(i) ViiV Healthcare generously supported our Age+ project by funding the fulltime Age+ Project Coordinator post. The Age+ Project works with and supports people over the age of 55 and living with HIV. The Project Coordinator will also co-develop, with people living with HIV, a 'kite marked' training module on HIV and ageing with HIV for local residential care homes and care providers.

16. Statement of funds (continued)

(j) The Village Licensed Businesses Association in Manchester launched a fundraiser to in August 2021. 50% of the funds raised are distributed to LGBT Foundation and 50% to George House Trust, which is allocated to our Welfare Fund, providing support to people facing financial hardship.

(k) The grant from the Duchy of Lancaster Fund was given to support the provision of food and activities for the African men's Calabash project.

(l) The HIV-e programme, funded by a contract with the Greater Manchester Health & Social Care Partnership, aims to support to the Emergency Department opt-out testing project in Greater Manchester. Across 4 sites, the activity will work with clinical staff to re-engage those lost to clinical care as well as the pathway into wider support for those newly diagnosed. A key element will be working with individual clinics to work to address the wider determinants, and challenges that prove to be barriers to taking up and staying on life saving treatment.

(m) The Gilead Sciences funding will provide peer support in a trusted clinical setting, helping those in greatest need to navigate their way through the health and social care system to maximise their use of services and opportunities, and enabling closer collaboration to improve the lives of people living with HIV and put them at the heart of their treatment and care.

(n) Supported by Homobloc, the Greater Manchester LGBTQ+ Community Fund inspires action and encourages inclusion across Greater Manchester, benefiting LGBTQ+ people and communities. The fund supports new creative projects, events and activities by organisations and community groups based in the region that improve the experience of LGBTQ+ groups and spotlights the issues that affect their lives. It will also support new programmes that educate people about HIV.

16. Statement of funds (continued)

Prior year:	31 March 2021 £	Income £	Expenditure £	Transfers in/(out) £	Gains & losses £	31 March 2022 £
General funds	569,359	583,612	(515,533)	(27,171)		610,267
Designated funds						
Building maintenance	27,501	-	(8,535)	8,534	-	27,500
Income generation lead	45,000	-	(36,355)	-	-	8,645
Age+ Project	15,000	-	(4,894)	10,894	-	21,000
Welfare Fund	60,000	-	(27,960)	-	-	32,040
Destitution Fund	7,200	-	(5,850)	5,650	-	7,000
Gregory's Place Fund	300,000	-	-	-	-	300,000
77 Ardwick Green unrestricted property	285,384	-	(8,183)	-	-	277,201
Landlord fund	20,000	-	-	-	-	20,000
Total unrestricted funds	1,329,444	583,612	(607,310)	(2,093)	-	1,303,653
Restricted funds						
Properties	76,684	-	(3,000)	-	-	73,684
Vodafone Word of Difference	153	-	-	-	-	153
M.A.C. Aids Fund UK	30,552	-	(30,209)	-	-	343
Lloyds TSB Foundation Funding	1,273	-	-	-	-	1,273
Big Lottery Fund	14,618	84,422	(82,378)	-	-	16,662
B & Q Foundation	-	5,000	-	-	-	5,000
GM Boroughs	3,744	4,795	(5,234)	-	-	3,305
Manchester Guardian Society	521	-	-	-	-	521
Manchester City Council	14,345	11,159	(22,564)	-	-	2,940
Manchester City Council - Formula Milk	-	5,000	(6,333)	1,333	-	-
Manchester City Council - African Men's Engagement	-	32,083	(32,083)	-	-	-
Manchester Pride	-	10,000	(10,000)		-	-
MSD	-	6,250	(5,852)	-	-	398
Parent's Guide Project	-	3,000	-	-	-	3,000
Salford City Council	514	3,000	(2,084)	-	-	1,430
ViiV Healthcare	-	29,000	(29,760)	760	-	-
Virgin Media 02	-	1,000	-	-	-	1,000
VLBA	-	29,117	-	-	-	29,117
Total restricted funds	142,404	223,826	(229,497)	2,093	-	138,826
Total funds	1,471,848	807,438	(836,807)	-	-	1,442,479

17. Other activities

In its role as an agency for administering payments, the charity collected £6,680 (2022 - £6,451) from other charities for disbursement to individuals. The amount disbursed in the year amounted to £6,680 (2022 - £6,451). These transactions are not included in the Statement of Financial Activities. The charity held £nil (2022 - £nil) at the year end which had not yet been disbursed to individuals. This amount is not included in the balance sheet.

18. Reconciliation of net expenditure to net cash flow from operating activities

	2023 £	2022 £
Net expenditure for the year	(107,826)	(29,369)
Adjustments for:		
Depreciation	19,837	19,637
Interest and rental income	(20,802)	(20,799)
Decrease/(increase) in debtors	(21,949)	50
(Decrease)/increase in creditors	(39,251)	(14,087)
Net cash used in operating activities	(169,991)	(44,568)

19. Analysis of cash and cash equivalents

	1 April 2022 £	Cash flows £	Other non-cash changes £	31 March 2023 £
Bank balances	839,806	(153,876)	-	685,930
Total	839,806	(153,876)	-	685,930

20. Leasing agreements

Minimum lease payments under non-cancellable operating leases fall due as follows:

	2023 £	2022 £
Within one year	1,882	1,882
Between one and five years	3,763	5,645
	5,645	7,527

GEORGE HOUSE TRUST

England & Wales - Charity number 1143138

Accounts

GEORGE HOUSE TRUST

HIV POSITIVE LIVING

Annual Report of the Board of Trustees and Financial Statements: Year ended 31st March 2022

Charity Number: **1143138**
Company Number: **07575379**

George House Trust

Financial Statements

For the year ended 31 March 2022

Contents

	Page
Key Organisational Information	1
Annual Report of the Board of Trustees	2 - 17
Auditor's Report	18 - 21
Statement of Financial Activities	22 - 23
Balance Sheet	24
Statement of Cash Flows	25
Notes to Financial Statements	26 - 46

Key organisational information

Charity Trustees and Company Directors

Andrew Eadsforth	(appointed 29th September 2021)
Andrew Sloan, **Chair**	
David Cartwright, **Treasurer**	
John (Ged) Hutton	(appointed 29th September 2021)
John Lucas	
Sharon Martin	(appointed 24th November 2021)
Vanessa Jackson, **Deputy Chair**	
Yvonne Richards	(appointed 19th June 2022)
Joanna Hancock	(term ended 29th September 2021)
Christopher Kingston	(term ended 29th September 2021)
Gary Quinn	(term ended 29th September 2021)
David Booth	(resigned 29th September 2021)
Bryan Carter	(resigned 27th April 2022)
Jonathan (Joe) Tetley	(resigned 9th May 2022)

Chief Executive and Company Secretary
Darren Knight

Registered Charity Number
1143138

Company Number
07575379

Principal and Registered Office
75 – 77 Ardwick Green North, Manchester, M12 6FX.

Bankers
Unity Trust Bank plc, Nine Brindley Place, Birmingham, B1 2HB.
Co-operative Bank, PO Box 101, Balloon Street, Manchester, M60 4EP.
Charity Bank, 182 High Street, Tonbridge, TN9 1BE.
Tridos Bank, Deanery Road, Bristol, BL1 5AS.
Royal Bank of Scotland plc, 5th floor The Victoria, 150/185 The Quays, Salford, M5 2SY.

Auditors
Barlow Andrews, Carlyle House, 78 Chorley New Road, Bolton, BL1 4BY.

Organisation Contact Details
Telephone: 0161 274 4499. Email: info@ght.org.uk. Website: https://ght.org.uk.

The Annual Report of The Board of Trustees of George House Trust

The Board of Trustees presents its annual report and audited financial statements for the year ended 31st March 2022. These are prepared to meet the requirements for a Trustee's Report and Accounts for Companies Act purposes.

The reference and administrative information set out on page 1 forms part of this report. The financial statements have been prepared in accordance with the accounting policies set out in the notes and comply with the Charities Act 2011, The Companies Act 2006, George House Trust's Memorandum and Articles of Association and the Accounting and Reporting by Charities Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1st January 2019).

Public Benefit Statement

The trustees confirm that they have referred to the Charity Commission's guidance on public benefit when reviewing the charity's aims and objectives, planning future activities and setting the grant making policy for the year.

Charitable Status and Objects

George House Trust is a registered charity in England and Wales, Charity Number **1143138** and registered as a Company Limited by Guarantee with Companies House, Company Number **07575379**.

George House Trust was initially founded and established as Manchester AIDS Line in 1985 and later changed its name to George House Trust. The charity was incorporated on 23rd March 2011.

George House Trust's Governing Document is the Memorandum and Articles of Association, which were reviewed by trustees and formally approved at a Members' Meeting on 5th August 2020.

George House Trust's charitable objects are:

1) the relief of need of people living with, and affected by, HIV in the North West of England by the provision of responsive and relevant services.
2) to advance the education of the general public in all areas relating to HIV.

Purpose, Vision and Values

The purpose, vision and values of George House Trust drive the organisation's strategy, focus and service delivery and are as follows:

George House Trust's vision is:
A world where HIV holds no one back.

George House Trust's purpose is:
Inspiring people living with HIV to live health and confident lives.

George House Trust has three organisational values are:
Passionate. Inclusive. Responsive.

George House Trust Membership

George House Trust is a member-led HIV charity with an active membership of **159** individuals at 31st March 2022.

Membership is open to people living with or affected by HIV. It is also open to any George House Trust supporter, volunteer, ally and ambassador. Members attend Member meetings (usually 4 each year) and are involved at all levels of the charity including through:

- election and appointment of members to the Board of Trustees.
- agreeing governance and constitutional changes to George House Trust's governing document.
- supporting strong and effective governance.
- co-design and engagement in developing policy positions, plans and ideas.

80% of members are living with HIV.

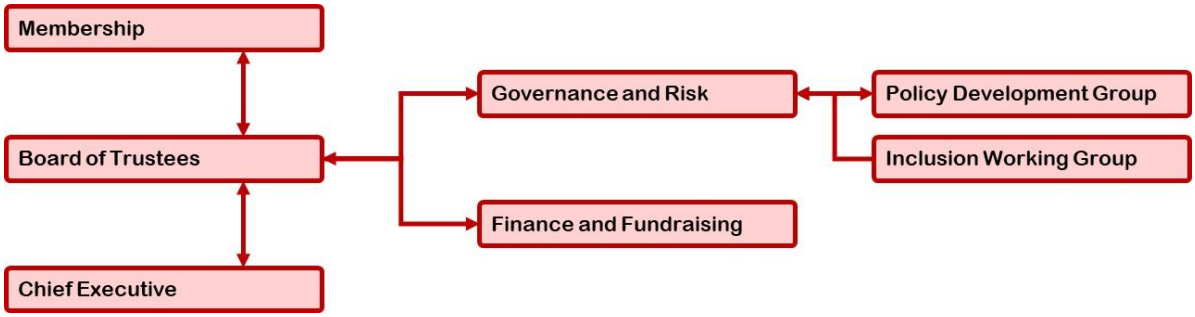
Governance

There were **9** trustees on the board at 31st March 2022, **5** member elected trustees and **4** co-opted trustees. Trustees meet at least four times each year as a full Board of Trustees, with regular committee meetings and strategy workshops scheduled throughout the year. There are two board committees:

1. Governance and Risk Committee, chaired by the Deputy Chair.
2. Finance and Fundraising Committee, chaired by the Treasurer.

The Company Secretary holds key responsibilities for compliance and submissions to statutory agencies such as Companies House and the Charity Commission. The Chief Executive holds responsibility for day-to-day operational and risk management.

George House Trust's Governance Structure:



Recruitment and appointment of trustees

George House Trust's trustees have responsibility for ensuring that the organisation delivers its charitable objects and public benefit, in line with agreed strategies and plans.

There are two routes of appointment for trustees at George House Trust:

1. **Member elected** trustees are elected and appointed by and from within the membership to sit on the Board of Trustees.
2. **Co-opted trustees** are appointed by the Board of Trustees. Co-opted trustees are appointed to enhance the skills blend of the board and to provide specific areas of specialism, experience or expertise as required.

Co-opted trustees have parity with member elected trustees in decision making and votes. The revised Memorandum and Articles of Association allow for a maximum total of 12 trustees and no less than 8. A maximum of 6 trustees may be co-opted to the Board at any time.

The term of office for trustees is three years. After three years trustees are eligible to stand for election for a second three-year term. Following two terms of service, trustees are required to stand down for a minimum period of one year. The benefits of this approach is in creating the space for new thinking and opening up opportunities to others, building on our organisational commitment to inclusion.

Trustee Induction and Training

New trustees receive an induction into the role to support their understanding of their duties and legal responsibilities. All new trustees participate in an induction programme which covers the legal responsibilities of charity Trustees and Directors of a Company Limited by Guarantee. It also covers the organisation's governing document, a summary of the charity's objectives, a copy of the Charity Commission's guidance on the duties of a trustee, the most recent financial statements and other relevant information. New trustees are encouraged to connect with longer-standing trustees to support their knowledge and learning and there are ongoing learning opportunities for all trustees including a dedicated development budget.

The board undergoes an annual Review of Contribution, in which members and staff are involved and the feedback is shared with the trustees. The Review of Contribution is led by the Deputy Chair and one other self-nominated trustee. Feedback on the Board Review of Contribution is shared with members and staff. There is also a skills audit completed which provides the opportunity to look at the training and development needs of the board as a collective.

Remuneration

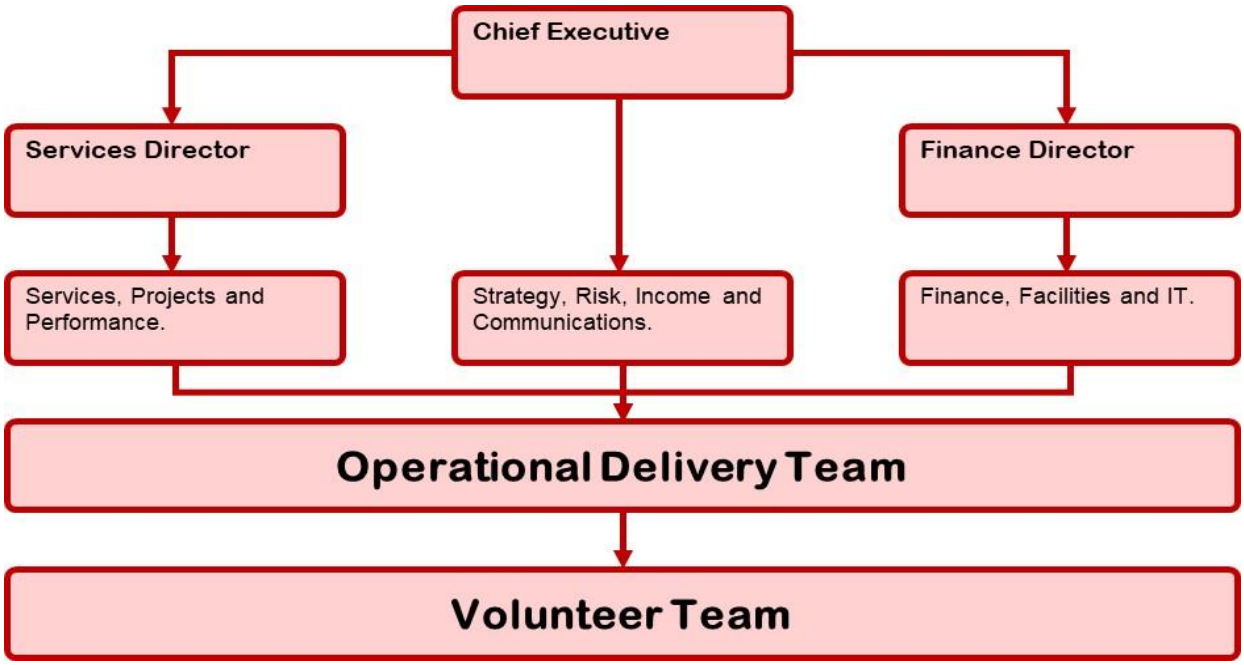
All trustees give their time freely as volunteers and no trustee remuneration was paid during the year. Details of any payments and expenses reimbursed to certain trustees are disclosed in the notes to the financial statements.

Remuneration for all staff is reviewed annually by trustees as part of the budget setting process. The pay of the Chief Executive is reviewed annually and benchmarked by a Remuneration Committee established by the board. The Board have also established a Nominations Committee to support the future planning of the organisation.

Operational Structure

At 31st March 2022, George House Trust employed **18** people. The staff team is led by the Chief Executive who holds responsibility for the delivery of the organisational strategy, business planning, risk management, innovation, performance, impact, communications, organisational development and income generation. The Chief Executive leads and coaches the Services Director who holds responsibility for service delivery and the services team, safeguarding and performance and the Finance Director who is responsible for ensuring that the finance, facilities, data and IT is all managed effectively.

George House Trust Operational Structure:



Our commitment to inclusion

George House Trust's trustees, members, staff and volunteers are all committed to inclusion and there's a clear organisational Inclusion and Diversity Statement:
We aim to create an environment which respects and welcomes everyone, and in which no form of bullying, harassment, victimisation, disrespectful or discriminatory behaviour is tolerated by anyone towards anyone. This particularly applies in relation to the 'protected characteristics' named in the Equality Act 2010: Age, disability, gender reassignment, income, marriage or civil partnership status, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

Fundraising compliance

George House Trust is registered with the Fundraising Regulator which demonstrates our commitment to good fundraising practice and we have committed to follow the Code of Fundraising Practice and the Fundraising Promise.

The Chief Executive holds operational responsibility for the teams adherance to the Code of Fundraising Practice, supported by the Income Generation Lead who leads day-to-day fundraising activities.

Grant Making Policy

George House Trust operates a Welfare Fund which exists to help relieve poverty amongst people living with HIV. The welfare fund is administered by George House Trust and the grants panel meet monthly to review applications and allocate grants in line with agreed budgets. All applicants are formally notified of the decision within four weeks of the panel meeting. George House Trust obtains 'confirmation of HIV status' for applicants when required in order for individuals to be eligible for this service. There are set limits on the size and number of grant allocations that will be made to an individual within any 12-month period.

Within the year, George House Trust established the Greater Manchester LGBTQ+ Community Fund in partnership with LGBT Foundation. Both organisations invested **£10,000** into the fund to distribute to LGBTQ+ and HIV grass-roots good causes across Greater Manchester aligned to our individual organisation's charitable objects. The Board approved the principles for grant making and all funding decisions were made through a panel which included representation from the Leadership Team and Trustees from each organisation and also included independent panel members.

Risk Management

The organisational risk register outlines the major risks that the charity is exposed to, together with clear actions for mitigating the individual risks. Progress against risks is reviewed regularly by the Governance and Risk committee and an update on risk is provided at each full board meeting, highlighting risk escalations and the addition and removal of risks, in addition to providing the full risk register for the perusal of trustees. A comprehensive review of all risks in the organisational risk register with trustees is completed annually at a trustee meeting. George House Trust's trustees have considered the major risks to which the charity is exposed and satisfied themselves that the systems and procedures are in-place in order to effectively prepare for and manage those risks.

In the financial year, trustees continued to reduce the risk on cash held at the bank through distributing it across different banking providers to secure government protection on deposits up to £85,000 per banking provider.

George House Trust's Significant Assets

George House Trust owns two buildings:

- 75 – 77 Ardwick Green North, which is also the registered office.
- 69 Ardwick Green North, which is noted as an investment property for accounting purposes.

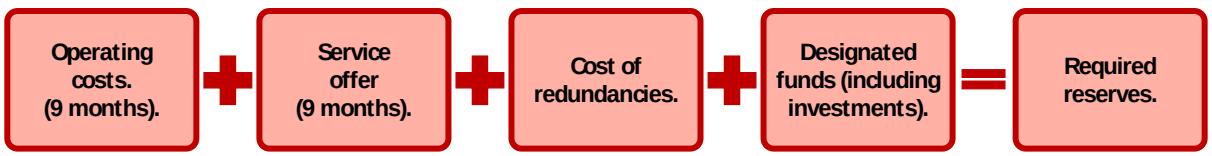
As George House Trust is a landlord for the investment property, the trustees retain an additional £20,000 to cover the costs of any urgent or significant building or cosmetic maintenance and repairs to the property.

There is a charge from the NHS from 75-77 Ardwick Green North, which means in the event of a sale of the property, a proportion of the sale would be returned to the NHS.

George House Trust's Reserves Policy

George House Trust's reserves policy is reviewed annually in conjunction with setting the annual budget. Trustees have identified the need to maintain reserves in order to ensure continuity of services and financial sustainability.

The following formula is used to calculate the required reserves for George House Trust:



The Board of Trustees review and agree the Reserves Policy annually, aligned with the annual budget setting process.

The public benefit of the work of George House Trust

George House Trust delivers a wide range of HIV support and projects funded through a variety of income sources. Through co-design and co-production with people living with HIV, we continue to identify new innovations in our service offer in order to ensure that we meet the diverse and changing needs of people living with HIV.

Our current offer includes: one-to-one appointments with Services Advisers; advocacy, information and referral to partner agencies; therapeutic interventions and talking therapies; group events and activities; sexual health information and advice including providing condoms and femidoms; person centred counselling; training courses and wellbeing workshops; health and wellbeing assessments; money management and debt advice; support for children, young people and families; young people's peer support groups; formula milk and steriliser kits; financial support through welfare grants; food parcels; peer mentoring; and influencing policy.

All outcomes related to what we deliver align to our purpose of 'inspiring people living with HIV to live healthy and confident lives' and are directly aligned to our charitable objects.

Organisational strategy

The high-level strategic priorities for George House Trust are: [a] Ensure our work meets the changing needs of people living with HIV [b] Diversify the income portfolio to strengthen the organisation's financial position.

There are 4 strategic objectives for George House Trust which are:

- We will increase our reach.
- We will provide quality services.
- We will involve more people living with HIV.
- We will improve the way we do things.

The board measures performance against the strategic objectives through a cycle of presentations and reports from across the staff team. Financial, performance and impact reporting provides trustees with the assurance that George House Trust is meeting its charitable objects and agreed performance indicators.

George House Trust's continued response to Covid

The organisational response to Covid continued throughout the year, with a continuing impact on key operational areas including volunteering, community fundraising, events and service delivery. The team were robust and swift in their response to external challenges and maintained a hybrid service offer that enabled us to continue to support anyone who needed a service.

Whilst December 2021 saw the emergence of the Omicron variant of Covid, the team were able to bring people that access services together for the Christmas Celebration in a Covid-safe way, maintaining our commitment to connecting people, reducing isolation and providing stimulating and engaging activities.

Our learning through Covid has been that people that access our support welcome a flexible, person-centred and blended support offer, so we've embraced that and continue to provide our support in-person, over the phone and online, depending on the preferences of people living with HIV.

Our year in summary

- George House Trust's team of staff and volunteers directly connected with **2,367** people in the year, an increase of **+14%** when compared to the previous year.

- We provided tailored, person-centred support to **895** individuals through our one-to-one services offer which includes our Advice Support, Intensive Support, Peer Mentoring and Counselling.

- **310** people were referred for support directly from HIV clinics from across Greater Manchester.

- George House Trust led a working group on re-storing and refreshing the **Beacon of Hope**, Manchester's HIV memorial.

- We introduced a refreshed organisational **purpose**, **vision** and **values** after engaging with staff, volunteers, trustees, members and people that access services and support.

- We launched the **Age+ Programme**, delivering targeted support to people aged 55+, increasing our support offer to enable people to age well with HIV.

- We launched the **African Men's Engagement Programme** and re-introduced the Calabash Group, all focused on increasing access to our support by African Men.

- We secured investment to continue the **Intensive Support Service** until 31st March 2023, enabling us to continue and enhance our support for people who are living with HIV and facing complex issues. This innovative project has been profiled nationally as a key part of Greater Manchester's Fast Track City programme.

- We established a new project in partnership with **Survivors Manchester**, focussed on sex, drugs, consent and HIV and how we can target communications around that issue and improve knowledge and awareness in the criminal justice system.

- We worked with **Manchester Foundation Trust** and **Dibby Theatre** on developing the HIV Stigma Module for the NHS, an innovative learning tool for NHS staff.

- We marked **International Women's Month**, providing a platform for women living with HIV to share their stories and raising the profile on services and support for women.

- We hosted the **Red Ribbon Reception**, with a focus on engaging major donors, supported by **Sir Warren Smith**, the **Sunday Boys**, **Cheddar Gorgeous** and our corporate partner **Kimpton Clocktower Hotel**.

- We were absolutely thrilled at the community response from the **Village Licensced Business Association** in their commitment to fundraising to support George House Trust's Welfare Fund and had secured **£29k** in funding.

- We delivered an engagement project with **Youth Leads UK** which involved staff and volunteers working with a group of young people on producing online and print content about HIV to increase awareness and tackle stigma.

- We established the **Greater Manchester LGBTQ+ Community Fund** in partnership with **LGBT Foundation** to support grassroots HIV and LGBTQ+ initiatives across all 10 boroughs, funding 25 entities to do good in their communities.

- Through the **Passionate about Sexual Health** (**PaSH**) Partnership in Greater Manchester in partnership with **BHA for Equality** and **LGBT Foundation** we delivered a moving and inclusive World AIDS Day Vigil on 1st December, celebrating HIV activism across the spectrum.

What we delivered

George House Trust continued to deliver all services and support throughout the year, in person, over the phone and on-line. Here's a summary of what was achieved across the organisation:

Our specialist one-to-one **HIV Advice** enabled **505** people living with HIV to benefit from the knowledge, advice and support of the team through **910** Service Advisor appointments in the year.

The **Counselling Service** provided **481** counselling sessions, an increase of **12%** when compared against the previous year and up almost **50%** since 2019/2020. We continued to offer people the option to see a counsellor remotely as we recognise this massively reduces barriers to access for many people. As the year progressed we were able to increase provision of face to face counselling and by the end of the year was an almost even split between face to face and remote appointments.

Counsellors undertook an audit of our service within the year which highlighted that clients presented with increased levels of mental distress as the pandemic progressed. The audit also showed that on average clients experience a significant improvement in their mental wellbeing as a result of accessing counselling at George House Trust and the audit concluded: **"**the Counselling Service is very important and continues to have a significant positive impact for service users accessing support**".**

Our commitment towards increasing the number of clients engaged from diverse communities continued and we held a mental health and counselling awareness seminar aimed at women of colour which resulted in many of the attendees going on to access the service. Additionally, we worked with our African Men's Engagement Worker to increase the number of African men accessing counselling and engaged **7** African men in the period.

"I think counselling changes lives because it helps you to really go through your thoughts. I feel so much better about myself and my life after the sessions. After each one, I felt better and I feel like my counsellor and GHT have really helped me accept myself and gave me back my self-worth. Thank you."

A quote from a person accessing George House Trust's support.

Through George House Trust's **Welfare Grants** Scheme, we provided over **£27,146** of grants including: **87** clothing vouchers, **32** cookers, **49** white goods, **14** beds and mattresses and **14** other items. In total we supported **164** people living with HIV through the scheme. The feedback that we receive from grant recipients is positive and the help is valued by people who benefit from the support.

"Thank you so much. You don't know how much easier that will make my life."

A quote from a person accessing George House Trust's support.

Demand for our **Money Advice** support continued to grow throughout the year. Many people living with HIV struggle on low incomes and often fall into debt which can be very stressful and difficult to resolve without support. The cost of living rise has also had an impact. Through the year, we provided support to **198** individuals, helping people with a range of money-related issues. A lot of work involves stabilising people's income and providing advice and advocacy around Welfare Benefits.

Much of the work was around welfare benefits as more people found themselves out of work and having to face a complicated system.

The debts of people accessing George House Trust's Money Advice Service totalled **£145,060** and advice and advocacy was provided on **119** individual debts. We liaised with creditors to find a solution which included payment plans, grant applications, write-offs, insolvency and Debt Management Plans. Of the debts we dealt with, **83** were resolved in the period with **£22,782** being written off.

"I can now tell you that we are no longer in debt and managing so well and only working on paying off the electricity bill which is now on pay as you go. I feel that you needed to know this, that your support changes lives. This has positively improved our family life, thanks to you."

A quote from a person accessing George House Trust's support.

Whilst all of our support benefits people, 'stand out' moments from the year include:

- Identifying a missing benefit entitlement which resulted in a **£20,000** backdated payment.
- Securing the disability benefit (following an appeal) which resulted in an additional **£216.00** per week plus over **£3,000.00** backdated payment and the improvement in their circumstances helped them improve their emotional wellbeing.

We established **Telephone Buddies** as part of our initial response to Covid in order to tackle lonliness and isolation and we continued to deliver the support in this financial year thanks to continued funding from Manchester City Council. Over the year **13** volunteers provided **70** hours of phone support to **15** people through the scheme.

"As someone who doesn't have much of social life as well as social anxiety, having this weekly call was helpf ul. It made me feel seen and like I was not an outcast."

A quote from a person accessing George House Trust's support.

Our **Destitution Support** continued giving direct support to **10** individuals throughout the year and provided both food and financial support, with **120** monthly food vouchers provided and additional financial and service support offered throughout the year. **100 %** beneficiaries said the service has been very helpful to them.

In response to Covid, George House Trust changed the way we provided destitution support, switching from food parcels to vouchers. **100%** beneficiaries said receiving food voucher was empowering and provided them with a choice when shopping.

"I am able to have food, not go hungry and have money for hospital travel expenses to attend appointments. I can talk to a service adviser about other needs when I come to collect my food voucher and payment. This support I receive is beyond my gratitude."

A quote from a person accessing George House Trust's support.

After much advocacy and campaigning, George House Trust's unique **Formula Milk Scheme** secured agreement from all **10** Greater Manchester boroughs, meaning that parents living with HIV who choose not to breastfeed can access formula milk for 12-months, as well as steriliser kit and on-going support from George House Trust.

In the year, George House Trust provided formula milk to **36** mothers and babies across Greater Manchester.

78% of women benefiting from the service said receiving free formula milk for their babies has helped them to save money, meaning they can also spend it on other things, e.g. Food for them and their wider family.

"At this point in time I know situation is hard, but I just wanna appreciate the effort made by the GHT team, my baby is assured of formula milk every month."

A quote from a person accessing George House Trust's support.

George House Trust continued to provide one-to-one support to people living with HIV in Prison through our **Prison Volunteer** offer. Whilst visits had been impacted by Covid, the service continued and has recently re-established in-person support. George House Trust is committed to widening the offer to other prisons.

The **Intensive Support Work** Programme, funded through the Greater Manchester Health and Social Care Partnership's 'Ending HIV in a Generation' (HIVe) programme continued to support people living with HIV and having complex needs.

Over the year, the Intensive Support Workers supported **57** individuals. Almost **50%** of those being supported were Manchester residents, **20%** from Salford and the remainder from across the other boroughs of Greater Manchester. Over **50%** of individuals supported through our Intensive Support work identified as heterosexual and **35%** identified their ethnicity as Black African.

The focus of Intensive Support is to ensure that people engage with their HIV care and by the end of March 2022:

- **96%** of the individuals referred to the service had improved their engagement with their clinic.
- **79%** had achieved an undetectable viral load or were expected to at their next appointment.
- **79%** reported an improvement in their emotional wellbeing and **85%** in general wellness.
- **85%** had been stepped down to another service down to the improvement in their engagement and progress when supported through the Intensive Support programme.

In addition to the measurable outcomes above, there have been a number of notable improvements to service users' lives. Many now live in much more suitable housing. Some have reduced their drug or alcohol use whilst others have been discharged from hospital specialties other than HIV as their health has improved. There have been families who were open to Children's Services for early help but are now managing without support. There have been many successful applications for personal independence payments made with the help of George House Trust's Services Adviser. People have reported feeling less overwhelmed and more in control of their lives.

Sadly 5 people supported by the service died during the year, mostly unrelated to their HIV. They and their families very much appreciated the support the service continued to offer throughout their final months. We have involved the families and offered support when needed following the loss of their relative.

"I love how we can chat like old friends, when really we are talking big business about my health."

A quote from a person accessing George House Trust's support.

"I have found the support very, very helpful. I don't know how I would have survived without it. Any problem I have, I think of you to call. You guys have helped me and my baby so much."

A quote from a person accessing George House Trust's support.

"Thank you for being there when other people should have been. I don't know how people cope without a service like yours."

A quote from a relative who lost both her brother and his husband.

Peer Mentoring is a core element of George House Trust's service offer and **Better Together** was a 5-year project with the aim of providing high quality peer mentoring and support in HIV clinics, at George House Trust and in the community. The funding from The National Lottery Community Fund ended on 31st March 2022 and the trustees at George House Trust valued the impact and benefit of what has been achieved and agreed to fund the delivery of Peer Mentoring from reserves until alternative funding is identified.

Peer Mentoring aims to empower people living with HIV to use their own lived experience to help others. Mentors act as role models, showing what a confident life with HIV can look like – they bring a unique perspective, one based on understanding and empathy.

Over the last year, we trained **12** Peer Mentor Volunteers. **34** people received one-to-one peer mentoring and **204** peer mentoring sessions were delivered. In addition, **18** people received life coaching with **110** life coaching sessions delivered and **16** people engaged in a Personal Development Programme that was connected to the Peer Mentoring offer.

Outcomes from our Peer Mentoring work include:

- **87%** felt that mentoring improved their ability to live happily and confidently with HIV.
- **85%** felt mentoring helped them to live healthily with HIV.
- **81%** felt mentoring helped them to deal with personal issues as and when they arise.
- **80%** felt better able to manage HIV as a long-term health condition.
- **99%** felt listened to.
- **98%** felt comfortable talking to their mentor.
- **98%** felt that their mentor had the right knowledge and skills to answer questions and offer support.

The **Groupwork and Events** programme of activities continued to provide social connectivity and information sessions for people living with HIV. For the first part of the year until September, we continued to host our activities online in recognition of the Covid restrictions. Over the Summer we undertook a review and reinstated in-person events to meet the needs of people living with HIV.

Coffee Morning is held monthly and is open to anyone living with HIV that wants to meet others offering social and peer support. There were **77** attendances over **7** sessions during the period from September 2021 through to March 2022. The **Saturday Social** returned following the relaxing of Covid restrictions and has been well attended with **116** attendances over **7** sessions. Our **LGBT Group** had **23** attendances over **5** sessions and included activities such as a LGBT History Walk in Manchester and a visit to 'The Dolly Show'. The **Women's Group** met 6 times with 59 attendances and looked at a range of different things including a workshop focused on mental health and ten-pin bowling. Our **Straight Talking** social and support group for heterosexual men has grown in popularity and there's a new enthusiasm for the group with a range of activities including a focus on Football and a focus group with a GP. There were **23** attendances over **4** sessions during the year.

We continued our partnership work with **The Food Chain**, supporting people living with HIV to eat well and to make healthier food choices to support their wellbeing. Alongside one-to-one support from The Food Chain we also held two workshops focusing on eating on a budget and energy balance. One of the workshops took place online and focused on theory and budgeting and the other was held in our training room and took the form of a practical cooking session. **14** people engaged with the workshops.

Our commitment to skilling up people living with HIV to live healthy and confidently through our training programme continued and although impacted by external factors, **9** people completed the **Talking HIV Confident** course. Out of those completing the course, **100%** said *they found it useful exploring the topic with other people living with HIV* and **100%** reported *the course made them feel more confident at the prospect of talking about HIV*.

We continued to deliver our **Children, Young People and Families**, focussed on providing support, advice and information to families with HIV positive children; with a focus on person-centred support for the young people. In the past 12 months, **27** children, young people and their families have accessed services and support, **18** of which are under 18 years old. **6** new referals were made in the past 12 months, emphasising the ongoing need and support for this service. The support offered enabled children, young people and their families to have access to up-to-date HIV information, to find out about developments relating to HIV, provided the opportunity to meet other families that are living with HIV and form friendships that are supportive. The work has enabled the young people to find and use their voice, to speak up about their HIV status and to use their experience to inform how other agencies offer them support. We've also been able to support a range of professionals around the complexities, stigma and challenges that young people face living with HIV to inform how they provide support too.

We also provided support and training to over **100** health, social care and teaching staff around young carers and HIV and continue to offer support to HIV paediatric and adult HIV teams across Greater Manchester.

Our **Positive Speakers** project is a core component of George House Trust's activities to tackle the discrimination, fear and stigma that continues to impact the lives of people living with HIV. We have developed an ongoing relationship with **9** schools in Manchester which continues to grow and develop which Positive Speakers support. We have received funding from the **HIVe** programme to run **12** sessions for staff in Emergency department as well as in primary and secondary care linked to the new opt-out testing in Emergency Departments. We also received additional funding in the year to cover some staff costs for the Positive Speakers Co-ordinator which has increased the offer to health and social care audiences.

"Hearing stories from those living with HIV is really inspiring and moving. It allows you to see how normal it is and how it affects individuals differently. It will inform my work in the future."

A quote from a Health psychology student Manchester University

In the year, we delivered **74** Positive Speaker sessions and events. We ran **38** sessions for young people in schools and reached **2,500** young people. In total we delivered sessions for **3,100** people during the year.

"It broke the stigma and negative attitudes about HIV. It was a safe space to ask any questions."

A quote from a Year 10 pupil

"They were knowledgeable and organised; it is obvious they have a passion for their work. Seeing things from a patient's point of view is really useful for me as a clinician "

A quote from a Doctor at Salford Royal Emergency Department

The comprehensive range of support delivered by George House Trust is supported through our role as a member of the **Passionate about Sexual Health** (**PaSH**) programme. Working in partnership with **BHA for Equality** and **LGBT Foundation** and funded by the 10 boroughs of Greater Manchester, PaSH enables us to deliver our essential HIV Advisor offer in addition to counselling, expanding our volunteer support and underpins key areas of work such as counselling, formula milk and finance and benefits information and support.

The **HIVe** project, working towards the goal of ending all new HIV transmissions within a generation, is funded by the **Greater Manchester Health and Social Care Partnership**. The PaSH Partnership, local HIV clinicians, commissioners and other strategic personnel have continued to work closely under the HIVe umbrella to continue to drive Greater Manchester's HIV ambitions to end new transmission of HIV in a generation and to tackle HIV stigma. The HIVe programme has provided funding to support both the Intensive Support Programme and Positive Speakers.

Communications, reach and engagement

A key organisational priority is to increase engagement with people living with HIV and in November 2021, we created the role of **Engagement and Communications Co-ordinator**, with responsibility for increasing the reach of our communications across all channels.

At 31st March 2022, George House Trust had **3,263** followers on **Facebook**, **5404** followers on **Twitter** and **3,169** followers on Instagram. During the year we also began more activity across other channels including LinkedIn and TikTok. **41%** of service users told us that they feel more engaged with George House Trust's messages as a result of increasing social media engagement. During the year, we increased our use of text messaging and WhatsApp to increase our reach to different communities.

The George House Trust **website** continues to be a source of information for many people with **64,291** visits through the year by **39,475** individual users.

A key focus for our engagement is increasing the participation and increasing the diversity of George House Trust's membership. At 31st March 2022, George House Trust had a total of **159 members**.

Service User Survey 2021

George House Trust's Service User Survey was completed in November 2021 with **194** individuals responding to the survey, a **94%** increase on the previous year. The survey sought to better understand how people would like to access George House Trust. Headlines included:

- ➔ **90%** of people who accessed a George House Trust service in the last year found that the changes to the service offer as a result of Covid had made it easier to access support.
- ➔ **64%** stated that they preferred to access support in person, **19%** over the phone and **17%** online.
- ➔ Over a ⅓ of respondents (**34%**) stated that they don't use social media.

This information has been useful in considering how George House Trust will develop services for the future.

Inclusion at George House Trust

A priority at George House Trust is inclusion and as agreed as part of our commitment to inclusion, we commit to sharing the demographic make-up of our both the Board and our Staff Team each year. This year provides the baseline for this monitoring following external support around our approach to inclusion in the last financial year.

Outlined below is the demographic breakdown of the staff team at 31st March 2022:
50% identify as female, **50%** male.
28% identify that they live with a disability.
44% identify as heterosexual, **38%** gay men, **6%** lesbian, **6%** bisexual and **6%** other.
61% are aged under 50 years old.
83% identify as White British, **11%** Black African and **6%** other.
72% identify they have no religion, **17%** Christian, **11%** other.
6% identify as either trans or non-binary.

Outlined below is the demographic breakdown of the board at 31st March 2022:
22% identify as female, **78%** male.
22% identify that they live with a disability.
33% identify as heterosexual and **66%** identify as gay men.
33% are aged under 50 years old.
89% identify as White British and **11%** as White Irish.
56% identify as Christian, **33%** stated no religion and **11%** as spiritual.

Our work around inclusion continues with a focus on increasing the representation of all communities impacted by HIV across the board, staff, volunteer team and membership at George House Trust. We will continue to prioritise and focus on 2 areas of inclusion within our governance in the year ahead, which are race and gender. Whilst we have agreed priority areas at board level, we will continue to keep a close watch on reflecting the community that we exist to serve across all internal stakeholder groups including volunteers and members.

Income Generation

We can't deliver what we offer without investment and income generation continues to be a core element of our activity. The core priorities around income generation at George House Trust continue to be the diversification of our income generation portfolio and securing unrestricted income. Both of which support our strategic objectives in enabling us to do more innovative and creative work for some of the most vulnerable and excluded people living with HIV, as well as continuing to deliver our core service offer.

During the year, we appointed an Income Generation Lead to enable us to achieve our income aspirations and we will retain focus on this area of the organisation and develop our fundraising capabilities.

Volunteering at George House Trust

A total of **98** volunteers were active with us at 31st March 2022 and George House Trust volunteers collectively donated **2,389** hours of their time through the year which equates to **341** full days of volunteering, almost a full year of volunteering, which is amazing. George House Trust achieved the **Investor in Volunteering** (IiV) accreditation in May 2021, recognising the support in place to enhance the George House Trust volunteer experience.

"Volunteering basically saved my life. I'd been very low but starting volunteering gave me purpose and I'm now involved in so many different roles! Since starting volunteering my health has improved significantly and I'm now undetectable too."

Quote from a Meet and Greet volunteer

Social Value at George House Trust

George House Trust is committed to maximising social value through taking account of the wider economic, social and environmental effects of our organisational actions. We aim to contribute to broader social outcomes from the work that we do and make the world within which we work a better place for everyone. George House Trust is an accredited **Living Wage Employer**, has been awarded the **Investors in Volunteer** Award and signed up to the '**Open to All**' system, meaning that we don't unnecessarily ask for details of qualifications as well as being recognised for our community benefit through the **Queens Award for Voluntary Service**. Through our work, we have connected people living with HIV to new skills, development and employment opportunities, providing space for community organisations and networks to meet and we recruit from the local area with **83.3%** of employees being from Greater Manchester and **100%** living in the North West.

Looking forward and the year ahead

The key priorities for George House Trust for 1st April 2022 through to 31st March 2023 include:

- ➔ **Reach**: Increasing our reach and supporting more people living with HIV.
- ➔ **Quality**: Providing quality support and services that reflect the changing needs of people living with HIV.
- ➔ **Involvement**: Involving people living with HIV in everything that we do.
- ➔ **Income**: Diversifying the income portfolio and increasing the amount of unrestricted investment to enable us to deliver our future plans.

George House Trust has been accepted onto the **Pilotlight 360** Programme for the year. The Pilotlight programme will work with staff, volunteers and trustees to explore and tackle the pressing issues through harnessing the experience of business experts. This exciting programme will enable George House Trust to explore its strategic challenges and become sharper, more focused and increase our effectiveness.

A special note of thanks to George House Trust's staff and volunteers

The Board of Trustees recognise that the last year continued to present challenges to both staff and volunteers due to Covid and other factors. As a Board, we couldn't be more impressed with the tenacity, commitment, drive, passion and creativity of the whole staff and volunteer team. Thank you for being passionate, inclusive and responsive in all that you've done for people living with HIV.

Thanks to our ambassadors

Every year, many people support George House Trust by sharing our messages, championing our work and influencing change for people living with HIV. We'd like to say a particular thanks to our Patron, **Russel T. Davies** who's continued support is so appreciated. We'd also like to say a massive thank you to all of our formal and informal ambassadors who've been essential in raising awareness of our work in the year.

Thanks to our funders

Every single penny that comes into George House Trust is invested in our life-changing work. We'd like to recognise the significant contribution of everyone who's donated money to George House Trust to support our work through a one-off donation, as a regular giver or simply making a donation for a red ribbon. We'd like to say thank you for everyone's who's completed a charity challenge such as running, walking or climbing or if you've baked cakes; whatever fundraising you've done to support our work; thank you.

We'd like to say a massive thank you to all the bars in Manchester's Gay Village and specifically to the **Village Licensed Business Association** for all their support and fundraising to support our work and of course their ongoing support for World AIDS Day.

We'd like to say thank you to all of the organisation's that have funded our essential work through grants and contracts including: **Greater Manchester Health and Social Care Partnership**, **Mac Viva Glam** (Mac AIDS Fund), **Manchester City Council** (Our Manchester VCS Grants Programme), **Manchester Health and Care Commissioning**, **Manchester Pride**, **The National Lottery Community Fund** and **ViiV Healthcare**.

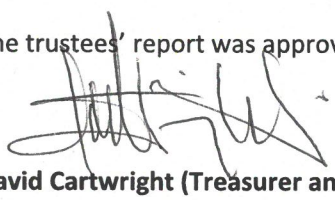
We'd like to say thank you to all of our PaSH Partnership funders including: **Bolton Council**, **Bury Council**, **Manchester City Council**, **Oldham Council**, **Rochdale Council**, **Salford City Council**, **Stockport Council**, **Tameside Council**, **Trafford Council** and **Wigan Council**. We'd also like to thank all 10 boroughs for all now being signed up to the George House Trust Formula Milk Scheme.

Finally, we'd like to say a massive thank you to all of our corporate supporters; not only does your investment make a difference, but we truly value the relationship we have and the mutual benefit of working collaboratively, so thank you **Gay Pride Shop**, **Kimpton Clocktower Hotel**, **Autotrader** and **Homobloc**.

Financial Review

The trustees agreed an annual budget of **£626,975** for the financial year beginning 1st April 2021 with a forecast deficit of **£127,366**. The actual income for the year was **£807,438**, resulting in a deficit at year end of **£29,369**. Unrestricted funds at the year-end amounted to **£1,303,653** with **£597,764** freely available, as **£589,704** was invested in fixed assets and a further **£116,185** designated to other funds. The free reserves are in excess of the target agreed by the trustees, however recognising the continued operational and financial uncertainty as a result of Covid, the trustees felt it was prudent to maintain this position and keep the organisational budget and progress against income generation under review.

The trustees' report was approved by the Board of Trustees.



David Cartwright (Treasurer and Trustee)
Dated: 28 September 2022

Trustee Responsibilities

The trustees are responsible for preparing the Trustees' Report and financial statements in accordance with applicable law and United Kingdom Standards (United Kingdom Generally Accepted Accounting Practice). The law applicable to charities in England & Wales 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 charity including the incoming resources and application of resources of the charity for that period. In preparing these financial statements, the trustees are required to:

- Select suitable accounting policies and apply them consistently.
- Observe the methods and principles of the Charities SORP.
- Make judgements 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.
- Prepare the financial statements on the "going concern basis" unless it is inappropriate to presume the charity will continue in operation.

The trustees are responsible for maintaining accounting records that disclose with reasonable accuracy, at any time, the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 1993, the Charity (Accounts Reports) Regulations 2008 and the trust deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Statement of Disclosure to Auditor

So far as the Board of Trustees is aware:

- there is no relevant audit information of which the charity's auditors are unaware
- it has taken all the steps that it ought to have taken as a Board in order to make itself aware of any relevant audit information and to establish that the charity's auditors are aware of that information.

Independent Auditors' Report

To the Members of George House Trust

Opinion

We have audited the financial statements of George House Trust for the year ended 31 March 2022 which comprise the statement of financial activities, the balance sheet, statement of cash flows and notes to the financial statements, 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).

In our opinion the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 March 2022 and of its incoming resources and application of resources 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 Companies Act 2006.

Basis of opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the charitable company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the 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.

Our responsibilities and responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

Other information

The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information contained within the annual report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Opinion on other matter prescribed by the Companies Act 2006

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

- the information given in the trustees' report, which includes the directors' report prepared for the purposes of company law, for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the directors' report included within the trustees' report has been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In light of the knowledge and understanding of the charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the directors' report included within the trustees' 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 trustees' 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 statement of trustees' responsibilities, the trustees (who are also directors of George House Trust 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.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities including fraud. Our approach to identifying and assessing the risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, was as follows:

- the engagement partner ensured that the engagement team collectively had the appropriate competence, capabilities and skills to identify or recognise non-compliance with applicable laws and regulations;
- we identified the laws and regulations applicable to the charitable company through discussions with trustees and other management, and from our commercial knowledge and experience of the charity sector;
- we focused on specific laws and regulations which we considered may have a direct material effect on the financial statements or the operations of the charity, including the Companies Act 2006, taxation legislation and employment legislation;
- we assessed the extent of compliance with the laws and regulations identified above through making enquiries of management; and
- identified laws and regulations were communicated within the audit team regularly and the team remained alert to instances of non-compliance throughout the audit.

We assessed the susceptibility of the charitable company's financial statements to material misstatement, including obtaining an understanding of how fraud might occur, by:

- making enquiries of management as to where they considered there was susceptibility to fraud, their knowledge of actual, suspected and alleged fraud; and
- considering the internal controls in place to mitigate risks of fraud and non-compliance with laws and regulations.

To address the risk of fraud through management bias and override of controls, we:

- performed analytical procedures to identify any unusual or unexpected relationships;
- tested journal entries to identify unusual transactions; and
- assessed whether judgements and assumptions made in determining the accounting estimates were indicative or potential bias.

In response to the risk of irregularities and non-compliance with laws and regulations, we designed procedures which included, but were not limited to:

- agreeing financial statement disclosures to underlying supporting documentation;
- reading the minutes of meetings of those charged with governance; and
- enquiring of management as to actual and potential litigation and claims.

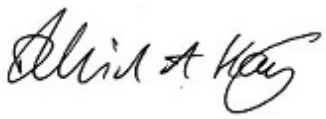
There are inherent limitations in our audit procedures described above. The more removed that laws and regulations are from financial transactions, the less likely it is that we would become aware of non-compliance. Auditing standards also limit the audit procedures required to identify non-compliance with laws and regulations to enquiry of the directors and other management and the inspection of regulatory and legal correspondence, if any.

Material misstatements that arise due to fraud can be harder to detect that those that arise from error as they may involve deliberate concealment or collusion.

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.

Use of our report

This report is made solely to the charitable company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit 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 members as a body, for our audit work, for this report, or for the opinion we have formed.



David Kay FCA (Senior Statutory Auditor)

For and on behalf of Barlow Andrews LLP

Chartered Accountants and Statutory Auditors

Carlyle House, 78 Chorley New Road, Bolton **28 September 2022**

George House Trust

Statement of Financial Activities (Including Income and Expenditure Account)

For the Year Ended 31 March 2022

	Notes	Restricted Funds 2022 £	Unrestricted Funds 2022 £	Total Funds 2022 £	As Restated Restricted Funds 2021 £	As Restated Unrestricted Funds 2021 £	As Restated Total Funds 2021 £
Income							
Donations and legacies	3	-	80,246	80,246	-	186,557	186,557
Other trading activities							
Fundraising activities		29,117	35,211	64,328	-	8,913	8,913
Training and conferences		-	2,100	2,100	-	1,900	1,900
Venue hire		-	760	760	-	495	495
Income from investments							
Rent received		-	20,000	20,000	-	15,000	15,000
Bank interest		-	799	799	-	750	750
Income from charitable activities							
Local Authorities	4	59,037	414,496	473,533	46,500	391,838	438,338
M.A.C AIDS Fund UK		-	-	-	70,016	-	70,016
ViiV Healthcare		29,000	-	29,000	-	-	-
North Manchester General Hospital		-	18,500	18,500	-	18,500	18,500
National Lottery Community Fund		84,422	-	84,422	101,237	-	101,237
Manchester Pride		10,000	-	10,000	-	-	-
LGBTQ Community Fund		-	10,000	10,000	-	-	-
Other bodies		12,250	1,500	13,750	7,500	2,843	10,343
Total income		**223,826**	**583,612**	**807,438**	**225,253**	**626,796**	**852,049**
Expenditure							
Expenditure on raising funds							
Costs of generating voluntary income	6	-	44,876	44,876	-	7,391	7,391
Fundraising trading: costs of goods sold and other costs	6	-	5,205	5,205	-	666	666
Expenditure on charitable activities	6	229,497	557,229	786,726	203,103	448,436	651,539
Total expenditure		**229,497**	**607,310**	**836,807**	**203,103**	**456,493**	**659,596**
Net movement before transfers between funds		**(5,671)**	**(23,698)**	**(29,369)**	**22,150**	**170,303**	**192,453**
Transfers between funds		2,093	(2,093)	-	(80,983)	80,983	-
Net movement in funds		**(3,578)**	**(25,791)**	**(29,369)**	**(58,833)**	**251,286**	**192,453**

George House Trust

Statement of Financial Activities (Including Income and Expenditure Account)

For the Year Ended 31 March 2022

	Notes	Restricted Funds 2022 £	Unrestricted Funds 2022 £	Total Funds 2022 £	As Restated Restricted Funds 2021 £	As Restated Unrestricted Funds 2021 £	As Restated Total Funds 2021 £
Net movement in funds		(3,578)	(25,791)	(29,369)	(58,833)	251,286	192,453
Fund balances brought forward at 1 April	16	142,404	1,329,444	1,471,848	201,237	1,078,158	1,279,395
Fund balances carried forward at 31 March	16	138,826	1,303,653	1,442,479	142,404	1,329,444	1,471,848

All incoming resources and resources used arose on continuing activities. There are no recognised gains or losses other than as disclosed above.

The accompanying notes on pages 26 to 46 form part of these financial statements.

The figures for 2021 for income from charitable activities and transfers between funds have been restated as per note 21.

George House Trust

Balance Sheet

As at 31 March 2022

	Notes	2022 £	As Restated 2021 £
Fixed assets			
Tangible assets	11	363,388	378,012
Investments	12	300,000	300,000
		663,388	678,012
Current assets			
Debtors	13	141,876	141,926
Cash at bank and in hand		839,806	868,588
		981,682	1,010,514
Creditors: Amounts falling due within one year	14	(202,591)	(216,678)
Net current assets		779,091	793,836
Net assets		1,442,479	1,471,848
The funds of the charity			
Restricted funds	16	138,826	142,404
Unrestricted funds			
Designated funds	16	751,902	760,085
General fund	16	551,751	569,359
Total charity funds		1,442,479	1,471,848

These accounts have been prepared in accordance with the special provisions of Part 15 of the Companies Act relating to small companies and constitute the annual accounts required by the Companies Act 2006 and are for circulation to members of the company.

The financial statements on pages 22 to 46 were approved by the Board of Trustees on 28 September 2022.

Andrew Sloan (Chair) **David Cartwright (Treasurer)**

The accompanying notes are an integral part of this balance sheet.

The 2021 figure for debtors has been restated, as per note 21.

George House Trust

Statement of Cash Flows

For the Year Ended 31 March 2022

	Notes	2022 £	2021 £
Cash flows from operating activities:			
Net cash used in operating activities	18	(44,568)	231,326
Cash flows from investing activities:			
Interest and rental income		20,799	15,750
Purchase of tangible fixed assets		(5,013)	-
Net cash used in investing activities		15,786	15,750
Change in cash and cash equivalents in the year		(28,782)	247,076
Cash and cash equivalents at the beginning of the year		868,588	621,512
Total cash and cash equivalents at the end of the year		839,806	868,588
Analysis of cash and cash equivalents			
Cash at bank and in hand		839,806	868,588
Total cash and cash equivalents	19	839,806	868,588

1. Accounting Policies

a) *General information*

George House Trust is a company limited by guarantee, registered in England and Wales, and accordingly does not have a share capital. Every member of the company undertakes to contribute £1 in the event of the charitable company being wound up while he or she is a member. The company number, charity number and address of the registered office is given in the reference and administration information on page 1 of these financial statements. The principal nature of the charity's operations is to support people living with and affected by HIV in the North-West of England, to deliver interventions to help prevent the transmission of HIV and to campaign and educate to bring an end to HIV related stigma and discrimination.

b) *Basis of accounting*

The principal accounting policies adopted, judgements and key sources of estimation uncertainty in the preparation of the financial statements are as follows:

The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019) and the Companies Act 2006.

The charity constitutes a public benefit entity as defined by FRS 102.

The accounts are prepared in sterling, which is the functional currency of the charity. Monetary amounts in these financial statements are rounded to the nearest £.

c) *Preparation of financial statements on a going concern basis*

The accounts are prepared on a going concern basis. In response to the COVID-19 pandemic, the Trustees have considered the impact on the charity of possible scenarios as a result of COVID-19, and believe there are sufficient reserves for the charity to continue as a going concern. The Trustees consider that there are no material uncertainties about the trust's ability to continue as a going concern.

d) *Volunteers*

Other than significant donated gifts-in-kind, no amounts are included in respect of the substantial contributions made by the many volunteers and volunteer organisations who provide various services and supplies free of charge. Further details of the contribution made by volunteers can be found in the management committee's report.

1. Accounting Polices (continued)

e) ***Fund accounting***

Unrestricted funds comprise the accumulated surplus or deficit on the statement of financial activities. They are available for use at the discretion of the Trustees in furtherance of the general objectives of George House Trust.

Restricted funds are funds subject to specific restrictive conditions imposed by donors or by the nature of the appeal. The purpose and use of the restricted funds are set out in the notes to the financial statements.

All incoming resources and resources expended are shown in the statement of financial activities on pages 22 and 23.

Designated funds comprise unrestricted funds which have been set aside at the discretion of the Trustees for specific purposes. The purpose and use of the designated funds are set out in the notes to the financial statements.

f) ***Incoming resources***

Voluntary income including donations, gifts and legacies and grants that provide core funding or are of general nature are recognised where there is entitlement, it is probable the income will be received and the amount can be measured with sufficient reliability. Such income is only deferred when:

- The donor specifies that the grant or donation must only be used in future accounting periods: or
- The donor has imposed conditions which must be met before the charity has unconditional entitlement.

Investment income, including rents from investment properties, is recognised on a receivable basis.

Income from charitable activities, including income received under contract or where entitlement to grant funding is subject to specific performance conditions, is recognised as earned (as the related goods or services are provided). Grant income included in this category provides funding to support welfare and support services and is recognised where there is entitlement, it is probable the income will be received, and the amount can be measured with sufficient reliability. Income is deferred when the income is received in advance of the service to be provided.

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the charity; this is normally upon notification of the interest paid or payable by the bank.

1. Accounting Policies (continued)

g) ***Resources expended***

Expenditure is recognised once there is a legal or constructive obligation to make a payment to a third party, it is probable that settlement will be required and the amount of the obligation can be measured reliably. The charity is not registered for VAT and accordingly expenditure is shown gross of irrecoverable VAT. The Contractual arrangements are recognised as services are supplied.

- Costs of generating funds are those costs incurred in attracting voluntary income, and those incurred in trading activities that raise funds.
- Charitable activities include expenditure associated with the payment of welfare grants to relieve poverty of people living with HIV and various other support services.
- Governance costs include those incurred in the governance of the charity and its assets and are primarily associated with constitutional and statutory requirements.
- Support costs include central functions and have been allocated to activity cost categories on a basis consistent with the use of resources, e.g. allocating property costs by floor areas, or per capita, staff costs by the time spent and other costs by their usage.

h) ***Transfers***

Transfers will be made from unrestricted funds to cover an overspend on a restricted fund. Transfers between designated funds and general funds are made at the discretion of the trustees as explained in note 16. In the prior year, transfers were recognised between restricted and unrestricted funds to correctly represent depreciation charged on fixed assets.

i) ***Grants payable***

Grants are charged in the financial statements when approved.

j) ***Tangible fixed assets***

There is no limit below which fixed assets are not capitalised. Tangible fixed assets are stated at cost or valuation, net of depreciation and any provision for impairment.

Depreciation is provided on all tangible fixed assets at rates calculated to write off the cost or valuation, less estimated residual value, of each asset over its expected useful life as follows:

Fixtures and equipment	- 20%/$33^{1/3}$ % on a reducing balance/straight-line basis, respectively
Freehold property	- Over 50 years straight-line

k) ***Investments***

Investment property is included at market value at the balance sheet date. Unrealised gains and losses represent the movement in market values during the year and are credited or charged to the statement of financial activities based on the market value at year end.

1. Accounting Policies (continued)

l) ***Pension costs***
The trust pays contributions into employees' auto enrolment plans or their own money purchase pension plans. The contributions to the plans are charged as expenditure as they become payable.

m) ***Employee benefits***
The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the company is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

n) ***Operating leases***
Rentals paid under operating leases are charged to the Statement of Financial Activities as incurred.

o) ***Debtors***
Trade and other debtors are recognised at the settlement amount due.

p) ***Cash at bank and in hand***
Cash at bank and in hand includes cash and short term highly liquid bank deposits.

q) ***Creditors***
Creditors are recognised when the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due can be measured or estimated reliably. Creditors are normally recognised at their settlement amount after allowing for any trade discounts due.

Deferred income is income which is included in the year in creditors or has been received into the bank, but which relates to a subsequent period, such as a grant relating specifically to a future period, is recognised in the Statement of Financial Activities of that period.

r) ***Financial instruments***
The charity has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the charity's balance sheet when the charity becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

1. Accounting Policies (continued)

Basic financial assets
Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price and subsequently carried at amortised cost using the effective interest method. Financial assets classified as receivable within one year are not amortised.

Basic financial liabilities
Basic financial liabilities, which include trade and other creditors, are initially recognised at transaction price and subsequently measured at amortised cost using the effective interest method. Financial liabilities classified as receivable within one year are not amortised.

2. Judgements and key sources of estimation uncertainty

In the application of the company's accounting policies, the trustees are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

3. Donations and legacies

	2022	2021
	£	£
Donations	70,246	36,557
Legacies	10,000	150,000
	80,246	186,557

All the income from donations and legacies in 2022 and 2021 were unrestricted.

4. Local authority funding

	2022	2021
	£	£
Public health	415,046	399,830
Other local authority funds	58,487	38,508
	473,533	438,338

During the year £59,037 (2021 - £46,500) of the local authority funding was restricted.

5. Grants paid

	2022	2021
	£	£
George House Trust Welfare Fund – see note 6	35,289	45,035
LGBTQ Community Fund	20,000	-
Agency welfare – see note 17	-	-
	55,289	45,035

Welfare grants were made to 164 (2021 – 281) individuals.

During the year 1 trustee, who is a service user, received welfare payments from the George House Trust Welfare Fund totalling £214 (2021 - £75 to 1 trustee) and no trustees received agency (external to George House Trust) welfare payments this year (2021 - £125 to 1 trustee). No payments were made to individuals in their capacity as trustees.

During the year, welfare grant payments of £27,146 (2021 - £35,643) were restricted.

6. Expenditure

		Expenditure on raising funds			Expenditure on charitable activities					
	Basis of Allocation	Voluntary Income	Fundraising	Total expenditure on raising funds	Welfare Grants	Volunteer & User Activities	Support Costs	Total expenditure on charitable activities	2022 Total expenditure	2021 Total expenditure
		£	£	£	£	£	£	£	£	£
Costs directly allocated to activities										
Grants (note 5)	Direct	-	-	-	27,146	28,143	-	55,289	55,289	45,035
Volunteer expenses	Direct	-	-	-	-	13,282	-	13,282	13,282	6,144
Project Staff costs (including training)	Direct	-	-	-	-	424,482	-	424,482	424,482	329,820
User expenses	Direct	-	-	-	-	47,828	-	47,828	47,828	60,526
Fundraising events	Direct	-	5,205	5,205	-	-	-	-	5,205	666
Telephone, postage & printing costs	Direct	-	-	-	-	5,740	-	5,740	5,740	9,699
Publicity and distribution	Direct	290	-	290	-	5,519	-	5,519	5,809	4,330
Support costs allocated to activities										
Computer costs	Usage	486	-	486	-	11,950	2,299	14,249	14,735	14,986
Rent and rates	Usage	226	-	226	-	5,555	1,069	6,624	6,850	7,074
Repairs and maintenance	Usage	282	-	282	-	6,919	1,331	8,250	8,532	4,838
Heat, light and power	Usage	263	-	263	-	6,461	1,243	7,704	7,967	5,240
Security	Usage	63	-	63	-	1,540	296	1,836	1,899	2,208
Cleaning	Usage	472	-	472	-	11,606	2,233	13,839	14,311	10,837
Insurance	Usage	237	-	237	-	5,824	1,120	6,944	7,181	6,061
Printing and stationary	Usage	301	-	301	-	7,457	1,434	8,891	9,192	6,658
Publications and affiliations	Usage	65	-	65	-	1,597	307	1,904	1,969	1,140
Telephone and facsimile	Usage	181	-	181	-	4,437	853	5,290	5,471	9,001
Postage	Usage	46	-	46	-	1,123	216	1,339	1,385	1,017
Recruitment	Usage	10	-	10	-	244	47	291	301	18,615

6. Expenditure (continued)

		Expenditure on raising funds			Expenditure on charitable activities					
	Basis of Allocation	Voluntary Income	Fundraising	Total expenditure on raising funds	Welfare Grants	Volunteer & User Activities	Support Costs	Total expenditure on charitable activities	2022 Total expenditure	2021 Total expenditure
		£	£	£	£	£	£	£	£	£
Staff costs	Staff time	38,194	-	38,194	-	7,667	96,280	103,947	142,141	74,181
Staff training and travel	Staff time	3,109	-	3,109	-	624	7,838	8,462	11,571	2,555
Bad debt (credit)/expense	Usage	1	-	1	-	24	5	29	30	300
Depreciation	Usage	650	-	650	-	15,924	3,063	18,987	19,637	21,137
Governance costs:										
Bank charges	Usage	-	-	-	-	-	1,722	1,722	1,722	1,208
Trustee training, meetings and travel	Usage	-	-	-	-	-	4,364	4,364	4,364	826
Legal and professional fees	Usage	-	-	-	-	-	14,914	14,914	14,914	11,394
Audit	Usage	-	-	-	-	-	5,000	5,000	5,000	4,100
		44,876	5,205	50,081	27,146	613,946	145,634	786,726	836,807	659,596

All the expenditure of £50,081 (2021 - £8,057) on raising funds was unrestricted. Expenditure on charitable activities was £786,726 (2021 - £651,539) of which £557,229 (2021 - £448,436) was unrestricted and £229,497 (2021 - £203,103) was restricted.

6. Expenditure – prior year information

		Expenditure on raising funds			Expenditure on charitable activities				
	Basis of Allocation	Voluntary Income	Fundraising	Total expenditure on raising funds	Welfare Grants	Volunteer & User Activities	Support Costs	Total expenditure on charitable activities	2021 Total expenditure
		£	£	£	£	£	£	£	£
Costs directly allocated to activities									
Grants (note 5)	Direct	-	-	-	35,643	9,392	-	45,035	45,035
Volunteer expenses	Direct	-	-	-	-	6,144	-	6,144	6,144
Project staff costs (Including training)	Direct	-	-	-	-	329,820	-	329,820	329,820
User expenses	Direct	-	-	-	-	60,526	-	60,526	60,526
Fundraising events	Direct	-	666	666	-	-	-	-	666
Telephone, postage & printing costs	Direct	-	-	-	-	9,699	-	9,699	9,699
Publicity and distribution costs	Direct	216	-	216	-	4,114	-	4,114	4,330
Support costs allocated to activities									
Computer costs	Usage	494	-	494	-	12,154	2,338	14,492	14,986
Rent and rates	Usage	233	-	233	-	5,737	1,104	6,841	7,074
Repairs and maintenance	Usage	160	-	160	-	3,923	755	4,678	4,838
Heat, light and power	Usage	173	-	173	-	4,250	817	5,067	5,240
Security	Usage	72	-	72	-	1,791	345	2,136	2,208
Cleaning	Usage	358	-	358	-	8,788	1,691	10,479	10,837
Insurance	Usage	200	-	200	-	4,915	946	5,861	6,061

6. Expenditure – Comparative information (continued)

		Expenditure on raising funds			Expenditure on charitable activities				
	Basis of Allocation	Voluntary Income	Fundraising	Total expenditure on raising funds	Welfare Grants	Volunteer & User Activities	Support Costs	Total expenditure on charitable activities	2021 Total expenditure
		£	£	£	£	£	£	£	£
Support costs allocated to activities (continued)									
Printing and stationery	Usage	220	-	220	-	5,399	1,039	6,438	6,658
Publications and affiliations	Usage	38	-	38	-	924	178	1,102	1,140
Telephone and facsimile	Usage	297	-	297	-	7,300	1,404	8,704	9,001
Postage	Usage	34	-	34	-	824	159	983	1,017
Recruitment	Usage	614	-	614	-	15,097	2,904	18,001	18,615
Staff costs	Staff	3,454	-	3,454	-	3,570	67,157	70,727	74,181
Staff training and travel	Staff	120	-	120	-	123	2,312	2,435	2,555
Bad debt (credit)/expense	Usage	10	-	10	-	243	47	290	300
Depreciation	Usage	698	-	698	-	17,142	3,297	20,439	21,137
Governance costs:									
Bank charges	Usage	-	-	-	-	-	1,208	1,208	1,208
Trustee training, meetings and travel	Usage	-	-	-	-	-	826	826	826
Legal and professional fees	Usage	-	-	-	-	-	11,394	11,394	11,394
Audit	Usage	-	-	-	-	-	4,100	4,100	4,100
		7,391	666	8,057	35,643	511,875	104,021	651,539	659,596

All the expenditure of £8,057 (2020 - £45,382) on raising funds was unrestricted. Expenditure on charitable activities was £651,539 (2020 - £638,816) of which £448,436 (2020 - £499,104) was unrestricted and £203,103 (2020 - £139,712) was restricted.

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

	2022	2021
	£	£
Wages and salaries	469,852	334,895
Social security costs	39,562	30,123
Other pension costs	33,801	26,889
	543,215	391,907

The average number of employees during the year was 17 (2021 – 14)

The average monthly number of employees, calculated on the basis of full time equivalents, during the year and analysed by function was:

	2022	2021
	Number	Number
Charitable activities including support costs	11	9
Fundraising and publicity	1	1
Management and administration	3	2
	15	12

None of the trustees received any remuneration (2021 - none). Expenses reimbursed to 6 trustees (2021 - 2 trustees) for travel and subsistence amounted to £952 (2021 - £386).

A number of the trustees are active volunteers in the organisation, fulfilling roles additional to their responsibilities as trustees. The above figure of £952(2021 - £386) consists of £574 (2021- £286) in relation to volunteer activities and £378 (2021 - £100) in relation to governance responsibilities.

The key management personnel of the charity comprise the trustees, chief executive officer, services director and financial director.

During the financial year, the total employment benefits of the key management personnel including any employer pension contributions were £163,551 (2021 - £131,083).

No employees received emoluments exceeding £60,000 (2021- none).

8. Related party transactions

In addition to those items recorded in notes 5 and 7 in relation to trustees, a £2,000 donation was received in the year from Adam Recruitment Ltd, of which a trustee, Vanessa Jackson, is a director. Also, recruitment fees of £12,480 were paid to this company in the prior year, the transaction being on an arm's length basis and competitively priced.

9. Pension costs

The charity operates a defined contribution pension scheme on behalf of its employees. The assets of the scheme are held separately from those of the charity in an independently administered fund. The contributions payable for the year amounted to £33,801 (2021 - £26,889). Contributions totalling £2,234 (2021 - £2,174) were payable to the scheme at the end of the year and are included in creditors.

10. Net expenditure for the year

	2022 £	2021 £
Net expenditure for the year is stated after charging:		
Auditor's remuneration:		
Audit fee	5,000	4,100
Accountancy	3,280	2,020
Depreciation	19,637	21,137

11. Fixed assets

	Freehold land & buildings £	Fixtures & Equipment £	Total £
Cost			
At start of year	559,101	420,739	979,840
Additions	-	5,013	5,013
At end of year	559,101	425,752	984,853
Depreciation			
At start of year	197,033	404,795	601,828
Charge for the year	11,183	8,454	19,637
At end of year	208,216	413,249	621,465
Net book value			
31 March 2021	362,068	15,944	378,012
31 March 2022	350,885	12,503	363,388

The property included in freehold land and buildings is subject to a legal charge in the form a restriction, based on a contribution of £150,000 made towards the original purchase price of the property. Upon sale of the property, George House Trust will be required to repay this amount plus a proportion of any gains made.

12. Investments

	Investment Property £
Fair value	
Beginning of year	300,000
Revaluations	-
End of year	300,000
Net book value	
Beginning of year	300,000
End of year	300,000

The investment property was valued by the Trustees, as they believe there have been no material movements since the professional valuation carried out by WT Gunson on 31 July 2020.

If investment properties had not been revalued, they would have been included at the following historical cost:

	2022 £	2021 £
Cost	322,603	322,603

13. Debtors

	2022 £	2021 £
Trade debtors	110,685	83,289
Other debtors	3	3
Prepayments	21,964	20,543
Accrued income	9,224	38,091
	141,876	141,926

14. Creditors: Amounts falling due within one year

	2022	2021
	£	£
Trade creditors	26,644	34,144
Taxation and social security	11,727	8,594
Other creditors	6,283	6,087
Accruals	21,592	17,955
Deferred income (see below)	136,345	149,898
	202,591	216,678
Deferred income included above		
Balance at beginning of year	149,898	63,855
Amount released to incoming resources	(133,895)	(63,855)
Amount deferred in year	120,342	149,898
Balance at end of year	136,345	149,898

15. Analysis of net assets between funds

	Fixed assets	Net current assets	Total
	£	£	£
Restricted funds			
Properties	73,684	-	73,684
Other	-	65,142	65,142
Unrestricted funds			
Designated funds	577,201	116,185	693,386
General funds	12,503	597,764	610,267
Total funds	663,388	779,091	1,442,479

Prior year:	Tangible Fixed assets	Net current assets	Total
	£	£	£
Restricted funds			
Properties	76,684	-	76,684
Other	-	65,720	65,720
Unrestricted funds			
Designated funds	585,384	174,701	760,085
General funds	15,944	553,415	569,359
Total funds	678,012	793,836	1,487,851

16. Statement of funds

Current year:	1 April 2021 £	Income £	Expenditure £	Transfers in/(out) £	Gains & losses £	31 March 2022 £
General funds	569,359	583,612	(515,533)	(27,171)		610,267
Designated funds						
Building maintenance	27,501	-	(8,535)	8,534	-	27,500
Income generation lead	45,000	-	(36,355)	-	-	8,645
Age+ Project	15,000	-	(4,894)	10,894	-	21,000
Welfare Fund	60,000	-	(27,960)	-	-	32,040
Destitution Fund	7,200	-	(5,850)	5,650	-	7,000
Gregory's Place Fund	300,000	-	-	-	-	300,000
77 Ardwick Green unrestricted property	285,384	-	(8,183)	-	-	277,201
Landlord fund	20,000	-	-	-	-	20,000
Total unrestricted funds	1,329,444	583,612	(607,310)	(2,093)	-	1,303,653
Restricted funds						
Properties	76,684	-	(3,000)	-	-	73,684
Vodafone Word of Difference	153	-	-	-	-	153
M.A.C. Aids Fund UK	30,552	-	(30,209)	-	-	343
Lloyds TSB Foundation Funding	1,273	-	-	-	-	1,273
National Lottery Community Fund	14,618	84,422	(82,378)	-	-	16,662
B & Q Foundation	-	5,000	-	-	-	5,000
GM Boroughs	3,744	4,795	(5,234)	-	-	3,305
Manchester Guardian Society	521	-	-	-	-	521
Manchester City Council	14,345	11,159	(22,564)	-	-	2,940
Manchester City Council – Formula Milk	-	5,000	(6,333)	1,333	-	-
Manchester City Council – African Men's Engagement	-	32,083	(32,083)	-	-	-
Manchester Pride	-	10,000	(10,000)		-	-
MSD	-	6,250	(5,852)	-	-	398
Parent's Guide Project	-	3,000	-	-	-	3,000
Salford City Council	514	3,000	(2,084)	-	-	1,430
ViiV Healthcare	-	29,000	(29,760)	760	-	-
Virgin Media 02	-	1,000	-	-	-	1,000
VLBA	-	29,117	-	-	-	29,117
Total restricted funds	142,404	223,826	(229,497)	2,093	-	138,826
Total funds	1,471,848	807,438	(836,807)	-	-	1,442,479

The designated funds represent:

(a) The buildings maintenance fund represents funds set aside for the maintenance and upkeep of buildings. During the year, £8,535 was spent on building repairs, with a transfer from general funds of £8,534 also being made to maintain the designated fund at £27,500.

(b) The Gregory's Place Fund represents the value of the property which is to be used as the Gregory's Place HIV Family Centre. There have been no movements for the current year. Any movement in funds relates to fair value movements in the investment property.

16. Statement of funds (continued)

(c) The unrestricted part of the 77 Ardwick Green North property has been transferred into a separate designated fund to enable the movements to be monitored by the trustees. Each year an amount representing the movement in the net book value of this property will be transferred to or from the fund.

(d) As George House Trust is a landlord, a designated fund of £20,000 has been created to ensure that any costs associated with this position can be met from it.

(e) The Welfare Fund is designated as the trustees recognise the huge impact the grants of goods such as washing machines, cookers or clothing from the George House Trust make to people in financial hardship. During the year, £27,960 was spent from the fund.

(f) The George House Trust Destitution Fund provides access to small cash grants for people living with HIV who have no recourse to public funds for the purchase of essential and/or personal items. During the year £5,850 was spent from the fund and a transfer from general funds was made of £5,650 to maintain the fund at £7,000.

(g) The post of Income Generation Lead was secured in May 2021, with the postholder undertaking occasional hours in May and full-time hours from the end of May. The cost of recruitment, salary and other costs relating to the post in the year was £36,355.

(h) Age+, a new project in the prior year, initially for 12 months, is designed to meet the needs of an ageing population of people living with HIV. The fund supports the Age+ Project Coordinator to develop activities and events including HIV-focused and general health information sessions, peer support groups, creative and health and wellbeing workshops, cultural activities and visits to local events and attractions. During the year, £4,894 was spent against this fund, with a transfer from general funds of £10,894 being made to maintain the fund at £21,000.

The restricted funds represent:

(a) The property fund which comprises land and buildings purchased from restricted donations and contributions from donors.

(b) MAC Viva Glam continues to fund elements of our work to reduce barriers and address poverty for people living with HIV and also to fund elements of service delivery.

The funds are used to:

- Supply food and activities at events and courses
- Reimburse public transport costs to attend appointments at George House Trust
- Provide food parcel vouchers.
- Provide supervision to our volunteer counsellors.
- Provide interpreting services to service users who do not speak English.

16. Statement of funds (continued)

(c) The National Lottery Community Fund provided a grant to fund our Better Together Peer Mentoring Project. The Project runs for five years to March 2022 and provides peer-led support for people living with HIV across Greater Manchester by training and developing people living with HIV as Volunteer Peer Mentors. Peer Mentors will be matched with mentees at George House Trust to provide a mix of short, medium and longer-term mentoring to people living with HIV in the community. A project legacy is being created through the production of videos and other online content about peer mentoring and a women's empowerment project.

(d) The 'Our Manchester' fund (funded by Manchester City Council) provides additional hours for our Volunteer Coordinator to manage our Telephone Buddies project. The funding will support the volunteering process and associated costs. The Volunteer Coordinator will seek to recruit, train and manage additional volunteers who reach out to those people who have experienced, or who may have been experiencing social isolation.

The fund also supports Manchester residents living with HIV to access group events, which provide the opportunity for service users to meet and enable informal peer support in a relaxed setting.

The Manchester City Council 'Formula Milk' grant funds start-up equipment (bottles, steriliser, cleaning equipment) and formula milk for the first 12 months of a baby's life. The aim of the scheme is to eradicate the risk of vertical transmission of HIV to infants born to mothers with HIV and to improve maternal and infant health and wellbeing.

A grant from Manchester City Council enabled us to recruit an African Men's Engagement Worker to launch our African Men's Engagement Programme – 'Calabash'. The programme seeks to increase the opportunities to access services for African men through the Calabash group and one-to-one support.

(e) The Salford City Council 'Formula Milk' grant funds start-up equipment (bottles, steriliser, cleaning equipment) and formula milk for the first 12 months of a baby's life. The aim of the scheme is to eradicate the risk of vertical transmission of HIV to infants form to mothers with HIV and to improve maternal and infant health and wellbeing.

(f) Bolton, Bury, Oldham, Rochdale, Stockport, Tameside, Trafford and Wigan Metropolitan Borough Councils also provide support to new mothers through the 'sport-purchase' of our service to provide a start-up kit (bottles, steriliser, cleaning equipment) and formula milk for the first 12 months of the baby's life.

(g) Our grant from MSD enabled us to recruit a part-time project coordinator for 12 months to our Positive Speakers programme on a 12-month contract. The aim is to increase the number of trained volunteers; increase the diversity of our volunteers and to establish future sustainable income to continue and build on the Positive Speaker programme beyond the end of the MSD grant.

16. Statement of funds (continued)

(h) Manchester Pride granted £10,000 towards our Welfare Fund, which exists to provide support to anyone living with HIV in the Northwest who is facing financial hardship. Applications to the fund are considered for items such as clothing, cookers, washing machines etc. or other items that would make a positive contribution to someone's health & wellbeing.

(i) We received a grant from the B&Q Foundation to redecorate our four counselling rooms to create a welcoming, friendly and supportive environment.

(j) ViiV Healthcare generously supported our Age+ project by funding the fulltime Age+ Project Coordinator post. The Age+ Project works with and supports people over the age of 55 and living with HIV. The Project Coordinator will also co-develop, with people living with HIV, a 'kite marked' training module on HIV and ageing with HIV for local residential care homes and care providers.

(k) The Village Licensed Businesses Association in Manchester launched a fundraiser to in August 2021. 50% of the funds raised are distributed to LGBT Foundation and 50% to George House Trust, which is allocated to our Welfare Fund, providing support to people facing financial hardship.

16. Statement of funds (continued)

Prior year:	1 April 2020 £	Income £	Expenditure £	Transfers in/(out) £	Gains & losses £	31 March 2021 £
General funds	522,202	626,796	(451,546)	(128,093)	-	569,359
Designated funds						
Building maintenance	28,327	-	-	(826)	-	27,501
Income generation lead	-	-	-	45,000	-	45,000
Age+ Project	-	-	-	15,000	-	15,000
Welfare Fund	-	-	-	60,000	-	60,000
Destitution Fund	-	-	-	7,200	-	7,200
Gregory's Place Fund	300,000	-	-	-	-	300,000
77 Ardwick Green unrestricted property	207,629	-	(4,947)	82,702	-	285,384
Landlord fund	20,000	-	-	-	-	20,000
Total unrestricted funds	1,078,158	626,796	(456,493)	80,983	-	1,329,444
Restricted funds						
Properties	165,621	-	(6,235)	(82,702)	-	76,684
Vodafone Word of Difference	153	-		-	-	153
M.A.C. Aids Fund UK	879	70,016	(40,343)	-	-	30,552
Lloyds TSB Foundation Funding	1,273	-	-	-	-	1,273
National Lottery Community Fund	11,368	101,237	(97,987)	-	-	14,618
Cotton District	-	2,000	(2,000)	-	-	-
GM Boroughs	-	9,591	(5,847)	-	-	3,744
Manchester Guardian Society	521	-	-	-	-	521
Manchester City Council	19,821	29,159	(34,635)	-	-	14,345
Manchester City Council – Formula Milk	1,197	4,000	(6,908)	1,711	-	-
Manchester Relief in Need	-	5,000	(5,000)	-	-	-
Salford City Council	404	3,750	(3,640)	-	-	514
Tesco Bags of Life	-	500	(508)	8	-	-
Total restricted funds	201,237	225,253	(203,103)	(80,983)	-	142,404
Total funds	1,279,395	852,049	(659,596)	-	-	1,471,848

17. Other activities

In its role as an agency for administering payments, the charity collected £6,451 (2021 - £9,230) from other charities for disbursement to individuals. The amount disbursed in the year amounted to £6,451 (2021 - £9,230). These transactions are not included in the Statement of Financial Activities. The charity held £nil (2021 - £nil) at the year end which had not yet been disbursed to individuals. This amount is not included in the balance sheet.

18. Reconciliation of net expenditure to net cash flow from operating activities

	2022 £	2021 £
Net (expenditure)/income for the year	(29,369)	208,456
Adjustments for:		
Depreciation	19,637	21,137
Gains on investments	-	-
Interest and rental income	(20,799)	(15,750)
Decrease/(increase) in debtors	50	(65,912)
(Decrease)/increase in creditors	(14,087)	83,395
Net cash (used in)/provided operating activities	(44,568)	231,326

19. Analysis of cash and cash equivalents

	2021 £	Cash flows £	Other non-cash changes £	31 March 2022 £
Bank balances	868,588	28,782	-	839,806
	868,588	28,782	-	839,806
Total	868,588	28,782	-	839,806

20. Leasing agreements

Minimum lease payments under non-cancellable operating leases fall due as follows:

	2022 £	2021 £
Within one year	1,882	1,882
Between one and five years	5,645	7,527
	7,527	9,409

21. Prior year adjustment

Upon review, it was felt that grant income of £30,000 received from the M.A.C AIDS Fund UK should have been included as income in 2021. It hadn't been treated this way in 2021 because the income wasn't received until April 2021, however given that the funding had been committed to by the donor in March 2021, this was when the income should have been recognised, and so an adjustment has been made to include this as accrued income in the prior year. This had the effect of increasing restricted and total funds by £30,000 as at 31 March 2021.

In addition, upon further information coming to light regarding the restriction on the freehold property 75-77 Ardwick Green North, an adjustment was made to the amount of prior year transfer between funds, as too great a proportion of the property's overall stated book value was being classed as restricted funding. Consequently, a transfer of £82,702 from restricted funds to designated funds has been recognised in the prior year to correct the restricted fund element of the property as at 31 March 2021.

The net effect of the two prior year adjustments noted above was to reduce restricted funds as at 31 March 2021 by £52,702, increase designated funds as at 31 March 2021 by £82,702 and to increase total funds as at 31 March 2021 by £30,000.

GEORGE HOUSE TRUST

England & Wales - Charity number 1143138

Accounts

GEORGE HOUSE TRUST

HIV POSITIVE LIVING

Annual Report of the Board of Trustees and Financial Statements: Year ended 31st March 2021.

Charity Number: **1143138**
Company Number: **7575379**

GEORGE HOUSE TRUST

Reference and administrative information

Charity Trustees and Company Directors

Andrew Sloan	**Deputy Chair**
Bryan Carter	**Company Secretary**
Christopher Kingston	
David Booth	
David Cartwright	**Treasurer**
Gary Quinn	
Joanna Hancock	**Chair**
Jonathan Tetley	(resigned 7th October 2020).
John Lucas	
Neil Sharpe	(resigned 7th October 2020).
Vanessa Jackson	(appointed 24th February 2021).

Chief Executive
Darren Knight (appointed 28th September 2020).

Registered Charity Number
1143138.

Company Number
7575379.

Principal and Registered Office
75 – 77 Ardwick Green North, Manchester. M12 6FX.

Bankers
Unity Trust Bank plc.,
Nine Brindley Place, Birmingham, B1 2HB.
Co-operative Bank,
PO Box 101, Balloon Street, Manchester, M60 4EP.
Charity Bank,
182 High Street, Tonbridge, Kent, TN9 1BE.
Tridos Bank,
Deanery Road, Bristol, BL1 5AS.
Royal Bank of Scotland plc.,
5th floor The Victoria, 150/185 The Quays, Salford. M5 2SY.

Auditors
Haines Watts Manchester Limited
3rd floor, Northern Assurance Buildings, Albert Square, 9 – 21 Princess Street, Manchester. M2 4DN.

Organisation Contact Details
Telephone: 0161 274 4499.
Email: info@ght.org.uk.
Website: https://ght.org.uk

The Annual Report of The Board of Trustees of George House Trust

The Board of Trustees presents its annual report and audited financial statements for the year ended 31st March 2021. These are prepared to meet the requirements for a Trustee's Report and Accounts for Companies Act purposes.

The reference and administrative information set out on page 2 forms part of this report. The financial statements have been prepared in accordance with the accounting policies set out in the notes and comply with the Charities Act 2011, The Companies Act 2006, George House Trust's Memorandum and Articles of Association and the Accounting and Reporting by Charities Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1st January 2015).

Public Benefit Statement

The Trustees confirm that they have referred to the Charity Commission's guidance on public benefit when reviewing the charity's aims and objectives, planning future activities and setting the grant making policy for the year.

Charitable Status and Objects

George House Trust is a registered charity in England and Wales, Charity Number **1143138** and registered as a Company Limited by Guarantee with Companies House, Company Number **07575379**.

George House Trust was initially founded and established as Manchester AIDS Line in 1985 and later changed its name to George House Trust. The charity was incorporated on 23rd March 2011.

George House Trust's Governing Document is the Memorandum and Articles of Association, which were reviewed by trustees and formally approved at a Members' Meeting on 5th August 2020.

George House Trust's charitable objects are:

1) the relief of need of people living with, and affected by, HIV in the North West of England by the provision of responsive and relevant services.
2) to advance the education of the general public in all areas relating to HIV.

Vision, Mission and Values

The vision, mission and values of George House Trust drive the organisation's strategy, focus and service delivery:

George House Trust's vision is:

For all people living with HIV in the North West to live happy and healthy lives and be free from stigma and discrimination. Our vision is for all people to know their HIV status and to be HIV aware.

George House Trust's mission statement is:

- George House Trust will provide good quality services to people living with HIV, which enable them to feel empowered and able to live happily and healthily with HIV.
- George House Trust will raise awareness of HIV, promote safer sex and encourage all sexually active people in the North West to know their HIV status.
- George House Trust will ensure that HIV is prioritised by public bodies across the North West given that it has the biggest population of people living with HIV outside of London.
- George House Trust will challenge HIV stigma and discrimination and promote a better understanding of HIV.

George House Trust has six organisational values:

- ➔ **Dignity:** We treat everyone with dignity, show respect and value them.
- ➔ **Respect:** We show respect by considering people's feelings, wishes and rights.
- ➔ **Empowerment:** We believe that people need freedom to act, think, initiate and make decisions.
- ➔ **Integrity:** We demonstrate integrity by being honest and having strong principles.
- ➔ **Recognising Differences:** Everyone is unique! We embrace and celebrate diversity and difference.
- ➔ **Passionate:** Our ambition is to put as much heart, mind, body and soul into our work – and it shows.

Governance

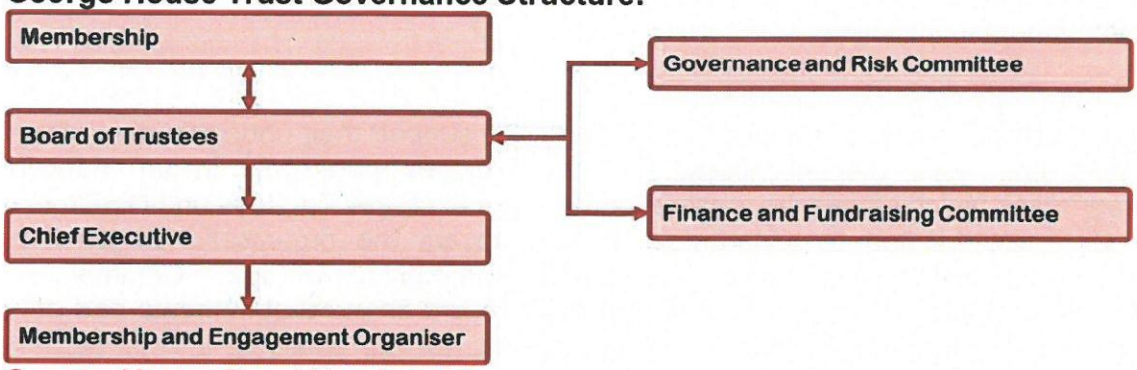
George House Trust is a member-led HIV charity with an active membership of **147** individuals at 31st March 2021. George House Trust aims to ensure that its membership is representative and reflective of the people that access services.

Led by the Chair, the Board of Trustees holds responsibility for setting the organisational strategy, working with the Chief Executive, staff, volunteers and people that access our services. There were **9** trustees on the board at 31st March 2021, **3** co-opted trustees and **6** member elected trustees. Trustees meet a minimum of four times each year as a full Board of Trustees, with bi-monthly committee meetings and strategy workshops scheduled throughout the year. There are two board committees:

1) Governance and Risk Committee, chaired by the Deputy Chair.
2) Finance and Fundraising Committee, chaired by the Treasurer.

The Company Secretary holds key responsibilities for compliance and submissions to statutory agencies such as Companies House and the Charity Commission. The Chief Executive holds responsibility for day-to-day operational and risk management in line with the risk register. Organisational governance is supported by the 'Membership and Engagement Organiser'.

George House Trust Governance Structure:



George House Trust Membership

Membership is open to people living with or affected by HIV. It is also open to all George House Trust's supporters, volunteers, allies and ambassadors. Members attend Member meetings (usually 4 each year) and are involved at all levels of the charity including through:

- co-design and engagement in strategy and business planning.
- election and appointment of members to the Board of Trustees at the Annual General Meeting.
- agreeing governance and constitutional changes to George House Trust's governing document.
- ensuring strong and effective governance through scrutiny and accountability.

Over 80% of members are living with HIV.

Recruitment and appointment of trustees

George House Trust's trustees have responsibility for directing the organisation's strategy and ensuring that the organisation delivers its charitable objects and public benefit, in line with agreed plans.

There are two routes of appointment for trustees at George House Trust:

1. **Member elected** trustees are elected and appointed by and from within the membership to sit on the Board of Trustees.
2. **Co-opted trustees** are appointed by the Board of Trustees. Co-opted trustees are appointed to enhance the skills blend of the board and to provide specific areas of specialism or expertise.

Co-opted trustees can hold officer roles and vote at board and committee meetings and have parity with member elected trustees. The revised Memorandum and Articles of Association allow for a maximum total of 12 trustees and no less than 8. A maximum of 6 Trustees may be co-opted to the Board.

The term of office for Trustees is three years. After three years Trustees are eligible to stand for election for a second three-year term. Following two terms of service, trustees are required to stand down for a minimum period of one year. The benefits of this approach mean that there's rotation on the Board providing space for new

thinking and also opening up opportunities to others, building on our organisational commitment to inclusion.

Trustee Induction and Training

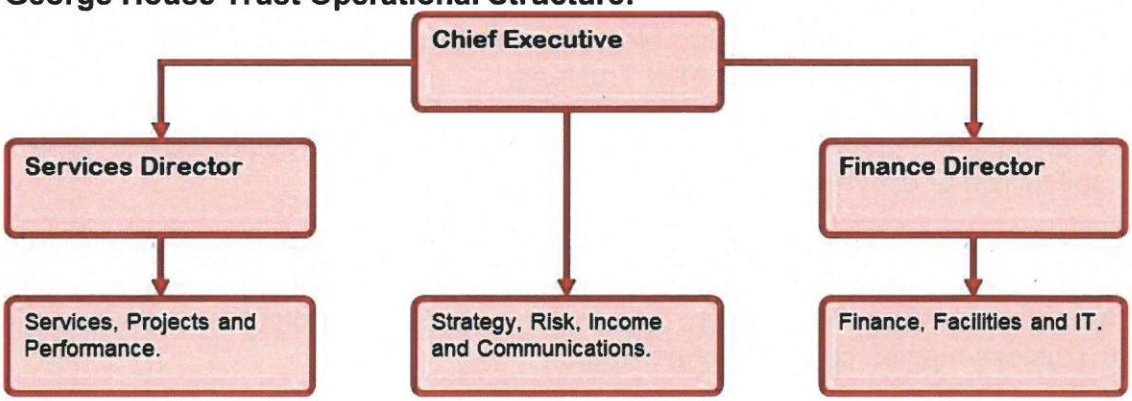
New trustees receive an induction into the role to support their understanding of their duties and legal responsibilities. All new Trustees participate in an induction programme which covers the legal responsibilities of charity Trustees and Directors of a Company Limited by Guarantee. It also covers the organisation's governing document, a summary of the charity's objectives, a copy of the Charity Commission's guidance on the duties of a trustee, the most recent financial statements and other relevant information. A "buddy" system exists for all trustees and shadowing opportunities with relevant staff are available and there are ongoing learning opportunities for all trustees.

The board undergoes an annual Review of Contribution, in which members and staff are involved and the feedback is shared with the trustees. The Review of Contribution is led by the Deputy Chair and one other self-nominated trustee. Feedback on the Board Review of Contribution is shared with members and staff.

Operational Structure

At 31st March 2021, George House Trust employed 15 people with a further 2 vacancies at that time. The staff team is led by the Chief Executive who holds responsibility for the implementation of the organisational strategy, business planning, risk management, innovation, communications, organisational development and income generation. The Chief Executive leads and coaches the Services Director who holds responsibility for service delivery and the services team, safeguarding and performance and the Finance Director who is responsible for finance staff and ensuring that the finance, facilities, data and IT is all managed effectively.

George House Trust Operational Structure:



Remuneration

Remuneration for all staff is reviewed annually by trustees as part of the budget setting process. The pay of the charity's Chief Executive is reviewed annually and benchmarked. All trustees give their time freely as volunteers and no trustee

remuneration was paid during the year. Details of welfare payments and expenses reimbursed to certain trustees are disclosed in the notes to the financial statements.

Our commitment to inclusion

George House Trust is committed to inclusion for all and as an organisation that works with people who battle the impact of HIV stigma, we know only too well the lasting impact of inequality and discrimination. Every day, as more and more people come through our doors accessing our support, guidance, advice and information, we hear the realities of their experiences in life as a person living with HIV. We then learn how some individuals face further disadvantage and discrimination because of their identity.

George House Trust's trustees, members, staff and volunteers are all committed to inclusion and there's a clear organisational Inclusion and Diversity Statement:
We aim to create an environment which respects and welcomes everyone, and in which no form of bullying, harassment, victimisation, disrespectful or discriminatory behaviour is tolerated by anyone towards anyone. This particularly applies in relation to the 'protected characteristics' named in the Equality Act 2010: Age, disability, gender reassignment, income, marriage or civil partnership status, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

Following the inequalities that were laid bare during the Covid Pandemic, the Black Lives Matter Movement and of course the on-going HIV epidemic, George House Trust's trustees have committed to undertaking a review of the organisational approach to inclusion. An external specialist equality, diversity and inclusion (EDI) consultant was appointed in January 2021 to engage stakeholder groups from across the organisation in order to make recommendations for action and to inform the updated organisational strategy and business plan.

To publicly demonstrate the organisation's commitment to inclusion, George House Trust formally signed up to the Association of Chief Executives of Voluntary Organisation's (ACEVO) and the Institute of Fundraising's (IoF's) Racial Diversity Principles for Civil Society Leaders in December 2020.

Grant Making Policy

George House Trust operates a welfare fund which exists to help relieve poverty amongst people living with HIV in the North West of England. The welfare fund is administered by George House Trust and the grants panel meet monthly to review applications and allocate grants in line with agreed budgets. All applicants are formally notified of the decision within four weeks of the panel meeting. George House Trust obtains 'confirmation of HIV status' for applicants when required in order for individuals to be eligible for this service. There are set limits on the size and number of grant allocations that will be made to an individual within any 12-month period.

Fundraising compliance

George House Trust is registered with the Fundraising Regulator which demonstrates our commitment to good fundraising practice and we have committed to follow the Code of Fundraising Practice and the Fundraising Promise.

Risk Management

The organisational risk register outlines the major risks that the charity is exposed to, together with clear actions for mitigating the individual risks. Progress against risks are reviewed regularly by the Governance and Risk committee and an update on risk is provided at each full board meeting and highlights risk escalations and the addition and removal of risks. A comprehensive review of all risks in the organisational risk register with trustees is completed annually at a trustee meeting. George House Trust's trustees have given consideration to the major risks to which the charity is exposed and satisfied themselves that systems or procedures are established in order to manage those risks.

George House Trust's Reserves Policy

George House Trust's reserves policy is reviewed annually in conjunction with setting the annual budget. Trustees have identified the need to maintain reserves in order to ensure continuity of services and financial sustainability. The trustees agreed to maintain a reserves position of £311,000 for the year in a 'General Fund', which considers the costs associated with reducing operations, dissolving or transferring assets, redundancies and legal costs in the event that the organisation was no longer deemed a going concern and was to be wound down. In addition to the current agreed reserves position, the trustees agreed for a £100,000 additional allocation to the General Fund to protect the organisation in the event of a significant economic shock, this means that the total agreed reserves position of George House Trust was £411,000 for the financial year.

George House Trust owns two buildings:

- 75 – 77 Ardwick Green North, which is also the registered office.
- 69 Ardwick Green North, which is noted as an investment property for accounting purposes.

As George House Trust is a landlord for the investment property, the trustees retain an additional £20,000 to cover the costs of any urgent or significant building or cosmetic maintenance and repairs to the property.

The trustees commit to investing reserves in order to gain maximum returns at no or negligible risk. In the financial year, trustees continued to minimise the risk by distributing cash across six bank accounts, enabling government protection on deposits up to £85,000 per bank account.

Financial Review

The trustees agreed an annual budget of **£702,244** for the financial year beginning 1st April 2020 and in direct response to Covid, the trustees reviewed that position and instead implemented a revised emergency budget of **£580,315** with a deficit of

£118,430. The actual income for the year was **£822,049,** resulting in a surplus of **£162,453**. Income was higher than budgeted due to a generous and unexpected legacy gift, as well as a reduction in operational costs during lockdown, receipt of a Covid-19 emergency grant from the National Lottery Community Fund to fund the Welfare Fund and other grants. Whilst Community Fundraising and Individual Giving income were higher than budgeted, all areas of income were significantly down on previous years, largely as a result of the pandemic.

Expenditure was monitored closely and overhead cost-savings were achieved through the suspension of some scheduled service contracts whilst the building was closed. Whilst the recruitment and appointment of the Age+ Project Coordinator and Income Generation Lead was planned for January 2021, these appointments weren't confirmed until the end of the year, resulting in the associated costs savings for the final quarter. These cost-savings also contributed to the year-end surplus. We liaised closely with grant-funders on existing projects to ensure that restricted fund expenditure was managed, as Covid-19 meant that planned activity had to be adapted and, in some cases, utilised budgets in a different way.

Unrestricted funds at the year-end amounted to **£1,246,742** with **£553,415** freely available, as **£518,626** was invested in fixed assets and a further **£174,701** designated to other funds. The free reserves are in excess of the target agreed by the trustees, however recognising the continued operational and financial uncertainty as a result of Covid, the trustees felt it was prudent to maintain this position and keep the organisational budget and progress against income generation under review. A 2-5-year income & expenditure forecasting model is in place to help achieve the aim of managing reserves closer to the target level.

The benefit of the work of George House Trust

George House Trust delivers a wide range of HIV support and projects funded through a variety of income sources including fundraising, grants and trust funding, corporate donations, public sector grants and service level agreements. Through co-design and co-production with people living with HIV, we continue to identify new innovations in our service offer in order to ensure that we meet the diverse and changing needs of people living with HIV.

Our current offer includes: one-to-one appointments with Services Advisers; advocacy, information and referral to partner agencies; therapeutic interventions and talking therapies; group events and activities; sexual health information and advice including providing condoms and femidoms; person centred counselling; training courses and wellbeing workshops; health and wellbeing assessments; money management and debt advice; support for children, young people and families; young people's peer support groups; formula milk and steriliser kits; financial support through welfare grants; food parcels; peer mentoring; and influencing policy.

Organisational strategy

The high-level strategic priorities for George House Trust are:

- ➔ Diversify the income portfolio to strengthen the organisation's financial position.
- ➔ Ensure that the services and support offer meet the evolving needs of people living with HIV.

The trustees measure performance against the high-level strategic priorities through the 3-year business plan, which was approved and implemented from 1st April 2018. A cycle of board reports and performance reporting provides trustees with the assurance that George House Trust is meeting its charitable objects and agreed performance indicators.

George House Trust's response to Covid

In April 2020, George House Trust speedily responded to the evolving impact of the Covid-pandemic. Not only did the organisation develop new ways of working in a rapidly changing and challenging operating environment, the team worked hard to understand the impact of Covid on people living with HIV and how we could best support them and implement new models of services and support.

The George House Trust Board of Trustees committed to not furloughing any front-line services staff in order to ensure that we could continue to provide the level of support people living with HIV needed at such a challenging time and this was maintained throughout the whole year.

In response to the Covid pandemic, the George House Trust Team:

- ➔ mobilised online service provision for one-to-one support including specialist HIV counselling, service advisor appointments and support groups including the Women's Group and LGBT Group.
- ➔ enabled new ways of delivering support such as delivering 'Positively Speaking' sessions online and providing peer mentoring sessions in public spaces and online to ensure Covid-safe and compliant delivery.
- ➔ established 'Telephone Buddies', a brand-new befriending service for people living with HIV, designed to prevent loneliness and isolation during lock-down.
- ➔ devised new ways of delivering the formula milk scheme which provides new mum's and their babies formula milk and steriliser kits in order to prevent transmission of HIV.
- ➔ ensured that people got access to food through our destitution project; delivering food and vouchers across Greater Manchester via our volunteer-led scheme.
- ➔ secured additional investment in the George House Trust Welfare Grants scheme which meant that more service users who were struggling as a result of Covid got access to essential equipment and goods.
- ➔ organised pro-active calling to all service users aged 50+ to prevent loneliness and isolation.
- ➔ established remote and agile working for all staff, fully embracing systems such as Microsoft Teams and Zoom.
- ➔ introduced regular volunteer connectivity sessions to maintain contact and support for volunteers.
- ➔ moved trustee and member meetings online, maintaining effective oversight and good governance.
- ➔ supported staff and volunteers with their wellbeing.
- ➔ delivered our first ever digital vigil for World AIDS Day.

The whole year was a challenge for everyone and thanks to the commitment of George House Trust's team of trustees, staff and volunteers, we continued to provide the vital support that people living with HIV needed.

Our year in summary

George House Trust's team of staff and volunteers provided services and support to **2,083** people in the year, an increase of **+5%** on the previous year.

Whilst there were some significant challenges throughout the year as a result of Covid, there were some moments for celebration too. Being awarded the **Queens Award for Voluntary Service** in June 2020 provided a real burst of energy for staff and volunteers alike.

The media response to Channel 4's '**It's A Sin**' also brought attention to our work thanks to the drive and commitment of our Patron, **Russell T Davies**. Not only did it bring media attention to HIV and the work of George House Trust, it also helped to generate income as well as building awareness of HIV with new audiences, helping to tackle HIV stigma. George House Trust received the news from Years and Years that frontman **Olly Alexander** wanted to donate the profits of an acoustic version of the Pet Shop Boys single 'It's A Sin' to support our work which was fantastic. **Nathaniel Hall**, a George House Trust volunteer and member also starred in the hit show and has actively supported George House Trust and our work through his media coverage.

The George House Trust ambassador programme continued to enable active supporters to raise awareness of our work through social media, fundraising, supporting events and tackling stigma. This included fundraising events organised by **Bar Pop** and **Eagle**, an online auction of **Divina De Campo's** 'Drag Race' dresses and **Vivienne Lynsey** hosting online quizzes throughout the pandemic. We're truly grateful for all supporters that have stood with us during such a challenging year.

The Board of Trustees appointed a new Chief Executive in June 2020 who joined the organisation in late September. The Joint Interim Executive Directors returned to their substantive posts. The Board of Trustees express their thanks to both Colin Armstead and Neal Sharpe for their commitment in guiding through the organisation and team through the challenges presented by the pandemic.

In August 2020, the members agreed to open up the criteria so that any supporter, volunteer, ally or ambassador can apply to be a member and actively support the work of George House Trust whilst retaining the focus on people living with and affected by HIV.

Our partnership work and strategic influencing continued, working collaboratively with **BHA for Equality** and **LGBT Foundation**, we wrote to all local authority Leaders, Chief Executives and Directors of Public Health across Greater Manchester to support the recommendations of the HIV Commission Report that was launched on 1st December 2020 and to offer our support in achieving the goals of the commission.

World AIDS Day 2020 was very different and we worked in partnership to deliver an amazing digital output which was co-presented by **Cheddar Gorgeous** and **Jsky** and had epic contributions from a range of partners organisations and volunteers that helped to deliver a truly memorable and inclusive event.

What we delivered

George House Trust continued to deliver all services and support throughout the year with some services being delivered differently and online. Here's a summary of what we achieved across the whole organisation:

- Our specialist, one-to-one HIV Service Advisors enabled **523** people living with HIV to benefit from the knowledge, advice and support of the team through **926** Service Advisor appointments in the year.

- The **Counselling Service** provided **431** counselling sessions, up from **326** in the previous year, a **32%** rise in the number of sessions. In the past year we have expanded the service by introducing Cognitive Behavioural Therapy alongside our Person-Centred Counselling offer. The number of people not attending their appointments reduced to just **3%** in the last 12 months. This improvement highlights how needed the service is in the current times and how convenient and accessible remote counselling can be for people. Whilst face-to-face counselling is preferred by many counsellors and people accessing our services, the counselling service will continue to incorporate the option for clients to see a counsellor remotely as we recognise this massively reduces barriers to access for some people.

- Through George House Trust's **Welfare Grants** Scheme, we provided **95** clothing vouchers, **32** cookers, **28** fridge freezers, **22** washing machines, **21** beds and mattresses, **12** tumble dryers, **7** microwaves, **6** vacuums, and **3** gym memberships through the Welfare Fund. In total we supported **228** people living with HIV, granting a total value of **£35,643**, which is an 11.5% increase on the previous year.

- Demand for our **Money Advice** support continued. We worked on **103** Money Advice cases helping individuals with a range of money-related issues. Much of the work was around welfare benefits as more people found themselves out of work and having to face a complicated system. The debts of people accessing George House Trust's Money Advice Service totalled **£224,727.20** and advice and advocacy was provided on **175** individual debts. We liaised with creditors to find a solution which included payment plans, grant applications, write-offs, insolvency and Debt Management Plans. Of the **175** debts we dealt with, **124** were resolved, with **£56,220.12** being written off on compassionate or legal grounds or through securing grants to clear debt as well as debt reduction through correcting errors. Despite Covid-19, service users with serious health problems and disabilities were still being asked to complete full reviews and attend medical assessments and independent tribunals as these continued by telephone. We made many challenges to benefit decisions and got the majority of them overturned. This was done by presenting clear and convincing submissions and gathering medical evidence, though this was much harder given how busy GPs have been. It was particularly satisfying for us if the decision was overturned before it reached the independent tribunal stage as this avoided long delays and more importantly, additional stress to service users.

By assisting services users with new claims, reviews, appeals and resolving delays and errors, we secured a total of **£765,890.38** for our service users which provided peace of mind and financial security over the next 12 months and beyond.

- In direct response to Covid, we set up the **Telephone Buddies** Scheme. Since the project was established in April 2021, **24** people were referred to the scheme, **21** individuals were supported, **252** calls have been made with **155** hours on the phone providing support, all delivered by **16** volunteers.

- Our **Destitution Support** continued throughout Covid, giving direct support to **10** individuals throughout the year and provided both food and financial support, with **303** food parcels provided.

- Our important HIV prevention work continued and **31** mothers benefited from our **Formula Milk Scheme** which prevents the onward transmission of HIV from mums to babies through breastfeeding. A total of **9** Greater Manchester boroughs now actively participate in the scheme.

- Our work in prisons was delivered very differently as a result of Covid, with our **Prison Volunteer** switching from in-person visits to telephone support.

- The **Intensive Support Work** Programme, funded through the Greater Manchester Health and Social Care Partnership's 'Ending HIV in a Generation' (HIVe) programme continued to support people living with HIV and having complex needs. In response to the lockdown restrictions, the team quickly adapted the service to continue to meet the intensive needs of the individuals. To date **56** people have been referred, **94%** of those that the team have worked with had significantly increased their clinic attendance and **71%** had achieved an undetectable viral load within 12 months of engagement with the service. **88%** had reported an improvement in general wellness and **82%** were using a 'step-down' service within 9 months of engagement. It has become clear that a number of the patients referred to the service are so complex and vulnerable that they will need ongoing support even when they have achieved an undetectable viral load.

- The **Better Together** Peer Mentoring Project centres on the premise of shared lived experience and has been largely dependent on face-to-face meetings at George House Trust, in community settings and at HIV clinics. Thanks to the commitment of the volunteer mentors and the provision of mobile phones to volunteers, we were able to continue providing the service throughout the pandemic and we facilitated **47** community matches and trained **9** new mentors. Mentors delivered **266** sessions, the majority of which took place over the phone or via Zoom. We also extended our service offer, supporting **140** life coaching sessions for **19** people. Since the project was established in 2017, we've provided support to **355** individuals and trained **67** mentors

- Our **Groupwork and events** programme of activities was impacted by Covid. The team managed to implement online groups with **32** attendees at the **6** LGBT Online Events we hosted. We continued to deliver women's groups online, including the African Women's Group with **3** online sessions and **31** attendees. George House Trust also held an International Women's Day event with a panel discussion to talk about the challenges and opportunities posed by a HIV diagnosis with **16** attendees. There was a real variety of experience in accessing online groups and events for service users, with some individuals highlighting the barriers that were removed through online activities, and others citing digital literacy, digital poverty and confidentiality within the home as significant barriers to access and the team will continue to work with individuals to overcome any barriers.

- The work in partnership with 'The Northern' through Manchester Foundation Trust in supporting **Children, Young People and Families** continued. In the past 12 months **9** children (under 18 years old) and their families have accessed services and or support from George House Trust. In addition, **12** young people (aged 19 – 24) and their Families were provided with support. The services and support offered included one-to-one support; support in assessing CHIVA services and zoom sessions; signposting to other support services i.e. mental health services, adult HIV services and sexual health; family support during lockdown and school closures; support with welfare fund applications; advocating for young people; and providing support to local authority adults and children services as well as multiagency working within health multi-disciplinary teams. The George House Trust's Welfare Fund also enabled the provision of laptops to families to ensure that children could be connected and also complete education during the Covid lockdowns.

- Through the **Passionate about Sexual Health** (**PaSH**) programme, working in partnership with BHA for Equality and LGBT Foundation and funded by the 10 boroughs of Greater Manchester, we continued to reach more people in order to support them to live well with HIV. Throughout the year, the team connected through meetings and events in order to maintain the joint working that benefits the city region's HIV prevention and support priorities and the PaSH programme underpins George House Trust's services offer.

- The **HIVe** project, working towards the goal of ending all new HIV transmissions within a generation, is funded by the Greater Manchester Health and Social Care Partnership. The PaSH Partnership, local HIV clinicians, commissioners and other strategic personnel have continued to work closely under the HIVe umbrella to make the ending of new HIV transmissions an achievable reality with a programme of targeted support for people living with HIV and people most at risk of acquiring HIV. George House Trust is immersed into the HIVe programme at all levels to ensure that voice of people living with HIV and their support requirements are included. A steering group, which includes people living with HIV, meets regularly to provide updates on the work and to share information and the programme enables the funding of the Intensive Support Worker programme.

- The **Positively Speaking HIV Awareness** project sees people with lived experience of HIV talking in schools, colleges, GP surgeries and other workplaces about life with HIV in an attempt to challenge stigma and educate about the reality of living with HIV today. The first online session ran in June 2020 and, since then, a total of **15** sessions were delivered through the year. We have learned that not only are online sessions possible, they are sometimes a more effective way of reaching large numbers of people. For example, an online session with CGL (Change, Grow, Live) was attended by **75** people. The session was extremely well evaluated by participants. The project has also contributed to the '**In Equal Parts**' project in partnership with **Dibby Theatre** and three short films were made featuring the stories of three Positive Speakers. Although the Positively Speaking project's main focus is to educate and challenge stigma around HIV, the benefits for the Positive Speakers themselves cannot be underestimated with many reporting a transformation in the way they view their own HIV status as a result of being involved.

- As a result of Covid and the challenges presented in providing sessions, courses and events, we re-allocated project funding to a pilot partnership scheme with **Food Chain** around diet and nutrition for people living with HIV. Food Chain is a London-based charity that "supports people living with HIV to ensure they have access to the food they need to get well, stay well and lead healthy, independent lives". We established 2 referral routes; **food insecurity** and **healthy eating**. The food insecurity element enables us to provide support for people who are facing financial hardship and are unable to consistently purchase healthy food. The healthy eating element supported people who can afford food but needed support to improve their diet and health. Service users receive a consultation with a specialist HIV dietician where they discuss their dietary needs, health status and aims and cooking abilities. Based on that discussion they are sent recipes and either two or six grocery shops. In the year we supported **22** individuals with food insecurity and distributed **22** healthy eating hampers. To date, project evaluation has highlighted that **100%** of people reported feeling better after receiving the support; **78%** of respondents reported that groceries helped with their medication; **67%** reported an improvement in their health after receiving their groceries and **89%** gave the service '5 out of 5', indicating that they found the support excellent.

Safeguarding

Ensuring the safety and wellbeing of people who use George House Trust services is a key priority. Occasionally we are in contact with people who are experiencing extreme emotional difficulties or we become aware of situations where a person's safety may be at risk. During the year we dealt with **28** situations which we classed as safeguarding or wellbeing and which warranted the attention of mental health professionals or, in some cases, emergency services. Referrals have also been made to Social Services. The Services Operational Lead is the first port of call for staff for discussions and advice about potential safeguarding situations whilst the Services Director has organisational safeguarding responsibility. Safeguarding situations are often stressful and space is provided for staff to debrief when necessary. Additionally, staff undertake safeguarding training and a 'real life' scenario is a regular element of

bi-weekly services team meetings where discussion focusses on the actions taken in a particular safeguarding situation along with any lessons learned.

Communications, reach and engagement

A key organisational priority is to increase engagement with people living with HIV. During the year, the trustees agreed to increasing the social media and wider communications through providing dedicated resource hours in order to reach more people.

This year also saw the launch of the award winning **'HIV: Let's sort this together'** campaign as part of the HIVe work. The online campaign, featuring Greater Manchester residents and focussing on a 'test, manage, prevent' message encourages people to take regular HIV tests and to manage the risks of HIV transmission through sex. The 'Undetectable equals Untransmittable' message (U=U) is also a significant component of the campaign. The campaign won 'Best Health and Beauty Campaign' at the 2020 Northern Marketing Awards.

The Services Director and a Clinical Nurse Specialist from the Hathersage Centre gave a joint presentation on the Intensive Support Work at the UK and Ireland **Fast Track Cities Conference** in March 2021, giving a national profile to the work of George House Trust.

At 31st March 2021, George House Trust has **3,057** followers on **Facebook**, **4,750** followers on **Twitter** and **1,309** followers on Instagram. As we're spending more time engaging with key audiences on each channel, we're better understanding as an organisation the type of content that works on each platform and are building better engagement as a result.

The George House Trust **website** continues to be a source of information for many people with **36,066** visits through the year.

A key focus for our engagement is increasing the participation and increasing the diversity of George House Trust's membership. At 31st March 2021, George House Trust had a total of **151 members**, an increase of 12% on the previous year.

Volunteering at George House Trust

George House Trust volunteers collectively donated **1,711** hours of their time through the year which equates to **244** full days of volunteering with a total of **95** volunteers at 31st March 2021.

George House Trust's **Volunteer Strategy 2020-2023** was launched to coincide with receiving the Queen's Award.

The strategy has set out our goals for the volunteer programme for the next 3 years which include:

1. Develop new and exciting volunteer opportunities which attract a diverse range of volunteers.
2. Establish a robust recruitment process that reaches communities reflective of the demographic of service users and the general population of people living with HIV.
3. Ensure that George House Trust volunteers enjoy an enriching volunteer experience and benefit from learning and development support.
4. Ensure a high rate of volunteer retention.
5. Demonstrate a commitment to evaluation and improvement for the George House Trust volunteer programme.

To support us in achieving the strategic goals for volunteering, George House Trust completed the **Investor in Volunteering** (IiV) accreditation. The process was a robust and positive experience and identified areas for improvement and development. The comprehensive assessment process was undertaken by an external evaluator and we were awarded the accreditation in May 2021.

Queens Award for Voluntary Service

The Queen's Award for Voluntary Service is the highest award given to volunteer groups across the UK and recognises the outstanding work by volunteer groups to benefit their local communities. The announcement of George House Trust being presented the award was made on 1st June 2020 during Volunteers Week. Following the announcement, an online celebration took place where the team were joined by commissioners, our Patron Russell T Davies and Greater Manchester's Deputy Lieutenant, Anna Reeves.

The timing of this award served as an opportunity to remind the team of their outstanding contribution to George House Trust and to celebrate the collective achievements of the team. An excerpt from Deputy Lieutenant Anna Reeves' citation: *"The volunteers are at the heart of George House Trust and their experiences and insight directly influence the strategic development of the organisation and its services. Whether it is a campaign to challenge rights to have a tattoo or receive prescription formula milk for mothers living with HIV, George House Trust volunteers campaign and advocate to ensure that the U=U (undetectable = untransmittable) is understood and accepted."*

Income Generation

As a result of Covid, the Board of Trustees re-visited the budget for the year in May 2020 and produced a revised budget that applied prudence and recognised the significant impact that Covid was having on fundraising activities. Covid has significantly impacted income generation at George House Trust, with some key income streams such as Community Fundraising down **-80%**, Fundraising Events and Activities down **-81%** and Room Hire down **-97%**, when compared to the previous financial year.

Whilst we did face significant income generation challenges in the year, we outperformed against all agreed budget lines and achieved a surplus at the year-end which is testament to the financial planning and hard work of the team and the trustees.

As a key strategic priority is diversifying the income portfolio, we began new relationships with partners selling a range of products and donating a proportion of their profits to George House Trust and we launched an online shop. We also began a new corporate relationship with **Kimpton Clocktower Hotels**, building on a strong network of corporate supporters.

A key milestone in the Income Generation Plan was the appointment of an Income Generation Lead who joined the organisation in May 2021.

Social Value at George House Trust

George House Trust is committed to maximising social value through taking account of the wider economic, social and environmental effects of our organisational actions. We want to contribute to broader social outcomes from the work that we do and make the world within which we work a better place for everyone. George House Trust has signed up to be an accredited Living Wage Employer, has been awarded the Investors in Volunteer Award and signed up to the 'Open to All' system, meaning that we don't unnecessarily ask for details of qualifications as well as being awarded the Queens Award for Voluntary Service. The Board of Trustees are evaluating the organisational approach to social value currently and the baseline position from which we're building is presented in the image below.



Service User Survey

Each year, George House Trust undertakes a survey to see what matters to those people that access our services and this was completed in December 2020. The 2020 Survey included responses and we also included some key Covid related questions which highlighted:

- **65%** stated that they needed the same access to support that they had done before (pre-Covid).
- **25%** stated that they needed more support than they had done before (pre-Covid).

- **69%** stated that they wanted a blend of support in person, online and over the phone in future with **13%** stating that they wanted to continue only with in-person, one-to-one support.

From the survey, some of the biggest issues affecting service users during Covid included: loneliness; isolation; access to health services; mental health and emotional wellbeing as well as the impact on social networks and connecting with others and this has been woven into our broader support offer throughout the year to respond to the individual needs of service users.

The survey findings have also helped to inform future planning including: more specific targeting of services, support, advice and information for different communities; ideas for on-line activities; and the continued need to share key messages such as 'Undetectable = Untransmittable' in order to tackle HIV stigma.

Looking forward and the year ahead

The last year was a moving feast, with timelines moved, project deadlines changed and flexibility from commissioners, funders, fundraisers, service users, volunteers and staff in almost everything that we've done.

At a time of significant change, planning for the future is so important and the Board of Trustees and the Chief Executive have been working closely with a company called 'Mind and Business' via the Cranfield Trust on looking at how George House Trust defines its purpose, vision and values. This important and exciting piece of work began in the last few months of the financial year and brought together the views of members, volunteers, staff and people that access George House Trust's services and it will be completed ahead of the Annual General Meeting in 2021 as part of the strategic review.

The key priorities for George House Trust for 1st April 2021 through to 31st March 2022 are in line with the current business plan which include:

- **Reach**: Increasing our reach and supporting more people living with HIV.
- **Quality**: Providing quality support and services that reflect the changing needs of people living with HIV.
- **Involvement**: Involving people living with HIV in everything that we do.
- **Income**: Diversifying the income portfolio and increasing the amount of unrestricted investment to enable us to deliver our future plans.

A special note of thanks to George House Trust's volunteers and staff

The Board of Trustees would like to express their genuine thanks to all volunteers who've dedicated their time throughout the year and those who have persevered with changes to the way that services and support have been delivered and continued to support George House Trust as a volunteer. We'd also like to thank the staff team who've worked tirelessly and diligently with passion and enthusiasm and continued to ensure that support was available for people living with HIV.

Trustee responsibilities

The Trustees are responsible for preparing the Trustees report and financial statements in accordance with applicable law and United Kingdom Standards (United Kingdom Generally Accepted Accounting Practice). The law applicable to charities in England & Wales 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 charity including the incoming resources and application of resources of the charity for that period. In preparing these financial statements, the Trustees are required to:

- Select suitable accounting policies and apply them consistently.
- Observe the methods and principles of the Charities SORP.
- Make judgements 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.
- Prepare the financial statements on the "going concern basis" unless it is inappropriate to presume the charity will continue in operation.

The Trustees are responsible for maintaining accounting records that disclose with reasonable accuracy, at any time, the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 1993, the Charity (Accounts Reports) Regulations 2008 and the trust deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Statement of Disclosure to Auditor

So far as the Board of Trustees is aware:

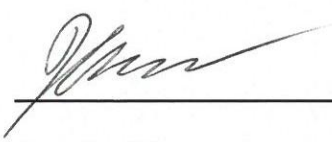
- there is no relevant audit information of which the charity's auditors are unaware
- it has taken all the steps that it ought to have taken as a Board in order to make itself aware of any relevant audit information and to establish that the charity's auditors are aware of that information.

Auditors

Haines Watts Manchester Limited have expressed their willingness to continue in office.

This report has ben prepared in accordance with the small companies regime under the Companies Act 2006

This report was approved by the Board of the Trustees on 29th September 2021



(Chair)

Joanna Hancock

Impact Report 20/21



GEORGE HOUSE TRUST

HIV POSITIVE LIVING



Purpose

Inspiring people living with HIV
to live healthy and confident lives



Vision

A world where HIV holds no one back



Values

Passionate
Inclusive
Responsive



A message from Russell, Patron of George House Trust

I was 18 in 1981, leaving home and heading out into the world. Just as the first rumours and mutterings cast their shadow, telling of a strange new virus on the horizon which only affected gay men. How impossible that seemed!

To make a sudden, brutal jump-cut to today: we now know how different and complicated the truth turned out to be. And 40 years later, we're still living with the consequences.

Early in 2021, I had the honour of writing a Channel 4 drama called *It's A Sin*, about HIV and AIDS in London in the 1980s. And I'd like to think it had some impact.

They say that figures during this year's HIV Testing Week more than quadrupled. But more than that; as Darren, the Chief Executive of George House Trust said to me, the HIV story gained mainstream column inches supporting the cause, for once, not attacking it.

For me, one of the greatest rewards was that a younger generation heard the story of HIV for the first time – sort that curriculum out! – and reacted with anger and compassion. I know of one young man who asked his mother, a nurse, why she'd never told him about this; she burst into tears and said she's kept it quiet for decades because she couldn't bear to talk about it. "I couldn't save them," she said. They hugged, and wept, and the talking began.

And these problems aren't in the past. Ignorance, fear and stigma still exist.

Just six months ago, a friend of mine was trying to adopt a child, and was helpless to react as his HIV status was brought up in court, as a problem, three times.

That's where George House Trust comes in. As a magnificent resource of information, tactics, advice, kindness and care.

My job's easy, I just sit and type. It is the staff, volunteers and service users of George House Trust who deal with these issues, day in and day out, and conquer them. Their pride, ambition, humour, insight and determination stagger me.

I'm proud to be their patron, and in one of the most difficult years the whole world has ever seen, I stand in awe at what they've achieved this year.

Russell T Davies

Year at a Glance

This report outlines the impact of our support and advocacy work on the lives of people living with HIV.

MONEY ADVICE SUPPORT

175
debts totalling £224,727

124
resolved to date

£56,220
in debts written off or cleared

Secured
£765,890
for our service users through new benefit claims, reviews, appeals and resolving delays and errors.

POSITIVELY SPEAKING

15
sessions delivered

George House Trust's team of staff and volunteers provided services and support to

2,083
people in the year, an increase of 5% on the previous year.

GEORGE HOUSE TRUST ONLINE

The George House Trust website continues to be a source of information for many people with

36,066
visits through the year

3,057 Facebook fans — **11%** growth from last year

4,750 Twitter followers — **17%** growth from last year

1,309 Instagram followers — **18%** growth from last year

TACKLING POVERTY

303
food parcels delivered

£6,000
destitution payments

31
mothers living in Manchester, Bury, Tameside, Oldham, Salford, Rochdale, Stockport, Wigan and Trafford received formula milk and steriliser kits.

INTENSIVE SUPPORT

94%
of people had significantly increased their HIV clinic attendance

71%
of people had an undetectable viral load within 12 months of engagement with this service

88%
reported an improvement in general wellness

better together

Connecting people living with HIV

335
people have been supported since 2017

47
community matches

9
additional mentors trained

266
Peer Mentor sessions delivered

19
people receiving life coaching

COUNSELLING

431
counselling sessions delivered, up from 326 in the previous year

WELFARE FUND

95
clothing vouchers issued

128
essential household appliances delivered to people living with HIV

£35,000
granted to people living with HIV

HEALTH AND NUTRITION

78%
reported improved adherence with their medication

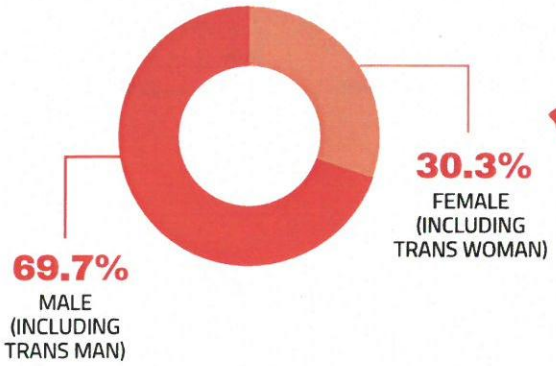
100%
said receiving groceries improved their wellbeing

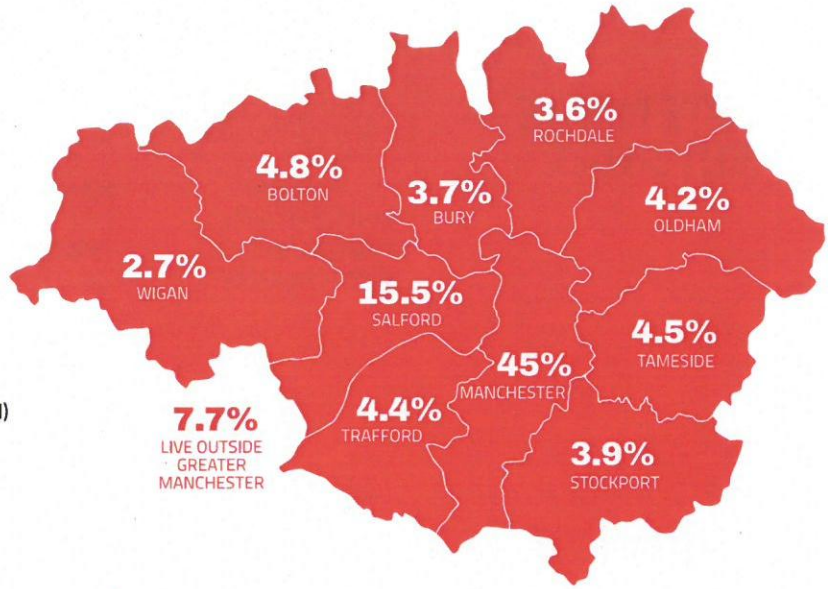
67%
reported an improvement in their health after receiving their groceries

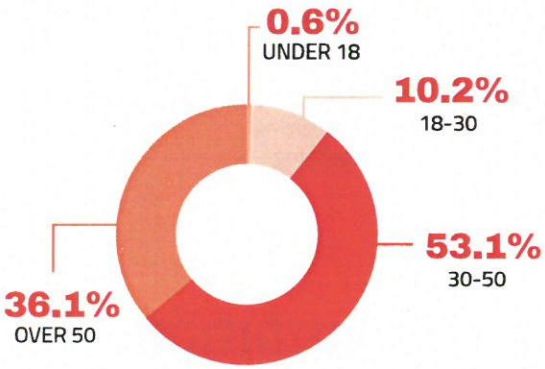
89%
gave the service 5 out of 5

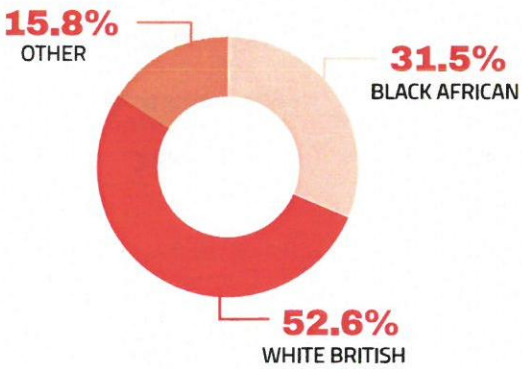
"I really don't know how to say thank you for all your help; it really has lifted a massive weight from my shoulders."

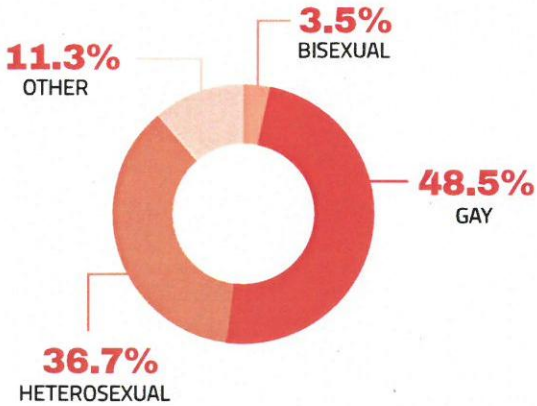
DEMOGRAPHICS











VOLUNTEERS

94
volunteers delivered
244 days of volunteering

MEMBERS

151
members, an increase of
12% on the previous year

Over
80%
of members are
living with HIV

CHILDREN AND YOUNG PEOPLE

9 children (under 18 years old) and their families were supported

12 young people (aged 19 – 24) and their families were supported

COVID Response

In April 2020, George House Trust speedily responded to the evolving impact of the Covid-pandemic, developing new ways of working in a rapidly changing and challenging operating environment.

We completed the annual service user survey in December 2021, and our service users told us some of the biggest issues they experienced during Covid included: loneliness; isolation; access to health services; mental health and emotional wellbeing as well as the impact on social networks and connecting with others:

65%
stated they needed the same access to support that they had pre-Covid.

25%
stated they needed more support than pre-Covid.

69%
stated they wanted a blend of support in person, online and over the phone in future

13%
stated they wanted to continue only with in-person, one-to-one support

These factors have been woven into our broader support offer throughout the year to respond to the individual needs of service users.

We worked hard to understand the impact of Covid on people living with HIV and how we could best support by implementing new ways of delivering of services and advice. During the year we:

- mobilised online services for one-to-one support.
- enabled new ways of delivering support such as delivering 'Positively Speaking' sessions online.
- established 'Telephone Buddies', a brand-new befriending service for people living with HIV.
- devised new ways of delivering the formula milk scheme.
- ensured that people could access food through our destitution project.
- secured additional investment in our Welfare Grants scheme.
- organised pro-active calling to all service users aged 50+ to prevent loneliness and isolation.
- implemented remote and agile working for all staff.
- introduced regular volunteer connectivity sessions.
- adapted the format of Trustee and Member meetings so they could be held online.
- supported staff and volunteers with their wellbeing.
- delivered our first ever digital vigil for World AIDS Day.

The Difference We Made

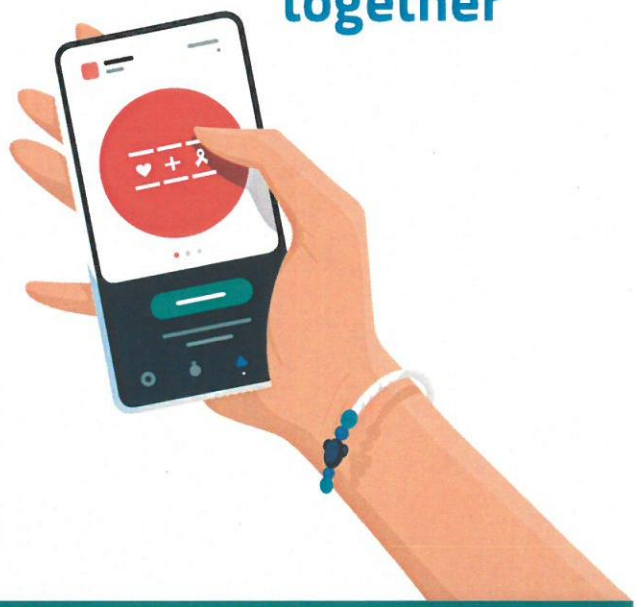
Our work supporting people living with HIV and tackling HIV stigma continues. Whether it's someone with a recent diagnosis or someone living longer term with HIV, we provide life-changing, life-saving advice and support.

Better Together

Given the unfolding crisis due to the Covid pandemic, support for our Peer Mentors has been more important than ever. Thanks to our Mentors' commitment and by providing volunteer mobile phones, we were able to continue providing our Peer Mentoring service throughout the pandemic.

We provided ongoing support over the phone and team meetings and supervisions moved online, which improved attendance.

better together



"We should be of no doubt that Better Together saves lives. Not just by preventing mental health deterioration, but by giving people ways to grow and remember themselves. This is critical work made all the more important by this pandemic."
Better Together Peer Mentor

U=U

Intensive Support

Good adherence to HIV medication can be extremely difficult for someone living with HIV who is also experiencing mental health difficulties, homelessness, and/or alcohol or drug misuse.

Our Intensive Support Workers provide essential support aimed at addressing these complex issues which are a barrier to living well with HIV.

The ultimate aim is to ensure consistent adherence to HIV medication and maintaining an undetectable viral load which means there is zero chance of transmission.

Dr Orla McQuillan, Consultant in Genitourinary Medicine at Manchester Foundation Trust told us, "I just want to say what a difference it made having you in my HIV consultation with the patient. Lots of good work was done in a holistic approach which gave me more time to look at the patient's health issues. Your job role is very much needed with a specific cohort of patients and I will very much look forward to seeing you in other consultations. The patient is now engaging with his health appointments and medication which is hopefully the start of a positive future for the patient".

Money and Debt Advice



This service provides peace of mind and financial security for people living with HIV.

Stuart is a 51 year old gay man and is a wheelchair user. His last wheelchair broke so he had to use his friend's which isn't suitable and causes him pain. He is the main carer for his friend, with whom he lives. It is exhausting for Stuart to look after his friend as well as himself. They live in an unsuitable property and matters got worse as they were without a lift, leaving both Stuart and his friend mainly confined to upstairs. Stuart has also been troubled by debts for several years and, combined with the other problems he faced, this was affecting his mental health.

George House Trust negotiated the reduction of £11,580 worth of debt, resulting in significantly less pressure from creditors. We raised £1,000 to buy Stuart a prescription wheel chair and got him rehoused in a bungalow. He engaged with our Telephone Buddy service, and increased his engagement with his HIV care providers, resulting in improved physical and mental health.





"My mental health has improved so much because of how George House Trust staff and volunteers support me. Even my clinician noticed my mental health has got better. I am now less disorganised and able to plan my life better because I am not as stressed and worried."
Service user

Positive Speaking

Our Positive Speakers told their stories as part of Dibby Theatre's 'In Equal Parts' project, which were turned into three powerful short films.

Online sessions were well attended and, in some cases, far more people attended than would have for an in-person session. We have learned that, not only are online sessions possible, they are sometimes a more effective way of reaching large numbers of people.

An online session with Change, Grow, Live was attended by 75 people and was extremely well evaluated by participants. A session for the LGBT construction group 'Prism', was attended by people in the UK and New York.

Fighting Stigma

We dealt with a refusal to provide acupuncture for someone living with HIV.

We supported a person who discussed a recent HIV diagnosis with a manager and who then had specific tasks related to their job role removed.

In both instances our advocacy was successful and specific HIV-awareness training was also offered once the issue was resolved.





Volunteers

"At the start of the pandemic, I was worried how I was going to cope but George House Trust's volunteers were amazing – the food that I needed was literally delivered to my door! When I got that message saying food and support is coming, I felt so relieved."
Service user

We were also honoured to receive The Queen's Award for Voluntary Service, the highest award given to volunteer groups across the UK. It recognises the outstanding work by volunteer groups to benefit their local communities.

"Volunteers are at the heart of George House Trust and their experiences and insight directly influence the strategic development of the organisation and its services. Whether it is a campaign to challenge rights to have a tattoo or receive prescription formula milk for mothers living with HIV, George House Trust's volunteers campaign and advocate to ensure that U=U (undetectable = untransmittable) is understood and accepted."
Deputy Lieutenant Anna Reeves



The Queen's Award for Voluntary Service



We are a Living Wage Employer

INVESTING IN VOLUNTEERS™

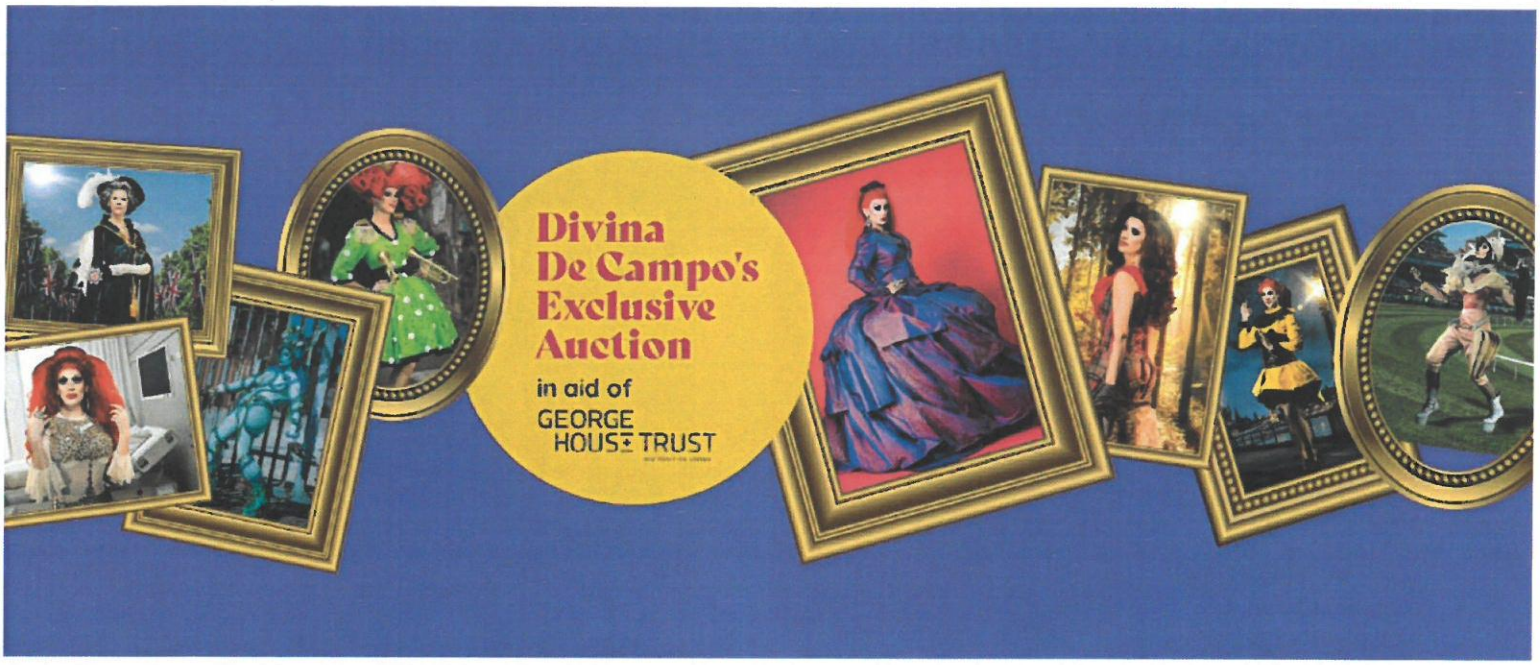
Open To All

Social Value

George House Trust is committed to maximising social value by taking into account wider economic, social and environmental effects of our organisational actions. We have:

- signed up to be an accredited Living Wage Employer
- been awarded the Investors in Volunteer Award
- signed up to the 'Open To All' campaign, meaning that we don't unnecessarily ask for details of qualifications when recruiting

"George House Trust has helped me a lot - if it wasn't for you, I wouldn't be alive today."
Service user



Working in Partnership

Ambassadors

Our ambassadors continued to raise awareness of our work through social media, fundraising, supporting events and tackling stigma. This included fundraising events organised by Bar Pop and Eagle, an online auction of Divina De Campo's 'Drag Race' dresses and Vivienne Lynsey hosting online quizzes throughout the pandemic. We're truly grateful for all supporters that have stood with us during such a challenging year.

PaSH

We continue to work as part of the PaSH (Passionate about Sexual Health) Partnership, providing HIV support, and our partners LGBT Foundation and BHA for Equality providing HIV prevention services.

We wrote to all Greater Manchester local authority Leaders, Chief Executives and Directors of Public Health to support the recommendations of the December 2020 HIV Commission Report and to offer our support in achieving the goals of the commission.

The PaSH Partnership

Passionate about Sexual Health across Greater Manchester

BHA for equality in health and social care · GEORGE HOUSE TRUST · LGBT foundation

the food chain

Food and Nutrition

We created a pilot project with London-based charity The Food Chain to support people who were experiencing food insecurity or wanted support to eat more healthily.

Food insecurity is when people are facing financial hardship and are unable to consistently purchase healthy food, and healthy eating is for people who can afford food but will benefit from support to improve their diet and health.

Service users receive a consultation with a specialist HIV dietician where they discuss their dietary needs, health status and aims, and cooking abilities. Based on that discussion they are sent recipes and either two or six grocery shops.

"I really liked speaking to the dietician – it was a good experience. It's led to improvements in what I eat, I'm eating more vegetables, grains and fish. I then expanded on it with my mentor, making it easier to follow. I feel healthier and I'm going to maintain the changes I've made."
Service user

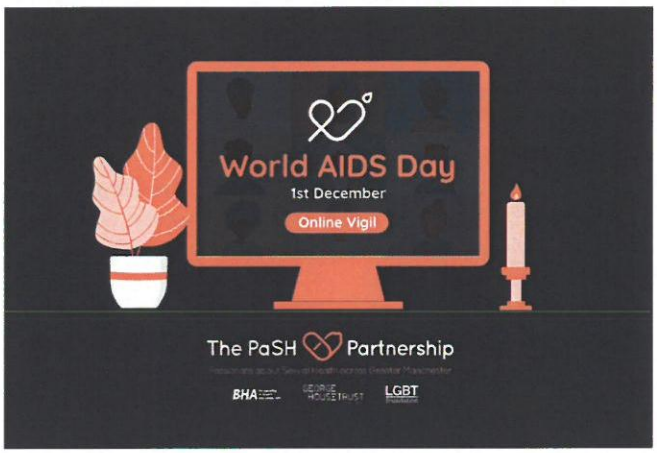
Press and Media

MAC VIVA GLAM Fund

> **"Thanks to the payments and vouchers I get from George House Trust, I can eat well and buy the food I need. I have eczema and it's improved because now I can afford to buy prescription cream for it. I have control and I feel empowered."**
> *Service user*

MAC's VIVA GLAM fund enables us to provide food parcels and destitution payments to people living with HIV who have no recourse to public funds.

During Pride 2021, MAC held an Instagram Live to raise awareness about HIV and our work with Divina De Campo, our Chief Executive Darren Knight and MAC make-up artist Marc Sinclair, which received over 13,700 views.

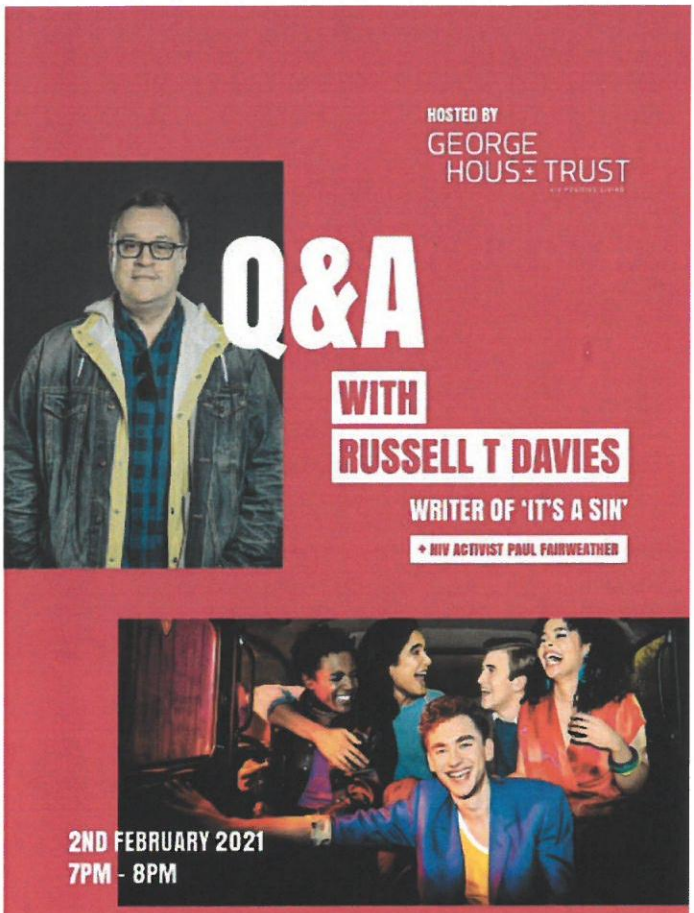


World AIDS Day 2020

World AIDS Day 2020 was very different to previous years and we worked in partnership to deliver an amazing online digital event.

Co-presented by Cheddar Gorgeous and Jsky, the Vigil featured contributions from a range of partner organisations and volunteers that helped to deliver a truly memorable and inclusive event.

> **"Thank you from Nottingham for a wonderful vigil. I'm 30 years positive and one of the most poignant vigils to date."**
> *Service user*



The media response to Channel 4's *'It's A Sin'* brought attention to HIV and the work of George House Trust, and helped generate income as well as building awareness of HIV with new audiences, helping to tackle HIV stigma.

We hosted our largest ever online Q&A event with our patron Russell T. Davies and Positive Speaker and HIV activist Paul Fairweather about *It's A Sin* and HIV.

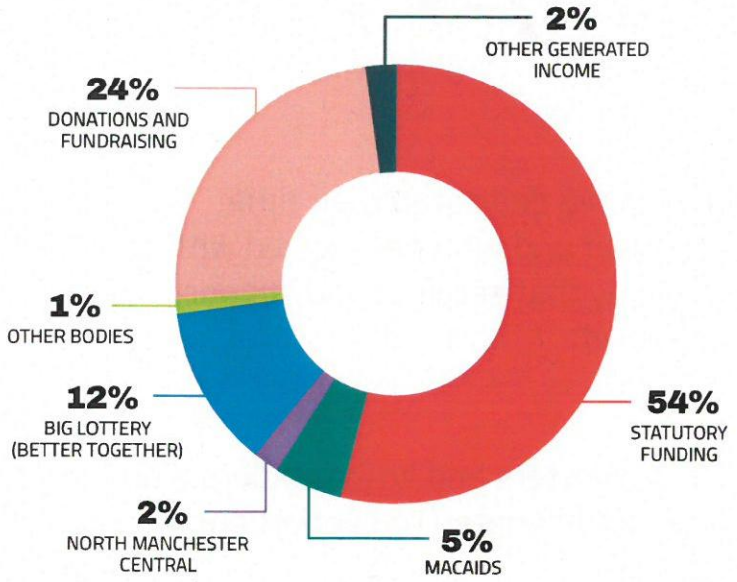
GAYDIO BBC

CANAL ST ONLINE MANCHESTER, UK

Manchester Evening News

George House Trust's staff, volunteers and supporters worked with various media outlets throughout the year to raise awareness about HIV and our work.

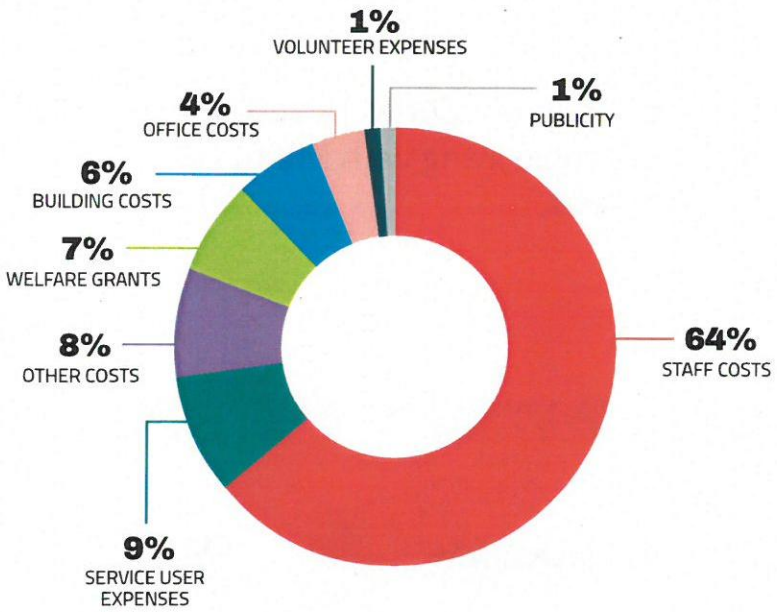
Income and Expenditure



Income
£822,049

Statutory Funding	£438,338
MACAIDS	£40,016
North Manchester General	£18,500
Big Lottery (Better Together)	£101,237
Other Bodies	£10,343
Donations and Fundraising	£195,470
Other Generated Income	£18,145

Actual income was £822,049, resulting in a budget surplus of £162,453. This was due to a generous legacy gift, a reduction in operational costs during Covid-restrictions, a Covid-19 emergency grant from the National Lottery Community Fund and other grants. Despite this surplus, all areas of income were significantly down on previous years, largely as a result of the Covid-pandemic.



Expenditure
£659,596

Staff Costs	£425,170
Service User Expenses	£60,526
Other Costs	£53,651
Welfare Grants	£45,035
Building Costs	£36,259
Office Costs	£28,481
Volunteer Expenses	£6,144
Publicity	£4,330

Throughout the year, we made savings on overhead costs due to our office being closed during Covid-19 restrictions, and on staff costs. By working closely with grant-funders to adapt existing projects due to the impact of Covid-19 restrictions on planned activities, we ensured that we spent restricted funds in line with the project's aims. These cost-savings also contributed to the year-end budget surplus.

These figures are to 31 March 2021, the end of our financial year.

We'd like to say a huge thank you to...



All volunteers who've dedicated their time throughout the year and who persevered with changes to the way that services and support have been delivered.



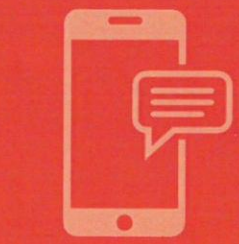
Our incredible supporters and ambassadors who have fundraised and donated to support our life-changing work.



Our staff team who've worked tirelessly and diligently with passion and enthusiasm and continued to ensure that support was available for people living with HIV.



All our funders who support our work and help us continue inspiring people living with HIV to live healthy, confident lives.



Keep in touch

www.ght.org.uk/enews

George House Trust
75-77 Ardwick Green North
Manchester M12 6FX

T: 0161 274 4499
W: www.ght.org.uk

@GeorgeHouseTrust
@GeorgeHouseTrst
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George House Trust is a registered charity in England and Wales (No. 1143138) and a Registered Company Limited by guarantee in England and Wales (No. 07575379) Registered Office: 75-77 Ardwick Green North Manchester M12 6FX

GEORGE HOUSE TRUST

Statement of financial activities (including Income and Expenditure Account)
For the year ended 31 March 2021

	Notes	Restrict funds 2021 £	Unrestrict funds 2021 £	Total funds 2021 £	Restrict funds 2020 £	Unrestrict funds 2020 £	Total funds 2020 £
Income							
Donations and legacy	2	-	186,557	186,557	-	40,358	40,358
Other trading activities							
- Fundraising activities	3	-	8,913	8,913	-	24,251	24,251
- Training and conferences		-	1,900	1,900	-	8,967	8,967
- Venue hire		-	495	495	-	9,160	9,160
Income from investments							
- Rent received		-	15,000	15,000	-	20,000	20,000
- Bank interest		-	750	750	-	1,866	1,866
Income from charitable activities							
- Local Authorities	4	46,500	391,838	438,338	34,399	361,947	396,346
- M.A.C AIDS Fund UK		40,016	-	40,016	29,175	-	29,175
- ViiV Healthcare		-	-	-	15,795	-	15,795
- North Manchester General Hospital		-	18,500	18,500	-	18,500	18,500
- Big Lottery Fund		101,237	-	101,237	72,130	-	72,130
- Other bodies		7,500	2,843	10,343	-	1,591	1,591
Total income		195,253	626,796	822,049	151,499	486,640	638,139
Expenditure							
Expenditure on raising funds							
Costs of generating voluntary income	6	-	7,391	7,391	-	28,787	28,787
Fundraising trading: cost of goods sold and other costs	6	-	666	666	-	16,594	16,594
Expenditure on charitable activities	6	203,103	448,436	651,539	139,712	499,104	638,816
Total expenditure		203,103	456,493	659,596	139,712	544,485	684,197
Gains on investments	12	-	-	-	-	129,889	129,889
Net income carried forward		(7,850)	170,303	162,453	11,787	72,044	83,831

GEORGE HOUSE TRUST

Statement of financial activities (including Income and Expenditure Account)
For the year ended 31 March 2021

	Notes	Restrict funds 2021 £	Unrestrict funds 2021 £	Total funds 2021 £	Restrict funds 2020 £	Unrestrict funds 2020 £	Total funds 2020 £
Net income brought forward		(7,850)	170,303	162,453	11,787	72,044	83,831
Transfers between funds	16	1,719	(1,719)	-	-	-	-
Net movement in funds		(6,131)	168,584	162,453	11,787	72,044	83,831
Fund balances brought forward at 1 April	16	201,237	1,078,158	1,279,395	189,450	1,006,114	1,195,564
Fund balances carried forward at 31 March	16	195,106	1,246,742	1,441,848	201,237	1,078,158	1,279,395

All incoming resources and resources used arose on continuing activities. There are no recognised gains or losses other than as disclosed above.

The accompanying notes on pages 28 to 41 form part of these financial statements.

Changes in resources applied for fixed assets for George House Trust's use:

	Restrict funds 2021 £	Unrestrict funds 2021 £	Total funds 2021 £	Restrict funds 2020 £	Unrestrict funds 2020 £	Total funds 2020 £
Net income for the year	(6,131)	168,584	162,453	11,787	72,044	83,831
Resources used for net acquisitions	-	-	-	-	(13,500)	(13,500)
Resources obtained from disposals	-	-	-	-	-	-
Net movement in funds available for future activities	(6,131)	168,584	162,453	11,787	58,544	70,331

GEORGE HOUSE TRUST

Balance sheet
As at 31 March 2021

	Notes	2021 £	2020 £
Fixed assets			
Tangible assets	11	378,012	399,149
Investments	12	300,000	300,000
		678,012	699,149
Current assets			
Debtors	13	111,926	76,014
Cash at bank and in hand		868,588	621,512
		980,514	697,526
Creditors: Amounts falling due within one year	14	(216,678)	(117,279)
Net current assets		763,836	580,246
Net assets		1,441,848	1,279,395
The funds of the charity			
Restricted funds	16	195,106	201,237
Unrestricted funds			
Designated funds	16	550,183	555,956
General fund	16	696,559	522,202
Total charity funds		1,441,848	1,279,395

These accounts have been prepared in accordance with the special provisions of Part 15 of the Companies Act relating to small companies and constitute the annual accounts required by the Companies Act 2006 and are for circulation to members of the company.

The financial statements on pages 24 to 41 were approved by the Board of Trustees on **29th September 2021**

Joanna Hancock (Chair)

David Cartwright (Treasurer)
Trustees

The accompanying notes are an integral part of this balance sheet.

GEORGE HOUSE TRUST

Statement of Cash Flows
For the year ended 31 March 2021

	Notes	2021 £	2020 £
Cash flows from operating activities:			
Net cash used in operating activities	18	231,326	20,910
Cash flows from investing activities:			
Interest and rental income		15,750	21,866
Purchase of tangible fixed assets		-	(13,500)
Net cash used in investing activities		15,750	8,366
Change in cash and cash equivalents in the year		247,076	29,276
Cash and cash equivalents at the beginning of the year		621,512	592,236
Total cash and cash equivalents at the end of the year		868,588	621,512
Analysis of cash and cash equivalents			
Cash at bank and in hand		868,588	621,512
Total cash and cash equivalents	19	868,588	621,512

Notes to financial statements
For the year ended 31 March 2021

1 Accounting policies

a) General information

George House Trust is a company limited by guarantee, registered in England and Wales, and accordingly does not have a share capital. Every member of the company undertakes to contribute £1 in the event of the charitable company being wound up while he or she is a member. The company number, charity number and address of the registered office is given in the reference and administration information on page 1 of these financial statements. The principal nature of the charity's operations is to support people living with and affected by HIV in the North-West of England, to deliver interventions to help prevent the transmission of HIV and to campaign and educate to bring an end to HIV related stigma and discrimination.

b) Basis of accounting

The principal accounting policies adopted, judgements and key sources of estimation uncertainty in the preparation of the financial statements are as follows:

The financial statements have been prepared under the historical cost convention. The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019) - (Charities SORP (FRS 102)), the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102) and the Companies Act 2006.

The charity constitutes a public benefit entity as defined by FRS 102.

c) Preparation of financial statements on a going concern basis

The accounts are prepared on a going concern basis. In response to the COVID-19 pandemic, the Trustees have considered the impact on the charity of possible scenarios as a result of COVID-19, and believe there are sufficient reserves for the charity to continue as a going concern. The Trustees consider that there are no material uncertainties about the trust's ability to continue as a going concern.

d) Volunteers

Other than significant donated gifts-in-kind, no amounts are included in respect of the substantial contributions made by the many volunteers and volunteer organisations who provide various services and supplies free of charge. Further details of the contribution made by volunteers can be found in the management committee's report.

e) Incoming resources

Voluntary income including donations, gifts and legacies and grants that provide core funding or are of general nature are recognised where there is entitlement, it is probable the income will be received and the amount can be measured with sufficient reliability. Such income is only deferred when:

- The donor specifies that the grant or donation must only be used in future accounting periods: or
- The donor has imposed conditions which must be met before the charity has unconditional entitlement.

Investment income is recognised on a receivable basis.

Income from charitable activities, including income received under contract or where entitlement to grant funding is subject to specific performance conditions, is recognised as earned (as the related goods or services are provided). Grant income included in this category provides funding to support welfare and support services and is recognised where there is entitlement, it is probale the income will be received, and the amount can be measured with sufficient reliability. Income is deferred when the income is received in advance of the service to be provided.

1 Accounting policies (continued)

f) Resources expended
Expenditure is recognised once there is a legal or constructive obligation to make a payment to a third party, it is probable that settlement will be required and the amount of the obligation can be measured reliably. The charity is not registered for VAT and accordingly expenditure is shown gross of irrecoverable VAT. The Contractual arrangements are recognised as services are supplied.

- Costs of generating funds are those costs incurred in attracting voluntary income, and those incurred in trading activities that raise funds.
- Charitable activities include expenditure associated with the payment of welfare grants to relieve poverty of people living with HIV and various other support services.
- Governance costs include those incurred in the governance of the charity and its assets and are primarily associated with constitutional and statutory requirements.
- Support costs include central functions and have been allocated to activity cost categories on a basis consistent with the use of resources, eg allocating property costs by floor areas, or per capita, staff costs by the time spent and other costs by their usage.

g) Grants payable
Grants are charged in the financial statements when approved.

h) Tangible fixed assets
There is no limit below which fixed assets are not capitalised. Tangible fixed assets are stated at cost or valuation, net of depreciation and any provision for impairment.

Depreciation is provided on all tangible fixed assets at rates calculated to write off the cost or valuation, less estimated residual value, of each asset over its expected useful life as follows:

Fixtures and equipment	- 20% / 33 1/3% on a reducing balance basis and straight line basis
Freehold property	- over 50 years straight-line

i) Investments

Investment property is included at market value at the balance sheet date. Unrealised gains and losses represent the movement in market values during the year and are credited or charged to the statement of financial activities based on the market value at year end.

j) Fund accounting
Unrestricted funds comprise the accumulated surplus or deficit on the statement of financial activities. They are available for use at the discretion of the Trustees in furtherance of the general objectives of George House Trust.

Restricted funds are funds subject to specific restrictive conditions imposed by donors or by the nature of the appeal. The purpose and use of the restricted funds are set out in the notes to the financial statements.

All incoming resources and resources expended are shown in the statement of financial activities on pages 25 and 26.

Designated funds comprise unrestricted funds which have been set aside at the discretion of the Trustees for specific purposes. The purpose and use of the designated funds are set out in the notes to the financial statements.

k) Pension costs
The trust pays contributions into employees' auto enrolement plan or their own money purchase pension plans. The contributions to the plans are charged as expenditure as they become payable.

l) Operating leases
Rentals paid under operating leases are charged to the Statement of Financial Activities as incurred.

1 Accounting policies (continued)

m) Financial instruments
Trade and other debtors are recognised initially at transaction price less attributable transaction costs. Trade and other creditors are initially at transaction prices plus attributable transaction costs. Subsequent to initial recognition they are measured at amortised cost using the effective interest method, less any impairment losses in the case of trade debtors. If the arrangement constitutes a financing transaction, for example if payment is deferred beyond normal business terms, then it is measured at the present value of future payments discounted at a market rate of instrument for a similar debt instrument.

2 Donations and legacies

	2021	2020
	£	£
Donations	36,557	40,358
Legacy	150,000	-
	186,557	40,358

All the income from donations and legacy in 2021 and 2020 were unrestricted.

3 Fundraising activities

	2021	2020
	£	£
Fundraising events	8,913	24,251

All the fundraising income in 2021 and 2020 was unrestricted.

4 Local Authority funding

	2021	2020
	£	£
Public health	399,830	364,187
Other local authority funds	38,508	32,159
	438,338	396,346

During the year £46,500 (2020 - £34,399) of the Local Authority funding was restricted.

5 Grants paid

	2021	2020
	£	£
George House Trust welfare fund - see note 6	45,035	42,953
Agency welfare - see note 17	-	-
Welfare grants to 281 (2020 - 242) individuals	45,035	42,953

During the year 1 Trustee, who is a service user, received welfare payments from the George House Trust welfare fund totalling £75 (2020 - £460 to 3 Trustees) and 1 Trustee received Agency (external to George House Trust) welfare payment this year of £125 (2020 - £nil). No payments were made to individuals in their capacity as Trustees.

During the year welfare grant payments of £35,643 (2020 - £31,979) were restricted.

6 Expenditure on charitable activities

		Expenditure on raising funds		Charitable activities				
	Basis of Allocation	Voluntary Income	Fundraising	Welfare Grants	Volunteer & User Activities	Support Costs	2021	2020
		£	£	£	£	£	£	£
Costs directly allocated to activities								
Grants (note 5)	Direct	-	-	35,643	9,392	-	45,035	42,953
Volunteer expenses	Direct	-	-	-	6,144	-	6,144	27,811
Project staff costs (including training)	Direct	-	-	-	329,820	-	329,820	304,499
User expenses	Direct	-	-	-	60,526	-	60,526	44,500
Fundraising events	Direct	-	666	-	-	-	666	16,594
Telephone, postage & printing costs	Direct	-	-	-	9,699	-	9,699	12,272
Publicity and distribution costs	Direct	216	-	-	4,113	-	4,330	3,704
Support costs allocated to activities								
Computer costs	Usage	495	-	-	12,154	2,338	14,986	11,263
Rent and rates	Usage	233	-	-	5,737	1,104	7,074	7,524
Repairs and maintenance	Usage	160	-	-	3,924	755	4,838	11,778
Heat, light and power	Usage	173	-	-	4,250	817	5,240	6,843
Security	Usage	73	-	-	1,791	345	2,209	2,935
Cleaning	Usage	358	-	-	8,789	1,691	10,837	17,386
Insurance	Usage	200	-	-	4,915	946	6,061	5,870
Printing and stationery	Usage	220	-	-	5,399	1,039	6,658	5,305
Publications and affiliations	Usage	38	-	-	925	178	1,140	1,219
Telephone and facsimile	Usage	297	-	-	7,300	1,404	9,001	7,004
Postage	Usage	34	-	-	825	159	1,017	1,351
Recruitment	Usage	614	-	-	15,097	2,904	18,615	-
Staff costs	Staff time	3,454	-	-	3,570	67,157	74,181	104,165
Staff training and travel	Staff time	120	-	-	123	2,312	2,555	5,694
Bad debt (credit)/expense	Usage	10	-	-	243	47	300	1,071
Depreciation	Usage	698	-	-	17,142	3,297	21,137	30,164
Governance costs:								
Bank charges	Usage	-	-	-	-	1,208	1,208	1,524
Trustee training, meetings and travel	Usage	-	-	-	-	826	826	1,820
Legal and professional fees	Usage	-	-	-	-	11,394	11,394	4,846
Audit	Usage	-	-	-	-	4,100	4,100	4,100
		7,391	666	35,643	511,877	104,019	659,596	684,197

All the expenditure of £8,057 (2020 - £45,382) on raising funds was unrestricted. Expenditure on charitable activities was £651,539 (2020 - £638,816) of which £448,436 (2020 - £499,104) was unrestricted and £203,103 (2020 - £139,712) was restricted.

6 Expenditure on charitable activities - comparative information

	Basis of Allocation	Expenditure on raising funds: Voluntary Income £	Expenditure on raising funds: Fundraising £	Charitable activities: Welfare Grants £	Charitable activities: Volunteer & User Activities £	Support Costs £	2020 £
Costs directly allocated to activities							
Grants (note 5)	Direct	-	-	31,979	10,974	-	42,953
Volunteer expenses	Direct	-	-	-	27,811	-	27,811
Project staff costs (including training)	Direct	-	-	-	304,499	-	304,499
User expenses	Direct	-	-	-	44,500	-	44,500
Fundraising events	Direct	-	16,594	-	-	-	16,594
Telephone, postage & printing costs	Direct	-	-	-	12,272	-	12,272
Publicity and distribution costs	Direct	185	-	-	3,519	-	3,704
Support costs allocated to activities							
Computer costs	Usage	676	-	-	8,875	1,712	11,263
Rent and rates	Usage	451	-	-	5,929	1,143	7,524
Repairs and maintenance	Usage	707	-	-	9,281	1,791	11,778
Heat, light and power	Usage	411	-	-	5,392	1,040	6,843
Security	Usage	176	-	-	2,313	446	2,935
Cleaning	Usage	1,043	-	-	13,700	2,644	17,386
Insurance	Usage	352	-	-	4,626	892	5,870
Printing and stationery	Usage	318	-	-	4,181	806	5,305
Publications and affiliations	Usage	73	-	-	961	184	1,219
Telephone and facsimile	Usage	420	-	-	5,519	1,065	7,004
Postage	Usage	81	-	-	1,065	205	1,351
Recruitment	Usage	-	-	-	-	-	-
Staff costs	Staff time	22,019	-	-	3,375	78,771	104,165
Staff training and travel	Staff time	-	-	-	-	5,694	5,694
Bad debt (credit)/expense	Usage	64	-	-	844	163	1,071
Depreciation	Usage	1,810	-	-	23,769	4,585	30,164
Governance costs:							
Bank charges	Usage	-	-	-	-	1,524	1,524
Trustee training, meetings and travel	Usage	-	-	-	-	1,820	1,820
Legal and professional fees	Usage	-	-	-	-	4,846	4,846
Audit	Usage	-	-	-	-	4,100	4,100
		28,787	16,594	31,979	493,405	113,432	684,197

All the expenditure of £45,382 (2019 - £35,500) on raising funds was unrestricted. Expenditure on charitable activities was £638,816 (2019 - £600,229) of which £499,104 (2019 - £411,431) was unrestricted and £139,712 (2019 - £188,798) was restricted.

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

	2021	2020
	£	£
Wages and salaries	334,895	334,709
Social security costs	30,123	20,547
Other pension costs	26,889	24,580
	391,907	379,836

The average number of employees during the year was 14 (2020 - 15).

The average monthly number of employees, calculated on the basis of full time equivalents, during the year and analysed by function was:

	2021 Number	2020 Number
Charitable activities including support costs	9	8
Fundraising and publicity	1	1
Management and administration	2	2
	12	11

None of the Trustees received any remuneration (2020 - none). Expenses reimbursed to 2 Trustees (2020 - 7 trustees) for travel and subsistence amounted to £386 (2020 - £2,910).

A number of the Trustees are active volunteers in the organisation, fulfilling roles additional to their responsibilities as Trustees. The above figure of £386 (2020 - £2,910) consists of £286 (2020 - £2,490) in relation to volunteer activities and £100 (2020 - £420) in relation to governance responsibilities.

The key management personnel of the charity comprise the trustees and the chief executive officer. During the financial year, the key management personnel of the charity consisted of the trustees and included the joint interim executive directors, until the appointment of the chief executive officer in October 2020. The total employment benefits of the key management personnel including any employer pension contributions were £83,701 (2020 - £123,576).

No employees received emoluments exceeding £60,000 (2019- none).

8 Related party transactions

Transactions with Trustees are recorded in notes 5 and 7 to the financial statements.

9 Pension costs

The charity operates a defined contribution pension scheme on behalf of certain of its employees. The assets of the scheme are held separately from those of the charity in an independently administered fund. The contributions payable for the year amounted to £26,889 (2020 - £24,580). Contributions totalling £2,174 (2020 - £8,448) were payable to the scheme at the end of the year and are included in creditors.

10 Net expenditure for the year

	2021 £	2020 £
Net expenditure for the year is stated after charging:		
Auditors' remuneration:		
Audit fee	4,100	4,100
Accountancy	2,020	2,020
Depreciation	21,137	30,164

11 Fixed assets

	Freehold land and buildings £	Fixtures and equipment £	Total £
Cost			
Beginning of year	559,101	420,739	979,840
Additions	-	-	-
End of year	559,101	420,739	979,840
Depreciation			
Beginning of year	185,851	394,840	580,691
Charge for the year	11,182	9,955	21,137
End of year	197,033	404,795	601,828
Net book value			
Beginning of year	373,250	25,899	399,149
End of year	362,068	15,944	378,012

One of the properties is subject to legal charges which provide for an amount to be repaid on any sale of the property equal to the original grant plus any increase in value of the property in due proportion to the original grant. The original grant received totalled £150,000 compared to the purchase cost of £309,000.

12 Investments

	Investment property £
Fair value	
Beginning of year	300,000
Revaluations	-
End of year	300,000
Net book value	
Beginning of year	300,000
End of year	300,000

The investment property was valued by the Trustees, as they believe to be no material movement since the professional valuation carried out by WT Gunson on 31st July 2020.

If investment properties had not been revalued they would have been included at the following historical cost:

	2021 £	2020 £
Cost	322,603	322,603
Aggregrate depreciation	(152,492)	(152,492)

13 Debtors

	2021 £	2020 £
Trade debtors	83,289	4,893
Other debtors	3	3
Prepayments	20,543	23,635
Accrued income	8,092	47,483
	111,926	76,014

14 Creditors: Amounts falling due within one year

	2021 £	2020 £
Trade creditors	34,144	16,458
Taxation and social security	8,594	6,904
Other creditors	6,087	10,386
Accruals	17,955	19,677
Deferred income	149,898	63,855
	216,678	117,279
Deferred income included above		
Balance at beginning of year	63,855	24,243
Amount released to incoming resources	(63,855)	(24,157)
Amount deferred in the year	149,898	63,769
Balance at end of year	149,898	63,855

15 Analysis of net assets between funds

	Fixed assets £	Net current assets £	Total £
Restricted funds			
Properties	159,386	-	159,386
Other	-	35,720	35,720
Unrestricted funds			
Designated funds	502,682	174,701	677,383
General funds	15,944	553,415	569,359
Total funds	678,012	763,836	1,441,848

2020 comparative

	Tangible fixed assets £	Net current assets £	Total £
Restricted funds			
Properties	165,621	-	165,621
Other	-	35,616	35,616
Unrestricted funds			
Designated funds	507,629	48,327	555,956
General funds	25,899	496,303	522,202
Total funds	699,149	580,246	1,279,395

16 Statement of funds

	1 April 2020 £	Income £	Expenditure £	Transfers £	Gains and losses £	31 March 2021 £
General funds	522,202	626,796	(451,546)	(128,093)	-	569,359
Designated funds						
Buildings maintenance	28,327	-	-	(826)	-	27,501
Income Generation Lead				45,000		45,000
Age+ Project				15,000		15,000
Welfare Fund				60,000		60,000
Destitution Fund				7,200		7,200
Gregory's Place Fund	300,000	-	-	-	-	300,000
77 Ardwick Green unrestricted property	207,629	-	(4,947)	-	-	202,682
Landlord fund	20,000	-	-	-	-	20,000
Total unrestricted funds	1,078,158	626,796	(456,493)	(1,719)	-	1,246,742
Restricted funds						
Properties	165,621	-	(6,235)	-	-	159,386
Vodafone World of Difference	153	-	-	-	-	153
M.A.C Aids Fund UK	879	40,016	(40,343)	-	-	552
Lloyds TSB Foundation Funding	1,273	-	-	-	-	1,273
Big Lottery Fund	11,368	101,237	(97,987)	-	-	14,618
Cotton District	-	2,000	(2,000)			-
GM Boroughs	-	9,591	(5,847)			3,744
Manchester Guardian Society	521	-	-	-	-	521
Manchester City Council	19,821	29,159	(34,635)	-	-	14,345
Manchester City Council - Formula milk	1,197	4,000	(6,908)	1,711	-	-
Manchester Relief in Need	-	5,000	(5,000)	-	-	-
Salford City Council	404	3,750	(3,640)	-	-	514
Tesco Bags of Life	-	500	(508)	8	-	-
Total restricted funds	201,237	195,253	(203,103)	1,719	-	195,106
Total funds	1,279,395	822,049	(659,596)	-	-	1,441,848

The designated funds represent:

(a) The buildings maintenance fund represents funds set aside for the maintenance and upkeep of buildings. During the year £826 expenditure has been transferred to the fund representing building repairs.

(b) The Gregory's Place Fund represents the value of the property which is to be used as the Gregory's Place HIV Family Centre. There have been no movements for the current year. Any movement in funds relates to fair value movements in the investment property.

(c) The unrestricted part of the 77 Ardwick Green North property has been transferred into a separate designated fund to enable the movements to be monitored by the trustees. Each year an amount representing the movement in the net book value of this property will be transferred to or from the fund.

(d) As George House Trust is a landlord a designated fund of £20,000 has been created to ensure that any costs associated with this position can be met from it.

During the period, the Trustees decided to make a transfer of general funds to designated funds for the following:

(e) The welfare fund, as the Trustees recognise the huge impact the grants of goods such as washing machines, cookers or clothing from the George House Trust makes to people in financial hardship.

(f) The George House Trust Destitution Fund provides access to small cash grants for people living with HIV who have no recourse to public funds for the purchase of essential and/or personal items.

16 Statement of funds (continued)

The desginated funds represent (continued):

(g) The Trustees agreed the creation of the Income Generation Lead post, with an appointment, initially of 12 months, to work with and support the Chief Executive in developing the income strategy and engagement with the existing supporter base.

(h) Age+, a new project, initially for 12 months, is designed to meet the needs of an ageing population of people living with HIV. The fund supports the Age+ Project Coordinator to develop activities and events including HIV-focused and general health information sessions, peer support groups, creative and health and wellbeing workshops, cultural activities and visits to local events and attractions.

The restricted funds represent:

(a) The property fund which comprises land and buildings purchased from restricted donations and contributions from donors.

(b) MAC Viva Glam continue to fund elements of our work to address poverty for people living with HIV. The funds are used to:
- Supply food and activities at events and courses
- Pay public transport costs to attend appointments at George House Trust
- Provide food parcels and access to a fund for essential items for destitute service users

As planned activities and access to services at our offices were disrupted due to the impact of Covid-19, the grant team kindly agreed to reallocate elements of the budget to enable referrals to The Food Chain aimed at tackling Food Insecurity and providing access to food hampers and dietician support for people needing additional support to eat healthily. We were also able to work in partnership with The Food Chain to provide online nutrition talks and to co-produce online nutrition and cookery class videos.

(c) The National Lottery Community Fund provided a grant to fund our Better Together Peer Mentoring Project. The Project runs for five years from April 2017 and will provide peer-led support for people living with HIV across Greater Manchester by training and developing people living with HIV as Volunteer Peer Mentors. Peer Mentors will be matched with mentees at George House Trust to provide a mix of short, medium and longer-term mentoring to people living with HIV in the community.
As some of the planned activities were unable to take place due to the impact of Covid-19, we were also able to use some of the grant to provide a number of Life Coaching sessions to volunteers and service users engaged with the programme.
In direct response to the Covid-19 crisis, the National Lottery Community Fund kindly granted £25,000 to support our Welfare Fund and to provide small discretionary emergency payments to people living with HIV in acute financial hardship, such as payments to cover the cost of attending a hospital appointment or to purchase some electricity.

16 Statement of funds (continued)

The restricted funds represent (continued):

(d) Community Connections is a three-year project funded by Manchester City Council. The aim of the service is to increase people's confidence and increase connections to the local community. Trained volunteers are 'matched' with people living with HIV who want support to access new activities and opportunities in the local community. Support is time-limited, with a focus on supporting people to engage with the community, meet new people and find things that will get them out and about. The project is managed by George House Trust's Volunteer Coordinator. The service is open to anyone living with HIV and who is a resident of the City of Manchester.
Planned activities were severely impacted by Covid-19, with no in-community-based face-to-face engagement able to take place. Manchester City Council kindly agreed that some of the budget could be reallocated in response to Covid-19 as follows: a) to assist with the recruitment and initial costs of the Age+ Project Coordinator (a new service launching in June 2021), b) to invest in additional equipment to provide better infrastructure to enable us to engage with service users online and when remote working, c) to provide additional funds to enable to us to support more people experiencing Food Insecurity or requiring dietician and healthy-eating support.
The Manchester City Council 'Formula Milk' grant funds start-up equipment (bottles, steriliser, cleaning equipment) and formula milk for the first 12 months of a baby's life. The aim of the scheme is to eradicate the risk of vertical transmission of HIV to infants born to mothers with HIV and to improve maternal and infant health and wellbeing.

Manchester City Council supported the George House Trust Welfare Fund with a grant of £3,000.

(e) The Salford City Council 'Formula Milk grant funds start-up equipment (bottles, steriliser, cleaning equipment) and formula milk for the first 12 months of a baby's life. The aim of the scheme is to eradicate the risk of vertical transmission of HIV to infants born to mothers with HIV and to improve maternal and infant health and wellbeing.

(f) Bury, Oldham, Rochdale, Stockport, Tameside, Trafford and Wigan Metropolitan Borough Councils also provide support to new mothers through the 'spot-purchase' of our service to provide a start-up kit (bottles, steriliser, cleaning equipment) and formula milk for the first 12 months of the baby's life.

(g) The Tesco Bags of Help Community Fund gave a grant of £500 to support our new 'Telephone Buddies' service. The Telephone Buddies project was set up in the early weeks of the first Covid-19 national lockdown to help address isolation, particularly in older or more vulnerable people living with HIV. The grant enabled our Volunteer Coordinator to engage with more volunteers and to provide basic mobile phones and top-ups to the volunteers.

(h) In response to Covid-19, The Barnes Cotton Districts Charity kindly granted £2,000, which was used to support our Welfare Fund, providing support to people in financial hardship. The fund primarily provides basic white goods such as cookers & washing machines, as well as store vouchers for clothing.

(i) Manchester Relief in Need kindly provided a grant to enable us to support people living with HIV in Manchester and in financial hardship through the provision of basic household white goods such as cookers, washing machines or fridges.

19 Analysis of changes in net debt

	1 April 2020 £	Cash flows £	Other non-cash changes £	31 March 2021 £
Cash and cash equivalents	621,512	247,076	-	868,588
	621,512	247,076	-	868,588
Borrowings	-	-	-	-
Total	621,512	247,076	-	868,588

20 Leasing agreements

Minimum lease payments under non-cancellable operating leases fall due as follows:

	2021 £	2020 £
Within one year	1,568	-
Between one and five years	6,273	-
	7,841	-

16 Statement of funds (continued)

Previous year

	1 April 2019 £	Income £	Expenditure £	Transfers £	Gains and losses £	31 March 2020 £
General funds	561,975	486,640	(533,086)	6,673	-	522,202
Designated funds						
Buildings maintenance	35,000	-	-	(6,673)	-	28,327
Gregory's Place Fund	176,561	-	(6,450)	-	129,889	300,000
77 Ardwick Green unrestricted property	212,578	-	(4,949)	-	-	207,629
Landlord fund	20,000	-	-	-	-	20,000
Total unrestricted funds	1,006,114	486,640	(544,485)	-	129,889	1,078,158
Restricted funds						
Properties	171,856	-	(6,235)	-	-	165,621
Vodafone World of Difference	153	-	-	-	-	153
M.A.C Aids Fund UK	-	29,175	(28,296)	-	-	879
Lloyds TSB Foundation Funding	1,273	-	-	-	-	1,273
Big Lottery Fund	4,274	72,130	(65,036)	-	-	11,368
Manchester Guardian Society	521	-	-	-	-	521
Manchester City Council	8,915	33,149	(21,046)	-	-	21,018
Manchester Pride	2,458	-	(2,458)	-	-	-
Salford City Council	-	1,250	(846)	-	-	404
ViiV Healthcare	-	15,795	(15,795)	-	-	-
Total restricted funds	189,450	151,499	(139,712)	-	-	201,237
Total funds	1,195,564	638,139	(684,197)	-	129,889	1,279,395

17 Other activities

In its role as an agency for administering payments the charity collected £9,230 (2020 - £4,275) from other charities for disbursement to individuals. The amount disbursed during the year amounted to £9,230 (2020 - £4,275). These transactions are not included in the Statement of Financial Activities. The charity held £nil (2020 - £nil) at the year end which had not yet been disbursed to individuals. This amount is not included in the balance sheet.

18 Reconciliation of net expenditure to net cash flow from operating activities

	2021 £	2020 £
Net income/(expenditure) for the year	162,453	83,831
Depreciation	21,137	30,164
Gains on investments	-	(129,889)
Interest and rental income	(15,750)	(21,866)
(Increase)/decrease in debtors	(35,913)	12,277
Increase/(decrease) in creditors	99,399	46,393
Net cash used in operating activities	231,326	20,910

Independent Auditor's report to the Trustees of George House Trust

Opinion

We have audited the financial statements of George House Trust Limited for the year ended 31 March 2021 which comprise the Statement of Financial Activities, the Balance Sheet, Cashflow Statement and notes to the financial statements, 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).

In our opinion the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 March 2021, 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 of Opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the charitable company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the trustees' use of going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charitable company's ability as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

However, not all future events or conditions can be predicted. The COVID-19 viral pandemic is one of the most significant economic events for the UK with unprecedented levels of uncertainty of outcomes. It is therefore difficult to evaluate all of the potential implications on the charity and the wider economy. The trustees' view on the impact of COVID-19 is disclosed in the trustees' annual report.

Other information

The other information comprises the information in the Trustees' Report, other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information contained within the annual report.

Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit or otherwise appears to be materially misstated. If we identify such material inconsistences or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Opinion on other matter 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, which includes the directors' report and the strategic report for the financial year for which the financial statements are prepared is consistent with the financial statements; and

- the strategic report and the directors' report included within the trustees' report have been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the strategic report or the directors' report included within the trustees' report.

We have nothing to report in respect of the following matters where the Companies Act 2006 requires us to report to you if, in our opinion;

- adequate accounting records have not been kept or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of trustees' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or

- the trustees were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies exemption in preparing the directors' report and take advantage of the small companies exemption from the requirement to prepare a strategic report.

Responsibility of trustees

As explained more fully in the trustees' responsibilities statement set out on pages 17 and 18, 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.

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

- identifying and assessing the design and effectiveness of controls that management has in place to prevent and detect fraud;
- identifying and testing journal entries, in particular journals we considered to be unusual;
- testing the use of restricted funds to ensure correct allocation in-line with supporting agreements;
- performing sample testing on payments made, including welfare grants to ensure correctly authorised;
- reviewing of minutes and cross-referencing to figures were applicable;
- assessing the extent of compliance with applicable laws and regulations

Independent Auditor's report to the Trustees of George House Trust (continued)

"A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: https://www.frc.org.uk/Our-Work/Audit/Audit-andassurance/Standards-and-guidance/Standards-and-guidance-for-auditors/Auditors-responsibilities-foraudit/Description-of-auditors-responsibilities-foraudit.aspx.

This description forms part of our auditor's report."

Use of our report

This report is made solely to the charitable company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the charitable company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charitable company and the charitable company's members as a body, for our audit work, for this report, or for the opinions we have formed.

Angela Chorlton (Senior Statutory Auditor)
for and behalf of Haines Watts Manchester Limited
Chartered Accountants and Statutory Auditor

Date: 04/10/2021

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