

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
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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.

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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 Axxess 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 actively 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:



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.

Independent Auditors' Report
To the Members of George House Trust (Continued)

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.

Independent Auditors' Report
To the Members of George House Trust (Continued)

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.

**Independent Auditors' Report
To the Members of George House Trust (Continued)**

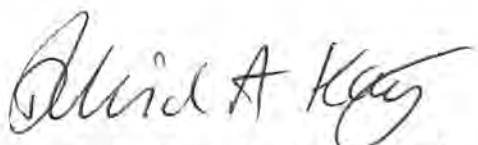
There are inherent limitations in our audit procedures described above. The more removed that laws and regulations are from financial transactions, the less likely it is that we would become aware of non-compliance. Auditing standards also limit the audit procedures required to identify non-compliance 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 than 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
		<u>775,495</u>	<u>781,486</u>
Current assets			
Debtors	13	350,023	338,501
Cash at bank and in hand		440,739	459,318
		<u>790,762</u>	<u>797,819</u>
Creditors: Amounts falling due within one year	14	<u>(118,924)</u>	<u>(52,793)</u>
Net current assets		<u>671,838</u>	<u>745,026</u>
Net assets		<u>1,447,333</u>	<u>1,526,512</u>
The funds of the charity			
Restricted funds	16	368,738	413,916
<i>Unrestricted funds</i>			
Designated funds	16	746,406	757,571
General fund	16	332,189	355,025
		<u>1,447,333</u>	<u>1,526,512</u>
Total charity funds		<u>1,447,333</u>	<u>1,526,512</u>

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

George House Trust

Notes to the Financial Statements

For the Year Ended 31 March 2025

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.

George House Trust

Notes to the Financial Statements (Continued)

For the Year Ended 31 March 2025

1. Accounting Policies (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.

George House Trust

Notes to the Financial Statements (Continued)

For the Year Ended 31 March 2025

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.

George House Trust

Notes to the Financial Statements (Continued)

For the Year Ended 31 March 2025

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.

George House Trust

Notes to the Financial Statements (Continued)

For the Year Ended 31 March 2025

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	-	-
	<u>78,741</u>	<u>61,641</u>

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
	<u>434,147</u>	<u>529,256</u>

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

George House Trust
Notes to the Financial Statements (Continued)
For the Year Ended 31 March 2025

5. Grants paid

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

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).

George House Trust

Notes to the Financial Statements (Continued)

For the Year Ended 31 March 2025

6. Expenditure

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

George House Trust

Notes to the Financial Statements (Continued)

For the Year Ended 31 March 2025

6. Expenditure (continued)

	Basis of Allocation	Expenditure on raising funds		Expenditure on charitable activities				Total expenditure on charitable activities	2025 Total expenditure	2024 Total expenditure
		Voluntary Income	Fundraising	Total expenditure on raising funds	Welfare grants	Volunteer & user activities	Support costs			
		£	£	£	£	£	£	£	£	£
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	-
<u>Governance costs:</u>										
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.

George House Trust

Notes to the Financial Statements (Continued)

For the Year Ended 31 March 2025

6. Expenditure – prior year information

	Basis of Allocation	Expenditure on raising funds		Total expenditure on raising funds	Expenditure on charitable activities				2024 Total expenditure
		Voluntary Income	Fundraising		Welfare grants	Volunteer & user activities	Support costs	Total expenditure on charitable activities	
		£	£	£	£	£	£	£	£
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 stationery	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

George House Trust

Notes to the Financial Statements (Continued)

For the Year Ended 31 March 2025

6. Expenditure – prior year information (continued)

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

George House Trust

Notes to the Financial Statements (Continued)

For the Year Ended 31 March 2025

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
	<u>829,571</u>	<u>742,108</u>

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
	<u>23</u>	<u>20</u>

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.

George House Trust
Notes to the Financial Statements (Continued)
For the Year Ended 31 March 2025

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	<u>559,101</u>	<u>441,573</u>	<u>1,000,674</u>
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	<u>241,762</u>	<u>428,417</u>	<u>670,179</u>
Net book value			
31 March 2024	<u>328,521</u>	<u>7,965</u>	<u>336,486</u>
31 March 2025	<u>317,339</u>	<u>13,156</u>	<u>330,495</u>

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.

George House Trust
Notes to the Financial Statements (Continued)
For the Year Ended 31 March 2025

12. Investments

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

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	<u>322,603</u>	<u>322,603</u>

13. Debtors

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

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

George House Trust

Notes to the Financial Statements (Continued)

For the Year Ended 31 March 2025

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	<u>14,272</u>	<u>12,623</u>
	<u>118,924</u>	<u>52,793</u>
Deferred income included above		
Balance at beginning of year	-	81,445
Amount released to incoming resources	-	(81,445)
Amount deferred in year	<u>6,500</u>	<u>-</u>
Balance at end of year	<u>6,500</u>	<u>-</u>

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	<u>13,156</u>	<u>319,033</u>	<u>332,189</u>
Total funds	<u>775,495</u>	<u>671,838</u>	<u>1,447,333</u>

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	<u>7,967</u>	<u>347,058</u>	<u>355,025</u>
Total funds	<u>781,486</u>	<u>745,026</u>	<u>1,526,512</u>

George House Trust

Notes to the Financial Statements (Continued)

For the Year Ended 31 March 2025

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	<u>1,112,596</u>	<u>819,486</u>	<u>(854,008)</u>	<u>521</u>	<u>-</u>	<u>1,078,595</u>
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	<u>413,916</u>	<u>383,006</u>	<u>(427,663)</u>	<u>(521)</u>	<u>-</u>	<u>368,738</u>
Total funds	<u>1,526,512</u>	<u>1,202,492</u>	<u>(1,281,671)</u>	<u>-</u>	<u>-</u>	<u>1,447,333</u>

Designated funds:

- 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.
- 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.

George House Trust

Notes to the Financial Statements (Continued)

For the year ended 31 March 2025

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.

George House Trust

Notes to the Financial Statements (Continued)

For the year ended 31 March 2025

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.

George House Trust

Notes to the Financial Statements (Continued)

For the Year Ended 31 March 2025

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	<u>1,141,932</u>	<u>675,126</u>	<u>(850,205)</u>	<u>743</u>	<u>145,000</u>	<u>1,112,596</u>
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 O2	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	<u>192,721</u>	<u>482,056</u>	<u>(260,118)</u>	<u>(743)</u>	<u>-</u>	<u>413,916</u>
Total funds	<u>1,334,653</u>	<u>1,157,182</u>	<u>(1,110,323)</u>	<u>-</u>	<u>145,000</u>	<u>1,526,512</u>

George House Trust

Notes to the Financial Statements (Continued)

For the Year Ended 31 March 2025

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	<u>66,131</u>	<u>(110,546)</u>
Net cash used in operating activities	<u>(40,697)</u>	<u>(259,277)</u>

19. Analysis of cash and cash equivalents

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

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	-	<u>1,882</u>
	<u>1,882</u>	<u>3,764</u>