

Company Registration No: 07866189
Charity No: 1144990

THE GLASS-HOUSE TRUST

ANNUAL REPORT AND ACCOUNTS 5 APRIL 2025

The Peak
5 Wilton Road
London SW1V 1AP

The Glass-House Trust Annual Report and Accounts 5 April 2025

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Legal and administrative

The Glasshouse trust was formed as a company limited by guarantee on 30 November 2011 and incorporated in the United Kingdom. The company registration number is 7866189.

The Trust was registered with the Charity Commission for England and Wales on 9 December 2011. The charity registration number is 1144990.

Trustees/Directors

Alex Sainsbury
Elinor Sainsbury
Dominic Flynn

Registered office

The Peak
5 Wilton Road
London SW1V 1AP

Principal officers

Karen Everett, Chief Executive Officer
Matthew Williams, Executive

Both are employed part-time.

Bankers

Royal Bank of Scotland
36 St Andrew Square,
Edinburgh, EH2 2YB

Solicitors

Broadfields Law UK LLP
1 Bartholomew Close
London EC1A 7BL

Auditor

Sayer Vincent LLP
110 Golden Lane
London EC1Y 0TG

Investment advisers

Bordier & Cie (UK) Plc
79 Pall Mall
London SW1Y 5ES

Report of the Trustees

The Trustees present their report and the audited financial statements for the year ended 5 April 2025.

Legal and administrative information set out on page 2 forms part of this report. The financial statements comply with current statutory requirements, the Trust deed, and the Statement of Recommended Practice - Accounting and Reporting by Charities: SORP applicable to charities preparing their accounts in accordance with FRS 102.

Objects

The objects of the Trust as given in the memorandum and articles are for general charitable purposes. The current areas of interest are reflected in the grant-making activities on page 5 of the Report of the Trustees.

Organisation

The Trust is one of the Sainsbury Family Charitable Trusts, which share a common administration. The Funder of the Trust is Alex Sainsbury.

Trustees are appointed by ordinary resolution and are provided with relevant information relating to their responsibilities as Trustees.

The Trustees are aware of the latest Charity Governance Code which sets out the principles and recommended practice for good governance within the sector. The Charity has reviewed its governance arrangements against the principles within the code and believes that it is compliant to an appropriate extent at the current time.

Trustees are aware of the Charity Commission guidance on charity and public benefit and confirm that they have complied with the duty in Section 17 of the Charities Act 2011 to have due regard to it. The information that follows in this annual report gives details of the Trust's aims, activities and achievements in the areas the Trust supports. This demonstrates the benefits of these activities to the Trust's beneficiaries, and through them to the public.

Fundraising policy

The Trust does not fundraise from the general public and does not use professional fundraisers or commercial participators. The income of the Trust is not bound by any regulatory scheme, and the Trust does not need to comply with any voluntary code of practice relating to fundraising.

We do not approach individuals for fundraising, and we do not operate specific policies and procedures related to fundraising activities. We have received no complaints about fundraising activities, as no such activities were carried out.

Reserves policy and going concern

It is the policy of the Trustees to approve grants for payment over a period of years, subject to certain conditions over the life of the grant. Grants that Trustees expect to pay within twelve months of the year end are accrued in the accounts. Grant payments due in more than twelve months are not accrued and are recorded as an unaccrued future commitment. Grants payments due in more than twelve months are subject to grant holders meeting the conditions of their awards. Cash flow projections for income and expenditure are reviewed regularly to ensure that the level of available reserves is adequate and that the Trust is in a position to meet all its commitments.

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The Trustees hold free funds to meet the short-term working capital needs of the Trust and to pay grants. In the event that the Trustees were unable to meet current commitments from unrestricted reserves, they would be willing to draw on its expendable endowment in order to meet those commitments. At 5 April 2025, the Trust held free funds of £6.7 million (2024: £7.5 million), all of which was made up of expendable endowment.

The Trustees are unaware of any material uncertainties that would prevent the financial statements from being prepared on a going concern basis.

Risk assessment

The Trustees have examined the major strategic, business and operational risks to which the Trust may be exposed. Through the joint office of the Sainsbury Family Charitable Trusts, adequate systems are in place to meet the potential risks that the Trustees have identified. The Trustees continue to be vigilant and to keep processes under review.

The Trustees have identified the uncertainty of financial returns to constitute the charity's major financial risk. This is mitigated by having a diversified financial portfolio under the management of a major investment house. The Trustees review investment strategy regularly and monitor investment performance closely.

Trustees have identified as a key risk the misuse of funds by a grant beneficiary. To mitigate this risk, funds are awarded following a thorough assessment and grants are monitored continuously. Grants awarded for more than one year are subject to annual review.

Staff remuneration

Trustees review the remuneration of the senior staff (including key management personnel) annually, considering the requirements of their roles and performance during the year. From time to time the SFCT Management Committee benchmarks pay levels against the comparable positions in similar organisations.

Investment policy and performance

Trustees meet with their investment managers regularly to discuss investment strategy and to ensure that the Trust's income requirements are met. The Trustees normally hold investments for the long term.

During the period, the portfolio at a consolidated level increased in value, by 6.6% (2024: increased by 11%). This compares with the ARC Sterling Balanced Asset index, which increased by 6.4% (2024: increased by 5.8%).

The memorandum and articles of the Trust empower the Trustees to appoint investment advisers who have discretion to invest the funds of the Trust within guidelines established by the Trustees.

Review of the past year

The net unrestricted expenditure of the Trust for the year after charging support costs was £1,173,152 (2024: £1,354,587). The net assets of the Charity decreased from £7,769,354 at 5 April 2024 to £6,671,700 at 5 April 2025, a decrease of 14.1%.

The Trustees met once during the year to make and review grants and once more to review investment activity. During the year, grants to the value of £158,000 (2024: £293,000) were approved.

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Grants are made to projects initiated by the Settlor or Trustees, including projects initiated jointly by the Trustees and the beneficiary (**Projects initiated by Trustees**), and projects drawn to Trustees' attention which they consider have particular merit (**Other projects**). Grants paid during the year may be analysed by number and by value in these two categories as follows:

	Grants Paid	Value in £s
Projects initiated by Trustees	15	1,355,000
Other projects	6	63,500
	21	1,418,500

Grants paid in 2024/25 are listed below, together with a brief description of the wider aims of each organisation supported.

Future plans

The Trust will continue to support projects in accordance with the categories described above. Trustees do not foresee a significant change in projects supported in the next few years.

Grants paid

Projects initiated by Trustees - £1,355,000

A Space - £60,000

Towards the Director's salary.

A Space provides therapeutic support – especially through creative activities – for children within primary and secondary schools in Hackney. This pioneering project was set up by Trustees in 1998 and aims to foster children's emotional expression and development.

Four Corners Books - £150,000 (2 grants)

Towards the charity's running costs.

This not-for-profit publisher seeks to bring art history to life. It aims to create a space to reflect on artists and creative outputs from the recent past that have been overlooked, and to champion this creativity, in an accessible way.

Glass-House Community-Led Design - £120,000 (2 grants)

Towards core costs and making its archive more accessible and usable.

This project was set up by Trustees in 2000 and established as an independent charity in 2006. It provides design advice to residents and communities participating in the regeneration of social housing, neighbourhood buildings, spaces, and streets. The charity also trains professionals and members of the public in participatory design for the built environment.

MayDay Rooms - £50,000

Towards the charity's running costs.

Mayday Rooms is an educational archiving project based in London's Fleet Street, which was initiated in collaboration with the Glasshouse trust. MayDay Rooms finds ways to make publicly available;

conserve and study archives and other historical material linked to social movements, experimental culture, and marginalised figures and groups. The work involves extensive transfer of fragile materials into digital forms, and exploration of these materials through workshops, public events, discussions, exhibitions, and the training up of 'citizen archivists.'

Raven Row - £975,000 (2 grants)

Towards the charity's running costs and a programme of live performances to accompany an exhibition on the visual work of the theatre practitioner Bertolt Brecht.

Raven Row is an art exhibition centre in Spitalfields, East London established by trustees of the Glass-House Trust, in historic and award-winning contemporary buildings in 2009. Raven Row makes exhibitions of modern and contemporary art - making public the results of lengthy and scholarly research - which are free to the public to visit. Publications, as well as discussions and events, are produced and presented alongside these exhibitions.

Other projects - £63,500

Money for Madagascar - £41,000

For the running costs of Akany Hasina and other projects in Madagascar chosen by the charity, and a contribution to an in-country representative of Money for Madagascar.

Money for Madagascar is a UK charity, funding projects in Madagascar aimed at tackling extreme poverty, loss of biodiversity, poor health, lack of food security and limited access to education.

Akany Hasina is an environmental and cultural education project for children and young people in a village some fifty miles from Madagascar's capital Antananarivo. Glass-House Trust has supported Akany Hasina as its sole funder since 2014. Akany Hasina provides English language tuition, as well as education in traditional Malagasy culture, including dance and musical instrument playing, and environmental understanding and conservation.

The Sainsbury Archive - £5,000

Towards running costs

The Sainsbury Archive, housed at the Museum of Docklands, documents the history of J Sainsbury plc from its foundation in Drury Lane in 1869, but also provides a unique record of the history of retailing since the mid-19th century and the impact of this on society.

Transform Drug Policy Foundation - £17,500

Towards the charity's running costs.

Drug policy is a matter of public concern which impacts on many people's lives directly and indirectly. Transform highlights the negative social and economic costs of wholesale prohibition and encourages rational discussion of alternative approaches.

Statement of Trustees' responsibilities

The Trustees (who are also directors of The Glass-House Trust for the purposes of company law) are responsible for preparing the Trustees' annual report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

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

- Select suitable accounting policies and then apply them consistently.
- Observe the methods and principles in the Charities SORP.
- Make judgements and estimates that are reasonable and prudent.
- State whether applicable UK Accounting Standards and statements of recommended practice 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 that the charity will continue in operation.

The Trustees are responsible for keeping adequate accounting records that disclose with reasonable accuracy at any time the financial position of the charitable company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

As far as the Trustees are aware:

- There is no relevant audit information of which the charitable company's auditor is unaware.
- The Trustees have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditor is aware of that information.

Approved by the Board on 18th November 2025 and signed on their behalf by:

Alex Sainsbury – Settlor

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF THE GLASS-HOUSE TRUST

Opinion

We have audited the financial statements of The Glass-House Trust (the 'charitable company') for the year ended 5 April 2025 which comprise the statement of financial activities, balance sheet, statement of cash flows and notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 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 5 April 2025 and of its incoming resources and application of resources, including its income and expenditure for the year then ended
- Have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice
- Have been prepared in accordance with the requirements of the Companies Act 2006

Basis for opinion

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

Conclusions relating to going concern

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 Glass-House Trust'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 the 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 Trustees' annual report, other than the financial statements and our auditor's report thereon. The Trustees are responsible for the other information contained within the annual report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon. Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements, or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements

themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2006

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

- The information given in the Trustees' annual report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- The Trustees' annual report has been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the trustees' annual report. We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 requires us to report to you if, in our opinion:

- Adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- The financial statements are not in agreement with the accounting records and returns; or
- Certain disclosures of Trustees' remuneration specified by law are not made; or
- We have not received all the information and explanations we require for our audit; or
- The directors were not entitled to prepare the financial statements in accordance with the small companies' regime and take advantage of the small companies' exemptions in preparing the trustees' annual report and from the requirement to prepare a strategic report.

Responsibilities of Trustees

As explained more fully in the statement of Trustees' responsibilities set out in the Trustees' annual report, the Trustees (who are also the directors of the charitable company for the purposes of company law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the Trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Trustees are responsible for assessing the charitable company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the charitable company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud are set out below.

Capability of the audit in detecting irregularities

In identifying and assessing risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, our procedures included the following:

- We enquired of management and the board of Trustees, which included obtaining and reviewing supporting documentation, concerning the charity's policies and procedures relating to:
 - Identifying, evaluating, and complying with laws and regulations and whether they were aware of any instances of non-compliance;
 - Detecting and responding to the risks of fraud and whether they have knowledge of any actual, suspected, or alleged fraud.
 - The internal controls established to mitigate risks related to fraud or non-compliance with laws and regulations.
- We inspected the minutes of meetings of those charged with governance.
- We obtained an understanding of the legal and regulatory framework that the charity operates in, focusing on those laws and regulations that had a material effect on the financial statements or that had a fundamental effect on the operations of the charity from our professional and sector experience.
- We communicated applicable laws and regulations throughout the audit team and remained alert to any indications of non-compliance throughout the audit.
- We reviewed any reports made to regulators.
- We reviewed the financial statement disclosures and tested these to supporting documentation to assess compliance with applicable laws and regulations.
- We performed analytical procedures to identify any unusual or unexpected relationships that may indicate risks of material misstatement due to fraud.
- In addressing the risk of fraud through management override of controls, we tested the appropriateness of journal entries and other adjustments, assessed whether the judgements made in making accounting estimates are indicative of a potential bias and tested significant transactions that are unusual or those outside the normal course of business.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

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

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Use of our report

This report is made solely to the charitable company's members as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the charitable company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charitable company and the charitable company's members as a body, for our audit work, for this report, or for the opinions we have formed.

Noelia Serrano (Senior statutory auditor)

Date: 19 November 2025

for and on behalf of Sayer Vincent LLP, Statutory Auditor
110 Golden Lane, LONDON, EC1Y 0TG

Statement of financial activities for the year ended 5 April 2025

	<i>Notes</i>	Unrestricted Funds	Expendable Endowment	Total Funds 2025	Total Funds 2024
		£	£	£	£
Income from:					
Investments	3	251,713	-	251,713	233,301
Bank deposit interest		3,263	-	3,263	7,509
Donations and gifts		22,250	-	22,250	25,000
Total income and endowments		277,226	-	277,226	265,810
Expenditure on:					
Cost of raising funds					
Investment management costs		-	17,624	17,624	19,742
Charitable activities					
Grant-making:					
Grant expenditure	4	1,038,000	-	1,038,000	1,240,500
Governance and support costs	5	117,528	-	117,528	94,345
Cost of grant-making		1,155,528	-	1,155,528	1,334,845
Total expenditure		1,155,528	17,624	1,173,152	1,354,587
Net expenditure before (losses)/gains on investments		(878,302)	(17,624)	(895,926)	(1,088,777)
Net gains/ (losses) on investments	8	-	(201,746)	(201,746)	470,449
Loss /Gain on foreign exchange			18	18	
Transfers between funds	10	878,302	(878,302)	-	-
Net movement in funds		-	(1,097,654)	(1,097,654)	(618,328)
Reconciliation of funds:					
Total funds brought forward	10	-	7,769,354	7,769,354	8,387,682
Total funds carried forward		-	6,671,700	6,671,700	7,769,354

The notes on pages 15 to 25 form part of these accounts. All of the above results are derived from continuing activities. There were no other recognised gains or losses other than those stated above.

Balance sheet as at 5 April 2025

Company number: 07866189

	<i>Notes</i>	2025	2024
		£	£
Fixed assets			
Tangible fixed assets	7	931,098	888,029
Investments	8	6,258,489	7,622,863
		<u>7,189,587</u>	<u>8,510,892</u>
Current assets			
Cash at bank and in hand		<u>305,327</u>	<u>434,358</u>
		305,327	434,358
Current liabilities			
Creditors - amounts falling due within 1 year	9	<u>(823,212)</u>	<u>(1,175,896)</u>
Net current liabilities		(517,885)	(741,538)
Net assets		<u>6,671,700</u>	<u>7,769,354</u>
Capital funds			
Expendable endowment	10	6,671,700	7,769,354
Income funds			
Unrestricted funds	10	-	-
		<u>6,671,700</u>	<u>7,769,354</u>

The financial statements were approved and authorised for issue by the Trustees on 18th November 2025 and were signed on their behalf by:

TRUSTEE

Alex Sainsbury

The notes on pages 15 to 25 form part of these accounts.

Cash flow statement for the year ended 5 April 2025

Reconciliation of net expenditure to net cash flow from operating activities

	2025	2024
	£	£
Cash flows from operating activities		
Net cash used in operating activities	(1,479,154)	(1,022,477)
Cash flows from investing activities		
Dividends and income	254,976	240,810
Purchase of investments	(1,503,794)	(1,412,911)
Sale of investments	2,387,986	3,096,412
Net cash provided by investing activities	1,139,168	1,924,311
Change in cash and cash equivalents in the year	(407,469)	901,834
Cash and cash equivalents at the beginning of the year	1,106,395	204,562
Cash and cash equivalents at the end of the year	698,928	1,106,395

Reconciliation of net cash used in operating activities

	2025	2024
	£	£
Net movement in funds as per statement of financial activities	(1,097,654)	(618,328)
Gains/(losses) on investments	201,746	(470,449)
Dividends and income	(254,976)	(240,810)
Depreciation charge	24,432	26,058
Increase/(decrease) in creditors	(352,684)	281,052
Net cash used in operating activities	(1,479,154)	(1,022,477)

Analysis of the balance of cash as shown in the balance sheet

	2025	2024	Change in year
	£	£	£
Cash at bank and in hand	305,327	434,358	(129,031)
Cash balances held by investment manager for reinvestment	393,599	672,037	(278,438)
	698,928	1,106,395	(407,469)

The notes on pages 15 to 25 form part of these accounts.

Notes to the accounts

1. Statutory

The charity is a company limited by guarantee (company registered number 07866189), which is incorporated and domiciled in the UK and is a public benefit entity. The address of the registered office is The Peak, 5 Wilton Road, London SW1V 1AP.

2. Principal accounting policies

a) Basis of preparation

The financial statements have been prepared in accordance with the Charities SORP (FRS102) applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland and the Charities Act 2011 and UK Generally Accepted Practice as it applies from 1 January 2015.

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

In the view of the Trustees, there are no material uncertainties casting doubt on the going concern of the charity.

Having assessed the Trust's financial position and plans for the foreseeable future, the Trustees are satisfied that it remains appropriate to prepare the financial statements on the going concern basis.

The Charity has adopted a total return basis to budget for amounts made available for charitable activity. The endowment assets of the Trust remain significant, and the Trust will continue to pay out to its beneficiaries in accordance with the Trust's objects.

b) Income recognition

Income is shown gross which includes the associated tax credit unless the tax so deducted is considered irrecoverable. Dividends are included by reference to their due dates. Interest is included when receivable.

c) Expenditure on charitable activities

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. Expenditure is classified under the following activity headings.

Costs of generating funds represent amounts paid to the Trust's external investment advisors. Charitable activities expenditure comprises grants and donations awarded by the Trustees in accordance with the criteria set out in the Trust Deed, together with grant related support costs.

Grants payables are made to third parties in furtherance of the charity's objects. Single or multi-year grants are accounted for when either the recipient has a reasonable expectation that they will receive a grant and the trustees have agreed to pay the grant without condition, or the recipient has a reasonable expectation that they will receive a grant and that any condition attaching to the grant is outside of the control of the charity.

The view of the trustees is that any instalments payable within 12 months of the reporting date are expected to be paid regardless of the status of attached conditions and so these are accrued. Any payments due in more than 12 months from the reporting date, where conditions exist that

2. Principal accounting policies (continued)

have not been met at the reporting date, are not accrued but are reported as an unaccrued future commitment (see note 4).

Grant related support costs represent staff, office and governance costs incurred in managing the grant award programme. They include a share of the staff and office costs of the joint offices of the Sainsbury Family Charitable Trusts, which are allocated in proportion to the time spent on Trust matters and grants paid.

Costs include a share of the staff and office costs of the joint offices of the Sainsbury Family Charitable Trusts, which are allocated in proportion to the time spent on Trust matters and grants paid.

d) Investments

Investments are a form of basic financial instrument and are initially recognised at their transaction value and subsequently measured at their fair value as at the balance sheet date using the closing quoted market price. Any change in fair value will be recognised in the statement of financial activities.

Investment gains and losses, whether realised or unrealised, are combined and shown in the heading "Net gains/(losses) on investments" in the statement of financial activities. The charity does not acquire put options, derivatives, or other complex financial instruments.

e) Cost of administration

These costs include a share of the staff and office costs of the joint offices of the Sainsbury Family Charitable Trusts, which are allocated in proportion to the time spent on Trust matters and grants paid.

f) Debtors

Trade and other debtors are recognised at the settlement amount due after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

g) Financial instruments

The Trust has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value. Financial assets held at amortised cost comprise cash at bank and in hand, together with accrued interest and other debtors. Financial liabilities held at amortised cost comprise grants payable and accruals.

h) Cash and cash equivalents

Cash at bank and cash in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

i) Fixed assets/depreciation

Items of equipment are capitalised where the purchase price exceeds £5,000. Depreciation costs are allocated to activities on the basis of the use of the related assets in those activities. Assets are reviewed for impairment if circumstances indicate their carrying value may exceed their net realisable value and value in use. Major components are treated as a separate asset where they

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have significantly different patterns of consumption of economic benefits and are depreciated separately over its useful life.

Fixed assets are depreciated at rates which reflect their useful life to the Trust. The following rates have been used:

Freehold property (held at cost) - 50 years

Freehold property improvements - 10 years

Leasehold improvements - over the remaining life of the lease

j) Creditors and provisions

Creditors and provisions are recognised where 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 to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

k) Pensions

Contributions to defined contribution plans are charged to the statement of financial activities in the period to which they relate.

l) Critical accounting judgements and key sources of estimation uncertainty

In the application of the charity's accounting policies, which are described above, Trustees are required to make judgements, estimates and assumptions about the carrying values of assets and liabilities that are not readily apparent from other sources. The estimates and underlying 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 if the revision affects only that period, or in the period of the revision and future periods if the revision affects the current and future periods.

In the view of the Trustees, no assumptions concerning the future or estimation uncertainty affecting assets and liabilities at the balance sheet date are likely to result in a material adjustment to their carrying amounts in the next financial year.

3. Investment income

Income received on investments may be analysed as follows:

	2025		2024	
	£	%	£	%
Fixed Interest	80,188	32	40,655	17
U.K. Equities	58,582	23	93,947	40
Overseas equities	112,943	45	98,699	43
	251,713	100	233,301	100

4. Grants payable

	2025		2024	
	£	£	£	£
Reconciliation of grants payable:				
Commitments at 6 April 2024		1,157,500		860,000
Grants not accrued at 6 April 2024	940,000		1,887,500	
Grants approved in the period	158,000		293,000	
Grants not accrued at 5 April 2025	(60,000)		(940,000)	
Grants payable for the period		1,038,000		1,240,500
Net grants paid/refunded during the period		(1,418,500)		(943,000)
Commitments at 5 April 2025		<u>777,000</u>		<u>1,157,500</u>
Commitments at 5 April 2025 are payable as follows:				
		2025		2024
		£		£
Within one year (note 9)		<u>777,000</u>		<u>1,157,500</u>

Commitments

In addition to the amounts committed and accrued noted above, the Trustees have also authorised certain grants that are subject to the recipient fulfilling certain conditions. The total amount authorised but not accrued as expenditure at 5 April 2025 was £60,000 (2024: £940,000).

A list of grants payable for the current and prior year can be found in Appendix A on page 25.

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5. Support and governance costs

Current year	Provision of accommodation			2025
	for charities	Grantmaking	Governance	Total
	£	£	£	£
Staff costs (note 6)	-	48,604	1,901	50,505
Share of joint office costs	-	24,135	-	24,135
Direct costs including travel	2,551	1,753	-	4,304
Legal and professional fees	-	3,592	-	3,592
Depreciation	24,145	287	-	24,432
Auditor's remuneration*	-	-	10,560	10,560
	26,696	78,371	12,461	117,528

Prior year	Provision of accommodation			2024
	for charities	Grantmaking	Governance	Total
	£	£	£	£
Staff costs	-	25,812	1,739	27,551
Share of joint office costs	-	16,223	-	16,223
Direct costs including travel	3,989	6,741	-	10,730
Legal and professional fees	-	3,704	-	3,704
Depreciation	25,771	287	-	26,058
Auditor's remuneration	-	-	10,080	10,080
	29,760	52,767	11,819	94,346

No Trustee received remuneration or was reimbursed expenses during the period for their services as trustee.

Included in the auditor's remuneration is:

	£
Fee for the completion of the 2024/25 audit:	9,240
Fee for the completion of the 2024/25 Corporation Tax return	1,320
	<u>10,560</u>

*Total fees for statutory audit were £7,700 (2024: £7,300) excluding VAT. Charges for the preparation of Corporation Tax returns were £1,160 (2024: £1,100) excluding VAT.

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6. Analysis of staff costs

	2025	2024
	£	£
Salaries and wages	41,276	22,367
Social security costs	4,345	2,779
Other pension costs	4,884	2,404
	<u>50,505</u>	<u>27,550</u>

The Trust is one of the Sainsbury Family Charitable Trusts which share a joint administration at the Registered Office. 0.5% (2024: 0.3%) of the total support and administration costs of these trusts have been allocated to the Glass House Trust, including a proportionate share of the costs of employing the total number of staff serving in the office in 2023/24.

The actual number of staff employed during the year was 8, all on a part-time basis (2024: 7). This equates to 0.46 full-time employees (2024: 0.13). The Trust considers its key management personnel to comprise the Principal Officers. The total employment benefits, including employer pension contributions to group personal pensions, of those key management personnel, were £2,707 (2024: £2,502). No employees of the charity earned in excess of £60,000 (2024: none).

No Trustee received any remuneration for their services during the year.

7. Tangible fixed assets

	Freehold property	Freehold improvements	Leasehold improvements	Total 2025
	£	£	£	£
Cost				
Balance at 5 April 2024	1,164,346	6,008	2,007	1,172,361
Additions	-	67,500	-	67,500
Balance at 5 April 2025	<u>1,164,346</u>	<u>73,508</u>	<u>2,007</u>	<u>1,239,861</u>
Depreciation				
Balance at 4 April 2025	279,580	3,640	1,147	284,367
Charge for the period	23,287	858	287	24,432
Disposals	-	-	-	-
Accumulated depreciation at 5 April 2025	<u>302,867</u>	<u>4,498</u>	<u>1,434</u>	<u>308,799</u>
Net book value at 5 April 2025	<u>861,479</u>	<u>69,046</u>	<u>573</u>	<u>931,098</u>
				-
Net book value at 5 April 2024	884,766	2,404	860	888,030

Capital commitments

At 5 April 2025, the charity had authorised but not yet contracted for capital expenditure of £132,500 (£200,000 total approved less £67,500 spent to date). This relates to planned works to bring the building up to the required standard.

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8. Fixed asset investments

	2025	2024
	£	£
Market value 6 April 2024	6,950,826	8,163,878
Less: Disposals at proceeds	(2,394,682)	(3,096,412)
Add: Acquisitions at cost		1,412,911
Net gain/(loss) on investments	(201,745)	470,449
Market value 5 April 2025	5,864,890	6,950,826
Investment cash holdings	393,599	672,037
Total investments	6,258,489	7,622,863
Historical cost 5 April 2025	5,979,678	6,790,879

The investments held as at 5 April 2025 were as follows:

	2025		2024	
	Cost	Market Value	Cost	Market Value
	£	£	£	£
Fixed interest	1,354,935	1,361,546	382,514	376,785
UK equities	1,805,934	1,257,692	1,873,748	1,408,915
Overseas equities	2,265,102	2,580,599	3,948,938	4,471,030
Alternatives	553,707	665,052	585,678	694,096
	5,979,678	5,864,890	6,790,879	6,950,826

During the year £1,231,395 (2024: £1,070,328) was disinvested from the investment portfolio to support the Trust's grant expenditure.

9. Creditors – amounts falling due within one year

	2025	2024
	£	£
Grants payable (note 4)	777,000	1,157,500
Professional charges	14,352	13,784
Other creditors	31,860	4,612
	823,212	1,175,896

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10. Analysis of net assets between funds

	Unrestricted Funds	Expendable Endowment	Totals 2025
	£	£	£
Fund balances at 5 April 2025 are represented by:			
Tangible fixed assets	-	931,098	931,098
Investments	-	6,258,489	6,258,489
Current assets	823,212	(517,885)	305,327
Current liabilities	(823,212)		(823,212)
Total net assets	-	6,671,700	6,671,700

Movement in the year

Opening balance as at 6 April 2024	-	7,769,354	7,769,354
Total income and endowments	277,226	-	277,226
Cost of raising funds	-	(17,624)	(17,624)
Cost of grant-making	(1,155,528)	-	(1,155,528)
Net loss on investments	-	(201,746)	(201,746)
Transfers between funds	878,302	(878,302)	-
Closing balance as at 5 April 2025	-	6,671,700	6,671,700

During the year, there was a deficit of income over expenditure on the unrestricted funds of £878,302(2024: £1,069,035). This has been funded by a transfer from expendable endowment.

10. Analysis of net assets between funds (continued)

Comparative analysis for year ended 5 April 2024

	Unrestricted Funds	Expendable Endowment	Totals 2024
	£	£	£
Fund balances at 5 April 2024 are represented by:			
Tangible fixed assets	-	888,029	888,029
Investments	-	7,622,863	7,622,863
Current assets	1,175,896	(741,538)	434,358
Current liabilities	(1,175,896)	-	(1,175,896)
Total net assets	-	7,769,354	7,769,354
Movement in the year			
Opening balance as at 6 April 2023	-	8,387,682	8,387,682
Total income and endowments	265,810	-	265,810
Cost of raising funds	-	(19,742)	(19,742)
Cost of grant-making	(1,334,845)	-	(1,334,845)
Net gain on investments	-	470,449	470,449
Loss on foreign exchange	-	-	-
Transfers between funds	1,069,035	(1,069,035)	-
Closing balance as at 5 April 2024	-	7,769,354	7,769,354

11. Related party transactions

Included within governance and support costs is a total of £3,564 (2024: £2,700) payable for legal services to BDB Pitmans, a firm in which Mr D Flynn was a partner.

During the year, no disclosable related party transactions arose (2024: none). The Trustees recognise that conflicts of interest may occur from time to time due to other trusteeships and roles held by individual Trustees. In all cases where a conflict is identified, the affected Trustee does not participate in discussions or decisions relating to the relevant grant. All grants are multi-year, with future instalments subject to meeting the Trust's reporting requirements and conditions.

12. Comparative statement of financial activities for the year ended 5 April 2024

	Unrestricted Funds	Expendable Endowment	2024
	£	£	£
Income from:			
Investments	233,301	-	233,301
Bank deposit interest	7,509	-	7,509
Donations and gifts	25,000	-	25,000
Total income	265,810	-	265,810
Expenditure on:			
Cost of raising funds			
Investment management costs	-	19,742	19,742
Charitable activities			
Grant-making			
Grant expenditure	1,240,500	-	1,240,500
Governance and support costs	94,345	-	94,345
Cost of grant-making	1,334,845	-	1,334,845
Total expenditure	1,334,845	19,742	1,354,587
Net expenditure before gains/ (losses) on investments	(1,069,035)	(19,742)	(1,088,777)
Net gains/ (losses) on investments	-	470,449	470,449
Transfers between funds	1,069,035	(1,069,035)	-
Net movement in funds	-	(618,328)	(618,328)
Reconciliation of funds			
Total funds brought forward	-	8,387,682	8,387,682
Total funds brought forward	-	8,387,682	8,387,682
Total funds carried forward	-	7,769,354	7,769,354

Appendix A – grants payable

Grants payable – 2025

The amounts payable in the year included the following:

	£
Projects initiated by Trustees	
Four Corners Books	30,000
Glass-House Community-Led Design	120,000
MayDay Rooms	50,000
Raven Row	700,000
A Space	60,000
Other projects	
Money for Madagascar	37,000
The Sainsbury Archive	6,000
Transform Drug Policy Foundation	35,000
	<u>1,038,000</u>

Grants payable – 2024

The amounts payable in the year included the following:

	£
Projects initiated by Trustees	
Four Corners Books	135,000
Glass-House Community-Led Design	100,000
MayDay Rooms	53,000
Raven Row	800,000
Other projects	
Money for Madagascar	22,500
A Space	120,000
The Sainsbury Archive	10,000
	<u>1,240,500</u>