

REGISTERED COMPANY NUMBER: CE003800 (England and Wales)
REGISTERED CHARITY NUMBER: 1161069

Report of the Trustees and
Unaudited Financial Statements
for the Year Ended 31 December 2025
for
The Isokon Gallery Trust

Cooper Parry Advisory Limited
Broadwalk House, 5th Floor
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London
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The Isokon Gallery Trust
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for the year ended 31 December 2025

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The Isokon Gallery Trust
Report of the Trustees
for the year ended 31 December 2025

The Isokon Gallery Trustees hereby present their report with the financial statements of the charity for the year ended 31 December 2025. The Trustees have adopted the provisions of 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 2015).

Objectives and activities

Objectives and aims

The object of the charitable incorporated organization is to advance the education of the public in the subjects of modern architecture and social history, in particular but not exclusively by:

- The establishment of an exhibition gallery at the Isokon Building, Hampstead, London (a Grade I listed building designed by Wells Coates, 1934) to show the purpose, design, history and related aspects of the building and its many stories.
- Staging exhibitions, lectures and seminars, and displaying objects and artworks connected with the building and period.

Significant activities

The period from March through November 2025 was our twelfth season, and the fourth full season after the various closures resulting from Lockdown measures imposed by the UK government in response to the Covid pandemic in preceding years. The season's total for weekend visitors (excluding occasional groups and special events) was c. 6,136 which compares with c. 5,533 for 2024.

We took part in the Open House weekend and once again opened for a pre-Christmas gift shopping day. Open House brings greatly increased numbers to the building and accordingly also to the Gallery and gifts, easily surpassing figures for any other weekend of our season. Several residents very generously agreed to open their flats for public viewing over the Open House weekend, for which we are most grateful. Entry remains free of charge, though a donation box, and now a donation card reader, are provided and many visitors kindly made contributions, which though modest (typically £5) all help towards the finances of the Gallery. For visits to one of the studio flats, kindly managed by one of our Volunteers, Paul Fellerman, a donation of £10 per visitor is requested. (See also below).

A number of Isokon representatives visited Embassy Court, Brighton, also designed by Wells Coates and completed in 1935, to mark its 90th anniversary.

Public benefit

In setting objectives and planning for activities, the Trustees have given due consideration to general guidance published by the Charities Commission relating to public benefit. The Gallery is entirely directed towards providing public benefit as indicated above, with none of the Trustees or Volunteers receiving any remuneration for their input.

Volunteers

The staffing regime has remained consistent, the Gallery being stewarded (gratis) by Volunteers on a two shift per day basis, with two persons on duty in each shift - one operating the gift/ sales function and keeping a tally of visitors, the other supervising the Gallery area itself and assisting visitors with additional information on the exhibition.

Here we record our great thanks to the dedication and loyalty of our Volunteers and Coordinators, specifically to Peng Lee and Lynn Reynolds, whom we gratefully acknowledge here. Peng and Lynn graciously agreed to continue as Coordinators through the year, 2025, and have now become Trustees (see further below).

All new Volunteers are given a half-day induction session before the season begins, or on joining the team, and reviews of any Volunteer feedback on the operation of the Gallery are maintained by the Trustees. Our friend and supporter Tom Broughton has very generously continued to allow us to use his Penthouse and terrace for special occasions, including Open House weekend.

Maintaining an active and adequate Volunteer network is an essential and ongoing aspect of operating the Isokon Gallery successfully. Inputs naturally vary according to individual circumstances, and some original participants move on. The Trustees and the Coordinators continue to consider ways of attracting new Volunteers and retaining existing ones. The objective is to provide volunteering opportunities for everyone who wishes to participate, whilst ensuring nobody feels obliged to shoulder a disproportionate degree of duty. It is gratifying to report that at no time this season was the Gallery unable to open on account of lack of Volunteers from the network.

The Isokon Gallery Trust

Report of the Trustees for the year ended 31 December 2025

Achievements and performance

Visitors

The Gallery was open to the public for 81 days in total during the 2025 season - the season being extended through to the end of November by popular demand - and received a total of 6,136 weekend visitors (inclusive of Christmas Shopping Day - 603 more than the 2024 season. Within this figure the diversity of visitors remained impressive in terms of age, nationality and interest.

The weekend visitor numbers are supplemented by intermittent weekday (paying) group visits that take place by special arrangement, significantly augmenting the total. Additionally, through the generosity of one of our resident volunteers Paul Fellerman, visitors are offered the opportunity of seeing his own flat, an authentically furnished minimum studio apartment, subject to these visitors making a donation to the charity. This offer, available on days when Paul is volunteering, is hugely appreciated by visitors fortunate to be present at the time, and we take the opportunity of again expressing our appreciation to Paul for his loyal support.

Promotion

The Gallery continues to feature in a number of London tourist guides. The Gallery website, maintained and enhanced by our Trustee Tom de Gay, provides an essential platform, increasingly amplified by social media, and visitor response has indicated that this has been an important factor in its promotion. Magnus Englund's input on social media platforms (Facebook and Instagram) is also invaluable, with some 6,500 followers on each.

Though more difficult to measure, there has also been the effect of a burgeoning 'word of mouth' network. Supporting events, such as Gallery talks, select corporate receptions and the occasional book launch also help to project wider awareness of the Gallery's existence. A two-page illustrated Factsheet originally produced for the benefit of visitors on Open House weekend, is offered free to all visitors.

The Isokon Gallery continues to be a member of the international Iconic Houses network. We have also continued to maintain an informal but mutually beneficial link with the National Trust property at 2 Willow Road, the former home of architect Erno Goldfinger, with visitors transiting between the venues.

Special display - 'Through a Bauhaus Lens: Edith Tudor-Hart and Isokon'.

The theme for the 2025 season was continued from 2024, focussing on the life and work of Edith Tudor-Hart, née Suschitzky, the Viennese Bauhaus-trained photographer originally commissioned by Jack Pritchard to document the construction and opening of the Isokon building in 1934. In addition to her social realism photography Tudor-Hart also produced work for various publications including The Listener, Picture Post and Geographical Magazine. Her involvement in Soviet espionage activities and the Cambridge Five spy ring adds another dimension to her extraordinary and complex story.

The Gallery display has been supported by an accompanying book authored by Stephanie Pirker with Trustee Leyla Daybelge. This included a personal essay by Julia Donat, Edith's niece. The graphic design was undertaken by Trustee Tom de Gay. In addition, a short film created by Allan Brothers Films and directed by Leyla Daybelge, narrating Edith's life and including contributions by Julia Donat, Daria Santini, Stewart Purvis and Charlotte Philby was produced to supplement the exhibition and is shown on a loop in the A/V facility in the Gallery.

These changing displays greatly enrich the visitor experience and similar seasonal features, which help to refresh the Gallery offer alongside the permanent exhibition, will remain an integral part of our programme going forward. Although usually changed annually, the Tudor-Hart display was retained for the 2025 season due partly to public interest and also the raised outlay involved in its creation. This, and previous seasonal displays and films, are uploaded on to the Gallery website to provide a permanent record of this element of our activity.

The proposed feature for the 2026 season will be the Austrian architect and designer Egon Riss, who was resident at the Isokon in the war years and designed the famous Penguin Donkey (Mk 1), before moving to Scotland where he was responsible for major projects for the Scottish Coal Board.

The Isokon Gallery Trust

Report of the Trustees for the year ended 31 December 2025

Gallery Talks

The talks programme has become a regular feature of the Gallery season and is an important component of our annual revenue, as unlike the normal free visiting regime, these events must be pre-booked with paid tickets in order to control numbers. The 2025 season included illustrated talks by Modernism in Africa by Prof Ola Uduku and Ben Tosland; Émigré Modernists adapting to Britain by Owen Hatherley; A Life in Bata Modernism by Sir John Tusa; Renovating Modernism by Fabian Brenne; Lincoln Modern - Walter Gropius and J. Quincy Adams by Dana Robbat; Renovating Modernism - the Heygate Estate - a panel colloquium; Renovating Modernism - The Southbank Centre by Chris Allan and Mark Nutley. In addition there were also film screenings of Blitzed - The 80s Blitz Kids Story, and L'Asenza, introduced by Paul Fellerman; and the 1989 BBC Arena film of Berthold Lubetkin introduced by Chairman John Allan.

Publications and acquisitions

No new publications were undertaken, or exhibit acquisitions made, by the Trust during the reporting period.

The Giftshop

The small 'gift shop' in the Gallery continues to be the major source of our revenue, helping to meet our ongoing outlay for service charges, insurance, security, maintenance and various other costs. The provision of an online retail facility for the giftshop, originally introduced to help offset lost counter sales during Lockdowns, has proved highly beneficial in compensating for this shortfall and now represents a significant complementary source of regular revenue.

The Gallery giftshop continues to carry a select range of books and magazines including general histories and studies of modern architecture and design, specialist biographies and monographs. Additionally, there is a wide range of other items for sale, from tableware, crockery, trays and tea towels, to lapel badges, novelty games, post cards, T shirts, maps and fridge magnets.

From sales patterns to date, it appears that books generate the most revenue, whilst the custom-designed mugs featuring an image of the Isokon building itself are one of the more popular themed items.

All proceeds from the giftshop are applied to meet Gallery running costs. Gallery Director and Trustee Magnus Englund continues to keep the stocklist updated and supplied with new items. New items acquired for the shop in 2025 included books, magazines, greeting cards, calendars, T shirts, themed tote bags and various novelty items.

Financial review

Principal funding sources

A list of sponsors to date follows, and the Trustees wish to take this opportunity to reiterate their great appreciation of their generous support.

Corporate Sponsors

Aram, Artek, Atrium, Avanti Architects, Conisbee, Cubitts, CWM, Haines Watts, Isokon Plus, Gubi, Italia, Max Fordham, Margaret Howell, Moomin, Paul Smith, Penguin, RIBA, SCP, Sharpe Pritchard, Sigma Roc, Skandium, SKE, Stace, The Modern House, The Moholy-Nagy Foundation, Vitra, and Vitsoe.

Individual Sponsors

Matthew & Susanna Wells Cohn, Jonathan and Maria Pritchard & Family, Chris and Lone McCourt, Richard Rogers, Max Jankel Sterne, Paul and Marc Fellerman, Andrew Perloff, David Osborne and Alex Shall. We take this opportunity to record our gratitude for all the above benefactions. The Pritchard family have also most generously donated the royalties derived from the Isokon Plus furniture operation. Tom de Gay's continuing pro-bono support as in-house designer is deeply valued. The Gallery has also benefited from the generosity of artist Peter Wylie who shares the proceeds from his occasional artwork sales.

Reserves policy

Since its inception, the Gallery's financial resources have been based essentially on three sources: sponsorship from the wide variety of individual and corporate benefactors (see above); start-up interest-free loans by two of the Trustees (now fully repaid), and revenue receipts from the giftshop and lecture ticket sales, augmented by fee paying visits by pre-arranged corporate or institutional groups. A Donate facility has also now been installed in the Gallery and on our website.

Whilst the Isokon Gallery will continue to seek further sponsorship from both individual and corporate benefactors, it is the Trustees' objective to consolidate its financial position such that it is wholly sustainable by revenue from giftshop sales and charges made for specialist use of the venue for talks and other events. This position has been substantially achieved. Detailed figures for the year ending 31 December 2025 are included in the annual accounts. The charity does not designate income for specific activities as all unrestricted income is applied to the running of the Gallery.

The Isokon Gallery Trust
Report of the Trustees
for the year ended 31 December 2025

Structure, governance and management

Governing document

The charity is controlled by its governing document, a CIO constitution and is a charitable incorporated organisation.

Appointment and re-appointment of Trustees

Two new Trustees were appointed for three years to 2028 during the y/e 31 December 2025 - Peng Hui Lee and Lynn Reynolds - who over the previous year have served so diligently as Coordinators of the volunteer network. Additionally, the Trusteeships of Leyla Daybelge and Tom de Gay were renewed for a period of three years to 2028, and that of Chairman John Allan for a period of five years to 2030.

Organisational structure

The Isokon Gallery Trust is managed by the Board of Trustees who confer regularly and are responsible for the strategic direction and policy of the charity. Following the appointment of two new Trustees the Board now has seven members from a variety of professional backgrounds relevant to the work of the charity. The Coordinators play a key role in management of the duty rota and induction of new Volunteers and in posting regular newsletter on Gallery-related issues.

Risk management

The trustees have a duty to identify and review the risks to which the charity is exposed and to ensure appropriate controls are in place to provide reasonable assurance against fraud and error.

The trustees have considered the major risks facing the charity and are satisfied that appropriate systems and processes are in place to mitigate these risks.

Premises

The Isokon Gallery continues to occupy the former garage space adjoining the main Isokon building, the Trust being the lessee of Notting Hill Genesis on a 21-year term from 9th July 2014 let on a peppercorn rent. The Trust pays a monthly service charge computed on the floor area of the space relative to that of other occupants of the building. The Trust takes this opportunity to express their appreciation to their landlord, Notting Hill Genesis.

Reference and administrative details

Registered Charity number: 1161069

Principal address

Magnus Englund (Director), The Isokon Gallery Trust, c/o 25 Whitehall Lodge, Pages Lane, London N10 1NY

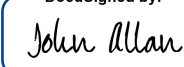
Trustees

Mr J S Allan Chairman
Mr K M W Englund Director
Ms F H Lamb Treasurer
Ms Leyla Daybelge Trustee
Mr Tom de Gay Trustee
Mr Peng Hui Lee Trustee Volunteer Coordinator
Ms Lynn Reynolds Trustee Volunteer Coordinator

Independent examiner

Cooper Parry

Approved by order of the Board of Trustees on Tuesday 9th February 2026 and signed on its behalf by

DocuSigned by:

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Mr John Allan - Trustee & Chairman

**Independent Examiner's Report to the Trustees of
The Isokon Gallery Trust**

Independent examiner's report to the trustees of The Isokon Gallery Trust ('the Company')

I report to the charity trustees on my examination of the accounts of the Company for the year ended 31 December 2025.

Responsibilities and basis of report

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

I have examined your charity's accounts as required under section 145 of the Charities Act 2011 ('the Act'). In carrying out my examination I have followed the Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

My role is to state whether any material matters have come to my attention giving me cause to believe:

1. That accounting records were not kept as required by section 130 of the Act; or
2. That the accounts do not accord with those records; or
3. That the accounts do not comply with the accounting requirements of the Act; or
4. That there is further information needed for a proper understanding of the accounts.

Independent examiner's statement

I have completed my examination and have no concerns in respect of the matters (1) to (4) listed above and, in connection with following the Directions of the Charity Commission I have found no matters that require drawing to your attention.

Signed by:



James Maxwell
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ICAEW

Cooper Parry
Broadwalk House, 5th Floor
5 Appold Street
Broadgate
London
EC2A 2AG

20 April 2026

Date:

The Isokon Gallery Trust
Statement of Financial Activities
for the year ended 31 December 2025

		2025	2024
		Unrestricted	Total funds
	Notes	funds	£
		£	£
Income and endowments from			
Donations and legacies		9,720	23,193
Other trading activities	2	39,120	41,647
Interest income	3	54	-
Total		<u>48,894</u>	<u>64,840</u>
 Expenditure on			
Raising funds		23,467	33,301
 Charitable activities			
Isokon Gallery		10,937	22,799
Other		<u>4,944</u>	<u>5,040</u>
Total		<u>39,348</u>	<u>61,140</u>
 NET INCOME		9,546	3,700
 Reconciliation of funds			
Total funds brought forward		48,003	44,303
 Total funds carried forward		<u>57,549</u>	<u>48,003</u>

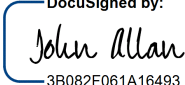
The notes form part of these financial statements

The Isokon Gallery Trust
Balance Sheet
31 December 2025

		2025 Unrestricted funds £	2024 Total funds £
Fixed assets	Notes		
Tangible assets	7	7,184	8,183
Heritage assets	8	<u>2,095</u>	<u>2,140</u>
		9,279	10,323
Current assets			
Stocks		18,947	17,143
Debtors	9	995	816
Cash at bank		<u>32,678</u>	<u>24,220</u>
		52,620	42,179
Creditors			
Amounts falling due within one year	10	<u>(4,350)</u>	<u>(4,500)</u>
Net current assets		<u>48,270</u>	<u>37,680</u>
Total assets less current liabilities		<u>57,549</u>	<u>48,003</u>
NET ASSETS		<u>57,549</u>	<u>48,003</u>
Funds	11		
Unrestricted funds		<u>57,549</u>	<u>48,003</u>
Total funds		<u>57,549</u>	<u>48,003</u>

These financial statements have been prepared in accordance with the Charities Act 2011 and the Charities SORP (FRS 102).

The financial statements were approved by the Board of Trustees and authorised for issue on 20 April 2026 and were signed on its behalf by:

DocuSigned by:

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J Allan - Trustee

The Isokon Gallery Trust

Notes to the Financial Statements for the year ended 31 December 2025

1. Accounting policies

Basis of preparing the financial statements

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) '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)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value, as modified by the revaluation of certain assets.

The financial statements have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a true and fair view. This departure has involved following the Statement of Recommended Practice for charities applying FRS102 rather than the version of the Statements of Recommended Practice which is referred to in the regulations but which has since been withdrawn.

Going concern

The trustees consider that there are no material uncertainties about the charity's ability to continue as a going concern and have adopted the going concern basis in preparing these financial statements.

Income

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

For donations to be recognised the charity will have been notified of the amounts and the settlement date in writing. If there are conditions attached to the donation and this requires a level of performance before entitlement can be obtained then income is deferred until those conditions are fully met or the fulfilment of those conditions is within the control of the charity and it is probable that they will be fulfilled.

Donated facilities and donated professional services are recognised in income at their fair value when their economic benefit is probable, it can be measured reliably and the charity has control over the item. Fair value is determined on the basis of the value of the gift to the charity. For example, the amount the charity would be willing to pay in the open market for such facilities and services. A corresponding amount is recognised in expenditure.

No amount is included in the financial statements for volunteer time in line with the SORP. Further detail is given in the Trustees' Annual Report. Income from trading activities includes income earned from fundraising events and trading activities to raise funds for the charity.

Income is received in exchange for supplying goods and services in order to raise funds and is recognised when entitlement has occurred.

Expenditure

All expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all costs related to the category. Expenditure is recognised where there is a legal or constructive obligation to make payments to third parties, it is probable that the settlement will be required and the amount of the obligation can be measured reliably. It is categorised under the following headings:

- Costs of raising funds includes stock purchases for the Isokon Gallery Shop;
- Expenditure on charitable activities includes costs of running the Isokon Gallery; and
- Other expenditure represents those items not falling into the categories above.

Irrecoverable VAT is charged as an expense against the activity for which expenditure arose.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Fixtures and fittings	-	10% on cost
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The Isokon Gallery Trust

**Notes to the Financial Statements - continued
for the year ended 31 December 2025**

1. Accounting policies - continued

Heritage assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Heritage asset - 2% on cost

Stocks

Stocks are valued at the lower of cost and net realisable value, after making due allowance for obsolete and slow moving items.

Taxation

The charity is exempt from corporation tax on its charitable activities.

Fund accounting

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

Hire purchase and leasing commitments

Rentals paid under operating leases are charged to the Statement of Financial Activities on a straight line basis over the period of the lease.

2. Other trading activities

	2025	2024
	£	£
Shop income	<u>39,120</u>	<u>41,647</u>

3. Interest income

	2025	2024
	£	£
Deposit account interest	<u>54</u>	<u>-</u>

4. Net income/(expenditure)

Net income/(expenditure) is stated after charging/(crediting):

	2025	2024
	£	£
Depreciation - owned assets	<u>1,299</u>	<u>2,487</u>

The Isokon Gallery Trust
Notes to the Financial Statements - continued
for the year ended 31 December 2025

5. Trustees' remuneration and benefits

There were no trustees' remuneration or other benefits for the year ended 31 December 2025 nor for the year ended 31 December 2024.

Trustees' expenses

There were no trustees' expenses paid for the year ended 31 December 2025 nor for the year ended 31 December 2024.

6. Comparatives for the statement of financial activities

	Unrestricted funds
	£
Income and endowments from	
Donations and legacies	23,193
Other trading activities	<u>41,647</u>
Total	<u>64,840</u>
 Expenditure on	
Raising funds	33,301
 Charitable activities	
Isokon Gallery	22,799
Other	<u>5,040</u>
Total	<u>61,140</u>
 NET INCOME	 3,700
 Reconciliation of funds	
Total funds brought forward	44,303
	<hr/>
Total funds carried forward	<u><u>48,003</u></u>

The Isokon Gallery Trust

Notes to the Financial Statements - continued
for the year ended 31 December 2025

7. Tangible fixed assets

Fixtures
and
fittings
£**Cost**

At 1 January 2025

24,863

Additions

300

At 31 December 2025

25,163**Depreciation**

At 1 January 2025

16,680

Charge for year

1,299

At 31 December 2025

17,979**Net book value**

At 31 December 2025

7,184

At 31 December 2024

8,183

8. Heritage assets

Total
£**Cost**

At 1 January 2025 and 31 December 2025

2,265**Depreciation**

At 1 January 2025

125

Charge for year

45

At 31 December 2025

170**Net book value**

At 31 December 2025

2,095

At 31 December 2024

2,140

The Isokon Gallery Trust

Notes to the Financial Statements - continued
for the year ended 31 December 2025

9. Debtors: amounts falling due within one year

	2025 £	2024 £
Prepayments	<u>995</u>	<u>816</u>

10. Creditors: amounts falling due within one year

	2025 £	2024 £
Accruals and deferred income	<u>4,350</u>	<u>4,500</u>

11. Movement in funds

	At 1/1/25 £	Net movement in funds £	At 31/12/25 £
Unrestricted funds			
General fund	48,003	9,546	57,549
	<u>48,003</u>	<u>9,546</u>	<u>57,549</u>
TOTAL FUNDS	<u>48,003</u>	<u>9,546</u>	<u>57,549</u>

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	48,894	(39,348)	9,546
	<u>48,894</u>	<u>(39,348)</u>	<u>9,546</u>
TOTAL FUNDS	<u>48,894</u>	<u>(39,348)</u>	<u>9,546</u>

Comparatives for movement in funds

	At 1/1/24 £	Net movement in funds £	At 31/12/24 £
Unrestricted funds			
General fund	44,303	3,700	48,003
	<u>44,303</u>	<u>3,700</u>	<u>48,003</u>
TOTAL FUNDS	<u>44,303</u>	<u>3,700</u>	<u>48,003</u>

The Isokon Gallery Trust

Notes to the Financial Statements - continued

for the year ended 31 December 2025

11. Movement in funds - continued

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	64,840	(61,140)	3,700
	_____	_____	_____
TOTAL FUNDS	<u>64,840</u>	<u>(61,140)</u>	<u>3,700</u>
	=====	=====	=====

12. Related party disclosures

There were no related party transactions for the year ended 31 December 2025.