

**MUSEUM OF HOMELESSNESS
TRUSTEES' REPORT AND
UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025**

Museum Of Homelessness Contents

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**Museum Of Homelessness
Trustees' Report (continued)
For The Year Ended 31 March 2025**

Chair of Trustees statement

Looking back over the past year there's no denying the many challenges that our communities have faced - at a local, national and international level. Sometimes it can feel like the polarising forces that are creating seemingly unbridgeable divisions are winning. Basic human rights are being eroded and the climate crisis continues to impact us all.

In the search for shared humanity and what unites us, a small corner of Finsbury Park in north London provides a place of solace, solidarity, resistance and joy on a daily basis. At Museum of Homelessness our aim is to provide a brave, creative and safe space for all, and that is exactly what we have done over the past year.

Our unique combination of education and engagement has allowed more people to learn about the history and impact of homelessness through our open season, where we have shared stories from the national collection for homelessness with our audiences.

Although there's no such thing as a typical day or week at the museum, one thing is guaranteed and that is that we put our community first. Over the past year we have run open studios for homeless artists; a campaign hub; provided gardening opportunities and community meals; run sexual health drop-ins, as well as providing spaces for grieving and alternative pathways to rehabilitation.

A significant development has been using the museum space to provide an emergency cold weather shelter during the Severe Weather Emergency Protocol, which ensured our community members were looked after.

Since we opened our doors at Manor House Lodge we have further developed our outdoor spaces into an established community garden which has blossomed through the seasons and we also have a beautiful new greenhouse which provides space for both growth and growing.

A highlight of last year was How to Survive the Apocalypse, which brought together MoH's unique approach to creating interactive, moving and connected experiences and was a fitting way to open our doors.

MoH also has exciting plans for the future, including a project to develop a youth campaigning collective and SHIFT our trauma conscious leadership programme for people working in housing and homelessness. We have hope and joy but also moments where we need to be brave and challenge those in power. Our Dying Homeless project continues to commemorate the lives of those that have died whilst homeless.

It is the only such record in the UK and we will continue to support this vital investigation.

Many thanks to our funders and supporters who have helped us deliver our vital work and a special mention for our corporate partners Rede, who in 2025 will undertake a sponsored bike ride challenge from Cardiff to London to raise funds for the museum.

Holding, caring for and sharing the national collection of homelessness is a critical part of what we do and we have more plans to develop the collection over the next few years. But people are the beating heart of MOH - our community, our staff, our core group, our volunteers - the entire museum crew - without whom none of what we do would be possible - a huge thank-you to you all.

Finally I'd like to pay tribute to the museum's founders, Matt and Jess Turtle whose leadership has created a truly groundbreaking and impactful museum that makes a difference to people's lives every day - thank-you!

Sharon Heal - Chair

Museum Of Homelessness

Trustees' Report For The Year Ended 31 March 2025

The trustees present their report and the financial statements for the year ended 31 March 2025.

Objectives and Activities

Aims and Objectives

The Charity's objects are, for the public benefit:

- To advance education and undertake research on homelessness, including its history, causes, and impact, in particular but not exclusively by the provision of a museum on homelessness;
- To relieve the needs of people experiencing or who have experienced homelessness and others who are socially excluded in England and Wales, in particular but not exclusively by the provision of education, training, grants and accommodation.

For the purpose of objective 2 'socially excluded' means being excluded from society, or parts of society, as a result of one or more of the following factors: unemployment, financial hardship, youth and old age, ill health (physical or mental), substance abuse or dependency including alcohol and drugs, poor educational skills attainment, relationship and family breakdown, poor housing (that is housing that does not meet basic habitable standards), crime (either as a victim of crime or as an offender rehabilitating into society).

The trustees have had regard to the guidance issued by the Charity Commission on public benefit, and this informs all of our work.

Our Theory of Change, which was developed by the core group and the board of trustees in 2017 and reviewed in 2023, forms the basis for our work to tackle systemic prejudice and social stigma. This was revised during the previous financial year, and a new strategic plan developed which has come into force at the end of this period.

Activities & Achievements - overview

During the period we opened our new site - the world's first Museum of Homelessness - to the public. This achievement has been the culmination of years of hard work starting with our campaign to find a home for MoH which was launched at the House of Lords, hosted by our Patron the Rt Reverend Nicholas Holtam, in 2019.

MoH pooled the experience of its community to develop a vision for the site, design the programme and create the spaces, both indoor and outdoor. The project has sought to answer many questions, such as how we'll balance the need to be "on show" to the public whilst continuing the important work changing realities on the ground for people affected by homelessness.

The project has taken place with a 'community first' approach, subverting norms for museum developments. Our opening exhibition How to Survive the Apocalypse has seen us welcome thousands of visitors. We have received consistently excellent reviews and feedback.

"We need more museums like this. Thoughtful, powerful, rooted in the lived experience of people who have experienced homelessness. You won't regret visiting!"

"Culturally and emotionally enriching experience at Moh and one of the best curated live exhibitions I've attended in London"

"A vital, fundamental experience that makes you reconsider what a museum is, could or should be. A space for communion and devotion in a secular society where storytelling helps foster radical empathy in an honest and embodied way, far from any tokenism or virtue signalling. A space for real and hope, that fills you with the urgent desire to become part of this change"

"One of the best shows/exhibitions I've ever seen"

We've also been hard at work reflecting and learning and have published a new strategic plan to begin April 2025 running till March 2028, benefiting from the skills of new and existing trustees, staff and core group members to shape our plans for the future.

Organisational development

The opportunity to develop and open the world's first ever bricks and mortar museum has led to Increased profile and advocacy for Museum of Homelessness. Our opening exhibition How to Survive the Apocalypse was covered by the BBC, Guardian, Sky News, the Economist, and received a front cover from the Big Issue.

"Demonstrates that there is much to learn from the resilience, resourcefulness and creativity of homeless people" The Guardian

"But the museum is not just symbolic. It has some very tangible and vital practical means of help." BBC

"Behind these doors is the most important museum collection in the UK" Big Issue

"The Museum of Homelessness is remarkable because it offers individuals facing profound social exclusion access to practical support and a positive lived experience community- both people and a physical space - in a setting that celebrates creativity and activism." Homelessness Research Unit, King's College London

The increased profile has meant more attention internationally including being invited to keynote the Museums Association conference, the European Museum of the Year Awards and FEANTSA, Athens, and receiving professional visitors to our museum site from Brazil, Norway, France, Canada, USA, Ireland and New Zealand.

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**Museum Of Homelessness
Trustees' Report (continued)
For The Year Ended 31 March 2025**

Aims and Objectives - continued

This has been a sustained and at times challenging period of organisational growth and change. MoH now has 20 people in meaningful, regular paid work. We have continued to try new things, including co-design and launch of world's first cold weather shelter inside a museum. We have also continued to resource the projects that we are known for. Our annual Dying Homeless project (findings released in Oct 2024) saw us secure a £10million commitment from Government to support emergency winter accommodation provision for people rough sleeping, after we documented a horrific 42% increase in people dying on the streets the previous year.

Our work on the ground is securing tangible transformation in lives of community members and volunteers, supporting people with eviction resistance, domestic violence, progression into supported housing and into recovery. We have worked to create a space of sanctuary, where people can be on their own terms and can create something special together. In the words of one community member:

"If I had to explain to someone about the Museum of Homelessness ... what it is ... I'd say there are there are two systems in this world . one is the belief system. And the other one is the natural system. At the moment, we are living in a belief system ... where we've been ... told to work and pay for your living ... so that's why we go to work to buy our food and ... pay the bills and everything ... our food is grown way out of our sight in the countryside, and we live in a city, and we don't know what's going on with the food ... some people just bring it here and sell it to us. It's not supposed to be like that. We're supposed to work together, grow our food together. And you can see this when you work at the Museum of Homelessness. You can see the love between us ... there is no pressure about 'he did this, he did that'. Everyone does what he's capable of ... and everyone does the things we do out of our heart, because we want to do it, not because we've been pushed ... And that's a natural way of living life, and that that's how everyone should be living ... So that's what I get from the Museum of Homelessness ... it feels natural ..."

"It's the vibe here, it's brilliant! When you walk through that gate you feel a vibe. A community vibe ... a friendly, a welcoming vibe ... I mean ... I could go home now and ... get five, four cans of beer. But once I come through that gate ... it's no alcohol here ... When I was on the street, I used to head up there for a couple of cans of beer. But now I don't bother ... I'm not drinking as much since I've been part of the crew here, since I've been indoors, I can either take it or leave it ... There's some days when I don't have a beer at home, even though I can drink in my room"

Getting the site ready to open both in May 2024 and later at the end of the current period has been a true community effort with everyone pitching in to get ready to welcome our visitors.

We followed a new seasonal rhythm where we opened to the public for Spring and Summer and had a 'community only' season in Autumn and Winter. This included piloting a cold weather shelter inside the museum.

As part of this, in winter 2025 we fixed the roof, built a new production office, got the drains done, installed wheelchair accessible pathway, repainted the museum interior, built a greenhouse as an outdoor creative space, installed new vinyl, designed and installed new outdoor interpretation and built raised beds for veg.

We have learned a lot about what can work on the new site, the resources required to run it and the balance between being open for visitors and being a safe place for the community.

As part of our strategic planning process we are looking to develop an ongoing sustainable operating model grounded in a new site. To do this we seek to develop a healthy income portfolio, proactively fundraise, keep costs down, work with partners, and we develop a strong internal team, prioritising people with experience of homelessness for fulfilling employment.

Significant Activities

Educate on homelessness, take action, fight injustice and make history

Our new strategic plan adopted by the board and the community identifies our mission, along with four pillars that Museum of Homelessness that define and set out our charitable activities. These are identified below and the relevant activity is documented within each pillar.

Our mission is to fight injustice and tackle inequality by unlocking creativity, making history and taking action. Our community leads this change.

People with experience of homelessness lead Museum of Homelessness to make change in four ways; educating on homelessness through our artistic work and public programme, taking practical action and providing direct support in the community, fighting injustice through research and campaigning and building the national collection for homelessness to make tomorrow's history.

Pillar 1: Educate on homelessness:

We make unforgettable, high quality artistic events, exhibitions and content that changes perceptions

Success looks like:

People who are or have been homeless are making creative work and content on our own terms. People who have not been homeless are less likely to dehumanise those that are. People are more likely to take action on homelessness.

How we do it (methods/activities)

Object storytelling, Artistic programme, artist commissions and mentoring, workshops, talks, conferences, and public facing programme.

How we delivered against this plan in 2024/25

The museum opened to the public on 24 May 2024 and ran with our opening exhibition How to Survive the Apocalypse until November. The opening run was complimented by regular events and activities.

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**Museum Of Homelessness
Trustees' Report (continued)
For The Year Ended 31 March 2025**

Significant Activities - continued

We welcomed several thousand people during our May to November opening period. We received very strong feedback for our opening offer and had 94,000 website visits last year highlighting engagement beyond the building offer:

- 72.7% were new audience members, having never attended an MoH event before
- The majority of people found out about How To Survive The Apocalypse (hereafter HoTSTA) via word of mouth or the press (outlets including The Guardian, The Economist, Living London History, MA, Big Issue, BBC News, and foreign news media), followed by social media, email, and our website.
- 86.2% thought changed their perceptions or understanding about homelessness and/or housing, 95.4% enjoyed the experience, with 65.9% enjoying it "Very Much", 68.2% were more likely to act on homelessness or inequality after experiencing the exhibition, 70.5% would return again
- Our How To Survive The Apocalypse exhibition was complimented by a partnership season of events called Knowledge is Survival. Partners included Mobile Apothecary, Safe Only, Siyakhuluma We Talk podcast, The People's Recovery Project, Advisory Service for Squatters and our artist in residence Surfing Sofas. Each event also saw the production of a small pamphlet which continue to be stocked at the museum.
- We hosted 5 live episodes of 'Deep Dive', a politics and social affairs podcast featuring guests including authors, organisers, trauma specialists and researchers.
- Also hosted families affected by homelessness through our monthly Family Sunday programme. Sessions included our signature object storytelling, bringing to life some of the items in our collection donated by people with experience of homelessness, interweaved with crafting, puppetry and story-weaving. Other sessions were focused more on outdoor play, education and crafting.

Pillar 2: Take practical action today (Community action, healing and justice work)

We take practical action and respond quickly to community need. We are flexible and go beyond what is expected of museums to meet people's needs and uphold human rights.

Success looks like:

The museum has a strong community of talented, resourceful people taking care of each other. We explore and flatten power dynamics. Community members involved in MoH feel fulfilled and valued without being asked to change. Our community sets an example to society.

How we do it (methods/activities)

Practical actions such as support with travel or food, advocacy and support with navigating agencies, connecting people with legal support, connecting people with clinical support, creating spaces and activities for healing. Our approach is person centred, long-term and focuses on depth of relationship not high numbers of people.

How we delivered against this plan in 2024/25

- Year-round community activity including our weekly community Tuesday where we regularly welcome 40-60 people each week. During the period we served 4734 nutritious community meals.
- Much of our 'We take action' work goes beyond the provision of meals and activities. This includes direct support such help with vet bills, challenging evictions, supporting with medical appointments and providing moving in kits. In the year we also supported people with advocacy work relating to safeguarding, social care and housing issues.
- We hosted a number of events throughout the winter period designed to i) keep people connected with the museum in winter months and ii) provide social, fun and connected experiences and create the conditions for MoH's audiences and communities to engage with us in a process of seasonal change. It looked like this:
- 40 open days for the community with 1,500 people coming through.
- This included our specialist grief space The Breathing Room, our Open Art Studio, our gardening days, cosy Thursdays with film club and taster sessions for our youth campaign collective.
- We had a bumper Christmas with 65 people for dinner, a sober Wassail and we planted 2,000 Snowdrops and 1,000 bluebells.
- We also piloted our emergency SWEP shelter providing 101 warm beds in the museum throughout the season
- Our partnership crowdfunder project with Haringey Welcome and the council saw a further 17 people access accommodation through a rent deposit scheme.

Pillar 3: Make Tomorrow's History

We collect and look after objects and archival records

How we do it (methods and activities):

Caring for our archival items, acquiring new archival items.
Contemporary collecting of objects and stories about homelessness today.

Success looks like:

People who are homeless and poor are represented fairly in the future, with a focus on first-person accounts of what is happening today. Through this, society can learn and develop.
Our Archive and Collection is looked after to high standard.
Our Archive and Collection is looked after, managed and shared in a trauma conscious way.
Museum of Homelessness is recognised as the leading grassroots knowledge producing institution in the UK.

How we delivered against this plan in 2024/25

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**Museum Of Homelessness
Trustees' Report (continued)
For The Year Ended 31 March 2025**

Significant Activities - continued

The plan period saw us deliver our most significant heritage project to date, A People's History of Finsbury Park. The project included a book of the same name and a film created commissioned by MoH from artist Benji Human which was screened at the museum. The book was printed by Calverts Coop and designed by Matt Bonner (Revolt Design).

The book was also stocked at selected book stores across London and features 17 contributors and a variety of contributions including photography, oral testimonies, essays and more. The idea was to create a grassroots history of the area touching on issues relating to homelessness, politics, housing and squatting and how they have shaped both the park and the surrounding areas.

In addition, during the period also undertook

- Our construction phase for the 'Wallich-Clifford' archive room. The space now hosts our archive holdings from Housing Justice, the Wallich and a number of other individuals including artists and organisers
- We are actively developing plans to develop the archive through a significant heritage project in our next plan period. This has involved developing new plans and paperwork for the archive.
- We received donations in the period including a personal library of publications from the late Moyra Peralta and from the Waterloo Breakaway Archive
- We worked closely with MHCLG to stage a partnership event with a civil service history society (SPARTA) focused on the history of homelessness.
- MoH's co-director Matt concluded a PhD viva for Adrienne Bennie who has been researching hostile architecture and used the archive to inform her research and thesis.

Pillar 4: Fight Injustice

We carry out independent investigations and creatively campaign for the change we need. Our independent research and campaigns influence policymakers and the homelessness field to make changes to policy and practice. We actively respond to areas in homelessness that are subject to information disorder or are overlooked altogether. We respond to gaps in policy and practice that are not addressed by larger institutions. Our investigations are driven directly from the streets, hostels and temporary accommodation.

Success looks like:

Museum of Homelessness has balanced and cohesive investigations and campaign activity.

Through this,

Policy is better and more effective for solving social issues.

Practices are challenged and changes are made in homelessness.

Museum of Homelessness is recognised as the leading grassroots knowledge producing institution in the UK.

How we do it (methods and activities):

Research, investigations and campaigning.

Training and upskilling the community.

Working in partnership with Liberty, Liberty investigates, Public Interest Law Centre, Release, Streets Kitchen, the Outside Project, the Simon Community.

How we delivered against this plan in 2024/25

MoH carries out a wide variety of activities under the 'we fight injustice' pillar. Some of this work is anchored in solidarity-based collaboration with groups and partners highlighted above. Other activities such as our Dying Homeless Project and Severe Weather Emergency utilise OSINT, data journalism and participatory research to create in depth reportage and monitoring of a particular issue.

- In October 2024 we published the findings of our investigation into homeless deaths in 2023 which revealed that deaths rose by 12% overall, with a sharp rise at street level. The findings we broadcast as part of an ITV exclusive and led to direct response from Government with an additional £10million being allocated to emergency accommodation for people sleeping rough.
- In response to our findings the Office of National Statistics also announced they were re-starting their official documentation of homeless deaths.
- The team also began a new cycle of investigation into SWEP responses and the team appeared at a number of advocacy events relating to the last report in 2024.

MoH would like to thank Billie Gay Jackson, David Kristian Smith, Gill Taylor and James Vale who form the research and investigations team at MoH, led by Matthew Turtle. Their tireless work makes this change possible:

In addition to the above, MoH is continuously engaged in local, city-wide and national advocacy and campaigning often supporting a range of other groups. This includes:

The Social Responses to Stigma project - An long term academic project based at Kings College of which we are a partner

London Harm Reduction Collective - Membership of this group of affiliates campaigning for better harm reduction provision

Taskforce campaigning of Public Space Protection Orders - Active campaign to change provisions relating to Haringey Council's borough wide PSPO (successful). The campaign featured a community petition, a joint consultation response with Liberty and Release and town hall demos.

Use of space - MoH has encouraged use of space to be used by other groups including Inquest, London Renters Union and Haringey Community Action Network.

**Museum Of Homelessness
Trustees' Report (continued)
For The Year Ended 31 March 2025**

Public Benefit

The trustees confirm that they have complied with the requirements of Section 17 of the Charities Act 2011 to have due regard to the Charity Commission's guidance on public benefit.

Financial Review

Financial Position

Income

Income is credited to the statement of financial activities on a cash basis. Restricted income from grants is accounted for separately. Total income for the period was £314,069 broken down as:

- Corporate Donors - £40,776
- Individual Donations - £67,055
- Trusts and Foundations - £182,970
- Earned Income - £23,152
- Investment Income - £116

Expenditure

Expenditure for the period to 31 March 2025 was £416,269.

We ended the current financial year almost exactly as planned. The trustees agreed to spend down a surplus which had been built in previous years in anticipation of the opening year's extra costs. Increased expenditure in our opening year was expected and a budget deficit of 96k was planned for. We are learning about how much it costs to run an expanded and site based MoH, which is more than expected, so we are still testing a business plan that works on the site. Our low community rent and ten year lease are helping us do that, but overall we still have significant targets to meet year on year. As a trauma survivor led organisation, providing meaningful, creative and stable employment to our community is paramount. We now have 20 people carrying out paid work across the organisation at our flat rate of £34,800 or equivalent, which we are very proud of. This has grown from an initial 3 people in 2021 when the charity became an employer.

There were variations during the year:

- Needing to increase the amount of resource (freelance and staffing) needed to run a trauma conscious, lived experience led site. We have trauma survivors across the team and this has meant more support is needed as well as more staff on shift to share the load on the work.
- Direct support line due to increased need in the community meaning more pressure on the charity to support with essential supplies, housing deposits and support.
- Preparing the building, programme and site. Mainly due to our commitment to co-production and involving people who are or have been homeless in the design and delivery of the museum which can mean that project plans do not go to plan! However the end result is an authentic and meaningful site that the community has ownership of.

We increased fundraising efforts in response to these in-year pressures and set up a Finance and Fundraising Committee, chaired by trustee Alan Ribunal who is a chartered accountant. Thanks to efforts across the organisation, we are pleased to end the year on target and with the planned intentional deficit.

Cash levels were £197,763 as of 31 March 2025.

At the end of this year, we are carrying over restricted funds of £47,245 which means our free reserves level at end of year are £143,105 towards a target of £152,916 (equivalent to 5 month's operating costs on our current budget). The trustees have agreed to keep prudently building these reserves, particularly given that MoH has a policy of employing people who are on a journey out of homelessness and come off benefits to work for the charity. Therefore financial security and sustainability is paramount.

We are very grateful to our funders in the period, Arts Council England, The Green Family, The Linbury Trust, Oak Foundation, Paul Hamlyn Foundation, Rede, Sarah Jane Leigh Charitable Trust. These, along with CSDS are our 'foundational funders' for the first year on site.

Our thanks to Narotam Horn and Ninon Ardisson as well as Nick Lacey and Teresa Lundquist of Tower Bridge Moorings for hosting the River Recital as a fundraiser in September.

We are also very grateful to all the donors for our Winter Appeal and throughout the year including a number of generous individuals who have given large gifts but wish to remain anonymous.

**Museum Of Homelessness
Trustees' Report (continued)
For The Year Ended 31 March 2025**

Reserves Policy

Museum of Homelessness requires a level of free reserves to safeguard the organisation, protect future development and achieve the following:

- To expand current and develop new initiatives in line with the changing needs of the homeless community,
- To ensure that delays in the receipt of expected income do not interrupt services or cause serious financial difficulty for the charity,
- To ensure the charity has the ability to survive unexpected setbacks and problems arising from internal or external causes.

The Trustees of Museum of Homelessness have committed to a policy of holding at least five months free reserves.

The CIO is a registered charity, registration number 1164091. The Museum of Homelessness was constituted as a charity in October 2015 and opened its charity bank account in April 2016 with CAF Bank. The first financial year end was 30 June 2016.

The financial statements are prepared in accordance with the guidelines outlined by the Charity Commission for charities with a turnover under £1m. As such they have been examined by an Independent Examiner, the report is attached.

Going Concern

The accounts have been prepared on a going concern basis. Having considered the charities reserves position, future plans and forecasts and operating costs for the next 12 months, the Trustees consider that on this basis the charity is a going concern.

Structure, Governance and Management

Trustee Selection Methods

The board of trustees will periodically recruit for new trustees to join the trustee board and is committed to open recruitment. The board regularly carries out skills audits to consider suitability and skills needed for the role.

Prospective trustees must attend one meeting as an observer before joining the board.

Once a trustee has been invited, the following procedure usually takes place:

1. Relevant information will be sent to the prospective trustee including previous meeting minutes, strategic planning documents and policies
2. Trustee information will be registered and with the charities commission.
3. After they have had an opportunity to read the guidance and the following information, prospective trustees will be requested to make an appointment for an induction where more information will be shared.

We were delighted to welcome six new trustees to the MoH board in the period following a successful recruitment process. Alan Ribunal, Amara Sharif, Eva Datta, Richard Sandell, Siobhan Forshaw and Hetty Tapper all joined in 2024.

Additional Note

Board procedures

As per our constitution, all board meetings must take place with at least three people present.

- The board meets at least four times per year. The board commit to at least one joint board and core group meeting in the year.
- The board actively maintains the charity's policies and procedures and has designated safeguarding and data protection trustees.
- We maintain a trustee risk and conflict of interest register related to board appointments.
- The board maintains a commitment to devolved governance, working closely with the core group, co-founders and staff to ensure that people with experience of homelessness are integral to decision making and the direction of the charity.

Staffing

Our charity now provides paid work for 20 people in a variety of meaningful arts and heritage-based roles, including object storytelling, front of house management and project management. Roles are a mixture of salaried, casual and freelance.

We also have an excellent team of **around 60 volunteers**. We are proud that week-to-week, our site is visited by an established community of around 40 people, many of whom are affected by homelessness.

Our team of people in paid and voluntary roles includes people with experience of homelessness, poverty and addiction. Our work is trauma survivor led and we are developing a specialism in ensuring we create a safe, nurturing and welcoming working environment for staff, volunteers, community and audience who may be carrying trauma.

Core Group

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**Museum Of Homelessness
Trustees' Report (continued)
For The Year Ended 31 March 2025**

Additional Note - continued

The MoH core group is a group of people who meet regularly to discuss operations, projects, creative content and strategy for the museum. The charity has a commitment to devolved decision making and to ensuring that people who are or have been homeless is central to all aspects of our work.

To this end, the co-founders co-ordinate the MoH core group. The group is made up of people with a range of skills and experience including experience of homelessness, knowledge of the cultural sector and creative abilities. The group is empowered with decision making abilities that pertain to major developments facing the operations of the charity.

The core group role can be undertaken in a voluntary basis or people can be paid for their time as freelancers at MoH's flat hourly rate. The core group has been part of MoH's governance process since its founding. The group is currently reviewing its terms of reference in light of the changes the organisation has undergone in 2024 and is likely to roll out a new format/structure in 2025.

Reference and Administrative Details

Trustees

Sharon Heal - Chair of Trustees
Jane Cook
Aderonke Apata
Rachael Minott
Martha Spurrier
Alan Ribunal (appointed 04/06/2024)
Amara Sharif (appointed 04/06/2024)
Eva Datta (appointed 04/06/2024)
Siobhan Forshaw (appointed 04/09/2024)
Richard Sandell (appointed 04/09/2024)
Hetty Tapper (appointed 04/09/2024)

Charity Number

1164091

Principal Address

The Manor House Lodge
Seven Sisters Road
London
N42DE

Independent Examiner

Matthew Brown
Adding Value Consultancy Ltd
Studio 21, Bluecoat Chambers
School Lane
Liverpool
L1 3BX

The trustees' report was approved by the board of trustees and signed on its behalf by:



Sharon Heal

Trustee
11th December 2025

Museum Of Homelessness
Independent Examiner's Report to the Trustees of Museum Of Homelessness
For The Year Ended 31 March 2025

I report to the trustees on my examination of the accounts of Museum Of Homelessness (the Trust) for the year ended 31 March 2025.

Responsibilities and Basis of Report

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

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent Examiner's Statement

Since the Trust's gross income exceeded £250,000 your examiner must be a member of a body listed in section 145 of the 2011 Act. I confirm that I am qualified to undertake the examination because I am a member of The Chartered Institute of Public Finance and Accountancy, which is one of the listed bodies.

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the Trust as required by section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable requirements concerning the form and contents of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair view' which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

Matthew Brown
21st November 2025
Studio 21, Bluecoat Chambers
School Lane
Liverpool
L1 3BX

**Museum Of Homelessness
Statement of Financial Activities
For The Year Ended 31 March 2025**

				2025	2024
		Unrestricted funds	Restricted funds	Total funds	Total funds
	Notes	£	£	£	£
INCOME AND ENDOWMENTS FROM:					
Donations and legacies	3	208,443	82,358	290,801	320,515
Charitable activities:					
Charitable Activities		23,152		23,152	174,983
Investments	4	116		116	502
		231,711	82,358	314,069	496,000
EXPENDITURE ON:					
Charitable activities:	6				
Charitable Activities		(305,422)	(110,847)	(416,269)	(377,781)
NET (EXPENDITURE)/INCOME		(73,711)	(28,489)	(102,200)	118,219
Transfers between funds	16	(11,024)	11,024		
NET MOVEMENT IN FUNDS		(84,735)	(17,465)	(102,200)	118,219
RECONCILIATION OF FUNDS:					
Total funds brought forward		288,597	64,710	353,307	235,088
TOTAL FUNDS CARRIED FORWARD	16	203,862	47,245	251,107	353,307

The notes on pages 13 to 19 form part of these financial statements.

Museum Of Homelessness
Comparative Statement of Financial Activities
For The Year Ended 31 March 2025

		2024		
		Unrestricted funds	Restricted funds	Total funds
	Notes	£	£	£
INCOME AND ENDOWMENTS FROM:				
Donations and legacies	3	185,628	134,887	320,515
Charitable activities:				
Charitable Activities		174,983		174,983
Investments	4	502		502
		<u>361,113</u>	<u>134,887</u>	<u>496,000</u>
EXPENDITURE ON:				
Charitable activities:	6			
Charitable Activities		(266,376)	(111,405)	(377,781)
NET INCOME		<u>94,737</u>	<u>23,482</u>	<u>118,219</u>
Transfers between funds	16	31,052	(31,052)	
NET MOVEMENT IN FUNDS		<u>125,789</u>	<u>(7,570)</u>	<u>118,219</u>
RECONCILIATION OF FUNDS:				
Total funds brought forward		162,808	72,280	235,088
TOTAL FUNDS CARRIED FORWARD	16	<u><u>288,597</u></u>	<u><u>64,710</u></u>	<u><u>353,307</u></u>

The notes on pages 13 to 19 form part of these financial statements.

**Museum Of Homelessness
Balance Sheet
As At 31 March 2025**

				2025	2024
		Unrestricted funds	Restricted funds	Total funds	Total funds
	Notes	£	£	£	£
FIXED ASSETS					
Tangible Assets	12	60,757		60,757	62,948
		60,757		60,757	62,948
CURRENT ASSETS					
Debtors	13	5,461		5,461	13,665
Cash at bank and in hand		150,518	47,245	197,763	282,288
		155,979	47,245	203,224	295,953
Creditors: Amounts Falling Due Within One Year	14	(12,874)		(12,874)	(5,594)
NET CURRENT ASSETS (LIABILITIES)		143,105	47,245	190,350	290,359
TOTAL ASSETS LESS CURRENT LIABILITIES		203,862	47,245	251,107	353,307
NET ASSETS		203,862	47,245	251,107	353,307
FUNDS OF THE CHARITY					
Restricted Funds				47,245	64,710
Unrestricted Funds				203,862	288,597
TOTAL FUNDS	16			251,107	353,307

On behalf of the board

Sharon Heal

Trustee

11th December 2025

The notes on pages 13 to 19 form part of these financial statements.

Museum Of Homelessness
Notes to the Financial Statements
For The Year Ended 31 March 2025

1. General Information

Museum Of Homelessness is a charitable incorporated organisation registered with the Charity Commission, registered charity number 1164091. The principal address is The Manor House Lodge, Seven Sisters Road, London, N4 2DE.

2. Accounting Policies

2.1. Basis of Preparation of Financial Statements

The financial statements 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 charity is a Public Benefit Entity as defined by FRS 102.

2.2. Incoming Resources

Gross income represents the value, net of value added tax and discounts, of goods provided to customers and work carried out in respect of services provided to customers.

Income, whether from exchange or non exchange transactions, is recognised in the statement of financial activities (SOFA) on a receivable basis, when a transaction or other event results in an increase in the charity's assets or a reduction in its liabilities and only when the charity has legal entitlement, the income is probable and can be measured reliably.

Income subject to terms and conditions which must be met before the charity is entitled to the resources is not recognised until the conditions have been met.

All income is accounted for gross, before deducting any related fees or costs.

2.3. Resources Expended

A liability, and the related expenditure, is recognised when a legal or constructive obligation exists as a result of a past event, and when it is more likely than not that a transfer of economic benefits will be required in settlement, and when the amount of the obligation can be measured or reliably estimated.

Liabilities arising from future funding commitments and constructive obligations, including performance related grants, where the timing or the amount of the future expenditure required to settle the obligation are uncertain, give rise to a provision in the accounts, which is reviewed at the accounting year end. The provision is increased to reflect any increases in liabilities, and is decreased by the utilisation of any provision within the period, and reversed if any provision is no longer required. These movements are charged or credited to the respective funds and activities to which the provision relates.

2.4. Tangible Fixed Assets and Depreciation

Tangible fixed assets are measured at cost less accumulated depreciation and any accumulated impairment losses. Depreciation is provided at rates calculated to write off the cost of the fixed assets, less their estimated residual value, over their expected useful lives on the following bases:

Leasehold	over the term of the lease, 10 years
Plant & Machinery	3 years

2.5. Cash and Cash Equivalents

Cash and cash equivalents are basic financial assets and include cash in hand and deposits held at call with banks, other short-term highly liquid investments that mature in no more than three months from the date of acquisition and are readily convertible to a known amount of cash with insignificant risk of change in value, and bank overdrafts.

3. Income from Donations and Legacies

			2025
	Unrestricted	Restricted	Total
	funds	funds	funds
	£	£	£
Donations and gifts	98,643	9,188	107,831
Grants	109,800	73,170	182,970
	208,443	82,358	290,801

Museum Of Homelessness
Notes to the Financial Statements (continued)
For The Year Ended 31 March 2025

	Unrestricted funds	Restricted funds	2024 Total funds
	£	£	£
Donations and gifts	24,628		24,628
Grants	161,000	134,887	295,887
	185,628	134,887	320,515

4. Investment Income

	2025 Unrestricted funds	2024 Unrestricted funds
	£	£
Bank interest receivable	116	502

5. Net Income/(Expenditure)

The net (expenditure)/income is stated after charging/(crediting):

	2025 £	2024 £
Depreciation of tangible fixed assets - owned	6,959	2,764

6. Analysis of Expenditure

	Activities undertaken directly (see note 7)	Support costs (see note 8)	2025 Total
	£	£	£
Charitable Activities	370,046	46,223	416,269

	Activities undertaken directly (see note 7)	Support costs (see note 8)	2024 Total
	£	£	£
Charitable Activities	324,241	53,540	377,781

Museum Of Homelessness
Notes to the Financial Statements (continued)
For The Year Ended 31 March 2025

7. Direct Costs

	2025
	Charitable Activities
	£
Employee costs:	
Wages and salaries	116,479
Employers NI	4,138
Employers pensions - defined contribution schemes	1,984
Travel and subsistence expenses	2,021
General administration:	
Direct Support	46,724
Events, Projects & Exhibitions	107,805
Therapeutic Support	12,321
Sessional Fees	78,574
	<u>370,046</u>
	<u><u>370,046</u></u>
	2024
	Charitable Activities
	£
Employee costs:	
Wages and salaries	105,585
Employers NI	4,968
Employers pensions - defined contribution schemes	2,646
Travel and subsistence expenses	3,958
General administration:	
Direct Support	36,610
Events, Projects & Exhibitions	74,509
Therapeutic Support	27,701
Sessional Fees	68,264
	<u>324,241</u>
	<u><u>324,241</u></u>

8. Support Costs

	2025
	Charitable Activities
	£
Premises expenses	27,109
General administration	11,055
Depreciation	6,959
Governance costs	1,100
	<u>46,223</u>
	<u><u>46,223</u></u>

Museum Of Homelessness
Notes to the Financial Statements (continued)
For The Year Ended 31 March 2025

	2024
	Charitable Activities
	£
Employee costs	308
Premises expenses	35,407
General administration	14,161
Depreciation	2,764
Governance costs	900
	<u>53,540</u>

9. Independent Examiner's Remuneration

	2025	2024
	£	£
Independent examination of the financial statements	<u>1,100</u>	<u>900</u>

10. Staff Costs

Staff costs were as follows:

	2025	2024
	£	£
Wages and salaries	116,479	105,585
Social security costs	4,138	4,968
Other pension costs	1,984	2,646
	<u>122,601</u>	<u>113,199</u>

No employees received employee benefits (excluding employer pension costs) for the reporting period of more than £60,000.

11. Average Number of Employees

Average number of employees during the year was: 7 (2024: 4)

12. Tangible Assets

	Land & Property		Total
	Leasehold	Plant & Machinery	
	£	£	£
Cost			
As at 1 April 2024	65,712		65,712
Additions	4,320	448	4,768
As at 31 March 2025	<u>70,032</u>	448	<u>70,480</u>
Depreciation			
As at 1 April 2024	2,764		2,764
Provided during the period	6,947	12	6,959
As at 31 March 2025	<u>9,711</u>	12	<u>9,723</u>
Net Book Value			
As at 31 March 2025	<u>60,321</u>	436	<u>60,757</u>
As at 1 April 2024	<u>62,948</u>		<u>62,948</u>

Museum Of Homelessness
Notes to the Financial Statements (continued)
For The Year Ended 31 March 2025

13. Debtors

	2025	2024
	£	£
Due within one year		
Trade debtors	2,500	10,000
Other debtors	2,961	3,665
	5,461	13,665
	5,461	13,665

14. Creditors: Amounts Falling Due Within One Year

	2025	2024
	£	£
Trade creditors	9,526	3,922
Other creditors	2,072	772
Accruals and deferred income	1,276	900
	12,874	5,594
	12,874	5,594

15. Pension Commitments

The charity operates a defined contribution pension scheme. The assets of the scheme are held separately from those of the charity in an independently administered fund.

During the year the charge to the statement of financial activities in respect of defined contribution schemes was £1,984 (2024: £2,646).

At the balance sheet date contributions of £NIL were due to the fund and are included in creditors.

16. Movement in Funds

	As at 1 April 2024	Income	Expenditure	Transfers	As at 31 March 2025
	£	£	£	£	£
Unrestricted funds					
General:					
General unrestricted fund	225,649	231,711	(298,463)	(15,792)	143,105
Designated:					
Fixed asset fund	62,948		(6,959)	4,768	60,757
Total unrestricted funds	288,597	231,711	(305,422)	(11,024)	203,862

Restricted funds

Arts Council England National Lottery Funding	17,878	7,298	(25,176)		
Sarah Jane Leigh Charitable Trust - Trauma Informed Work	20,600				20,600
Sarah Jane Leigh Charitable Trust - Therapeutic Garden	14,689	15,872	(30,561)		
Crowdfunding refugee winter appeal	5,747	7,713	(17,892)	11,024	6,592
The Linbury Trust	5,796	35,000	(30,218)		10,578
1485 Charitable Trust		685	(685)		

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Museum Of Homelessness
Notes to the Financial Statements (continued)
For The Year Ended 31 March 2025

Coram Fund		15,000	(6,315)		8,685
Steve Broe Fund		790			790
Total restricted funds	64,710	82,358	(110,847)	11,024	47,245
Total funds	353,307	314,069	(416,269)		251,107
	As at 1 April 2023	Income	Expenditure	Transfers	As at 31 March 2024
	£	£	£	£	£
Unrestricted funds					
General:					
General unrestricted fund	162,808	361,113	(263,612)	31,052	291,361
Designated:					
Fixed asset fund			(2,764)		(2,764)
Total unrestricted funds	162,808	361,113	(266,376)	31,052	288,597
Restricted funds					
Arts Council England National Lottery Funding	20,449	32,000	(34,571)		17,878
Sarah Jane Leigh Charitable Trust - Trauma Informed Work	17,000	37,600	(34,000)		20,600
Sarah Jane Leigh Charitable Trust - Therapeutic Garden		14,873	(184)		14,689
Crowdfunding refugee winter appeal		5,747			5,747
The Linbury Trust		35,000	(29,204)		5,796
Historic England	3,779	9,667	(13,446)		
CSDS	31,052			(31,052)	
Total restricted funds	72,280	134,887	(111,405)	(31,052)	64,710
Total funds	235,088	496,000	(377,781)		353,307

Unrestricted and designated funds:

- Unrestricted revenue funds: These funds are held for the meeting the objectives of the charity, and to provide reserves for future activities, and, subject to charity legislation, are free from all restrictions on their use.
- Designated revenue funds: Available unrestricted funds have been designated during the year against the cost of leasehold improvements and plant & equipment. The depreciation charged this year and in future years on these improvements will be set against the designated fund.

Restricted funds:

- Arts Council England National Lottery Funding: Funds towards making a creative hub on our new museum site, including an Open Studio and Artist Residences.
- Sarah Jane Leigh Charitable Trust - Trauma Informed Work: A project which places trauma informed work at the heart of Museum of Homelessness to improve mental health and developmental plans for a trauma informed leadership programme.
- Sarah Jane Leigh Charitable Trust - Therapeutic Garden: Funding towards the development of a therapeutic community garden.
- Crowdfunding refugee winter appeal: Funding towards housing costs (deposit and first month's rent) for people who are at risk of homelessness or who are homeless upon exiting the immigration system.
- The Linbury Trust: A grant towards our prgrammatic work including our co-production model and delivery of a range of activity including createice sessions for homeless families, art studio sessions for people experiencing homelessness, public engagement sessions, exhibitions and archival work.

Museum Of Homelessness
Notes to the Financial Statements (continued)
For The Year Ended 31 March 2025

- 1485 Charitable Trust: This is a family trust, the 1485 Charitable Trust, who agreed to make restricted contribution to subsidise the expenses for the Soul Sanctuary Gospel choir who performed at one of our opening events in summer 2024.
- Coram Fund: A grant for the delivery of a project engaging yPoaugneg 1h8omeless individuals to develop skills and knowledge relating to creative campaigning and knowledge.
- Steve Broe Fund: A fund dedicated to costs and expenses relating to the memory and legacy of Steve Broe, a museum community member and volunteer who passed away in 2024.

17. Transactions with Trustees

None of the trustees received any remuneration or any other benefits from an employment with the charity or a related entity during the current or previous year.

No trustee expenses have been incurred.

18. Related Party Disclosures

There have been no related party transactions in the reporting period that require disclosure.

**Museum Of Homelessness
Detailed Statement of Financial Activities
For The Year Ended 31 March 2025**

	2025	2024
	Total funds	Total funds
	£	£
INCOME AND ENDOWMENTS FROM:		
Donations and legacies		
Donations and gifts		24,628
Donations from individuals	67,055	
Donations from organisations	40,776	
Grants	182,970	295,887
	290,801	320,515
Charitable Activities:		
Charitable Activities		
Income from charitable activities	23,152	174,983
	23,152	174,983
Investments		
Bank interest receivable	116	502
	116	502
	314,069	496,000
EXPENDITURE ON:		
Charitable Activities:		
Charitable Activities		
Wages and salaries	(116,479)	(105,585)
Employers NI	(4,138)	(4,968)
Employers pensions - defined contribution schemes	(1,984)	(2,646)
Travel and subsistence expenses	(2,021)	(3,958)
Direct Support	(46,724)	(36,610)
Events, Projects & Exhibitions	(107,805)	(74,509)
Therapeutic Support	(12,321)	(27,701)
Sessional Fees	(78,574)	(68,264)
Staff training		(308)
Rent	(23,585)	(18,660)
Rates	(2,328)	
Light and heat	(851)	(2,726)
Repairs and maintenance	(295)	(11,289)
Cleaning	(50)	(2,732)
Computer software costs	(88)	(1,035)
Repairs, renewals and maintenance		(1,047)
Insurance	(2,024)	(1,801)
Postage	(120)	(1,488)
Telecommunications	(2,748)	(2,395)
Accountancy fees	(5,983)	(5,088)
Subscriptions	(9)	(184)
Bank charges	(72)	(160)

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Museum Of Homelessness
Detailed Statement of Financial Activities (continued)
For The Year Ended 31 March 2025

Sundry expenses	(11)	(963)
Depreciation	(6,959)	(2,764)
Independent examiner's fees	(1,100)	(900)
	<u>(416,269)</u>	<u>(377,781)</u>
	(416,269)	(377,781)
NET (EXPENDITURE)/INCOME	<u>(102,200)</u>	<u>118,219</u>