

MARTHA HOUSE ASSOCIATION

England & Wales · Charity number 1196328

Details

Status Registered

Legal form CIO

Registered 2021-10-29

Register [View on the Charity Commission register](#)

Contact

Address Round Chapel
Old School Rooms
2 Powerscroft Road
London
E5 0PU

Phone 02088083547

Email info@marthahouse.org.uk

Website marthahouse.wordpress.com

Activities

Objects: THE OBJECTS OF THE CIO SHALL BE TO RELIEVE POVERTY AND FINANCIAL HARDSHIP AMONG REFUGEES, ASYLUM SEEKERS, MIGRANT WORKERS AND THEIR DEPENDENTS LIVING IN LONDON BY PROVIDING HOUSING, PASTORAL AND PRACTICAL SUPPORT

Activities: Our charitable objects are to relieve poverty and financial hardship among refugees, asylum seekers, migrant workers and their dependents living in London by providing housing, pastoral and practical support. We carry this out through our principle activities: the provision of accommodation in Martha House, and other properties when available; advocacy support and signposting; community building.

Classification

- **How:** Provides Services
- **What:** The Prevention Or Relief Of Poverty, Accommodation/housing
- **Who:** The General Public/mankind

Geography

- Hackney
- Haringey

Finances

Period end	Income	Expenditure	Assets	Employees
2025-07-31	£14,430	£25,074	-	-
2024-07-31	£44,203	£26,788	-	-
2023-07-31	£27,192	£41,370	-	-
2022-07-31	£54,669	£56,083	-	-

Trustees

Name	Role	Appointed
Conor Cregan		2021-01-28
Eleanor Smith		2021-01-28
Jamie Rae		2021-01-28
Joanna Frew		2021-01-28
Mary Fagan		2021-01-28

MARTHA HOUSE ASSOCIATION

England & Wales - Charity number 1196328

Accounts

MARTHA HOUSE ASSOCIATION

ANNUAL REPORT

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2024 - 2025

OBJECTIVES AND ACTIVITIES

Our charitable objectives are to relieve poverty and financial hardship among refugees, asylum seekers, migrant workers and their dependents living in London by providing housing, pastoral and practical support."

We carry this out through our principle activities, outlined below:

The provision of accommodation in Martha House in Tottenham

Martha House, the original project of MHA, is a house of hospitality for destitute asylum seekers, refugees and other forced migrants. It is run by two hosts, the co-community leads Jo and Conor who are also trustees of the charity, who live in the house with the guests.

Beyond accommodation, Martha House creates a safe, caring and supportive environment where residents can heal from the stress of homelessness and isolation. We support guests to be involved in the running of the house, to establish links and friendships with others and connect them to local opportunities. Much of the work is pastoral – listening to guests and helping them process information and advice from case-workers.

Guests are referred to us by advocacy and case-workers from organisations like Haringey Migrant Support Centre, Crisis and the Red Cross.. Their stay is open ended until another option of accommodation becomes available so we aim to work closely with guests' case-workers to ensure move-on options and make progress on their immigration case



Mulberry Tree Community Garden

The Mulberry Tree Community Garden is a small community gardening project run jointly between MHA and Tottenham Quaker Meeting. It happens in Tottenham Quakers' former burial ground. Everyone is welcome but it is primarily aimed at those who are marginalised because of their immigration status, precarious housing situations and/or poverty.

Advocacy Support Work

Many people who live in Martha House or whom we meet through our guests and other community organisations, need support understanding what their housing or immigration caseworkers ask them to do, or extra help understanding statutory organisations, pathways out of homelessness or the benefits system. This often requires more time than overstretched lawyers or caseworkers can give and, after a three month funded pilot, this has become a core part of our work.

Public Benefit Statement

The trustees ensure that the activities of the charity are consistent with its charitable objects and aims. In agreeing our annual plans, the trustees take into account public benefit as set out in the Charity Commission's general guidance on public benefit in relation to the prevention and relief of poverty, the advancement of education and health and the relief of those in need. The trustees believe there is clear public benefit derived from the activities of the charity.

PERFORMANCE AND ACHIEVEMENTS

MARTHA HOUSE

During the year, Martha House has continued to offer a community of support to asylum seekers and refugees. From August 2024 to July 2025 we accommodated 25 guests. The demographics range from young, single people from countries as diverse as Eritrea and El Salvador to, unusually for us, and elderly couple from Afghanistan. The length of stay ranged from 2 weeks to a year.

When someone is referred we are often asked about length of stay. Since the early days of Martha House we have not had fixed time limits. Instead, we offer accommodation to those with no other option. When another option becomes available, this is the point at which a guest will move on. Sometimes this means someone may only be with us for a few nights and at other times it may mean over a year. For some move-on is about finding private rented accommodation (if they have recently got their refugee status) or for others, it might mean Home Office accommodation when they submit an asylum application or appeal. Some people are happy to move on to continue building their life in the UK, while others would prefer to stay in a welcoming community environment. Nonetheless, we made this policy so that people can rest and recuperate after a period of homelessness without having to worry about finding a new place in 28 days or 3 months, and that we are continually able to help those with no other option.

In 2024-25 we established a partnership with one referrer, Housing Justice, who work with both refugees and asylum seekers. We have worked with them for many years and in 2024 they launched a Refugee Lodging scheme, matching new refugees with resident landlords. There is a huge need for safe and secure accommodation for new refugees so we have given one of our bedrooms for this purpose and have so far taken 2 people referred by Housing Justice for 6-month placements. Housing Justice support the lodger to find secure longer-term accommodation as well as help getting into education or work.



In the summer of 2025, we partnered with a new organisation Sanctuary Community Holidays, to offer a few days away to guests of Martha House and some previous residents who are in hotels in out of the way places without much to do. Sanctuary Community Holidays "connects urban refugee and asylum seeker communities with warm-hearted, welcoming rural communities, and together we create wonderful holidays in the countryside." We partnered with a group in Deal, Kent, and a fantastic time, visiting castles, the White Cliffs of Dover, learning pottery and much more. The community were extremely welcoming and we hope to continue this relationship and are planning for a holiday in 2026.

We also took a group on our annual visit to Minsteracres Retreat Centre in County Durham. This is always a relaxing time for guests, in peaceful countryside with relaxing activities planned by the Outreach team at Minsteracres.

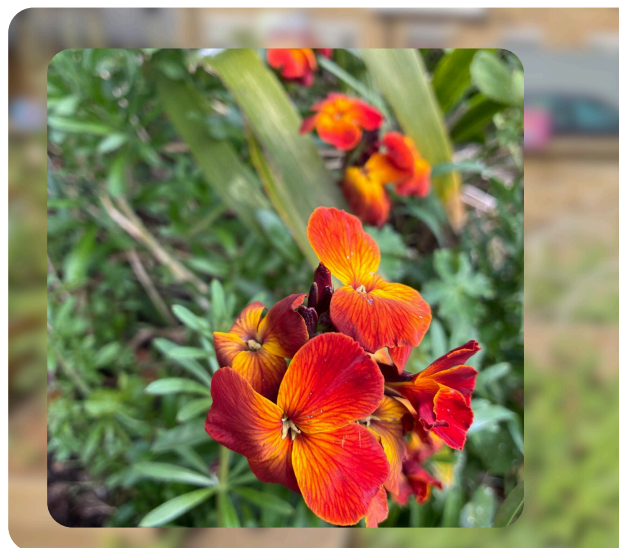


MULBERRY TREE COMMUNITY GARDEN

The Mulberry Tree Community Garden continues weekly throughout the year (apart from a break in January). Every year is different depending on the interest and skills of those attending. As far as possible we try to allow those who attend to develop it according to their interests. Sometimes we focus on veg, other times we make a lot of infrastructure, sometimes the focus is herbal remedies. After receiving an Awards for All grant last year, we were able to purchase wood for new raised beds so have replaced the old and degraded beds.

ADVOCACY SUPPORT

After the completion of the funded Advocacy Support Project, this work has naturally continued as a core part of what Martha House offers. A steady flow of people who are put in contact with us through friends have come for help with housing issues, Universal Credit, pension and more. Others are ex-residents who are struggling with housing or understanding bureaucracy. The way that Local Authorities, especially our neighbouring borough of Enfield, move homeless residents out of borough so they don't need to support them anymore, is the reality for many people we know.



CONSULTANCY

With the grant received last year from the Guardian's annual appeal, we paid a consultant, Miranda Keast, to support us to work towards taking a second house to rent to new refugees. Miranda worked on a case for support, networking, grant applications and developing our suite of policies.



FINANCIAL REVIEW

FINANCIAL POSITION

There are no current financial risks to the charity and no material deficits

RESERVES STATEMENT AND AMOUNT

We maintain reserve funds of £7,000 to cover 6 months of core costs.

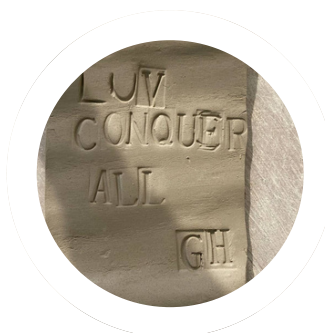
PRINCIPAL SOURCES OF FUNDING

Our funding has come from 3 main sources this year

- Donations from regular donors and other unsolicited donations.
- The Congregation of the Passion who give an annual grant of £3,000.
- Rental income from the one room we have used for the lodging partnership with Housing Justice

BALANCE SHEET

Balance Sheet		
Cash / Undeposited Funds	466	
Bank Account	25,283	10,422
Total Cash Funds	25,749	10,422



INCOME AND EXPENSE

Income	Unrestricted	Restricted	Total
Donations	4,440	-	4,440
Grants	6,420	-	6,420
Fundraising Activities	-	-	-
Community House rental Income (project closed)	-	-	-
Food Coop	-	-	-
Other Incoming Resources	3,570	-	3,570
Total Income	14,430	-	14,430

Expenses	Unrestricted	Restricted	Total
Fundraising Activities	-	-	-
Charitable Activities	-	-	-
Community House Project Rent & Council Tax	-	-	-
Advocacy Support Project	-	-	-
Mulberry Tree Community Garden	-	7336	7336
Development work	4,000	-	4,000
Return of grant	4,000	-	4,000
Community Activities	5,802	-	5,802
Hardship assistance	597	-	597
Operational Costs	9,748	-	9,748
Building maintenance	-	2,535	2,535
Management and Administration	821	-	821
Personnel expenses	106	-	106
Total Expense	25,074	9,871	34,945



STRUCTURE AND GOVERNANCE

MHA is a CIO foundation trust, governed by a constitution. Trustees were selected for history with project and their expertise in homelessness support, migrant issues and fundraising.

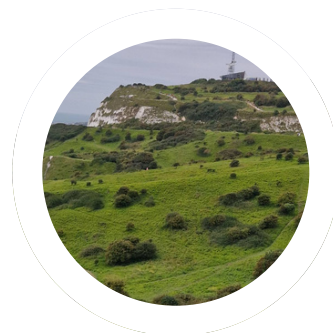
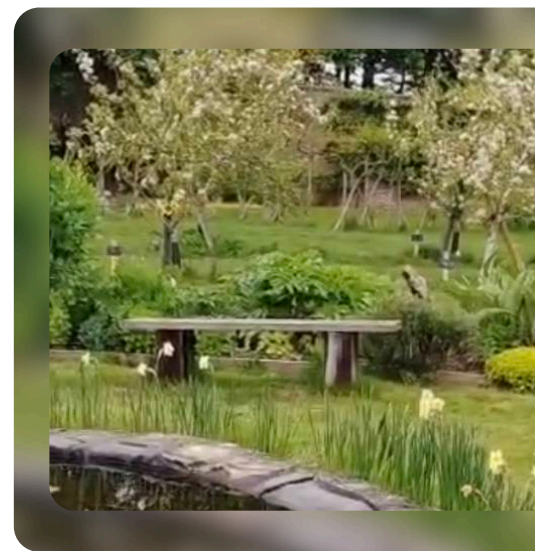
MHA has strong working relationships with other local migrant support groups such as the London Catholic Worker and Haringey Migrant Support Centre. We are also partnered with the Order to the Passion of Jesus Christ (the Passionists) who own the house that Martha House operates in.

We continue to use Clapton Park URC as our registered address.

REFERENCE AND ADMIN DETAILS

Martha House Association, CPURC, Old School Rooms, 2 Powerscroft Road, E5 0PU.

Trustees: Mary Fagan, Betelehem Girmay, Jamie Rae, Conor Cregan, Eleanor Smith, Joanna Frew



Receipts and payments accounts

For the period from	Period start date	To	Period end date
	01/08/2024		31/07/2025

Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
A1 Receipts					
Donations	4,440	-	-	4,440	16,425
Grants	6,420	-	-	6,420	27,791
Fundraising Activities	-	-	-	-	-
Community House rental Income (project closed)	-	-	-	-	-
Food Coop	-	-	-	-	13
Other Incoming Resources	3,570	-	-	3,570	-
	-	-	-	-	-
	-	-	-	-	-
Sub total (Gross income for AR)	14,430	-	-	14,430	44,203
A2 Asset and investment sales, (see table).					
	-	-	-	-	-
	-	-	-	-	-
Sub total	-	-	-	-	-
Total receipts	14,430	-	-	14,430	44,203
A3 Payments					
Fundraising Activities	-	-	-	-	162
Charitable Activities	-	-	-	-	-
Community House Project Rent & Council Tax	-	-	-	-	822
Advocacy Support Project	-	-	-	-	2,302
Mulberry Tree Community Garden		7,336		7,336	3,020
Development work	4,000			4,000	
Return of grant	4,000			4,000	
Community Activities	5,802			5,802	1,711
Hardship assistance	597	-	-	597	2,886
Operational Costs	9,748	-	-	9,748	12,101
Building maintenance	-	2,535	-	2,535	2,085
Management and Administration	821	-	-	821	1,605
Personnel expenses	106	-	-	106	94
	25,074	9,871	-	34,945	26,788
A4 Asset and investment purchases, (see table)					
	-	-	-	-	-
	-	-	-	-	-
Sub total	-	-	-	-	-
Total payments	25,074	9,871	-	34,945	26,788
Net of receipts/(payments)	- 10,644	- 9,871	-	- 20,515	17,415
A5 Transfers between funds	-	-	-	-	-
A6 Cash funds last year end	36,393	20,423	-	56,816	39,401
Cash funds this year end	25,749	10,552	-	36,301	56,816

Section B Statement of assets and liabilities at the end of the period

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B1 Cash funds	Cash/Undeposited Funds	466		-
	Martha House Bank Account	9,634	-	-
	Unity Account	15,649	10,422	-
	Total cash funds	25,749	10,422	-
	(agree balances with receipts and payments account(s))	OK	Agreement Error	OK
B2 Other monetary assets	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
B3 Investment assets	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
			-	-
			-	-
			-	-
			-	-
			-	-
B4 Assets retained for the charity's own use	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
B5 Liabilities	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
			-	
			-	
			-	
			-	
			-	
Signed by one or two trustees on behalf of all the trustees	Signature	Print Name	Date of approval	

Accounts

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MARTHA HOUSE
ASSOCIATION

2023-24



OBJECTIVES AND ACTIVITIES

OUR CHARITABLE OBJECTS ARE:

“TO RELIEVE POVERTY AND FINANCIAL HARDSHIP AMONG REFUGEES, ASYLUM SEEKERS, MIGRANT WORKERS AND THEIR DEPENDENTS LIVING IN LONDON BY PROVIDING HOUSING, PASTORAL AND PRACTICAL SUPPORT.”

WE CARRY THIS OUT THROUGH OUR PRINCIPLE ACTIVITIES, OUTLINED BELOW:

THE PROVISION OF ACCOMMODATION

MARTHA HOUSE, THE ORIGINAL PROJECT OF MHA, IS A HOUSE OF HOSPITALITY FOR DESTITUTE ASYLUM SEEKERS, REFUGEES AND OTHER FORCED MIGRANTS. IT IS RUN BY TWO HOSTS, THE CO-COMMUNITY LEADS JO AND CONOR WHO ARE ALSO TRUSTEES OF THE CHARITY, WHO LIVE IN THE HOUSE WITH THE GUESTS. IT PROVIDES FOR BASIC NEEDS OF THOSE WHO ARE DESTITUTE – FOOD, ACCOMMODATION, LAUNDRY FACILITIES, INTERNET ACCESS – RELIEVING THE HARDSHIP THAT THIS MARGINALISED GROUP FACES.

BEYOND ACCOMMODATION, MARTHA HOUSE CREATES A SAFE, CARING AND SUPPORTIVE ENVIRONMENT WHERE RESIDENTS CAN HEAL FROM THE STRESS OF HOMELESSNESS AND ISOLATION. WE SUPPORT GUESTS TO BE INVOLVED IN THE RUNNING OF THE HOUSE, TO ESTABLISH LINKS AND FRIENDSHIPS WITH OTHERS AND CONNECT THEM TO LOCAL OPPORTUNITIES. MUCH OF THE WORK IS PASTORAL – LISTENING TO GUESTS AND HELPING THEM PROCESS INFORMATION AND ADVICE FROM CASE-WORKERS.

GUESTS ARE REFERRED TO US BY ADVOCACY AND CASE-WORKERS FROM ORGANISATIONS LIKE HARINGEY MIGRANT SUPPORT CENTRE, CRISIS AND THE RED CROSS. IF THERE ARE NO ISSUES WITH CHALLENGING BEHAVIOUR OR SUBSTANCE ABUSE, ETC, THEIR STAY IS OPEN ENDED UNTIL ANOTHER OPTION OF ACCOMMODATION BECOMES AVAILABLE SO WE AIM TO WORK CLOSELY WITH GUESTS' CASE-WORKERS TO ENSURE MOVE-ON OPTIONS AND THEIR IMMIGRATION CASE ARE PROGRESSED.



MULBERRY TREE COMMUNITY GARDEN

THE MULBERRY TREE COMMUNITY GARDEN IS A SMALL COMMUNITY GARDENING PROJECT RUN JOINTLY BETWEEN MHA AND TOTTENHAM QUAKER MEETING. IT HAPPENS IN TOTTENHAM QUAKERS' FORMER BURIAL GROUND. EVERYONE IS WELCOME BUT IT IS PRIMARILY AIMED AT THOSE WHO ARE MARGINALISED BECAUSE OF THEIR IMMIGRATIONS STATUS, PRECARIOUS HOUSING SITUATIONS AND/OR POVERTY.



ADVOCACY SUPPORT WORK

MANY PEOPLE WHO LIVE IN MARTHA HOUSE OR WHOM WE MEET THROUGH OUR GUESTS AND OTHER COMMUNITY ORGANISATIONS, NEED SUPPORT UNDERSTANDING WHAT THEIR HOUSING OR IMMIGRATIONS CASEWORKERS ASK THEM TO DO, OR EXTRA HELP UNDERSTANDING STATUTORY ORGANISATIONS, PATHWAYS OUT OF HOMELESSNESS OR THE BENEFITS SYSTEM. THIS OFTEN REQUIRES MORE TIME THAN OVERSTRETCHED LAWYERS OR CASEWORKERS CAN GIVE AND, AFTER A THREE MONTH FUNDED PILOT, THIS HAS BECOME A CORE PART OF OUR WORK.

PUBLIC BENEFIT STATEMENT: THE TRUSTEES ENSURE THAT THE ACTIVITIES OF THE CHARITY ARE CONSISTENT WITH ITS CHARITABLE OBJECTS AND AIMS. IN AGREEING OUR ANNUAL PLANS, THE TRUSTEES TAKE INTO ACCOUNT PUBLIC BENEFIT AS SET OUT IN THE CHARITY COMMISSION'S GENERAL GUIDANCE ON PUBLIC BENEFIT IN RELATION TO THE PREVENTION AND RELIEF OF POVERTY, THE ADVANCEMENT OF EDUCATION AND HEALTH AND THE RELIEF OF THOSE IN NEED. THE TRUSTEES BELIEVE THERE IS CLEAR PUBLIC BENEFIT DERIVED FROM THE ACTIVITIES OF THE CHARITY.



PERFORMANCE AND ACHIEVEMENTS

AUGUST 2023 – JULY 2024

THE PROVISION OF ACCOMMODATION

COINCIDING WITH HOME OFFICE PUSH TO CLEAR THE ASYLUM BACKLOG AND STOP USING HOTELS, MOST OF OUR GUESTS THIS YEAR HAVE BEEN YOUNG MEN LEAVING HOTELS WHO HAVE RECENTLY BEEN GRANTED THEIR REFUGEE STATUS. SOME OF THEM WERE NEW CLAIMANTS AND OTHERS HAD BEEN IN HOTELS OR THE BIBBY STOCKHOLM BARGE FOR SOME TIME.

THIS HAS SEEN A DIFFERENCE IN THE KIND OF COMMUNITY WE CAN CREATE WHEN THERE HAS BEEN A SLIGHTLY SHORTER THAN AVERAGE STAY AND THE GUESTS HAVE SEEN MARTHA HOUSE AS A STEPPING-STONE FROM HOTEL TO SETTLED ACCOMMODATION, WHILE THEY LOOK FOR WORK OR ACCESS EDUCATION AND TRAINING. IN THE PAST WHEN THE MAJORITY OF GUESTS HAVE BEEN REFUSED ASYLUM SEEKERS, THEY HAVE HAD FEWER OPPORTUNITIES AND MONEY SO HAVE SPENT MORE TIME IN THE HOUSE.

WE CONTINUE TO FINISH OFF THE RENOVATIONS AND LOOK FORWARD TO COMPLETING BESPOKE, BUILT IN FURNITURE IN THE BEDROOMS TO MAXIMISE SPACE. THE YOUNG MEN WHO HAVE STAYED WITH US HAVE ENJOYED HELPING OUT WITH SOME WOOD WORK PROJECTS.



CRAFTING ON OUR TRIP TO MINSTERACRES



HALLOWEEN CARVING AT OUT OPEN MEAL

MULBERRY TREE COMMUNITY GARDEN

THE WEEKLY GARDENING PROJECT HAS HAD A STEADY GROUP OF VOLUNTEERS THROUGHOUT THE YEAR WITH SOME NEW FACES ARRIVING AND SOME MOVING ON FOR HEALTH OR WORK REASONS. IN THE SUMMER OUR AVERAGE NUMBER ON A FRIDAY WAS 9, WHICH IS ALMOST AS MANY AS WE CAN ACCOMMODATE FOR A SESSION.

EACH VOLUNTEER BRINGS DIFFERENT INTERESTS AND SKILLS AND IT IS A JOY TO SEE PEOPLE GET SO MUCH FROM THIS PROJECT AND FORM COMMUNITY WITH EACH OTHER.

WE WERE LUCKY TO RECEIVE AN AWARDS FOR ALL GRANT FROM THE NATIONAL LOTTERY TO ENABLE THE CONTINUATION OF THE PROJECT FOR ANOTHER 18 MONTHS.



ADVOCACY SUPPORT WORK

AFTER THE COMPLETION OF THE ADVOCACY SUPPORT PROJECT, THIS WORK HAS NATURALLY CONTINUED AS A CORE PART OF WHAT MARTHA HOUSE OFFERS, ALBEIT WITHOUT SPECIFIC FUNDS. A STEADY FLOW OF PEOPLE WHO ARE PUT IN CONTACT WITH US THROUGH FRIENDS HAVE COME FOR HELP WITH HOUSING ISSUES, UNIVERSAL CREDIT, PENSION AND MORE. OTHERS ARE EX-RESIDENTS WHO ARE STILL NOT FULLY SET UP AND BEING FOBBED OFF BY STATUTORY SERVICES WHO ARE TOO OVERWHELMED TO DEAL WITH THEM AND ARE UNABLE TO ACCESS ENTITLEMENTS.



FINANCIAL REVIEW

AUGUST 2023 – JULY 2024



FINANCIAL POSITION

THERE ARE NO CURRENT FINANCIAL RISKS TO THE CHARITY AND NO MATERIAL DEFICITS.

OUT HARDSHIP FIGURES ARE HIGH AFTER A GRANT FROM THE NAWAAL TRUST FOR SOME INDIVIDUALS AND SOME VOUCHERS

RESERVES STATEMENT AND AMOUNT

WE MAINTAIN RESERVE FUNDS OF £7,000 TO COVER 6 MONTHS OF CORE COSTS.

PRINCIPAL SOURCES OF FUNDING

REGULAR DONATIONS OF ON AVERAGE £350 PER MONTH ALLOW US TO HANDLE OPERATING COSTS FOR MARTHA HOUSE.

IN THIS FINANCIAL YEAR WE RECEIVED GRANTS FROM THE GUARDIAN'S CHRISTMAS APPEAL 2023 AND AWARDS FOR ALL

ACCOUNTS

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
Income					
Donations	14,625	1,800	-	16,425	6,365
Grants	14,291	13,500	-	27,791	3,000
Fundraising Activities	-	-	-	-	75
Community House rental Income (project closed)	-	-	-	-	17,367
Food Coop	-13	-	-	-13	-35
Other Incoming Resources	-	-	-	-	420
Totals	28,903	15,300	-	44,203	27,192
Expenses					
Fundraising Activities	162	-	-	162	-
Charitable Activities	-	-	-	-	-
Community House Project Rent & Council Tax	-	822	-	822	15,579
Advocacy Support Project	2,300	2	-	-	180
Mulberry Tree Community Garden	-	3,020	-	-	1,965
Community Activities	1,711	-	-	1,711	1,051
Hardship assistance	586	2,300	-	2,886	499
Operational Costs	9,928	2,173	-	12,101	16,266
Building maintenance	31	2,054	-	2,085	3,359
Management and Administration	1,605	-	-	1,605	2,221
Personnel expenses	94	-	-	94	250
Totals	16,417	10,371	-	26,788	41,370
Total payments	16,417	10,371	-	26,788	41,370
Net of receipts/ (payments)	12,486	4,929	-	26,788	-41,295
Cash funds last year end	23,907	15,494	-	39,401	53,579
Cash funds this year end	36,393	20,423	-	56,816	39,401
			Unrestricted funds	Restricted funds	Endowment funds
			to nearest £	to nearest £	to nearest £
Cash Funds	Cash/Undeposited Funds		658	65	-
	Martha House Bank Account		6,984	-	-
	Unity Account		28,751	20,358	-
	Total cash funds		36,393	20,423	-

MARTHA HOUSE ASSOCIATION HAS NO ASSETS OR LIABILITIES

STRUCTURE, GOVERNANCE AND MANAGEMENT



MHA IS A CIO FOUNDATION TRUST, GOVERNED BY A CONSTITUTION. ORIGINALLY WE INCORPORATED AS A COMPANY LIMITED BY GUARANTEE BUT WILL WIND THIS DOWN AS IT IS NO LONGER NECESSARY. TRUSTEES WERE SELECTED FOR HISTORY WITH PROJECT AND THEIR EXPERTISE IN HOMELESSNESS SUPPORT, MIGRANT ISSUES AND FUNDRAISING.

WE CONTINUE TO DEVELOP OUR SUITE OF POLICIES. MHA HAS STRONG WORKING RELATIONSHIPS WITH OTHER LOCAL MIGRANT SUPPORT GROUPS SUCH AS THE LONDON CATHOLIC WORKER AND HARINGEY MIGRANT SUPPORT CENTRE. WE ARE ALSO PARTNERED WITH THE ORDER TO THE PASSION OF JESUS CHRIST (THE PASSIONISTS) WHO OWN THE HOUSE THAT MARTHA HOUSE OPERATES IN. WE CONTINUE TO USE CLAPTON PARK URC AS OUR REGISTERED ADDRESS.

REFERENCE AND ADMIN DETAILS

REGISTERED ADDRESS:

CLAPTON PARK UNITED REFORMED CHURCH,
ROUND CHAPEL OLD SCHOOL ROOMS,
2 POWERSCROFT ROAD,
LONDON, E5 0PU.

TRUSTEES: CONOR CREGAN,, MARY FAGAN, JOANNA FREW, BETELEHEM GIRMAY, JAMIE RAE, ELEANOR SMITH,





CHARITY COMMISSION
FOR ENGLAND AND WALES

Charity Name Martha House Association	No (if any) 1196328
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CC16a

Receipts and payments accounts

For the period from	Period start date 01/08/2023	To	Period end date 31/07/2024
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Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
A1 Receipts					
Donations	14,625	1,800	-	16,425	6,365
Grants	14,291	13,500	-	27,791	3,000
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Community House rental Income (project closed)	-	-	-	-	17,367
Food Coop	13	-	-	13	35
Other Incoming Resources	-	-	-	-	420
	-	-	-	-	-
Sub total (Gross income for AR)	28,903	15,300	-	44,203	27,192
A2 Asset and investment sales, (see table).					
	-	-	-	-	-
	-	-	-	-	-
Sub total	-	-	-	-	-
Total receipts	28,903	15,300	-	44,203	27,192
A3 Payments					
Fundraising Activities	162	-	-	162	-
Charitable Activities	-	-	-	-	-
Community House Project Rent & Council Tax	-	822	-	822	15,579
Advocacy Support Project	2,300	2	-	-	180
Mulberry Tree Community Garden	-	3,020	-	-	1,965
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Management and Administration	1,605	-	-	1,605	2,221
Personnel expenses	94	-	-	94	250
Sub total	16,417	10,371	-	26,788	41,370
A4 Asset and investment purchases, (see table)					
	-	-	-	-	-
	-	-	-	-	-
Sub total	-	-	-	-	-
Total payments	16,417	10,371	-	26,788	41,370
Net of receipts/(payments)	12,486	4,929	-	17,415	- 14,178
A5 Transfers between funds	-	-	-	-	-
A6 Cash funds last year end	23,907	15,494	-	39,401	53,579
Cash funds this year end	36,393	20,423	-	56,816	39,401

Section B Statement of assets and liabilities at the end of the period

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B1 Cash funds				
	Cash/Undeposited Funds	658	65	-
	Martha House Bank Account	6,984	-	-
CCXX R1 accounts (SS)				
16/04/2025				

Unity Account		28,751	20,358	-
Total cash funds		36,393	20,423	-

(agree balances with receipts and payments account(s))

B2 Other monetary assets

Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
	-	-	-
	-	-	-
	-	-	-
	-	-	-
	-	-	-
	-	-	-

B3 Investment assets

Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
		-	-
		-	-
		-	-
		-	-
		-	-
		-	-

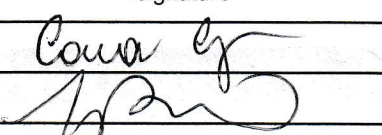
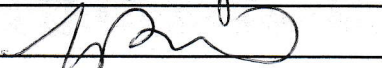
B4 Assets retained for the charity's own use

Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
		-	-
		-	-
		-	-
		-	-
		-	-
		-	-
		-	-
		-	-
		-	-

B5 Liabilities

Details	Fund to which liability relates	Amount due (optional)	When due (optional)
		-	
		-	
		-	
		-	
		-	

Signed by one or two trustees on behalf of all the trustees

Signature	Print Name	Date of approval
	CONOR CREGAN	29/04/25
	JOANNA FREW	29/04/25



CHARITY COMMISSION FOR ENGLAND AND WALES

Independent examiner's report on the accounts

Section A

Independent Examiner's Report

Report to the trustees/
members of

Charity Name
Martha House Association

On accounts for the year
ended

31 July 2024

Charity no
(if any)

1196328

Set out on pages

1-2

(remember to include the page numbers of additional sheets)

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended DD/MM/YYYY.

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

I have completed my examination. I confirm that no material matters have come to my attention (other than that disclosed below *) in connection with the examination which gives me cause to believe that in, any material respect:

- accounting records were not kept in accordance with section 130 of the Act or
- the accounts do not accord with the accounting records

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

* Please delete the words in the brackets if they do not apply.

Signed:

 C J UTLEY.

Date:

16/04/2025

Name:

Catherine Utley

Relevant professional
qualification(s) or body
(if any):

N/A

Address:

108 Priory Gardens

London

N6 5qT

MARTHA HOUSE ASSOCIATION

England & Wales - Charity number 1196328

Accounts

Trustees Annual Report

Aug 2022 – Jul 2023

Martha House Association (MHA) has been in operation since 2014 when it was established as an unincorporated voluntary association. In 2021 we received our status as a Charitable Incorporated Association.

Objectives & Activities

Our charitable objects are:

“to relieve poverty and financial hardship among refugees, asylum seekers, migrant workers and their dependents living in London by providing housing, pastoral and practical support.”

We carry this out through our principle activities, outlined below:

The provision of accommodation in Martha House in Tottenham

Martha House, the original project of MHA, is a house of hospitality for destitute asylum seekers, refugees and other forced migrants. It is run by two hosts, the co-community leads Jo and Conor who are also trustees of the charity, who live in the house with the guests. It provides for basic needs of those who are destitute – food, accommodation, laundry facilities, internet access – relieving the hardship that this marginalised group faces.

Beyond accommodation, Martha House creates a safe, caring and supportive environment where residents can heal from the stress of homelessness and isolation. We support guests to be involved in the running of the house, to establish links and friendships with others and connect them to local opportunities. Much of the work is pastoral – listening to guests and helping them process information and advice from case-workers.

Guests are referred to us by advocacy and case-workers from organisations like Haringey Migrant Support Centre, Crisis and the Red Cross. If there are no issues with challenging behaviour or substance abuse, etc, their stay is open ended until another option of accommodation becomes available so we aim to work closely with guests’ case-workers to ensure move-on options and their immigration case are progressed.

Mulberry Tree Community Garden

The Mulberry Tree Community Garden is a small community gardening project run jointly between MHA and Tottenham Quaker Meeting. It happens in Tottenham Quakers’ former burial ground. Everyone is welcome but it is primarily aimed at those who are marginalised because of their immigration status, precarious housing situations and/or poverty.

Advocacy Support Work

Many people who live in Martha House or whom we meet through our guests and other community organisations, need support understanding what their housing or immigration caseworkers ask them to do, or extra help understanding statutory organisations, pathways out of homelessness or

the benefits system. This often requires more time than overstretched lawyers or caseworkers can give and, after a three month funded pilot, this has become a core part of our work.

Public benefit statement: The trustees ensure that the activities of the charity are consistent with its charitable objects and aims. In agreeing our annual plans, the trustees take into account public benefit as set out in the Charity Commission's general guidance on public benefit in relation to the prevention and relief of poverty, the advancement of education and health and the relief of those in need. The trustees believe there is clear public benefit derived from the activities of the charity.

Performance and achievements

The Community House

In 2022 we welcomed a new cohort to the Community House after the first cohort of residents completed 18 months. This included a couple and 2 other women, thus changing the dynamics of the house from all single men to mixed gender. The couple were a young refugee couple interested in community building and we discussed with them how they might take on some of the responsibilities that Br Johannes had done after he left. However, their studies and part time work meant they became busy. Unfortunately, there was no one living in the house with a commitment to develop community, however the residents continued to get along.

After some repair work (which unfortunately disrupted the communal living room in the house) the trustees of Mission Housing decided to sell the property. The residents had to move out in June 2023. We had three months notice, however, with the current housing crisis it was very difficult for the residents to find secure tenancies at a price they could afford. Many housing associations rely on housing benefit and charge the cap that a local authority will pay. It is often unrealistic for those working to pay that amount.

Two women from the Community House were the first guests in the refurbished and reopened Martha House

Martha House

Jo and Conor moved back to Martha House in September 2022. However, at that time there were still ongoing renovations. Unfortunately we were not able to reopen in the winter because we did not have a functioning heating system and we continued to find problems such as uneven flooring and a crack in the wall. There were also some final tasks to complete for building control. Conor has taken on most of this work where he was able and we have worked with various contractors to resolve the issues.

The house reopened for guests in June 2023 and by the end of this year (July 2023) we had 5 guests. Two young women, two men and an older women.

It was great to finish the year as a new community. Starting from scratch with a completely new household has taken some work and patience as we establish the house rhythms again, but it has as ever been wonderful to witness people coming together and sharing in responsibilities for building a sense of community.

Advocacy Support

We continue to support a number of former Martha House guests with admin and bureaucracy and to provide community. Conor in particular does a lot of this work and spends countless hours trying to figure out what, for example, staff in local councils or organisations have said they would do for someone and if they are doing it. It has been great to have the house available again for people to drop in when they want or need to.

Mulberry Tree Community Garden

The gardening project continues every week with a committed group of volunteers. Summer is always busier than winter and we, of course, enjoy using more of the produce together.

Financial Review

Financial position

There are no current financial risks to the charity and no material deficits.

Our expenses were higher than our income but this reflects the spend down of a large grant towards refurbishment and decorating after the renovations.

Reserves statement & amount

We have increased our reserves fund from £5,000 to £7,000 to cover 6 months of core costs. This reflects increases to our costs because of the rise in prices to utilities and food.

Principal sources of funding

Regular donations of on average £350 per month allow us to handle operating costs for Martha House. The rent and service charge for the Community House covered costs associated with that project.

Grants from trust funds and our annual partnership funding from the Passionists allow us to offer some hardship money to those we support, cover maintenance costs and invest in projects such as the Mulberry Tree Community Garden and Advocacy Support Project.

Please see *Annual Accounts for 1 Aug 2022 – 31 July 2023 separately*

Governance

MHA is a CIO foundation trust, governed by a constitution. Originally we incorporated as a Company Limited by Guarantee but will wind this down as it is no longer necessary. Trustees were selected for history with project and their expertise in homelessness support, migrant issues and fundraising.

We continue to develop our suite of policies. MHA has strong working relationships with other local migrant support groups such as the London Catholic Worker and Haringey

Migrant Support Centre. We are also partnered with the Order to the Passion of Jesus Christ (the Passionists) who own the house that Martha House operates in.

We continue to use Clapton Park URC as our registered address.

Reference and Admin details

Martha House Association, CPURC, Old School Rooms, 2 Powerscroft Road, E5 0PU.

All trustees were appointed when MHA registered in Oct 2021: Mary Fagan, Jamie Rae, Conor Cregan, Eleanor Smith, Joanna Frew



CHARITY COMMISSION
FOR ENGLAND AND WALES

Charity Name	No (if any)
Martha House Association	1196328

Receipts and payments accounts

CC16a

For the period from	Period start date	To	Period end date
	01/08/2022		31/07/2023

Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
A1 Receipts					
Donations	6,365		-	6,365	9,938
Grants	3,000		-	3,000	15,300
Fundraising Activities	-	75	-	75	
Community House rental income	-	17,367	-	17,367	27,888
Food Coop	-35	-	-	-35	809
Other Incoming Resources	420	-	-	420	735
	-	-	-	-	-
	-	-	-	-	-
Sub total (Gross income for AR)	9,750	17,442	-	27,192	54,670
A2 Asset and investment sales, (see table).					
	-	-	-	-	
	-	-	-	-	-
Sub total	-	-	-	-	-
Total receipts	9,750	17,442	-	27,192	54,670
A3 Payments					
Fundraising Activities	-	-	-	-	-

Charitable Activities	-	-	-	-	-
Community House Project Rent & Council Tax	-	15,579	-	15,579	21,001
Advocacy Support Project	-	180	-	180	7,295
Mulberry Tree Community Garden	-	1,965	-	1,965	6,773
Community Activities	1,051	-	-	1,051	989
Hardship assistance	499	-	-	499	583
Operational Costs	5,506	10,760	-	16,266	8,555
Building maintenance		3,359	-	3,359	-
Management and Administration	2,221		-	2,221	5,671
Personnel expenses	250		-	250	5,217
Sub total	9,527	31,843	-	41,370	56,084

A4 Asset and investment purchases, (see table)					
	-	-	-	-	
	-	-	-	-	
Sub total	-	-	-	-	-

Total payments	9,527	31,843	-	41,370	56,084
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Net of receipts/(payments)	223	-14,401	-	-14,178	-1,414
A5 Transfers between funds	-	-	-	-	-
A6 Cash funds last year end	23,684 #	29,895	-	53,579	54,993
Cash funds this year end	23,907	15,494	-	39,401	53,579

Section B Statement of assets and liabilities at the end of the period

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B1 Cash funds	Cash/Undeposited Funds	107	-	-
	Martha House Bank Account	2,944		-

Unity Account			20,772	15,494	
Daily account (Smile)			84	-	
Total cash funds			23,907	15,494	
(agree balance with receipts and payments account(s))			OK	OK	OK

**Unrestricted
funds
to nearest £**

Restricted funds to nearest £

Endowment funds to nearest £

B2 Other monetary assets

[illegible]

B3 Investment assets

Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
		-	
		-	
		-	
		-	
		-	

B4 Assets retained for the charity's own use

[illegible]

B5 Liabilities

Details	Fund to which liability relates	Amount due (optional)	When due (optional)
Creditors		-	
		-	
		-	
		-	
		-	

Signed by one or two trustees on behalf of all the trustees

Signature	Print Name	Date of approval

Independent examination of charity accounts checklist (CC32a)

A recommended checklist for examiners

This checklist is not suitable for the examination of voluntary group accounts.

1. Self-assessment checklist

The questions in this checklist are designed to help the examiner to undertake their independent examination in accordance with the legal requirements and good practice recommendations set out in the Commission's guidance on Independent examination of charity accounts: Directions and guidance for examiners (CC32).

The examiner is recommended to use the checklist alongside the Directions for independent examination. Not all the checks listed will apply in the case of every independent examination and so the checklist is not a substitute to the examiner using their own judgment as to what is necessary.

The prompt 'step done' may prompt a 'yes' or 'no'. A 'no' answer does not always indicate a problem because it may simply be that the step was either not applicable or found not to be necessary to the examination undertaken in which case the words 'not applicable' or 'not necessary' might be entered in place of a working paper reference.

Some answers may be 'no' because the evidence or information that was needed could not be obtained and this will need to be considered when the examiner makes their report. It is recommended that all the steps for each Direction are completed with a working paper reference added.

It may be that the examiner completes the checklist as they go through the examination or as a completeness check at the end as they bring their examination to a conclusion and prepare their report. There is no legal requirement to use this checklist and examiners may substitute their own checklist or take an alternative approach.

If the checklist is completed it is recommended that this forms part of the formal record of their independent examination undertaken and is kept in the file of examiner's working papers.

2. Checklist

The Directions and documentation	Step done?	Working paper reference
Direction 1: Check whether the charity is eligible to have an independent examination		
Checked the charity audit threshold applying to the accounts to be reviewed		
Checked an audit is not required for any other reason		
Confirmed the charity is eligible for independent examination		
Confirmed the amount of the charity's income to figure shown the accounts (including any branches) and confirmed that income and assets are below the audit threshold or, if applicable, obtained a copy of the letter from the Commission approving an audit dispensation		
If the charity has one or more subsidiaries confirmed that group accounts are not required by law		
If a charitable company checked that the audit exemption statement has been made		
If applicable, rechecked the threshold calculation during the examination		
If the charity's income is more than £250,000 confirmed that the examiner is a member of one of the listed bodies		
If applicable, informed the trustees that the charity is not eligible for an independent examination		
If receipts and payments accounts have been prepared, checked that the charity's gross income is less than £250,000 and that it is not a company		
If receipts and payments accounts have been prepared, check that there is no requirement to prepare accruals accounts in the charity's governing document or for any other reason		
If applicable, informed the trustees that the charity is not eligible to prepare receipts and payments accounts		
Direction 2: Check for any conflict of interest that prevents the examiner from carrying out their independent examination		
Confirmed that there are no close personal relationships with the trustees that compromise independence		
Confirmed as having no the day to day involvement in the administration of the charity		
If providing other services to the charity then confirmed that all the criteria in Direction 2 necessary for independence are met		
Identified that there are no circumstances in the examiner's judgment that would reasonably lead to the perception that the examiner is not independent		

The Directions and documentation	Step done?	Working paper reference
Considered whether sufficiently skilled to carry out the examination and, where required, confirmed membership of a listed body		
If applicable, informed the trustees that you are not eligible to carry out the independent examination		
Direction 3: Record your independent examination		
File of working papers prepared to document the work undertaken (see the Direction for guidance on key working papers)		
Evidence of appointment on file		
If issued, letter of engagement signed by the trustees on file		
Documentation of steps required by Direction 1 are all done		
Documentation that steps required by Direction 2 are all done		
Analytical review documented		
Areas of concern identified and noted whether these were resolved or if unresolved and significant have included them in the examiner's report		
Verification and vouching procedures undertaken and any checks made are on file		
Copy of approved accounts on file		
Copy of trustees' annual report on file		
Copies of information relied upon as part of the examination are on file		
If applicable, copies of written assurances given		
Recorded the conclusions drawn as an outcome of the independent examination that support the examiner's report are on file		
Recorded any matters of material significance about which a report must be made direct to the Commission		
Recorded whether to exercise discretion and report on relevant matters direct to the Commission		
Direction 4: Plan your independent examination		
Obtained an understanding of the charity's constitution, objectives, organisational structure, the funds managed, its activities and accounting records and systems		
Planned specific examination procedures appropriate to the circumstances of the charity		
Reviewed whether any areas for improvement were advised to the trustees in the previous year's independent examiner's report (or audit report and management letter) and looked to see if any action taken		
Considered the financial risks identified and, where accruals accounts prepared, considered whether the trustees have evidence that shows that the charity is a going concern		
Noted any implications for the examiner's report and for separate reporting to the Commission		

The Directions and documentation	Step done?	Working paper reference
Direction 5: Check that accounting records are kept to the required standard		
Checked that accounting records have been kept are complete and considered if they have been kept to the required standard		
Asked the trustees about how they ensure the accounting records are complete		
If corrections made or records created during the examination, the trustee approval for these has been sought and obtained		
Asked the trustees if they carried out a review of the charity's internal financial controls in the year reported		
Noted any implications for the examiner's report and for separate reporting to the Commission		
Direction 6: Check that the accounts are consistent with the accounting records		
Compared the accounts with the underlying accounting records		
Checked some entries from the listing of transactions of income and expenditure to vouchers such as invoices, bank statements, and receipts.		
If applicable, confirmed that the trustees have taken the necessary steps to ensure that restricted or endowed funds are correctly reported in the accounts		
If additional checks were necessary, the evidence was found that showed the accounting record was complete, voucher present, and both supported the entry in the accounts		
Direction 7: If the accounts are prepared on an accruals basis and one or more related party transactions took place the examiner must check if these were properly disclosed in the notes to the accounts		
Checked that the disclosures required by the SORP have been made and are complete		
Considered whether there are any implications for the examiner's report and reporting to the Commission		
If receipts and payments accounts prepared and a related party transaction note was provided, then checked the note for any implications for the examiner's report		
Direction 8: Check the reasonableness of the significant estimates and judgments and accounting policies used in accounting for the types of fund held and in the preparation of the accounts		
Checked with the trustees that the separate funds of the charity have been correctly accounted for and reported correctly in the accounts		
Checked the reasonableness of any significant estimates or judgments that have been made in preparing the accounts		

The Directions and documentation	Step done?	Working paper reference
Where accruals accounts are prepared, checked that the accounting policies adopted are consistent with the SORP and are appropriate to the activities of the charity		
Where accruals accounts are prepared, checked that the accounts were prepared on a going concern basis		
Noted any implications for the examiner's report and for separate reporting to the Commission		
Direction 9: The examiner must check whether the trustees have considered the financial circumstances of the charity at the end of the reporting period and, if the accounts are prepared on an accruals basis, check whether the trustees have made an assessment of the charity's position as a going concern when approving the accounts		
Asked the trustees whether they expect the charity to be able to settle outstanding invoices, bills and commitments as and when they fall due		
Asked the trustees about the reserves policy and the adequacy of the level of reserves held		
Where accruals accounts are prepared, checked that the trustees' have made an assessment of going concern and that their assessment is reasonable given the information available		
Where accruals accounts are prepared, checked that the SORP's disclosures about going concern have been made		
Noted any implications for the examiner's report and for separate reporting to the Commission		
Direction 10: Check the form and content of the accounts		
Where receipts and payments accounts have been prepared, checked that the charity can lawfully prepare such accounts, that all the accounting statements are present and that the funds of the charity are correctly identified		
Where accruals accounts are prepared, checked that they comply with the SORP and applicable accounting standard		
If the charity is a company, checked that the accounts also comply with the applicable company law requirements		
Noted any implications for the examiner's report and for separate reporting to the Commission		
Direction 11: Identify items from the analytical review of the accounts that need to be followed up for further explanation or evidence		
Carried out an analytical review		

The Directions and documentation	Step done?	Working paper reference
Following the analytical review, selected material items in the accounts for further explanation or supporting evidence		
If the accounts could be materially misstated, additional checks were undertaken and the examiner is satisfied that the item(s) identified were satisfactorily explained and correctly included in the accounts		
Noted any implications for the examiner's report and for separate reporting to the Commission		
Direction 12: Compare the trustees' annual report with the accounts		
Checked that any figure for reserves quoted in the trustees' annual report is not materially inconsistent with the accounts		
Compared the trustees' annual report with the accounts for any material inconsistency		
Noted any implications for the examiner's report and for separate reporting to the Commission		
Direction 13: Write and sign the independent examination report		
Reviewed the conclusions from the independent examination		
Considered whether the examination has identified a matter of concern that should be reported in the examiner's report		
Checked that the examiner's report covers all of the matters required		
If relying on the work of others in undertaking the independent examination, the examiner is fully satisfied with their work and that work has been fully documented		
Signed and dated the examiner's report		
Reported matters of material significance direct to the Commission		
Exercised discretion and reported relevant matters direct to the Commission		

MARTHA HOUSE ASSOCIATION

England & Wales - Charity number 1196328

Accounts

Trustees Annual Report

Aug 2021 - Jul 2022

Martha House Association (MHA) has been in operation since 2014 when it was established as an unincorporated voluntary association. In 2021 we received our status as a Charitable Incorporated Association.

Objectives & Activities

Our charitable objects are:

“to relieve poverty and financial hardship among refugees, asylum seekers, migrant workers and their dependents living in London by providing housing, pastoral and practical support.”

We carry this out through our principle activities, outlined below:

The provision of accommodation in Martha House in Tottenham

Martha House the original project of MHA is a house of hospitality for destitute asylum seekers, refugees and other forced migrants. It is run by two hosts, the co-community leads Jo and Conor who are also trustees of the charity, who live in the house with the guests. It provides for basic needs of those who are destitute – food, accommodation, laundry facilities, internet access – relieving the hardship that this marginalised group faces.

Beyond accommodation, Martha House creates a safe, caring and supportive environment where residents can heal from the stress of homelessness and isolation. We support guests to be involved in the running of the house, to establish links and friendships with others and connect them to local opportunities. Much of the work is pastoral – listening to guests and helping them process information and advice from case-workers.

Guests are referred to us by advocacy and case-workers from organisations like Haringey Migrant Support Centre, Crisis and the Red Cross. If there are no issues with challenging behaviour or substance abuse, etc, their stay is open ended until another option of accommodation becomes available so we aim to work closely with guests’ case-workers to ensure move-on options and their immigration case are progressed.

The provision of accommodation in the Community House in Hackney:

At the end of 2019 we entered in to a new partnership with Clapton Park URC church and Mission Housing to offer their Community House to refugees. The freehold is owned by Mission Housing, a Housing Association that works with local churches to provide accommodation at affordable rent.

The aim of MHA’s work there is to provide affordable accommodation to refugees who want to move from benefits in to work, but for whom the market costs of rent makes this impossible and put them at risk of homelessness. With rents often set by landlords at the utmost a local authority will cover through housing benefit, it is too expensive for people on low wages, and impossible to move on from without saving for a month’s deposit – an impossible task on housing

benefit. This creates a poverty trap that many find difficult to escape from. Offering accommodation at affordable rent is a bridge from benefits to work and a way out of that poverty trap.

Advocacy Support

The Advocacy Support Project was a 3-month funded pilot project through a DLUHC grant jointly administered by two Third Sector agencies, Housing Justice and Homelessnesslink. In the three-month project Conor Cregg, a trustee of MHA, provided housing advice and practical support over 30 people. These include residents of the Community House Project, guests at LCW's Giuseppe Conlon House and others signposted by people who we have previously supported. Many of these were reluctant to approach or had already been let-down by the traditional homelessness sector agencies.

It is also worth noting that the current housing crisis in the United Kingdom has created a lot of competition to finding accommodation. Without the grant the ASP would have struggled to manage to support so many into accommodation. Several people we supported would be deemed as being hard to move-on various barriers including unemployment, limited access to public funds or lack of appropriate accommodation. Nearly all of those we supported were overwhelmed by their experience in finding accommodation and would have faced sleeping on the street without support in navigating the system.

Mulberry Tree Community Garden:

The Mulberry Tree Community Garden is a small community gardening project run jointly between MHS and Tottenham Quaker Meeting. It happens in Tottenham Quakers' former burial ground. Everyone is welcome but it is primarily aimed at those who are marginalised because of their immigration status, precarious housing situations and/or poverty.

Public benefit statement: The trustees ensure that the activities of the charity are consistent with its charitable objects and aims. In agreeing our annual plans, the trustees take into account public benefit as set out in the Charity Commission's general guidance on public benefit in relation to the prevention and relief of poverty, the advancement of education and health and the relief of those in need. The trustees believe there is clear public benefit derived from the activities of the charity.

Performance and achievements

Martha House

In 2021, Martha House was open and continued to take in guests until October when we closed for over a year for refurbishments, which continued throughout this reporting period. In 2022 numerous setbacks were experienced with the contractors and this has frustrated the work of MHA.

In the 9 months of operation, although operating at a lower capacity due to Covid, we continued to host five people at a time. In total we had seven guests in

the house; three long term guests and four short term guests. At the time of closing, the remaining guests were found alternative accommodation.

We continued to support a network of other people – ex-residents and people who attended our community meal that ran every Monday prior to Covid restrictions. With the suspension of our community meal there has been less involvement from volunteers but were able to have some limited social gatherings in summer when people could reconnect.

Community House:

The Community House opened in January 2021 and we envisaged the length of stay for each guest to be around 1 year to 18 months. Initially Bro. Johannes Maertens was a live-in host supporting the residents but he committed to another project after a year and moved out.

We had some difficulty receiving rent from two residents from the first cohort. One did not wish to take the support offered to him to find alternative accommodation and left in May 2022. He was replaced by a young couple who were refugees but also interested in taking on a community-building role in the house. The other individual who struggling was encouraged and supported to pursue a diagnosis for some of his issues and (through the Advocacy Support project) Conor worked with him to make this happen. He and the other three men completed the 18-month stay.

When it came to securing accommodation for the other three men, this was more difficult than envisaged. Renting in London is difficult – both due to cost and availability. The men all found accommodation but were not able to find secure tenancies. In the eighteen months they were Community House residents however, they all learnt how to navigate the Universal Credit system and subsequently moved in to work. The period in the Community House has helped them get in to a rhythm of being responsible for monthly rent payments and a service charge.

Advocacy Support Project:

Although a short-term pilot project the Advocacy Support Project achieved substantial results.

We facilitated a private psychiatric assessment for one of the residents to The Community House Project who was subsequently accommodated by the local Housing Association. One man who had been sofa surfing was accepted into supported accommodation with a local Housing Association. Another. Two people who had recently arrived in the UK to apply for asylum were denied accommodation by the Home Office because they needed immigration advice and support to find accommodation. One of our partners provided accommodation and we were able to find a solicitor to assist them to apply for asylum. They were then accommodated by the Home Office until their application is processed.

Two of the people who we moved on, a British woman and her Brazilian husband, have been experiencing homelessness on and on for years for over a decade, secured a river boat and we assisted by providing the security of a “Continuous Mooring License” and marine insurance for one year.

Another two men (an EEA national with pre-settled status and a recent refugee unable to speak English) were assisted into the Private Rental Sector. The final client, a Eritrean man, who is gathering evidence to make a fresh claim for asylum, was supported to reconnect with his family and travel to another part of the United Kingdom.

Luckily, we were able to provide the hard accommodation outcomes that we projected but we thought we could have done more. In fact, we still have four clients we are struggling to move on. One barrier we often struggle with is our clients' expectations. Often, wanting to hold out for somewhere with cheap rent, or expecting somewhere that is affordable. We have struggled with the juxtaposing of housing providers (both the 3rd sector and private rental sector) charging the LHA rent and what our clients can afford to pay when in full time employment.

Mulberry Tree Community Garden

The gardening project was able to continue through various lock-down phases in 2021 because it is classed as a support group.

As an outside activity, the project ran safely and proved to be a lifeline for many people whose usual drop-ins and day centres remained closed. In the summer months' we had a weekly average of 10-12 participants, the highest consistent number so far and the maximum the project can cater for.

Funding success from Awards for All allowed us to buy in sessions from different people such as a herbalist, a forest gardener and a mosaic makers.

Financial Review

Financial position

There are no current financial risks to the charity and no material deficits.

Reserves statement & amount

We try to keep a reserve fund of around £5,000. This is to cover any emergency needs associated with the projects or for any serious dips in operating costs.

Principal sources of funding

Regular donations of on average £350 per month allow us to handle operating costs for Martha House. The rent and service charge at the Community House cover costs associated with that project.

Grants from trust funds and our annual partnership funding from the Passionists allow us to offer some hardship money to those we support, cover maintenance costs and invest in projects such as the Mulberry Tree Community Garden and Advocacy Support Project.

Governance

MHA is a CIO foundation trust, governed by a constitution. Originally we incorporated as a Company Limited by Guarantee but will wind this down over 2023 as it is no longer necessary. Trustees were selected for history with project and their expertise in homelessness support, migrant issues and fundraising.

Throughout 2021, we drafted the necessary policies, such as safeguarding and data protection, and adopted safeguarding procedures. Trustees also underwent safeguarding training and were inducted through the information from the Charity Commission and NCVO.

MHA has strong working relationships with other local migrant support groups such as the London Catholic Worker and Haringey Migrant Support Centre. We are also partnered with the Order of the Passion of Jesus Christ (the Passionists) who own the house that Martha House operates in.

We have developed a partnership with Mission Housing and Clapton Park URC for the Community House project. We also use Clapton Park URC as our registered address.

Reference and Admin details

Martha House Association, CPURC, Old School Rooms, 2 Powerscroft Road, E5 0PU.

All trustees were appointed when MHA registered in Oct 2021: Mary Fagan, Jamie Rae, Conor Cregan, Eleanor Smith, Joanna Frew, Karolina Marozsek.

We have no corporate or custodian trustees, or other assets.

Declaration of trustees that they approve



CHARITY COMMISSION
FOR ENGLAND AND WALES

Charity Name

Martha House Association

Receipts and pay

For the period
from

Period start date

08/01/2021

Section A Receipts and payments

	Unrestricted funds	Restricted funds
	to the nearest £	to the nearest £
A1 Receipts		
Donations	6,330	3,608
Grants	3,000	12,300
Fundraising Activities	-	-
Community House rental income	-	27,888
Food Coop	809	-
Other Incoming Resources	735	-
	-	-
	-	-
Sub total (Gross income for AR)	10,874	43,796
A2 Asset and investment sales, (see table).		
	-	-
	-	-
Sub total	-	-
Total receipts	10,874	43,796

A3 Payments

Fundraising Activities	-	-
Charitable Activities	-	-
Community House Project Rent & Council Tax	-	21,001
Advocacy Support Project	-	7,295
Mulberry Tree Community Garden	-	6,773
Community Activities	989	-
Hardship assistance	583	-
Operational Costs	3,600	4,955
Building maintenance	-	-
Management and Administration	5,382	289
Personnel expenses	360	4,857
Sub total	10,914	45,170

A4 Asset and investment purchases, (see table)

	-	-
	-	-
Sub total	-	-

Total payments	10,914	45,170
Net of receipts/(payments)	-40	-1,374
A5 Transfers between funds	-	-
A6 Cash funds last year end	34,372	20,624
Cash funds this year end	34,332	19,250

Categories	Details
B1 Cash funds	Cash/Undeposited Funds
	Martha House Bank Account
	Unity Account
	Daily account (Smile)

B2 Other monetary assets	Details

[illegible]

B5 Liabilities

Details

Signed by one or two trustees on behalf of all the trustees

Signature

joanna frew

	No (if any) 1196328	CC16a
ments accounts		
To	Period end date 07/31/2022	

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Endowment funds	Total funds	Last year
to the nearest £	to the nearest £	to the nearest £

-	9,938	-
-	15,300	-
-	-	-
-	27,888	-
-	809	-
-	735	-
-	-	-
-	-	-
-	54,669	-

restricted donations w
The restricted grants '
Rent and service char

-	-	-
-	-	-
-	-	-

-	54,669	-
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-	-	-
-	-	-
-	21,001	-
-	7,295	-
-	6,773	-
-	989	-
-	583	-
-	8,555	-
-	-	-
-	5,671	-
-	5,217	-
-	56,083	-

-	-	-
-	-	-
-	-	-

-	56,083	-
-	-1,414	-
-	-	-
-	54,996	-
-	53,582	-

56,083

-
-
-
-

-1,414
-
54,996
53,582

	-
	-
	-
	-

End of the period

357
9,679
24,199
97
34,332

**Restricted
funds
to nearest £**

Endowment funds to nearest £

Unrestricted funds to nearest £

Restricted funds to nearest £

Endowment funds to nearest £

**Fund to which
asset belongs**

Cost (optional)

**Current value
(optional)**

Fund to which asset belongs

Cost (optional)

**Current value
(optional)**

Fund to which liability relates	Amount due (optional)	When due (optional)
	-	
	-	
	-	
	-	
	-	

Print Name	Date of approval
Joanna Frew	05/08/2023

were given as gifts specifically to support the pastoral work of Brother Johannes Maertens for the Advocacy Support Project, from Housing Justice (£12,000) and Caritas (£3,000). The money was used to help cover the costs of the project, including the purchase of a house for the project, and the payment of rent, council tax and utilities.

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CHARITY COMMISSION
FOR ENGLAND AND WALES

Independent examiner's report on the accounts

Section A

Independent Examiner's Report

Report to the trustees

Charity Name

Martha House Association

On accounts for the year ended

31 July 2022

Charity no
(if any)

1196328

Set out on pages

(remember to include the page numbers of additional sheets)

Responsibilities and basis of report

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31/7/2022.

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 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 all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

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

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did not comply with the applicable requirements concerning the form and content 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.

** Please delete the words in the brackets if they do not apply.*

Signed:

C. J. Utley

Date:

30/5/2023

Name:

Catherine Julia Utley

Relevant professional
qualification(s) or body
(if any):

Member of Institute of Chartered Accountants England and Wales no:
764379

Address:

108 Priory Gardens London N6 5QT