

Charity registration number 1197214

TP CARING SPACES CIO
ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2025

TP CARING SPACES CIO

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees	N Turner Honourable E Clarkson C Ferguson Davie
Charity number	1197214
Principal address	Unit 1, Berghem Mews Blythe Road London W14 0HN
Independent examiner	David Howard 1 Park Road Hampton Wick Kingston Upon Thames KT1 4AS

TP CARING SPACES CIO

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TP CARING SPACES CIO

TRUSTEES REPORT

FOR THE YEAR ENDED 31 DECEMBER 2025

The Trustees present their annual report and financial statements for the year ended 31 December 2025.

The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the financial statements and comply with the Charity's CIO Foundation, the Charities Act 2011 and "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).

Objectives and activities

The charity's primary objective is to support charities and community organisations by redesigning and improving their physical spaces so that they are warm, inclusive and uplifting for the communities they serve. TP Caring Spaces seeks to create a sense of home and a departure from the institutional.

Particular emphasis is placed on organisations working with individuals who are vulnerable, marginalised, or experiencing hardship.

During 2025, the Trustees ensured that all activities undertaken furthered the charity's purposes and delivered clear public benefit.

The Trustees have paid due regard to guidance issued by the Charity Commission in deciding what activities the Charity should undertake.

Achievements and performance

In 2025, TP Caring Spaces undertook a major project in support of The Upper Room, a charity providing care, support and a daily three-course meal to people experiencing homelessness and those struggling with mental health issues.

The project focused on redesigning and reviving the entrance, front door, staircase, downstairs loo and storage areas of The Upper Room's premises. Prior to refurbishment, these spaces were drab, tired and unwelcoming. While functional, they did not reflect the warmth, care and individual attention shown daily by The Upper Room's staff and volunteers.

The team sought to create an environment that immediately communicates welcome, positivity, dignity and respect. The redesigned spaces were intended to feel cared for, joyful and homely, reflecting the compassion and professionalism of the team who work with The Upper Room's community. The completed project has resulted in a significantly improved environment that enhances first impressions and supports the charity's vital work.

It has also been beneficial to the charity in terms of creating a respectable and inviting entrance that can be promoted in their marketing initiatives and when they are applying for grants to grant applications.

TP CARING SPACES CIO

TRUSTEES REPORT (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2025

Challenges and Learning

The project presented several logistical and practical challenges. The entrance and staircase featured a double-height ceiling, requiring careful planning around access, safety and installation.

In addition, The Upper Room operates an essential daily service providing food and care, and it was critical that refurbishment works did not disrupt meal provision or restrict access for members of the community.

The Trustees worked closely with The Upper Room to coordinate timings and ensure continuity of service throughout the project. These challenges reinforced the importance of flexibility, sensitivity and collaboration when working within live charitable environments.

Relationships with Supporters and Donors

During 2025, TP Caring Spaces continued to develop and strengthen relationships with key supporters and donors whose generosity enables the charity's work. The Trustees are particularly grateful for the ongoing support of MCB Developments, Farrow & Ball, Winch Designs, Christopher Farr and The Rausing Trust.

These partnerships are built on shared values and a collective belief in the importance of environments that promote dignity and wellbeing. The Trustees remain hugely thankful for the continued encouragement, trust and support of all partners and donors.

Fundraising and Operational Review

TP Caring Spaces did not host its customary fundraising carol concert in 2025. Due to increased demands on the interiors business that founded the charity, the year was quieter in terms of fundraising and project delivery.

The Trustees used this period to consolidate and strengthen partnerships and prepare strategically for future activity. This approach ensured the charity is well positioned to deliver impactful projects in the coming year.

Public Benefit

The Trustees confirm that the activities undertaken during 2025 provided clear public benefit. By improving the physical environment of a frontline homelessness and mental health charity, TP Caring Spaces helped to promote respect, wellbeing and security for vulnerable individuals, while supporting the work of those who care for them.

Future Plans

Looking ahead to 2026, the Trustees are delighted to confirm that TP Caring Spaces will be working in partnership with The Rausing Trust and Winch Designs, both of whom have pledged further donations in support of selected projects.

As originally intended, the charity will work with a range of communities and charities to ensure that partners are able to contribute to a diverse and worthy selection of causes.

The Trustees are also preparing for two emotive and much-needed projects in 2026: one supporting the ITU ward at Harefield Hospital, and another for Great Ormond Street Hospital.

TP CARING SPACES CIO

TRUSTEES REPORT (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2025

Financial review

During the period the charity had income resources of £30,894 (2024 £67,453) and a total expenditure of £25,937 (2024 £80,516) resulting in net surplus of £4,957 (2024 deficit of £13,063).

It is the policy of the Charity that unrestricted funds which have not been designated for a specific use should be maintained at a level equivalent to between three and six month's expenditure. The Trustees consider that reserves at this level will ensure that, in the event of a significant drop in funding, they will be able to continue the Charity's current activities while consideration is given to ways in which additional funds may be raised. This level of reserves has been maintained throughout the year.

The Trustees have assessed the major risks to which the Charity is exposed, and are satisfied that systems are in place to mitigate exposure to the major risks.

Structure, governance and management

The Charity is a charitable incorporated organisation.

The Trustees who served during the year and up to the date of signature of the financial statements were:

N Turner Honourable

E Clarkson

C Ferguson Davie

None of the Trustees has any beneficial interest in the company. All of the Trustees are members of the company and guarantee to contribute £1 in the event of a winding up.

TP CARING SPACES CIO

TRUSTEES REPORT (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2025

Statement of Trustees responsibilities

The Trustees are responsible for preparing the Trustees Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England and Wales requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Charity and of the incoming resources and application of resources of the Charity for that year.

In preparing these financial statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The Trustees are responsible for keeping sufficient accounting records that disclose with reasonable accuracy at any time the financial position of the Charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. They are also responsible for safeguarding the assets of the Charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Trustees report was approved by the Board of Trustees.



C Ferguson Davie
Trustee

Date: 12/5/26

TP CARING SPACES CIO

INDEPENDENT EXAMINER'S REPORT

TO THE TRUSTEES OF TP CARING SPACES CIO

I report to the Trustees on my examination of the financial statements of TP Caring Spaces CIO (the Charity) for the year ended 31 December 2025, which are set out on pages 6 to 14.

Responsibilities and basis of report

As the Trustees of the Charity you are responsible for the preparation of the financial statements in accordance with the requirements of the Charities Act 2011 (the 2011 Act).

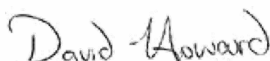
I report in respect of my examination of the Charity's financial statements carried out under section 145 of the 2011 Act. In carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent examiner's statement

I have completed my examination. I confirm that no 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 Charity as required by section 130 of the 2011 Act; or
- 2 the financial statements do not accord with those records; or
- 3 the financial statements do 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 financial statements to be reached.



David Howard

1 Park Road
Hampton Wick
Kingston Upon Thames
KT1 4AS

12-05-2026
Dated:

TP CARING SPACES CIO

**STATEMENT OF FINANCIAL ACTIVITIES
INCLUDING INCOME AND EXPENDITURE ACCOUNT**

FOR THE YEAR ENDED 31 DECEMBER 2025

	Notes	Unrestricted funds 2025 £	Restricted funds 2025 £	Total 2025 £	Unrestricted funds 2024 £
<u>Income from:</u>					
Donations and legacies	3	20,894	10,000	30,894	27,253
Charitable activities	4	-	-	-	40,200
Total income		<u>20,894</u>	<u>10,000</u>	<u>30,894</u>	<u>67,453</u>
<u>Expenditure on:</u>					
Charitable activities	5	<u>25,937</u>	<u>-</u>	<u>25,937</u>	<u>80,516</u>
Net (expenditure)/income for the year/ Net movement in funds		<u>(5,043)</u>	<u>10,000</u>	<u>4,957</u>	<u>(13,063)</u>
Fund balances at 1 January 2025					
As originally reported		70,032	-	70,032	83,095
Prior year adjustment		(16,835)	-	(16,835)	-
As restated		<u>53,197</u>	<u>-</u>	<u>53,197</u>	<u>83,095</u>
Fund balances at 31 December 2025		<u><u>48,154</u></u>	<u><u>10,000</u></u>	<u><u>58,154</u></u>	<u><u>70,032</u></u>

The statement of financial activities includes all gains and losses recognised in the year.

The statement of financial activities includes all gains and losses recognised in the year. All income and expenditure derive from continuing activities.

TP CARING SPACES CIO

BALANCE SHEET

AS AT 31 DECEMBER 2025

	Notes	2025 £	£	2024 £	£
Current assets					
Debtors	11	533		38,185	
Cash at bank and in hand		61,114		37,511	
		<u>61,647</u>		<u>75,696</u>	
Creditors: amounts falling due within one year	12	(3,493)		(5,664)	
Net current assets			58,154		70,032
Net assets excluding pension liability			58,154		70,032
			<u>58,154</u>		<u>70,032</u>
The funds of the Charity					
Restricted income funds	13	10,000		-	
Unrestricted funds		48,154		70,032	
		<u>58,154</u>		<u>70,032</u>	

The financial statements were approved by the Trustees on ...12/5/26



C Ferguson Davie
Trustee

TP CARING SPACES CIO

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2025

1 Accounting policies

Charity information

TP Caring Spaces CIO was registered as a Charitable Incorporation Organisation on 20 December 2021 and is governed by its constitution formed under an association model.

1.1 Accounting convention

The financial statements have been prepared in accordance with the Charity's Charity's CIO Foundation, the Charities Act 2011, FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the Charities SORP "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). The Charity is a Public Benefit Entity as defined by FRS 102.

The Charity has taken advantage of the provisions in the SORP for charities not to prepare a Statement of Cash Flows.

The financial statements are prepared in sterling, which is the functional currency of the Charity. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention. The principal accounting policies adopted are set out below.

1.2 Going concern

At the time of approving the financial statements, the Trustees have a reasonable expectation that the Charity has adequate resources to continue in operational existence for the foreseeable future. Thus the Trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the Trustees in furtherance of their charitable objectives.

Restricted funds are subject to specific conditions by donors or grantors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the financial statements.

Endowment funds are subject to specific conditions by donors that the capital must be maintained by the Charity.

1.4 Income

Income is recognised when the Charity is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

Cash donations are recognised on receipt. Other donations are recognised once the Charity has been notified of the donation, unless performance conditions require deferral of the amount. Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

TP CARING SPACES CIO

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2025

1 Accounting policies

(Continued)

Legacies are recognised on receipt or otherwise if the Charity has been notified of an impending distribution, the amount is known, and receipt is expected. If the amount is not known, the legacy is treated as a contingent asset.

1.5 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement, and the amount of the obligation can be measured reliably.

Expenditure is classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central staff costs are allocated on the basis of time spent, and depreciation charges are allocated on the portion of the asset's use.

1.6 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

1.7 Financial instruments

The Charity has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the Charity's balance sheet when the Charity becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

TP CARING SPACES CIO

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2025

1 Accounting policies

(Continued)

Basic financial liabilities

Basic financial liabilities, including creditors and bank loans are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of operations from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Derecognition of financial liabilities

Financial liabilities are derecognised when the Charity's contractual obligations expire or are discharged or cancelled.

1.8 Taxation

The charity is exempt from tax on income and gains falling within section 505 of the Taxes Act 1988 or section 252 of the Taxation of Chargeable Gains Act 1992 to the extent that these are applied to its charitable objects.

2 Critical accounting estimates and judgements

In the application of the Charity's accounting policies, the Trustees are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

3 Income from donations and legacies

	Unrestricted funds 2025 £	Restricted funds 2025 £	Total 2025 £	Unrestricted funds 2024 £	Restricted funds 2024 £	Total 2024 £
Donations and gifts	20,894	10,000	30,894	27,253	-	27,253

TP CARING SPACES CIO**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)****FOR THE YEAR ENDED 31 DECEMBER 2025****4 Charitable activities**

	2025	2024
	£	£
Carol concert sponsorships	-	37,710
Other income	-	2,490
	<u>-</u>	<u>40,200</u>

5 Expenditure on charitable activities

	2025	2024
	£	£
Direct costs		
Staff costs	-	6,038
Other direct costs	20,783	64,347
Bad and doubtful debts	1,500	-
	<u>22,283</u>	<u>70,385</u>
Share of support and governance costs (see note 6)		
Support	714	5,741
Governance	2,940	4,390
	<u>25,937</u>	<u>80,516</u>
Analysis by fund		
Unrestricted funds	<u>25,937</u>	<u>80,516</u>

TP CARING SPACES CIO

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2025

6 Support costs

	Support costs	Governance costs	2025	2024
	£	£	£	£
Bank fee	103	-	103	202
Printing and stationary	-	-	-	3,690
Computer running cost	566	-	566	525
Travelling expenses	25	-	25	304
Advertising & marketing	-	-	-	100
Sundry Expenses	-	-	-	103
Postage, freight & courier	-	-	-	90
Legal & Professional	20	-	20	727
Independent examination fees	-	2,940	2,940	4,390
	<u>714</u>	<u>2,940</u>	<u>3,654</u>	<u>10,131</u>
Analysed between				
Charitable activities	<u>714</u>	<u>2,940</u>	<u>3,654</u>	<u>10,131</u>

7 Net movement in funds

2025
£

2024
£

The net movement in funds is stated after charging/(crediting):

=====

=====

8 Trustees

None of the Trustees (or any persons connected with them) received any remuneration or benefits from the Charity during the year.

9 Employees

The average monthly number of employees during the year was:

2025
Number

2024
Number

-

1

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TP CARING SPACES CIO

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2025

9 Employees (Continued)

Employment costs	2025	2024
	£	£
Wages and salaries	-	5,376
Social security costs	-	532
Other pension costs	-	130
	<u>-</u>	<u>6,038</u>

There were no employees whose annual remuneration was more than £60,000.

10 Taxation

The charity is exempt from taxation on its activities because all its income is applied for charitable purposes.

11 Debtors

	2025	2024
Amounts falling due within one year:	£	£
Prepayments and accrued income	<u>533</u>	<u>475</u>
	2025	2024
Amounts falling due after more than one year:	£	£
Prepayments and accrued income	<u>-</u>	<u>37,710</u>
Total debtors	<u><u>533</u></u>	<u><u>38,185</u></u>

12 Creditors: amounts falling due within one year

	2025	2024
	£	£
Trade creditors	552	2,724
Accruals and deferred income	2,941	2,940
	<u><u>3,493</u></u>	<u><u>5,664</u></u>

TP CARING SPACES CIO

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2025

13 Restricted funds

The restricted funds of the charity comprise the unexpended balances of donations and grants held on trust subject to specific conditions by donors as to how they may be used.

	At 1 January 2025	Incoming resources	At 31 December 2025
	£	£	£
Harefield Hospital Project (Winch Designs Donation)	-	10,000	10,000

This restricted fund comprises a donation from Winch Designs to support the refurbishment of two family waiting rooms on the Intensive Therapy Unit at Harefield Hospital. The funds are restricted to the redesign and redecoration of these rooms, replacing worn furniture and improving comfort and décor to create a more welcoming environment for families of critically ill transplant patients.

14 Unrestricted funds

The unrestricted funds of the charity comprise the unexpended balances of donations and grants which are not subject to specific conditions by donors and grantors as to how they may be used. These include designated funds which have been set aside out of unrestricted funds by the trustees for specific purposes.

	At 1 January 2025	Incoming resources	Resources expended	Prior year adjustment	At 31 December 2025
	£	£	£	£	£
General funds	70,032	20,894	(25,937)	(16,835)	48,154

Previous year:	At 1 January 2024	Incoming resources	Resources expended	Prior year adjustment	At 31 December 2024
	£	£	£	£	£
General funds	83,095	67,453	(80,516)	-	70,032

TP CARING SPACES CIO

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2025

15 Analysis of net assets between funds

	Unrestricted funds 2025 £	Restricted funds 2025 £	Total 2025 £
At 31 December 2025:			
Current assets/(liabilities)	48,154	10,000	58,154
	<u>48,154</u>	<u>10,000</u>	<u>58,154</u>
	<u>48,154</u>	<u>10,000</u>	<u>58,154</u>
	Unrestricted funds 2024 £	Restricted funds 2024 £	Total 2024 £
At 31 December 2024:			
Current assets/(liabilities)	70,032	-	70,032
	<u>70,032</u>	<u>-</u>	<u>70,032</u>
	<u>70,032</u>	<u>-</u>	<u>70,032</u>

16 Prior year adjustment

During the year, the charity identified that online ticket income relating to the 2024 Carol Concert had been received in 2024 but had been incorrectly treated as accrued income at 31 December 2024. As a result, both debtors and income for the year ended 31 December 2024 were overstated by £16,835. This balance has been reversed in the current year, with a corresponding adjustment recognised in the Statement of Financial Activities. The adjustment reduces the opening fund balance for 2025, but does not affect the charity's underlying total resources, as the correction relates solely to timing and classification.

17 Related party transactions

There were no disclosable related party transactions during the year (2024 - none).

18 Outstanding Guarantees Given by the Charity

There were no guarantees given by the charity during the year.

19 Outstanding Debt

There is no outstanding debt at the end of the year which is subject to a charge on the Charity's assets.