



**CHARITY COMMISSION**  
FOR ENGLAND AND WALES

## Trustees' Annual Report for the period

From **3<sup>rd</sup> October 2023** To **31<sup>st</sup> December 2024**

Charity name: **GUISEPPE CONLON HOUSE CIO**

Charity registration number: **1205029**

## Objectives and Activities

	SORP reference	
Summary of the purposes of the charity as set out in its governing document	Para 1.17	<b>To relieve poverty, financial hardship and homelessness by providing housing, pastoral and practical support and education of the public on the nature, causes and effects of poverty and homelessness.</b>
Summary of the main activities in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts.	Para 1.17 and 1.19	<p><b>The Charity was initially set up to take on the operation of the house of hospitality at 49 Mattison Road N4, and the church building next door at St Augustine's Church. This main work of this project is to provide accommodation and support for destitute asylum seekers and other homeless migrants. Previously the project was operated by the London Catholic Worker Unincorporated Association (LCW). The property referred to is provided on a peppercorn rent lease by the Roman Catholic Archdiocese of Westminster. During the period covered by this report, we were still waiting for Westminster Diocese to provide us with a new lease in the name of the Charity, so that the Charity could take over responsibility for the project. While we were waiting for the new lease, the Charity trustees co-operated with London Catholic Worker to ensure the project and property were in good order to be ready for the handover.</b></p> <p><b>Due to delays in the issuance of the lease in the name of the Charity by Westminster Archdiocese, the Charity was not able to begin operating the project during the period of the lease. However, the new lease was issued and signed shortly after the end of the period covered by this report.</b></p> <p><b>Consequently, the Charity was not able to</b></p>

		directly fulfil its objectives during the period of this report, except in as much as it was preparing to do so. This preparation consisted of opening the bank accounts, receiving some initial donations for future use, and supporting the LCW Association in making sure the project was fit for purpose and ready for operation when the charity did take over responsibility for the project.
Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit	Para 1.18	The trustees have had regard to the guidance issued by the Charity Commission on public benefit, and consider that this is met by the work done to prepare for taking over the Mattison Road project, and in co-operating with the LCW to ensure the good order of that project ready for the Charity to take over its operation.

### Additional information (optional)

You may choose to include further statements where relevant about:

	SORP reference	
Policy on grant making	Para 1.38	n/a
Policy on social investment including program related investment	Para 1.38	n/a
Contribution made by volunteers	Para 1.38	Other than the trustees, the Charity did not have any volunteers directly, all volunteering came via LCW during the period of the report. But once the project was transferred to the charity, shortly after the reporting period, the charity relied on a volunteer live-in community, as well as other volunteers, for all the day to day work of the Charity. Other specialised work, for example vital maintenance work, was carried out by contractors, where volunteers were not available.
Other		n/a

### Achievements and Performance

	SORP reference	
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<p>Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole.</p>	<p>Para 1.20</p>	<p>The achievements of the Charity during this period consist primarily in getting ready to take over the work of operating the project at Mattison Road, and supporting the LCW in getting ready for the transfer, so that subsequently, the project, under the control and supervision of the Charity trustees, has been able to continue providing accommodation and support to homeless and destitute asylum seekers and migrants.</p> <p>During 2023-4, the project accommodated between 8 and 12 homeless adult men in a community house setting. Shortly after the period of this report, after the new lease had been signed in the name of the Charity, we were able to open a new night shelter in the former church hall, for another 10 men, in addition to the 10 accommodated in the community house part of the project.</p> <p>The first and most fundamental level of our work and achievements includes providing accommodation, food and other basic needs for those who stay with us. That foundation enables us to also assist further those we accommodate in a number of ways: we work with their caseworkers to help resolve their housing and immigration issues: we provide personal and emotional support: befriending: signposting to other services: building community to counteract isolation, loneliness and depression: and advocacy. We are also able to provide small destitution allowances so that the men who we accommodate can have the dignity of deciding how best to meet their own needs, and allowing them more possibilities to participate in wider society.</p> <p>The above work constitutes significant achievements on behalf of those we serve. This work provides significant public benefit by meeting the needs of a group of men among the most marginalised and stigmatised groups in our society, who also have no income. Because we rely entirely on volunteers, including a live-in community, with no paid staff, we are able to provide this benefit at extremely good value for our donors and supporters.</p>
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Additional information (optional)

You may choose to include further statements where relevant about:

Achievements against objectives set	Para 1.41	<b>Our objectives for the period reported on were to co-operate with the LCW to ensure the project was working well and ready to be transferred to the Charity: to prepare to take over the project at Mattison Road: and to achieve the transfer of responsibility. The first two were achieved during the reporting period, the third was achieved shortly after the end of the reporting period.</b>
Performance of fundraising activities against objectives set	Para 1.41	<b>Our financial objectives were to make sure sufficient funds were available to continue the work of the Mattison Road project, once the transfer was completed. This was achieved. The Charity further received a legacy which has given us an extra degree of financial security during the months after the period being reported on.</b>
Investment performance against objectives	Para 1.41	n/a
Other		



## Financial Review

Review of the charity's financial position at the end of the period	Para 1.21	<b>At the end of the period, our bank balances totalled approximately £45,000. Due to our co-operation with the LCW, we knew that ongoing income from donors would be sufficient for our needs going forward.</b>
Statement explaining the policy for holding reserves stating why they are held	Para 1.22	<b>We aim to have financial reserves in the form of bank balances equivalent to 1 year of turnover. This is to protect the operation of the Charity against unexpected costs arising, and short term declines in donor income. Because we do not rely mainly on grants or contracts, but on many ongoing individual donors, we believe our income is relatively stable, and so we do not need larger reserves.</b>
Amount of reserves held	Para 1.22	<b>£45,000</b>
Reasons for holding zero reserves	Para 1.22	<b>n/a</b>
Details of fund materially in deficit	Para 1.24	<b>n/a</b>
Explanation of any uncertainties about the charity continuing as a going concern	Para 1.23	<b>Uncertainties and risks to the future continuance of the charity as a going concern consist of: lack of volunteers, especially the live in community: extraordinary building maintenance costs beyond our capacity to meet: and Westminster Archdiocese not renewing the current peppercorn rent lease on the Mattison Road properties we currently use. At this point, we are confident these circumstances will not arise in the foreseeable future. Of course we cannot predict possible 'acts of God' which could severely damage the buildings we use for our work. However, appropriate insurance is in place to mitigate these and other risks.</b>

### Additional information (optional)

You may choose to include further statements where relevant about:

The charity's principal sources of funds (including any fundraising)	Para 1.47	<b>Our principal source of income for the Charity during the reporting period was a legacy from the estate of John Newell. In the near future, we expect our income to come from: individual donors: an Annual Passionist Partnership grant from the Congregation of the Passion: a grant from the LCW: and a legacy from Brian Arthur.</b>
Investment policy and objectives including any social investment policy adopted	Para 1.46	<b>n/a</b>

A description of the principal risks facing the charity	Para 1.46	<b>As above</b>
Other		

## Structure, Governance and Management

Description of charity's trusts:		
Type of governing document ( <a href="#">trust deed</a> , <a href="#">royal charter</a> )	Para 1.25	<b>Trust Deed</b>
How is the charity constituted? (e.g <a href="#">unincorporated association</a> , <a href="#">CIO</a> )	Para 1.25	<b>CIO</b>
Trustee selection methods including details of any constitutional provisions e.g. election to post or name of any person or body entitled to appoint one or more trustees	Para 1.25	<b>Appointment by vote of existing trustees</b>

### Additional information (optional)

You may choose to include further statements where relevant about:

Policies and procedures adopted for the induction and training of trustees	Para 1.51	<b>Due diligence is carried out regarding all new Trustees, as recommended by the Charity Commission. New Trustees are sent and required to read the Charity Commission information regarding the duties and responsibilities of Charity Trustees.</b>
The charity's organisational structure and any wider network with which the charity works	Para 1.51	<b>The Charity is managed by the Charity Trustees, with the day to day work being carried out and organised by the live-in volunteer community, with the assistance of other volunteers and the Trustees. The Community Leads co-ordinate the work of the live-in community, and report to and co-operate with the Trustees.</b>  <b>The Charity is a member of NACCOM (No Accommodation Network): the Housing Justice Night Shelter Network: the Passionist Partners Project .</b>
Relationship with any related parties	Para 1.51	<b>During the period being reported on, the Charity cooperated with LCW, as stated above, in order to meet our charitable purposes.</b>
Other		

## Reference and Administrative details

Charity name	Giuseppe Conlon House CIO
Other name the charity uses	
Registered charity number	1205029

Charity's principal address	49 Mattison Road London N4 1BG

## Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	Martin Newell	Chair		
2	Alison Kerr	Secretary		
3	Barbara Kentish			
4	Tom Dennehy-Caddick			
5	Peter Timmer	Treasurer	From 26 / 2 / 25	
6	Joseph Ryan		From 26 / 2 / 25	
7	Jack Weeks		From 26 / 2 / 25	
8				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				

## Corporate trustees – names of the directors at the date the report was approved

Director name		

## Name of trustees holding title to property belonging to the charity

Trustee name	Dates acted if not for whole year	

## Funds held as custodian trustees on behalf of others

Description of the assets held in this capacity	n/a
Name and objects of the charity on whose behalf the assets are held and how this falls within the custodian charity's objects	n/a
Details of arrangements for safe custody and segregation of such assets from the charity's own assets	n/a

### Additional information (optional)

#### Names and addresses of advisers (Optional information)

Type of adviser	Name	Address
<b>Solicitors</b>		
<b>External examiners</b>	Andrew Topp	167 Cornwall Road, London, N15 5AX

#### Name of chief executive or names of senior staff members (Optional information)

Thomas Frost : Moya Barnett

## Exemptions from disclosure

Reason for non-disclosure of key personnel details

n/a

## Other optional information

## Declarations

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

Signature(s)

Martin Newell

Peter Timmer

Full name(s)

Martin John Newell

Peter Robin Timmer

Position (eg Secretary,  
Chair, etc)

Chair

Treasurer

Date

7/10/25



CHARITY COMMISSION  
FOR ENGLAND AND WALES

GIUSEPPE CONLON HOUSE CIO

1205029

## Receipts and payments accounts

CC16a

For the period  
from

03/10/2023

To

31/12/2024

### 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 £
<b>A1 Receipts</b>					
Legacies	40,000	-	-	40,000	-
Donations	5,000	-	-	5,000	-
Interest	23	-	-	23	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total (Gross income for AR)</b>	45,023	-	-	45,023	-
<b>A2 Asset and investment sales, (see table).</b>					
None	-	-	-	-	-
	-	-	-	-	-
<b>Sub total</b>	-	-	-	-	-
<b>Total receipts</b>	45,023	-	-	45,023	-
<b>A3 Payments</b>					
Professional fees	3	-	-	3	-
Bank charges	35	-	-	35	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total</b>	38	-	-	38	-
<b>A4 Asset and investment purchases, (see table)</b>					
None	-	-	-	-	-
	-	-	-	-	-
<b>Sub total</b>	-	-	-	-	-
<b>Total payments</b>	38	-	-	38	-
<b>Net of receipts/(payments)</b>	44,985	-	-	44,985	-
<b>A5 Transfers between funds</b>	-	-	-	-	-
<b>A6 Cash funds last year end</b>	-	-	-	-	-
<b>Cash funds this year end</b>	44,985	-	-	44,985	-

### 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 £
<b>B1 Cash funds</b>	CAF Bank	42,979	-	-
CCXX R1 accounts (SS)	Co-Op bank 1	2,005	-	-



	-	-	-
<b>Total cash funds</b>	<b>44,984</b>	<b>-</b>	<b>-</b>
(agree balances with receipts and payments account(s))	Agreement Error	OK	OK

## B2 Other monetary assets

Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
None	-	-	-
	-	-	-
	-	-	-
	-	-	-
	-	-	-
	-	-	-

## B3 Investment assets

Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
None		-	-
		-	-
		-	-
		-	-
		-	-

## B4 Assets retained for the charity's own use

Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
None		-	-
		-	-
		-	-
		-	-
		-	-
		-	-
		-	-
		-	-
		-	-

## B5 Liabilities

Details	Fund to which liability relates	Amount due (optional)	When due (optional)
None		-	
		-	
		-	
		-	
		-	

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

Signature	Print Name	Date of approval



# 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  
Guiseppe Conlon House CIO

On accounts for the year  
ended

31/12/2024

Charity no  
(if any)

1205029

Set out on pages

(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 31/12/2024.

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 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:

*Andrew Topp*

Date:

24/09/2025

Name:

Andrew Topp

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

Address:

167, Cornwall Road

London

N15 5AX

### Section B

### Disclosure

Only complete if the examiner needs to highlight matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

**Give here brief details of any items that the examiner wishes to disclose.**