

HAMMERSMITH UNITED CHARITIES
REPORT AND ACCOUNTS
FOR THE YEAR ENDED 31 MARCH 2025

Registered Charity Number: 205856

HAMMERSMITH UNITED CHARITIES

REPORT AND ACCOUNTS FOR THE YEAR ENDED 31 MARCH 2025

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HAMMERSMITH UNITED CHARITIES

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REFERENCE AND ADMINISTRATIVE DETAILS

Trustee	Hammersmith United Trustee Company
Trustee company registration number	06928467
Charity number	205856
Homes England number	1789
Registered office	Sycamore House, Sycamore Gardens, London W6 0AS

Directors of the Trustee

Vivienne Lukey	Chair, Chair of Governance and HR Committee
Christabel Cooper	Deputy Chair, Resigned June 2024
Samantha Adams [#]	
Manekshkumar Dattani	
Samuel Deards	Chair of Grants and Community Committee
Louise Delahunty	
John Goddard	
Kevin Griffiths	Appointed June 2024
Richard Jablonowski	Deputy Chair, Chair of Finance and Investment Committee
Frederique Jungman	Chair of Housing and Property Committee
Rev David Matthews ⁺	
Cllr Lydia Paynter [*]	
Cllr Natalia Perez [*]	
Amir Sadjady	Resigned April 2024
Hugo Sintes	
Cllr Nikolaos Souslous [*]	
Derek Williams	Appointed June 2024

Nominated Trustees

^{*} Hammersmith & Fulham Council; [#] Latymer Foundation; ⁺ Bishop of Kensington

HAMMERSMITH UNITED CHARITIES

REPORT AND ACCOUNTS FOR THE YEAR ENDED 31 MARCH 2025

REFERENCE & ADMINISTRATIVE DETAILS (continued)

Management Team

Chief Executive and Clerk to the Trustees

Victoria Hill

Auditors

Nyman Libson Paul LLP
124 Finchley Road,
London NW3 5JS

Solicitors

Russell Cooke
2 Putney Hill
London SW15 6AB

Investment advisers

Cazenove Charities
1 London Wall Place
London EC2Y 5AU

Surveyors

Congreve Horner
10 Princeton Court
55 Felsham Rd
London SW15 1AZ

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HAMMERSMITH UNITED CHARITIES

REPORT AND ACCOUNTS FOR THE YEAR ENDED 31 MARCH 2025

CHAIR'S INTRODUCTION

I am pleased to present the Annual Report and Accounts of Hammersmith United Charities for the year ending 31 March 2025.

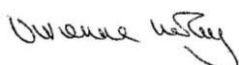
This has been a year of steady progress in delivering our mission to provide high-quality housing for older people and vital support for our community. Our Almshouses remain at the heart of what we do: secure, well-maintained homes where residents feel safe, valued and part of a vibrant community. Investment in our buildings has remained a priority and during the year we refurbished flats, carried out essential fire safety work and replaced the communal greenhouse at Sycamore House to make sure it is safe and accessible. These improvements reflect our commitment to maintaining high standards and supporting residents' independence.

Our community grants programme awarded over £390k to 46 local organisations, reaching more than 11,200 people. Many of these organisations are small, grassroots groups, deeply rooted in the neighbourhoods they serve. Through their work, Hammersmith United Charities is able to help tackle inequality, improve wellbeing, and create opportunities for people of all ages to thrive. The continuation of our flexible multi-year grants has been especially welcomed by partners facing an uncertain and challenging funding climate and one third of our grant funding is now committed to multi-year grants.

Collaboration has remained central to our approach. Through H&F Giving, which distributed nearly £400k in Hammersmith and Fulham during the year, we supported collective action on urgent local challenges, while other partnerships, such as with Imperial College, helped strengthen the links between housing, health and community resilience. These initiatives underline the role of Hammersmith United Charities not only as a funder, but as an advocate for positive change.

The economic climate has been difficult but financially, we remain in a strong position. At year end, our investment portfolio was valued at £13.1m, compared with £13.4m in 2024. While the year saw a modest unrealised loss, we are confident in the long-term strength of our investment strategy, which remains focused on preserving capital and generating sustainable returns, and the losses have been recouped since the year end. The Trustees also took the decision to exit the Social Housing Pension Scheme's defined benefit plan as we no longer have current employees who belong to this scheme. This incurred a "debt on withdrawal" of £160k and has reduced the risk of funding further deficits in the scheme and provided greater certainty over future cash flows, ensuring we can plan and deliver with more confidence in our long term financial security.

On behalf of the Trustees, I would like to thank our staff, residents, partners and fellow board members for their dedication and contribution over the past year. Together we carry forward a proud tradition, rooted in over four centuries of service to Hammersmith, and look ahead with determination to the opportunities and challenges of the coming year.



Vivienne Lukey

Chair

HAMMERSMITH UNITED CHARITIES

TRUSTEES REPORT FOR THE YEAR ENDED 31 MARCH 2025

STRUCTURE, GOVERNANCE AND MANAGEMENT

The Charity is an unincorporated trust constituted by a Scheme of the Charity Commissioners dated 14 July 1992 and amended by an order of 12 February 2007, a resolution dated 11 September 2008, and a further Scheme dated 3 March 2010 under which the Trustee was appointed as sole corporate Trustee. The Trustee is a company limited by guarantee. The Charity is also a Registered Provider of Social Housing registered with Homes England.

Method of appointment and election of Trustees

The Trustee company is governed by a board of directors, referred to below as Trustees, comprising co-opted Trustees and nominated Trustees. Trustees serve a term of 4 years and are eligible for re-election or re-appointment, but no Trustee can serve more than 12 years.

There are five nominated Trustees; three appointed by the London Borough of Hammersmith and Fulham; one appointed by the governors of the Latymer Foundation; and one appointed by the Bishop of Kensington.

Up to ten co-opted Trustees may be appointed, all of whom must live, work or have a meaningful connection to our Area of Benefit. The Charity undertakes regular skills audits to inform recruitment of new Trustees and ensure there is an appropriate balance of skills and experience. We run an open recruitment process supported by advertising campaigns and encourage applications from a wide variety of people to ensure we have the necessary skills and experience and make our board as representative as possible of the communities we work with.

Organisational structure and decision making

The Board of Trustees and Trustee committees meet four times a year and the Board receives reports from the management team and Trustee committees:

- Housing and Property Committee
- Grants and Partnerships Committee
- Finance and Investment Committee
- Governance and HR Committee

The Board also receives reports from time to time from working groups or advisory committees, for example the Trustee Recruitment group.

The Trustees are responsible for setting strategy and are in law responsible for the running of the Charity, with the day-to-day management of the organisation being delegated to the Chief Executive and Clerk to the Trustees who oversees the staff team.

The Board believes this structure provides an adequate code of governance which is compliant with the requirements of the Regulator of Social Housing and Charity Commission.

Induction and training of new Trustees

All Trustees receive a thorough induction. New Trustees receive briefings from senior staff and Committee Chairs; are given a Trustee handbook, which includes the governing instrument, latest financial statements and other briefing documents; all Trustees must take safeguarding and diversity training, other training is provided if required; Trustees make introductory visits to the Almshouses and grant holders. The induction and ongoing training of Trustees is reviewed and updated regularly.

HAMMERSMITH UNITED CHARITIES

TRUSTEES REPORT FOR THE YEAR ENDED 31 MARCH 2025

Pay and Remuneration

All Trustees work on a voluntary basis and do not receive remuneration.

Staff pay and remuneration is recommended by the Governance and HR Committee and approved by the Board. Salaries and across the board pay increases are benchmarked against comparable roles/organisations in the sector by the Charity's HR advisors, WorkNest.

PUBLIC BENEFIT

Trustees have had regard to the guidance and the duties set out by the Charity Commission for public benefit when reviewing the Charity's aims and objectives and in planning future activities across its grants programme and Almshouses.

OBJECTIVES AND ACTIVITIES

The Charity's objects are to provide for those in need within its Area of Benefit, the former Metropolitan Borough of Hammersmith. The Charity's scheme directs it to provide:

- i. Supported living accommodation for elderly people in need who have at least five years of association with the area of benefit and have limited means.*

This is delivered through the operation of two Almshouses, Sycamore House and John Betts House, in Hammersmith. There are 92 flats plus 2 guest flats providing high quality accommodation for people over 60 who are on a low income and have assets of under £25,000. Potential residents must have lived in the area of benefit for 5 years.

- ii. Relief in need to support, "either generally or individually, persons resident in the area of benefit who are in conditions of need, hardship or distress".*

This is delivered through a community grants programme. The Charity grants around £400,000 per annum to local charitable organisations working with the people in our community who are most in need. Need may be experienced in different ways, for example through poverty, risk of exclusion or marginalisation, challenging family circumstances or ill health.

ACHIEVEMENTS AND PERFORMANCE

Almshouses

The Almshouses support independent living for a diverse community with an age range from 60 to more than 90. We work closely with local health and social care partners to ensure that residents are able to live as independently as possible and those who may require extra help have choice and control over the care and support they receive.

The Charity is committed to regular consultation and open communication with residents. Informal discussions are held weekly at the coffee mornings, and a Residents Forum is held quarterly and is open to all residents. Residents are invited to submit questions or agenda items or to raise them on the day. Staff use the Residents Forum to consult with the residents on matters which impact them such as the service charge.

In April 2024 a new Complaints Policy was introduced in line with requirements from the Housing Ombudsman. The Charity has a positive attitude towards complaints and our self-assessment and complaints report are published on the website. All complaints received during the year were resolved at Stage 1.

HAMMERSMITH UNITED CHARITIES TRUSTEES REPORT FOR THE YEAR ENDED 31 MARCH 2025

Social activity and a sense of belonging in a community is an important part of Almshouse culture. During the year a wide range of activities took place such as music and singing with local primary school children, wellbeing activities such as yoga and the onsite chiropodists, trips and outings and plenty of opportunities to eat and socialise together.

Maintaining the flats and communal areas to a high standard so that they are safe and accessible for residents is a key priority. During the year, the Charity refurbished 6 flats, upgraded the fire doors to meet new safety standards, replaced the communal greenhouse at Sycamore House as well as other routine repairs and maintenance. A Quinquennial Survey was also carried out by independent surveyors and no unexpected issues or works were identified over and above our long term expectations for capital investment. A flat condition audit was carried out in 2024, this showed that 75% of the Almshouse flats are in excellent or good condition and 14% were in a fair condition. No flats were in unsatisfactory condition. We do not have data on 10% of flats and this will be followed up in 2025/26.

We actively promote the Almshouses in the community with the aim of reaching older people with greatest housing need, during the year we were happy to welcome 2 new residents to Sycamore House and 4 new residents to John Betts House.

Grants Programme

Hammersmith United Charities awarded 46 grants with a total value of £390,224 to community organisations during the year. More than 11,200 people living in the local community have benefited from these grants.

The Charity supports small, local organisations—over half of our Community Grant holders have annual income of under £250,000. We believe our funding has greater impact in grass roots organisations such as these where a small grant can make a big difference. For example, during the year we funded Community Switch Sports to help ensure children in low income families can access sport and organise a low cost football league in White City,

Most of the organisations we fund have small staff teams and rely on volunteers to provide advice and guidance, deliver services and raise funds. For example, during the year we contributed to Doorstep Library whose volunteer readers work with children to help them access the power of literacy and the joy of reading for pleasure. During the year our funding enabled 5,000 people to contribute to the local community.

The majority of our funding goes towards organisations tackling loneliness and social isolation which is experienced by people of all age groups and for different reasons. For example, the Age UK shopping service is more than just practical support to enable older people to get to the shops, it is about getting out of the house maintaining independence and an opportunity to meet up with friends.

All our funding must be spent on people who live within the Charity's area of benefit and the majority of charities we support are based in the area with strong roots in our community as we believe that organisations like these are best placed to identify emerging needs and develop appropriate responses. For example, the Old Oak Resident Association identified a lack of activities in the neighbourhood and is providing Zumba classes and a coach trip for people from College Park and Old Oak who feel isolated.

We recognise the importance of lived experience in identifying need and delivering services and many of the groups we fund are led by people with experience of the challenges face by their beneficiaries. For example, the Kulan Foundation, who provide support for young people and adults primarily from the East African to foster social mobility and integration into the community.

During the year we continued to roll out our Flexible 3 Year Grant programme and were pleased to award three year funding to The Upper Room, Sulgrave Club and St Paul's Money Advice Centre (Crosslight Hammersmith Branch) of £15,000 per year. The first round of Flexible 3 Year Grants continued with reviews of the three organisations - Lido Foundation, Violence Intervention Project and Family Friends - resulting in award of their year 2 grants. The programme was launched in response to feedback from our community partners about the challenges they face, and we hope these multi- year grants will support them to plan for the longer term. We plan to award three new Flexible 3 Year Grants each year.

Funds are accrued to make payments in 2025/26 to support community organisations with the recent increase in Employer's National Insurance costs.

A full list of grants made is included with the accounts.

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Partnerships

In 2018 the Charity founded H&F Giving in partnership with Dr Edwards and Bishop King's Fulham Charity. We aim for H&F Giving to become the go-to organisation for funders and donors to understand and meet the needs of local people. In 2024/25 H&F Giving distributed nearly £400k funding to provide support to people living in Hammersmith and Fulham.

We continued our partnership with Imperial College Primary Education Team to educate medical students on the importance of working with housing and community partners to address health inequalities.

We are happy to support the Hammersmith and Fulham Cost of Living Alliance to develop the new H&F Community Compass. The Community Compass has been co-created with local community groups and will provide a free platform for community groups to promote their services and enable local residents to find services and activities near them.

FUNDRAISING

As an endowed Charity, Hammersmith United Charities does not actively fundraise though we occasionally receive unsolicited donations, these are usually added to the Charity's grants budget and given out to local charitable organisations.

From time to time the Charity may make applications for funding from other bodies if we identify an opportunity which aligns with our charitable objectives.

The fundraising activities of H&F Giving are overseen by an independent Board however as a founding partner the Charity is committed to ensuring that fundraising abides by the Fundraising Standards Board's Fundraising Code of Practice, the FRSB's Fundraising Promise and to high standards of fundraising activity which respects the rights, dignities, and privacy of H&F Giving's supporters.

No complaints have been received about fundraising activity during the year.

HAMMERSMITH UNITED CHARITIES

TRUSTEES REPORT FOR THE YEAR ENDED 31 MARCH 2025

FINANCIAL REVIEW

Income

Income for the year was £2m (£1.8m in 2023/24). The three principal sources of income are ‘Weekly Maintenance Charge’ and service charges from the Almshouses which make up 65% of total income, (63% in 2023/24), investment income makes up 34% (35% in 2023/24), and Donations and Grants and Other income make up 1% (2% in 2023/24).

Expenditure

Unrestricted expenditure, which excludes capitalised items and property depreciation, totalled £1.7m (£1.5m in 2023/24). The Charity therefore made an unrestricted surplus of £153k (£158k unrestricted surplus in 2023/24) before investment gains (losses), transfers to the permanent endowment and actuarial losses in respect of the pension scheme. Including investment revaluations, depreciation and actuarial losses in respect of the pension scheme, there was an overall deficit of £538k (£471k surplus in 2023/24).

The grants programme, including salary and support costs, incurred expenditure of £538k (£548k in 2023/24).

Staff costs for the year, including salary costs for grants and the £102k -S75 Pension Debt on withdrawal SHPS (100%) were £616k (£521k in 2023/24).

Capital expenditure for the year was £253k (£313k in 2023/24). Depreciation, which is mainly attributable to our Almshouse properties, was £616k (£591k in 2023/24)

Investments

The Charity has a portfolio of investment funds of £13.1m (£13.4m in 2023/24) managed by Cazenove and investment property valued at £1.7m (£1.7m in 2023/24). Both investment properties have been subject to independent external valuations, and the value of 6 Glenthorne Mews property has increased by £7.5k and the value of the property 26 Rowan Road remains unchanged from the previous year.

The Board aims to achieve a return from the portfolio consistent with its intention to maintain the underlying value of the permanent endowment whilst maintaining the Almshouses to a high standard, providing a high quality service to residents and fund a grants programme meeting the needs of the local community.

The Charity has an unlimited investment horizon and is therefore able to tolerate volatility in the capital value of the investment funds in the medium to long term, in line with the total return target of CPI +4% achieved over a rolling five-year period. Investments are held in marketable securities diversified by asset class, manager, geography and security. At 31st March 2025 the valuation of marketable securities of £13.1m reflected unrealised loss of £0.2m (£0.8m gains in 2023/24). This performance is below the long-term target of CPI+4% however these losses have been recovered since the year end and the Trustees expectation is that long term targets will be met. Fund performance is reviewed regularly by the Finance and Investment Committee and reported to the Board at each Board meeting.

HAMMERSMITH UNITED CHARITIES

TRUSTEE'S REPORT FOR THE YEAR ENDED 31 MARCH 2025

KEY RISKS AND UNCERTAINTIES

The Trustees have implemented a risk management policy which identifies significant risks and puts in place measures to mitigate and manage them. These are documented on the risk register which is regularly reviewed and updated.

Risks relate primarily to finance and assets, operations of the Charity's two Almshouses which includes the delivery of a capital programme, and the reputation of the Charity. Mitigating actions include maintaining adequate reserves and healthy cash flow, regular review of the investment portfolio, maintaining good relationships with beneficiaries, and maintaining strong health and safety and safeguarding procedures including external assessments of health and safety and fire safety.

The government requirements regarding 'Net Zero' and the funding available to support this are changing rapidly. Our biggest opportunity to cut carbon emissions will be to replace the gas heat network however we have been advised to wait until there is more proven affordable and reliable replacement technology available to us.

GOING CONCERN

Trustees have given due consideration to the Charity's Going Concern status and regularly review our cash needs for the next 5 years which are held in an accessible portfolio of gilts. Given the funds available from the Charity's unrestricted reserves and the relatively stable income from the Almshouses the Trustees believe it is appropriate to adopt the Going Concern basis of accounting in preparing the financial statements.

PLANS FOR FUTURE

The Charity's purpose is to provide safe and secure housing for local older people and 'relief in need' for our community and we will continue to do this through our Almshouses and grants programme.

Flats will be refurbished as they become empty or if specific works are identified as a result of flat audits or requests from residents, this typically amounts to 5 – 10 flat refurbishments per year. The Fire Panel at John Betts House, which controls the fire alarms, will be upgraded during the year completing our recent programme of fire safety work. Other smaller works such as improving hard surfaces, checking drainage and replacing a boiler at Sycamore House are also planned for the year.

Local community organisations face an ongoing challenge of increasing need, more complexity in the problems that people face and a difficult funding environment. Hammersmith United Charities is committed to supporting our community beyond just funding. In 2025/26 we will hold capacity building workshops on core skills such as fundraising, we will support 4 of our grants holders to create and promote videos to support their work and we will champion the value of community organisations and the issues they address through our website, social media and newsletter.

We will continue to support the development of H&F Giving with core funding of £30k per annum, committed until 2028 along with ongoing administration and strategic support to help the charity to become sustainable and deliver long term impact in our community.

HAMMERSMITH UNITED CHARITIES

TRUSTEES REPORT FOR THE YEAR ENDED 31 MARCH 2025

RESERVES POLICY

The Charity has total reserves of £33m (£33.0m in 2023/24) of which £21.9m (£22.3m in 2023/24) relates to the permanent endowment. Unrestricted funds amount to £11.1m (£11.2m in 2023/24) and restricted funds amount to £nil (£18k in 2022/24). £16.9m (£17.3m in 2023/24) of the permanent endowment is made up of the Almshouse properties which under the terms of the Charity's governing scheme must be retained permanently as Almshouses. The balance of the permanent endowment of £4.9m (£5.1m in 2023/24) includes an investment portfolio of funds of £3.3m, (£3.4m in 2023/24) and two investment properties with value £1.7m. The Trustees may vary the mix of property and other investments but must retain rather than expend the investment capital of the permanent endowment.

The permanent endowment investment funds of £3.3m are made up of the proceeds of investment properties which have been sold in past years and reinvested in funds. After seeking professional advice from the Charity's solicitors and investment advisors the Trustees agreed to adopt a Total Return approach to the permanent endowment funds from 1 April 2022. A valuation of £2.2m was given to the base capital value of the permanent endowment funds – this represents the amount that must be preserved in perpetuity. This figure is based on the value of the investment properties in March 2001 (the first point that a market value is noted in the Charity's records) plus inflation. Funds of up to 4% are withdrawn each year with the specific amount agreed by the Board each year in order to maintain a positive unapplied total return. The unapplied total returns in the permanent endowment at 31 March 2025 were £1.0m and movements during the year are analysed below.

	Capital value £	Unapplied total return £	Total permanent endowment investment funds £
Balance at 01 April 2024	2,200,000	1,208,973	3,408,973
Movement in the period			
Dividends and interest		140,682	140,682
Realised and unrealised losses/(gains)		(98,707)	(98,707)
Investment management costs		(4,064)	(4,064)
Unapplied total return allocated to income in the reporting period		(156,250)	(156,250)
Net Movement	-	(118,339)	(118,339)
Balance at 31 March 2025	2,200,000	1,090,634	3,290,634

The balance of the invested funds is unrestricted and totals £9.9m (£10.0m in 2023/24). The Trustees have elected to hold these funds predominantly as investments for the purpose of generating income and capital gain and to hold only the minimum working capital necessary to meet the Charity's obligations on a timely basis. The Charity is required to preserve the reserves at a level that will enable it to continue to fulfil its purpose for as long as there is a need in Hammersmith which for planning purposes we assume to be in perpetuity. Each year we review the cash flow for the forthcoming 5 years along with estimated performance of the portfolio. Spending limits are set to maintain the underlying value of the portfolio in the longer term and 5 years worth of cash is held in gilts to protect against the impact of short term fluctuations in the market.

VALUE FOR MONEY

The Charity's approach to Value for Money is to take a holistic view of financial value and outcomes for beneficiaries so that the Charity makes the best possible impact from the resources available – people, buildings and talent.

The Charity carries out an ongoing programme of capital improvements according to the recommendations made in our stock survey and responding to changes in regulatory requirements or any issues which arise during the year. Flats are refurbished every 7 years or when they become vacant, and the Charity's Scheme Managers work closely with residents to identify and address maintenance issues as quickly as possible. Major projects are put out to tender to multiple suppliers and a full appraisal carried out of the value for money before a decision is made.

HAMMERSMITH UNITED CHARITIES

TRUSTEE'S REPORT FOR THE YEAR ENDED 31 MARCH 2025

A budget and business plan are created each year and scrutinised in detail by the Finance and Investment Committee before being reviewed and approved by the Board. Performance metrics are reported and reviewed each quarter and plans put in place to address any areas of under-performance.

Grantees are required to submit monitoring reports, and these are reviewed before further funds are released. The impact of the grants programme is reviewed annually; in 2024/25 it reached more than 11,200 people.

The Charity has reviewed its metrics in accordance with the Value for Money Code of Practice. The core housing information is set out in the following table.

Metric	Definition	2025	2024
Business Health			
Operating Margin - Social Housing (non-support)	Operating surplus (deficit) from social housing lettings / turnover from social housing lettings	(38.0) %	(36.5) %
Operating Margin - Overall	Operating (deficit) overall / turnover overall	(16.1) %	(16.9) %
EBITDA MRI interest cover	Earnings before interest, tax, depreciation, amortisation, major repairs included Interest cover %	N/A	N/A
Development			
New supply as a % of current units		Nil	Nil
Gearing	Short term loans + long term loans - cash and cash equivalents + finance lease obligations / Tangible fixed assets: Housing properties at cost (current period)	N/A	N/A
Outcomes			
Reinvestment %	Development of new properties (housing) + newly built properties acquired + works to existing housing properties + capitalised interest on housing properties + schemes completed / Tangible fixed assets housing at cost	1.1%	1.3%
Effective Asset Management			
ROCE	Operating (deficit) overall / total assets less current liabilities	(2.0) %	(0.9) %
Cost per unit			
Headline social housing cost		£17,948	£15,824

HAMMERSMITH UNITED CHARITIES

TRUSTEE'S REPORT FOR THE YEAR ENDED 31 MARCH 2025

STATEMENT OF TRUSTEES RESPONSIBILITIES

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

Charity law requires the Trustees to prepare financial statements for each financial year. Under that law, the Trustees have elected to prepare the financial statements in accordance with the United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). The financial statements are required by law to give a true and fair view of the state of affairs of the charity and of the surplus or deficit of the charity for that period. In preparing those financial statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business;
- observe the methods and principles of the Charities SORP (FRS 102);
- follow applicable UK Accounting Standards (FRS 102),

The Trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and to enable them to ensure that the financial statements comply with the Charities Act 2011. 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.

STATEMENT ON INTERNAL FINANCIAL CONTROLS

The Trustees acknowledge their ultimate responsibility for ensuring that the charity has in place a system of controls that is appropriate to the environment in which it operates. These controls are designed to give reasonable assurance with respect to:

- the reliability of financial information used within the charity or for publication;
- the maintenance of proper accounting records; and
- the safeguarding of assets against unauthorised use or disposition.

Controls and procedures in place include the following:

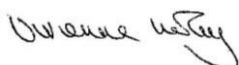
- procedures are in place, including segregation of duties wherever feasible, which allow the monitoring of controls and restrict the unauthorised use of the charity's assets;
- experienced and suitably qualified staff take responsibility for important business functions with annual appraisal procedures in place to maintain standards of performance;
- forecasts and budgets are prepared which allow the Trustees and management to monitor the key business risks and financial objectives, and progress towards financial plans set for the year and the medium term;
- regular management accounts are prepared promptly, providing relevant, reliable and up-to-date financial and other information and significant variances from budgets are investigated as appropriate;
- all significant new initiatives, major commitments and investment projects are subject to formal authorisation procedures;
- Trustees reviewing reports from management and from the external auditors to provide reasonable assurance that control procedures are in place and are being followed.

AUDITORS

The auditors, Nyman Libson Paul LLP, were re-appointed for the current financial period at a meeting of the Trustees.

APPROVAL

On behalf of the Board of the Trustee Company:



Director

Date: 24 September 2025

HAMMERSMITH UNITED CHARITIES

INDEPENDENT AUDITOR'S REPORT FOR THE YEAR ENDED 31 MARCH 2025

Independent Auditor's Report to the Trustees of Hammersmith United Charities

Opinion

We have audited the financial statements of Hammersmith United Charities ('the charity') for the year ended 31 March 2025 which comprise: -

- the Statement of Financial Activities,
- Balance Sheet,
- Statement of Cash Flow and notes to the financial statements, including significant accounting policies.
- The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 March 2024 and of its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011, Housing and Regeneration Act 2008 and the Accounting Direction for Private Registered Providers of Social Housing from January 2022.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the Trustee's use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charity's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the Trustees with respect to going concern are described in the relevant sections of this report.

Other information

The Trustees are responsible for the other information contained within the annual report. The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements, or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

HAMMERSMITH UNITED CHARITIES

INDEPENDENT AUDITOR'S REPORT FOR THE YEAR ENDED 31 MARCH 2025

Matters on which we are required to report by exception.

We have nothing to report in respect of the following matters in relation to which the Charities (Accounts and Reports) Regulations 2008 requires us to report to you if, in our opinion:

- the information given in the financial statements is inconsistent in any material respect with the Trustees' report; or
- sufficient and proper accounting records have not been kept by the charity; or
- the financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of Trustees

As explained more fully in the Trustees' responsibilities statement set out on page 13, the Trustees are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the Trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Trustees are responsible for assessing the charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Trustees either intend to liquidate the charity or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

We have been appointed as auditors under section 144 of the Charities Act 2011, and report in accordance with the Acts and relevant regulations made or having effect thereunder.

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Details of the extent to which the audit was considered capable of detecting irregularities, including fraud and non-compliance with laws and regulations are set out below.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

HAMMERSMITH UNITED CHARITIES

INDEPENDENT AUDITOR'S REPORT FOR THE YEAR ENDED 31 MARCH 2025

Extent to which the audit was considered capable of detecting irregularities, including fraud

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We identified and assessed the risks of material misstatement of the financial statements from irregularities, whether due to fraud or error, and discussed these between our audit team. We then designed and performed audit procedures responsive to those risks, including obtaining audit evidence sufficient and appropriate to provide a basis for our opinion.

We obtained an understanding of the legal and regulatory frameworks within which the charity operates, focusing on those laws and regulations that have a direct effect on the determination of material amounts and disclosures in the financial statements. The laws and regulations we considered in this context were the Charities Act 2011 together with the Charities SORP (FRS 102) and the Housing and Regeneration Act 2008. We assessed the required compliance with these laws and regulations as part of our audit procedures on the related financial statement items.

In addition, we considered provisions of other laws and regulations that do not have a direct effect on the financial statements but compliance with which might be fundamental to charitable company's ability to operate or to avoid a material penalty. We also considered the opportunities and incentives that may exist within charitable companies for fraud. The laws and regulations we considered in this context for the UK operations were requirements imposed by the Regulator of Social Housing and the Charity Commission, General Data Protection Regulations, health and safety legislation and employment legislation.

Auditing standards limit the required audit procedures to identify non-compliance with these laws and regulations to enquiry of the Trustees and other management and inspection of regulatory and legal correspondence, if any.

We identified the greatest risk of material impact on the financial statements from irregularities, including fraud, to be within the timing of recognition of income and the override of controls by management. Our audit procedures to respond to these risks included enquiries of management, the Finance Committee about their own identification and assessment of the risks of irregularities, sample testing on the posting of journals, analytical review and sample testing of income, reviewing accounting estimates for biases, reviewing regulatory correspondence with Social Housing Regulator and the Charity Commission, and reading minutes of meetings of those charged with governance.

Owing to the inherent limitations of an audit, there is an unavoidable risk that we may not have detected some material misstatements in the financial statements, even though we have properly planned and performed our audit in accordance with auditing standards. For example, the further removed non-compliance with laws and regulations (irregularities) is from the events and transactions reflected in the financial statements, the less likely the inherently limited procedures required by auditing standards would identify it. In addition, as with any audit, there remained a higher risk of non-detection of irregularities, as these may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal controls. We are not responsible for preventing non-compliance and cannot be expected to detect non-compliance with all laws and regulations.

Use of our report

This report is made solely to the charity's Trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the charity's Trustees those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity and the charity's Trustees as a body, for our audit work, for this report, or for the opinions we have formed.



Nyman Libson Paul LLP
Statutory Auditor, London

Date: 29 September 2025

Nyman Libson Paul LLP is registered to carry on audit work in the UK and regulated for a range of investment business activities by the Institute of Chartered Accountants in England and Wales.

HAMMERSMITH UNITED CHARITIES
STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31 MARCH 2025

		Unrestricted Funds	Restricted Funds	Endowment Funds	2025 Total	2024 Total
	Notes	£	£	£	£	£
INCOME AND ENDOWMENTS FROM:						
Donations and grants	2	4,663	-	-	4,663	17,676
Investments (Rents and Dividends received)	3	525,952	-	140,682	666,633	632,666
Charitable activity - Housing	4	1,270,869	-	-	1,270,869	1,132,532
Interest and Other	3	22,817	-	-	22,817	10,704
		-----	-----	-----	-----	-----
TOTAL INCOME		1,824,299	-	140,682	1,964,981	1,793,578
		-----	-----	-----	-----	-----
EXPENDITURE ON:						
Investment management costs	5	44,748	-	4,064	48,812	44,493
Housing activity	6	1,088,596	-	616,417	1,705,014	1,503,282
Relief in need and grants	6	537,595	-	-	537,595	548,323
		-----	-----	-----	-----	-----
TOTAL EXPENDITURE		1,670,939	-	620,481	2,291,421	2,096,098
		-----	-----	-----	-----	-----
NET EXPENDITURE/(INCOME)		153,360	-	(479,799)	(326,439)	(302,520)
Unrealised (losses)/gains on investments and investment property		(119,397)		(98,707)	(218,104)	791,815
Unrealised gains/(losses) on revaluation of investment property		7,500	-	-	7,500	-
		-----	-----	-----	-----	-----
NET EXPENDITURE/(INCOME) FOR THE YEAR	10	41,463	-	(578,506)	(537,043)	489,295
Transfers between funds	18	(84,378)	(18,353)	102,731	-	
Actuarial gain (loss) in respect of pension scheme	20	(1,000)	-	-	(1,000)	(18,000)
		-----	-----	-----	-----	-----
NET MOVEMENT IN FUNDS		(43,915)	(18,353)	(475,775)	(538,043)	471,295
Total funds brought forward		11,185,252	18,353	22,339,264	33,542,869	33,071,574
		-----	-----	-----	-----	-----
TOTAL FUNDS CARRIED		11,141,337	-	21,863,489	33,004,826	33,542,869
		=====	=====	=====	=====	=====

All activities are continuing.

The financial statements were approved and authorised for issue by the Trustee on 24 September 2025 and signed on its behalf by:

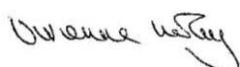
Director of Trustee Company

Director of Trustee Company

HAMMERSMITH UNITED CHARITIES
BALANCE SHEET AT 31 MARCH 2025

		2025		2024	
	Notes	£	£	£	£
FIXED ASSETS					
Tangible Fixed Assets	13	16,916,469		17,286,678	
Investments					
Investments	14	13,124,270		13,365,336	
Investment property	15	1,675,000		1,667,500	
		-----		-----	
			31,715,739		32,319,514
CURRENT ASSETS					
Debtors	16	112,523		95,352	
Cash at bank		1,634,471		1,398,625	
		-----		-----	
		1,746,994		1,493,977	
CREDITORS: amounts falling due within one year					
	17	(457,908)		(196,622)	
		-----		-----	
NET CURRENT ASSETS			1,289,087		1,297,355
			-----		-----
TOTAL ASSETS LESS CURRENT LIABILITIES			33,004,825		33,616,869
Pension – defined benefit liability	20		-		(74,000)
			-----		-----
NET ASSETS			33,004,825		33,542,869
			=====		=====
FUNDS					
	19				
Unrestricted income funds			11,141,337		11,185,252
Restricted funds			-		18,353
Endowment funds			21,863,489		22,339,264
			-----		-----
TOTAL FUNDS			33,004,825		33,542,869
			=====		=====

The financial statements were approved and authorised for issue by the Trustee on 24 September 2025 and signed on its behalf by:



Director of Trustee Company



Director of Trustee Company

HAMMERSMITH UNITED CHARITIES
STATEMENT OF CASH FLOWS FOR THE YEAR ENDED 31 MARCH 2025

	2025	2024
	£	£
Net movement in funds	(538,043)	471,295
Unrealised investment (gains)/loss	222,003	(793,455)
Investment income shown in investing activities	(615,229)	(596,343)
Depreciation	616,416	590,880
Loss on disposal of fixed assets	-	10,822
(Increase)/Decrease in debtors	(17,173)	(21,018)
Increase/Decrease in creditors excluding pension	261,286	(173,583)
(Decrease)/Increase in pension creditors	(74,000)	2,000
Net cash used in operating activities	<u>(144,739)</u>	<u>(509,402)</u>
Cash flows from investing activities		
Withdrawals from Investment Portfolio	550,000	1,300,000
Investment Management Fees	16,070	15,825
Rental income from investment properties	60,722	51,326
Cash paid in respect of tangible fixed assets	(246,206)	(313,292)
	<u>380,586</u>	<u>1,053,859</u>
Decrease/Increase in cash and cash equivalents in the year	235,846	544,457
Cash and cash equivalents at the start of the year	<u>1,398,625</u>	<u>854,168</u>
Total cash and cash equivalents at the end of the year	<u><u>1,634,471</u></u>	<u><u>1,398,625</u></u>

1. ACCOUNTING POLICIES

Basis of accounting

The financial statements have been prepared in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and with the Housing SORP 2018 Statement of Recommended Practice for registered social housing providers, the requirements of the Housing and Regeneration Act 2008 and the Charities Act 2011, and the Accounting Direction for Private Registered Providers of Social Housing 2022.

In addition, the Trustees have had regard to 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) - (Charities SORP (FRS 102)), where it does not conflict with the Housing SORP.

The charity meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy note(s). Investment assets are restated at fair value at each balance sheet date.

Going Concern

Trustees have given due consideration to the Charity's Going Concern status in light of the current economic conditions and expected income and expenditure over the next 5 years. The Charity has substantial funds available from unrestricted reserves and Trustees believe it is appropriate to adopt the going concern basis of accounting in preparing the financial statements.

Income

Income is included on the Statement of Financial Activities when the charity is legally entitled to it and it is probable that the income will be received, and the amount can be quantified with reasonable accuracy. Rental income is recognised in line with rent agreements and investment income is recognised in line with the period the income relates to.

Expenditure

Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings, they have been allocated to activities on a basis consistent with the use of resources. Termination benefits are accounted for on an accruals basis and in line with FRS102. Grants commitments are recognised when the intention to make a grant has been communicated to the recipient.

Allocation and apportionment of costs

Support costs are the costs of central management and of governance costs (costs incurred in connection with enabling the charity to comply with external regulation, constitution and statutory requirements and in providing support to the Trustees in the discharge of their statutory duties). These costs are apportioned to activities based on weighted staff time.

Debtors

Debts that are receivable within one year and do not constitute a financing transaction are recorded at the amount expected to be received, net of impairment. Prepayments are recorded at the amount prepaid at the reporting date.

Liabilities

Liabilities are recognised when there is an obligation at the reporting balance sheet date as a result of a past event, it is probable that a transfer of economic benefit will be required in settlement, and the amount of the settlement can be estimated reliably. The Charity also recognises liabilities at the amount that it has received as advanced payments for goods or services it must provide.

Cash

Cash at bank and in hand includes cash and short-term highly liquid investments.

Tangible fixed assets

All assets costing more than £500 are capitalised. Property assets held at 1 April 2014 are held at deemed cost which is based on earlier valuations. This amount will not be updated, and subsequent additions are capitalised at cost.

In compliance with the Housing SORP, component accounting is adopted in respect of building costs whereby the buildings are sub-divided into their material components and those with materially different useful lives are treated separately for the purposes of depreciation, replacement and disposal. Assets are depreciated on the following basis.

Freehold land	- not depreciated
Freehold buildings	- Structure: 1% of cost or deemed cost
	- Roofing: 3.3% of cost or deemed cost
	- Fit out: 8.3% of cost or deemed cost
Plant and machinery	- 25% of cost
Fixtures and fittings	- 15% of cost
Computer equipment	- 30% of cost

Fixed asset investments

Fixed asset investments are a form of financial instrument and are initially recognised at their transaction cost and subsequently measured at fair value at the balance sheet date, unless the value cannot be measured reliably in which case it is measured at cost less impairment. Investment gains and losses, whether realised or unrealised, are combined and presented as 'Unrealised gains/(losses) on investments' in the Statement of Financial Activities.

Investment property

Investment property is shown at fair value which in practice is market value. Any aggregate surplus or deficit arising from changes in market value is accounted for through the Statement of Financial Activities.

Taxation

The charity is exempt from tax on its charitable activities.

Fund accounting

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the Trustees. Endowment funds represent capital funds where the capital must be retained. Restricted funds are subject to restrictions on their expenditure imposed by the donor and can only be used as such.

Pension costs and other post-retirement benefits

The Charity operates a defined contribution pension scheme for the benefit of its employees. Contributions are charged to the Statement of Financial Activities (SoFA) in the period in which they become payable. The Charity has no further payment obligations once contributions have been made.

The Charity previously participated in the SHPS (Social Housing Pension Scheme). The scheme is a multi-employer defined benefit pension scheme relating to the social housing sector. On 30 November 2024, the Charity exited the defined benefit scheme and paid an exit fee (£75 debt on withdrawal) to fulfil its obligations. The exit fee has been recognised in full in the SoFA in the year of exiting the scheme, as a one-off charge. Following payment of the exit fee, the Charity has no further liabilities in respect of this scheme. The Charity's share of the results of the scheme (up to the date of withdrawal) is shown within the notes to the financial statements in accordance with FRS102.

Judgement and estimates

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported for assets and liabilities as at the balance sheet date and the amounts reported for revenues and expenses during the year. However, the nature of estimation means that actual outcomes could differ from those estimates.

The charity carries out a significant amount of maintenance and refurbishment expenditure on its Almshouses each year. The distinction between which costs are expensed, and which are capitalised with respect to the underlying framework is considered a significant judgement by management.

The Charity accounts for its investment property on a market value basis. Each year the Charity uses an external valuer to assist with arriving at the fair value of the property.

The Charity has recognised its liability in relation to the Social Housing Pension Scheme which involves a number of estimations as detailed in Note 20.

No other judgements or estimates have been made that have had a significant impact on the financial statements.

2	DONATIONS AND GRANTS	2025	2024
		£	£
	Donations	4,663	676
	Grant income	-	17,000
		-----	-----
		<u>4,663</u>	<u>17,676</u>
3	INVESTMENT INCOME	2025	2024
		£	£
	Rents receivable	60,722	51,326
	Dividends received	605,912	581,340
	Interest receivable and other income	22,817	10,704
		-----	-----
		<u>689,450</u>	<u>643,370</u>
4	INCOMING RESOURCES FROM CHARITABLE ACTIVITY	2025	2024
		£	£
	Rent and Service Charge	1,291,356	1,154,802
	Less: Voids	(20,488)	(22,270)
		-----	-----
	Housing activity	<u>1,270,869</u>	<u>1,132,532</u>
5	INVESTMENT MANAGEMENT COSTS	2025	2024
		£	£
	Investment Management cost	18,492	21,782
	Support costs (Details Note 7)	30,320	22,711
		-----	-----
		<u>48,812</u>	<u>44,493</u>

**CHARITABLE
6 ACTIVITIES
COSTS**

	2025 Direct Costs £	2025 Support Costs £	2025 Total £	2024 Direct Costs £	2024 Support Costs £	2024 Total £
Housing activity	763,068	941,946	1,705,014	648,378	854,903	1,503,281
Relief in need and grants	495,905	41,690	537,595	517,095	31,228	548,323
	-----	-----	-----	-----	-----	-----
	1,258,973	983,636	2,242,609	1,165,473	886,131	2,051,604
	=====	=====	=====	=====	=====	=====

Support costs are detailed in Note 7.

Grants Activity	2025 £	2024 £
As at 1 April 2024	1,461	3,208
New Commitments made (Appendix 1)	388,763	412,500
Grants Paid in the Year	(288,279)	(414,247)
Accrued and outstanding grants at year end	(101,945)	-
	-----	-----
As at 31 March 2025	-	1,461
	=====	=====

7 SUPPORT COSTS	Professional Fees £	Staff Costs £	Office Costs £	Governance Costs £	Property Costs	Totals £
Housing activity	15,888	278,212	12,474	18,955	616,417	941,946
Relief in need/grants	2,158	37,782	1,694	56	-	41,690
Investment management costs	1,569	27,478	1,232	41	-	30,320
	-----	-----	-----	-----	-----	-----
At 31 March 2025	19,615	343,471	15,400	19,052	616,417	1,013,956
	=====	=====	=====	=====	=====	=====
At 31 March 2024	37,155	226,821	21,890	34,072	588,904	908,842
	=====	=====	=====	=====	=====	=====

Support costs are the costs of central management. These costs are apportioned to activities on the basis of weighted staff time.

8. EMOLUMENTS OF TRUSTEES AND SENIOR MANAGEMENT TEAM

None of the Trustees received any remuneration or expenses in the current or prior year. Key management personnel are considered to comprise the Chief Executive and Clerk to the Trustees and the Executive Management Team

	2025	2024
	£	£
Executive emoluments (including pension contribution and benefit in kind)	178,163	175,488
Executive emoluments (excluding pension contribution) paid to highest paid executive	92,676	87,157

9 STAFF COSTS

	2025	2024
	£	£
Wages and salaries	416,126	398,621
Social security costs	38,191	36,975
Pension costs	28,745	27,714
S75 Debt on Withdrawal SHPS - (100%)	104,992	-
Other staff costs	28,090	57,980
	<u>616,145</u>	<u>521,290</u>

The average number of full-time equivalent employees during the year was as follows:

		2025	2024
	Full Time Equivalent	Actual Number	Actual Number
Operational staff	7	9	9
Management staff	2	3	3
	<u>9</u>	<u>12</u>	<u>12</u>

Included in the Other Staff costs are £9,200 (2024: £31,126) payment in respect of agency staff, recruitment costs of nil (2024: £10,622), Staff training and Welfare of £6,276 (2024: £5,330).

Emoluments to employees exceeding £60,000 in the year fell in the following bands:

	2025	2024
	Number	Number
£80,000 - £90,000	1	1

10 NET INCOME/ (EXPENDITURE)	2025	2024
	£	£
This is stated after charging:		
Auditors' remuneration		
- audit services	18,540	24,420
Depreciation of tangible fixed assets owned by the charity	616,417	590,880
Pension Costs	28,745	27,713
	-----	-----
	663,703	643,013
	=====	=====
 11 HOUSING INCOME	 2025	 2024
	£	£
Gross income: rent excluding service charges	917,043	844,354
Service and Heating Charges	365,487	301,662
Less: voids	(20,488)	(22,270)
Other income	8,827	8,786
	-----	-----
Housing income per SOFA	1,270,869	1,132,532
	=====	=====
 12 OPERATING COSTS OF HOUSING ACTIVITY	 2025	 2024
	Number	Number
Housing accommodation – number of owned and managed units (including guest flats)	95	95
	 2025	 2024
	£	£
Services	395,585	316,358
Management	629,948	536,591
Repairs and maintenance	135,073	103,946
Depreciation	616,417	590,880
	-----	-----
	1,777,023	1,547,775
	=====	=====
 (Loss) on Housing Activity	 (506,155)	 (415,243)

13 TANGIBLE FIXED ASSETS	Freehold Property £	Plant & Machinery £	Computer Equipment £	Furniture & Fittings £	Total £
Cost/valuation					
At 1 April 2024	23,107,836	66,062	36,350	39,434	23,249,682
Additions	241,296	3,698	1,212		246,206
Revaluation adjustment	-	-	-	-	-
Disposals	-	-	-	-	-
At 31 March 2025	23,349,132	69,760	37,562	39,434	23,495,888
Depreciation					
At 1 April 2024	5,845,045	57,182	33,632	27,145	5,963,004
Charged in the year	606,233	5,359	2,612	2,211	616,416
Elimination on disposal	-	-	-	-	-
At 31 March 2025	6,451,278	62,541	36,244	29,356	6,579,420
Net Book Value					
At 31 March 2025	16,897,855	7,218	1,318	10,078	16,916,469
At 31 March 2024	17,262,791	8,880	2,718	12,289	17,286,678

The Charity's freehold housing properties, held for charitable purposes, were valued by Frost Meadowcroft Surveyors LLP, at £13.1m on 31 March 2012 (Sycamore House) and at £6.9m on 31 March 2011 (John Betts House) on a depreciated replacement cost basis. On transition to FRS102 on 1 April 2014, these valuations plus subsequent additions at cost were taken as the deemed cost of the properties. No further revaluations will be undertaken.

There would be no potential tax liability if the properties were sold at the current market value provided the gains were applied for charitable purposes.

Additions to freehold property in earlier years were financed with the assistance of Social Housing Grant of £1,750,000. This amount is not shown on the balance sheet due the valuation approach taken. The grant is potentially repayable in the event of the properties being disposed of and the surplus not being reinvested in social housing. In practice the endowed status of the housing properties makes it unlikely that such a disposal would take place.

14	FIXED ASSET INVESTMENTS	Listed investments £
	Market Value	
	At 1 April 2024	13,365,336
	Dividends Received	554,507
	Investment Management Fees	(16,070)
	Withdrawals	(550,000)
	Gain/(loss) on revaluation	(229,503)

	Market value at 31 March 2025	13,124,270
	Historical Cost	11,345,899
		=====
15	INVESTMENT PROPERTY	£
	Market Value	
	At 1 April 2024	1,667,500
	Gain/(loss) on revaluation	7,500

	At 31 March 2025	1,675,000

Investment properties are wholly owned by the Charity and are externally valued on a regular basis by independent valuers who hold recognised and relevant professional qualifications, with recent experience in both the locality and class of the investment properties. They were valued by Frost Meadowcroft and Scrivener Tibbatts at 31 March 2025, with a combined value of £1,675k. The valuation approach considered market rent, comparable sales, and current market conditions

16	DEBTORS: amounts falling due within one year	2025	2024
		£	£
	Rental debtors	51,945	62,084
	Prepayments	43,902	33,268
	Other Debtors	16,676	-
		-----	-----
		112,523	95,352
		=====	=====
17	CREDITORS: amounts falling due within one year	2025	2024
		£	£
	Trade creditors	21,718	120,185
	Grant creditors	5,898	-
	Accruals and deferred income	129,534	35,632
	Grant accruals	96,047	1,461
	Other creditors	204,711	39,345
		-----	-----
		457,908	196,623
		=====	=====

HAMMERSMITH UNITED CHARITIES
NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 MARCH 2025

18 MOVEMENT IN FUNDS	2024 Brought Forward £	2025 Income £	2025 Expenditure £	2025 Gains C Losses £	2025 Transfers £	2025 Carried Forward £
Endowment funds	22,339,264	140,682	(620,481)	(98,707)	102,731	21,863,488
Restricted funds	18,353	-	-	-	(18,353)	-
Unrestricted funds	11,185,252	1,824,299	(1,670,939)	(112,897)	(84,378)	11,141,337
	-----	-----	-----	-----	-----	-----
	33,542,869	1,964,981	(2,291,421)	(211,604)	-	33,004,826
	=====	=====	=====	=====	=====	=====

The transfer of funds from Unrestricted funds to the Endowment funds relates to improvements to the Almshouses.

	2023 Brought Forward £	2024 Income £	2024 Expenditure £	2024 Gains C Losses £	2024 Transfers £	2024 Carried Forward £
Endowment funds	22,326,250	133,961	(594,719)	179,262	294,510	22,339,264
Restricted funds	18,353	17,000	(17,000)	-	-	18,353
Unrestricted funds	10,726,971	1,642,617	(1,484,379)	594,553	(294,510)	11,185,252
	-----	-----	-----	-----	-----	-----
	33,071,574	1,793,578	(2,096,097)	773,815	-	33,542,869
	=====	=====	=====	=====	=====	=====

The endowment funds are permanent endowment funds and are managed on a total return basis. Further details of the basis of accounting and movements in the year are provided in the Trustees Report on page 11.

Following review of the property portfolio and advice from the Charity Commissioners, Trustees have classified as Endowment all specie and non-specie property owned by the Charity. Movement on these funds reflect relevant activity during the year. Restricted Funds mainly relate to funds received on behalf of H&F Giving. Unrestricted Funds mainly represent investments managed by Cazenove.

19 ANALYSIS OF NET ASSETS BETWEEN FUNDS

	2025 Tangible fixed assets £	2025 Long-term Investments £	2025 Net Current Asset £	2025 Long-term Liabilities £	2025 Total Funds £
Endowment funds	16,897,855	4,965,634	-	-	21,863,489
Restricted funds	-	-	-	-	-
Unrestricted funds	18,614	9,833,636	1,289,087	-	11,141,337
	<u>16,916,469</u>	<u>14,799,270</u>	<u>1,289,087</u>	<u>-</u>	<u>33,004,826</u>

	2024 Tangible fixed assets £	2024 Long-term Investments £	2024 Net Current Asset £	2024 Long-term Liability £	2024 Total Funds £
Endowment funds	17,262,794	5,076,473			22,339,267
Restricted funds			18,353		18,353
Unrestricted funds	23,887	9,956,363	1,278,999	(74,000)	11,185,249
	<u>17,286,682</u>	<u>15,032,836</u>	<u>1,297,352</u>	<u>(74,000)</u>	<u>33,542,869</u>

20. PENSION COMMITMENTS

Hammersmith United Charities participates in the SHPS (Social Housing Pension Scheme) as set out below:

Defined Benefit Scheme

This scheme is a multi-employer scheme which provides benefits to some 327 non-associated employers. The scheme is a defined benefit scheme in the UK. Since 31 March 2019 the deficit on the SHPS Defined Benefit scheme has been accounted for in accordance with the provisions of FRS102 and the net Defined Benefit liability is now recognised.

The scheme is subject to the funding legislation outlined in the Pensions Act 2004 which came into force on 30 December 2005. This, together with documents issued by the Pensions Regulator and Technical Actuarial Standards issued by the Financial Reporting Council, set out the framework for funding defined benefit occupational pension schemes in the UK.

The charity exited SHPS Defined Benefit Scheme on 30 November 2024. This triggered a Section 75 employer debt of £160,600, which has been recognised in full.

Of this amount, £74,000 was already recognised in prior years based on actuarial estimates of the ongoing deficit, thus, a further £86,000 was charged in the current year. £8,392 of other related costs were incurred by the Charity by exiting the scheme. The total amount is payable to TPT Retirement Solutions as at the year-end was £168,992 and is included in creditors.

Defined Contribution Scheme

The Charity offers staff a defined contribution pension scheme. The assets of the scheme are held separately from those of the Charity in an independent fund administered by TPT. The Charity contributes to the scheme alongside staff and such costs are included in the amount reported in Note 9 above.

FAIR VALUES OF THE DEFINED BENEFIT OBLIGATION

	30 November 2024	31 March 2024
	(£000)	(£000)
Fair value of plan assets	328	325
Present value of defined benefit obligation	392	399
(Deficit) in plan	(64)	(74)

The deficit at the reporting date for Hammersmith United Charities is nil.

RECONCILIATION OF OPENING AND CLOSING BALANCES OF THE DEFINED BENEFIT OBLIGATION

	Period from 31 March 2024 to 31 November 2024 (£000)
Defined benefit obligation at start of period	399
Current service cost	-
Expenses	2
Interest expense	13
Member contributions	-
Actuarial losses (gains) due to scheme experience	4
Actuarial losses (gains) due to changes in demographic assumptions	-
Actuarial losses (gains) due to changes in financial assumptions	(13)
Benefits paid and expenses	(13)
Defined benefit obligation at end of period	392

RECONCILIATION OF OPENING AND CLOSING BALANCES AT 30 NOVEMBER 2024 RECONCILING TO ZERO

	Period from 31 March 2024 to 30 November 2024 (£000)
Fair value of plan assets at start of period	325
Interest income	11
Gains/losses on assets	(10)
Contributions	15
Benefits paid	(13)
Derecognised on exit	(328)
Fair value of assets	NIL

DEFINED BENEFIT COSTS RECOGNISED IN STATEMENT OF FINANCIAL ACTIVITIES (SOFA)

	Period from 31 March 2024 to 30 November 2024 (£000)
Current service cost	-
Expenses	2
Net interest expense	2
Defined benefit costs recognised in SOFA	4

The deficit at the reporting date for Hammersmith United Charities is nil.

HAMMERSMITH UNITED CHARITIES
NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 MARCH 2025

DEFINED BENEFIT COSTS RECOGNISED IN SOFA

	Period from 31 March 2024 to 30 November 2024 (£000)
Experience on plan assets (excluding amounts included in net interest cost) - gain (loss)	(10)
Experience gains and losses arising on the plan liabilities - gain (loss)	(4)
Effects of changes in the demographic assumptions underlying the present value of the defined benefit obligation - gain (loss)	13
Effects of changes in the financial assumptions underlying the present value of the defined benefit obligation - gain (loss)	-
Total actuarial gains and losses (before restriction due to some of the surplus not being recognisable) - gain (loss)	(1)
Total amount recognised in Other Comprehensive Income – gain (loss)	(1)

ASSETS

	30 November 2024 (£000)	31 March 2024 (£000)
Global Equity	42	32
Absolute Return	-	13
Distressed Opportunities	-	11
Credit Relative Value	-	11
Alternative Risk Premia	-	10
Liquid Alternatives	57	-
Emerging Markets Debt	9	4
Risk Sharing	-	19
Insurance-Linked Securities	1	2
Property	14	13
Infrastructure	-	33
Private Equity	-	-
Real Assets	35	-
Private Debt	-	13
Opportunistic illiquid Credit	-	13
High Yield	-	-
Opportunistic Credit	-	-
Private Credit	41	-
Credit	4	-
Investment Grade Credit	9	-
High Yield	-	-
Cash	2	6
Corporate Bond Fund	-	-
Liquid Credit	-	-
Long Lease Property	-	2
Secured Income	8	10
Liability Driven Investment	106	132
Currency Hedging	-	-
Net Current Assets	-	1
Total assets	328	325

None of the fair values of the assets shown above include any direct investments in the employer's own financial instruments or any property occupied by, or other assets used by, the employer

RECONCILIATION OF OPENING AND CLOSING BALANCES OF THE FAIR VALUE OF PLAN ASSETS

	Period from 31 March 2024 to 30 November 2024 (£000)
Fair value of plan assets at start of period	325
Interest income	11
Experience on plan assets (excluding amounts included in interest income) - gain (loss)	(10)
Employer contributions	15
Members contributions	-
Benefits paid and expenses	(13)
Fair value of plan assets at end of period	328

The actual return on plan assets (including any changes in share of assets) over the period from 31 March 2024 to 30 November 2024 was (£1,000).

The deficit at the reporting date for Hammersmith United Charities is nil.

KEY ASSUMPTIONS

	31 March 2024 to 30 November 2024 % per annum	31 March 2024 % per annum
Discount Rate	5.15%	4.89%
Inflation (RPI)	3.12%	3.17%
Inflation (CPI)	2.78%	2.77%
Salary Growth	3.77%	3.74%
Allowance for commutation of pension for cash at retirement	75% of maximum allowance	75% of maximum allowance

The mortality assumptions adopted at 31 March 2024 imply the following life expectancies:

	Life expectancy at age 65 (Years)
Male retiring in 2024	20.5
Female retiring in 2024	23.0
Male retiring in 2044	21.8
Female retiring in 2044	24.4

21. FINANCIAL COMMITMENTS

At the year end, the Charity had financial commitments amounting to £ Nil (2024: £NIL) contracted for at the balance sheet date but not provided for in these accounts.

22. RELATED PARTY TRANSACTIONS

Most of the Charity's Trustees live in the local area and many are active in the community we serve. It may therefore be the case that Trustees also serve on the board of a local group who receive grant funding from the Charity. Where this is case the potential conflict is disclosed, and the Trustee takes no part in the decision making for the grant.

The Charity provides funding of £30k to H&F Giving along with support with finance, HR and legal matters. Vivienne Lukey and Hugo Sintes are Trustees of H&F Giving and do not take part in the decision to award funding. Vivienne Lukey is also on the Foodbank board who received a £6k, (£10k, November 2023), grant from HUC in February 2025. Vivienne Lukey did not take part in the decision to award this grant. Cllr Nikolaos Souslous is a Trustee of the Creighton Centre which received no funding during the year (£5k in 2023/24)

23. POST BALANCE SHEET EVENT

6 Glenthorne Mews, an investment property which forms part of the Permanent Endowment was sold in September 2025 for £661,500.

24. STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31 MARCH 2024

		Unrestricted Funds	Restricted Funds	Endowment Funds	2024 Total	2023 Total
	Notes	£	£	£	£	£
INCOME AND ENDOWMENTS FROM:						
Donations and grants	2	676	17,000	-	17,676	54,445
Investments	3	498,705	-	133,961	632,666	279,697
Housing activity	4	1,132,532	-	-	1,132,532	1,001,546
Interest and other income	3	10,704	-	-	10,704	5,555
TOTAL INCOME		<u>1,642,617</u>	<u>17,000</u>	<u>133,961</u>	<u>1,793,578</u>	<u>1,341,243</u>
EXPENDITURE ON:						
Investment management costs	5	40,654	-	3,839	44,493	79,827
Housing activity	6	912,402	-	590,880	1,503,282	1,488,082
Relief in need and grants	6	531,323	17,000	-	548,323	464,672
TOTAL EXPENDITURE		<u>1,484,379</u>	<u>17,000</u>	<u>594,719</u>	<u>2,096,098</u>	<u>2,032,581</u>
NET INCOME/(EXPENDITURE)		<u>158,238</u>	<u>-</u>	<u>(460,758)</u>	<u>(302,520)</u>	<u>(691,338)</u>
Unrealised gains/(losses) on investments and investment property		612,553	-	179,262	791,815	(997,134)
NET INCOME/(EXPENDITURE) FOR THE YEAR	10	<u>770,791</u>	<u>-</u>	<u>(281,496)</u>	<u>489,295</u>	<u>(1,688,472)</u>
Transfers between funds	18	(294,510)	-	294,510	-	-
Actuarial gain/(loss) in respect of pension scheme	20	(18,000)	-	-	(18,000)	(15,000)
NET MOVEMENT IN FUNDS		<u>458,281</u>	<u>-</u>	<u>13,014</u>	<u>471,295</u>	<u>(1,703,472)</u>
Total funds brought forward		<u>10,726,971</u>	<u>18,353</u>	<u>22,326,250</u>	<u>33,071,574</u>	<u>34,775,046</u>
TOTAL FUNDS CARRIED FORWARD		<u><u>11,185,252</u></u>	<u><u>18,353</u></u>	<u><u>22,339,264</u></u>	<u><u>33,542,869</u></u>	<u><u>33,071,574</u></u>

APPENDIX: GRANTS AWARDED

No.	Meeting Date	Organisation	Grant Amount	Summary of grant
1	May-24	The Grove Neighbourhood Centre	£300	Grant will subsidise The Grove Neighbourhood Centre's charges to attendees for a coach trip to Brighton this August; and to provide bottled water and refreshments during the journey.
2	May-24	Alternative Theatre Company Ltd. (Bush Theatre)	£5,000	Grant will fund Schools Project and Bush Young Company - 6 of the graduating 18-25 BYC cohort will gain a Bloom Bursary providing financial support, rehearsal space, dramaturgy and mentoring to write.
3	May-24	This New Ground CIC	£14,990	Grant will fund 12 months of weekly workshops at Creighton Centre in H&F, offering beneficiaries weekly art sessions, a peer-led singing group, and individual mentorship.
4	May-24	Women Aid and Empowerment CIC	£14,950	Grant will fund weekly classes in Chair Yoga at White City Community Centre, Chair-Based Exercise at Matthews Hall, and Zumba Gold (low intensity Zumba) at Askew Road Church.
5	May-24	UKHarvest	£5,000	The grant will contribute to the core costs associated with community meals for attendees from Monday to Friday.
6	May-24	Western Ballers Ltd	£10,000	This grant will fund the continuation of the November 2022's grant's project - Tailored workshops in how parents can interact with their youth today.
7	May-24	Hikayetna	£6,000	Grant will fund production of short educational videos in Arabic in alignment with government mental health strategies to improve access to mental health services and reduce stigma.
8	May-24	Doorstep Library	£6,000	The grant will support the delivery of the project on the White City estate whereby up to ten volunteers will provide reading sessions, a lending library, and new books for approximately 40 0-11-year-olds.
9	May-24	Mother and Child Welfare Organisation	£12,000	This grant will expand existing health equity projects, focusing on building confidence in individuals & communities. 3 champions will be recruited and trained in the Brazilian Community Health Outreach Model in Shepherd's Bush, Wormholt and White City.
10	May-24	Old Oak Resident Association	£2,345	The grant will fund weekly Zumba classes with Wiggle Waggle Zumba, 6 meals and a Coach trip.
11	May-24	Our Lady of Fatima Church	£8,700	The grant will fund a food hub to buy in extra stock; support the chair exercise classes in the 'seniors social morning' and will keep the sewing classes going.
12	May-24	Gener8te	£5,000	This grant will fund a continuation of Gener8te's current work to raise awareness of and boost the mental health of those with dyslexia through offering a range of resources.

HAMMERSMITH UNITED CHARITIES
NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 MARCH 2025

13	May-24	The Reanella Trust	£14,000	Grant will fund support for 50 vulnerable young people (aged 13-18) with disabilities and their families in Hammersmith.
14	May-24	St Paul's Money Advice Centre	£15,000	Grant to fund part of our centre manager's salary, to help us continue providing free debt advice and money management education.
15	May-24	The Sulgrave Club	£15,000	Grant will provide a measure of financial certainty while we explore how we can maintain and extend our range of services, reach and connect further into the community - cover core costs, replace any future unexpected loss of project funding
16	May-24	The Upper Room	£15,000	Grant will fund our various programmes and cover increased demand across health-focused programmes addressing physical needs and working with high-risk groups to prevent suicide
17	Oct-24	Barons Court Project	£10,000	50% contribution to the Project Worker's salary. To welcome day centre guests, ascertain their needs, and offer initial practical support e.g. clothing, shower, meal.
18	Oct-24	Intergenerational Music Making	£5,000	Support for intergenerational music workshops e.g. primary school children visiting Sycamore House for 6 week programme of workshops.
19	Oct-24	West London Death Cafe	£300	This grant will fund quarterly Death Cafe meetups in the Script Room at the Bush Theatre.
20	Oct-24	Original Club	£7,000	This grant will continue to expand existing sessions to meet the demands of group specific sessions for adults, children, and disabled participants. This would be 6 x 1hr sessions a week over 50 weeks.
21	Oct-24	Citizens Advice Hammersmith and Fulham	£8,000	Contribution to costs of paid Assessor who triages callers to ensure optimum use of case worker time. 2. Advice First Aid training for front line volunteers and staff in community groups to enable them to give information and identify urgent issues.
22	Oct-24	Community Switch Sports CIC	£14,995	The grant would fund wages for coaches, the costs of two holiday camps, and the first low-cost, local, inclusive, weekly children's football league in White City for local clubs.
23	Oct-24	Grove Neighbourhood Centre Folk Art Group	£3,300	Running art group for 12 older residents who are isolated or in stressful situations.
24	Oct-24	Health and Wellbeing for All CIC	£10,000	This grant will provide a weekly coffee morning for elderly Somali women and other migrant women in White City, offering health education, mental wellness support, and social activities to reduce isolation and improve physical and mental health.
25	Oct-24	Lyric Hammersmith Theatre	£4,000	Contribution to starting Community Ticket Bank to extend free ticket scheme for residents who would otherwise not attend live performance art.

HAMMERSMITH UNITED CHARITIES
NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 MARCH 2025

26	Oct-24	West London Welcome	£14,999	The grant will cover half the rental cost of their premises, used for all of their holistic services.
27	Oct-24	Shepherds Bush Families Project	£10,000	Contribution to costs of early intervention work with families making first contact with the project and often at risk of homelessness or otherwise vulnerable.
28	Oct-24	Wendell Park Primary School	£6,250	We want to secure the continuation of this vital service that our therapist provides, benefitting some of the most disadvantaged and vulnerable children through art therapy.
29	Oct-24	Children's Book Project	£3,000	This grant will gift 7,200 books to circa 1,200 children across eight primary schools, increasing their access to high quality, relevant & interesting reading material to enjoy and share at home.
30	Oct-24	Headway West London	£3,210	REACTIVATE is a 6-week rehabilitation programme run in small groups in Shepherd's Bush supporting 3 cohorts of 6-8 members recovering from a brain injury.
31	Jan-25	Family Friends	£15,000	A flexible three-year grant would support the project's mission to foster lasting positive change within the H&F community. It would fund the expansion of services through a Dedicated Family Connector; it would help to establish collaborative partnerships and ensure long-term sustainability.
32	Jan-25	Lido Foundation	£15,000	The grant will cover increasing core costs and contribute to the salary of the welfare advisor to meet the increasing demands of users. It will fund the Money Advice Project and the Housing Support Project.
33	Jan-25	Violence Intervention Project	£15,000	The grant will continue the VRA and move it forwards into a new phase by establishing a 'drop-in' at their H&F office, building their online presence, and assisting with establishing a youth committee.
34	Feb-25	Gener8te CIC	£5,000	This grant will fund an International Women's Day celebration for 80 women attendees and 8 of the Gener8te collective which will empower women's wellbeing and dyslexic-friendly practices, creating meaningful connections, and inspiring positive change.
35	Feb-25	Kulan Foundation	£7,500	This grant would contribute to the director's salary and premises costs to enable continuation of homework support, mental health support and arts projects, and parent workshops.
36	Feb-25	Solidarity Sports	£5,000	This grant will fund the delivery of the Under 5s programme and cover the projects such as equipment, healthy snacks, DBS checks for volunteers, volunteer expenses, oyster top ups, and overhead costs incurred by expanding from one to two days per week.

HAMMERSMITH UNITED CHARITIES
NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 MARCH 2025

37	Feb-25	John Betts Primary School	£12,200	The grant will fund a Play Therapy group at the school, which will give up to 28 children per year aged between 5-11 years old the support they need to thrive at John Betts and beyond.
38	Feb-25	Age UK Hammersmith & Fulham	£9,052	This grant will be used to cover essential costs for Age UK's Shopping Service. The shopping service supports housebound and/or disabled older residents to get to a local supermarket with door-to-door trips.
39	Feb-25	Hammersmith and Fulham Foodbank	£6,185	This grant will fund courses, such as De-escalation, Conversations with Vulnerable People, Mental Health awareness, to develop foodbank volunteers in public-facing roles, to help with general compliance and volunteer retention.
40	Feb-25	Dads House	£7,300	The grant will cover the energy costs of the Dad's House's Food Bank, Lunch Club, Family Law Clinic; provide women's sanitary items and toiletries for the Food Bank, food supplies for the Family Lunch Club, and expenses for the Law Clinic volunteers.
41	Feb-25	The WILDE Foundation	£6,550	This grant will fund 'Women Heal' workshops in support of isolated women managing grief, trauma, health and wellbeing; local activities such as Human Library; and the annual Writers Festival.
42	Feb-25	The Reanella Trust	£7,200	This grant will fund one-on-one counselling, mentoring, group activities to address mental health issues related to disability, and extended workshops for parents to build practical skills, assistance and social support.
43	Feb-25	Grove Parent and Toddler Group	£4,000	This grant will fund the running costs of the Grove Parent and Toddler Group, specifically covering rent, and wages to one part-time employee.
44	Feb-25	Turtle Key Arts	£5,000	This grant will fund a commission for a new work of performance art by and for disabled and community artists in the borough, as part of Turtle Key Arts' 2025 festival relaunch.
45	Feb-25	Urban Partnership Group	£15,000	This grant will fund the 13-week Strengthening Families programme to support families and strengthen connections through practical strategies. This pilot programme will be delivered by qualified trained facilitators to 15 inmates at Wormwood Scrubs.
46	Feb-25	Community Massage London CIC	£5,898	The grant will fund 12 x 4 hour massage/reflexology sessions, hall hire & storage, admin costs, supervision of administrator/volunteers; booking software, DBS checks, printing, phone and insurance, and refreshments.
		**Total grants for 2024/25	390,224	

** £1,461 previous year commitment was included in the total