



Cloudesley

CLOUDESLEY

REPORT AND ACCOUNTS

FOR THE YEAR ENDED

30 JUNE 2025

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Reference information

TRUSTEE – RICHARD CLOUDESLEY TRUSTEE LTD

Directors of the Trustee	Finance & Endowment Committee	Staffing Committee	Grants Committee
Ex-officio – the Mayor of Islington			
Director position unfilled			
Archdeacon of Hackney appointed			
Martin Hornbuckle	✓		✓
London Borough of Islington nominated			
Cllr Janet Burgess MBE – Vice Chair		✓	✓
Tanya Parr (resigned 4 December 2024)			✓
Fatma Abbas Sufi (appointed 19 March 2025)	✓		✓
Denise Ward		✓	✓
Cllr Flora Williamson			✓
Deanery Synod nominated			
Jennifer Kenson			✓
Ruth Hayes (appointed 19 March 2025)			✓
Lydia Mutare		✓	✓
Seun Olateju			✓
Jean Willson OBE (deceased 11 December 2024)		✓	✓
Elected			
Mary-Therese Barton	✓		
Adam Jenner – Chair	✓	✓	
Elena Mitchell	✓		
Delyth Richards	✓	✓	
Sharon White – Vice Chair	✓		✓
Co-opted members (not Directors of the Trustee)			
Olufemi Aiyebusi (appointed 21 March 2025)			✓
Olufunke Imiruaye			✓
Michael Samuels	✓		

ADMINISTRATION & ADVISORS

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London
N1 9JP

BANKER CAF Bank Limited
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ME19 4TA

ESTATE MANAGERS Daniel Watney LLP
165 Fleet Street
London EC4A 2DW

INVESTMENT MANAGERS Cazenove Capital
1 London Wall Place
London EC2Y 5AU

INVESTMENT MANAGERS Sarasin & Partners LLP
Juxon House
100 St Paul's Churchyard
London EC4M 8BU
(until March 2025)

LEGAL ADVICE
(Structural/Charity) Bates Wells &
Braithwaite London LLP
10 Queen Street Place
London EC4R 1BE

LEGAL ADVICE Charles Russell Speechlys LLP
(Property/Estate management) 5 Fleet Place
London EC4M 7RD

LEGAL ADVICE Russell Cooke LLP
(Property/Estate management) 5 Fleet Place
London EC4M 7RD

AUDITOR Sayer Vincent LLP
110 Golden Lane
London EC1Y 0TG

CHARITY NUMBER 205959

TRUSTEE COMPANY NUMBER 7425897

Registered with the Charity Commission in England & Wales as Charity of Richard Cloudesley, the charity uses the working name Cloudesley. Richard Cloudesley Trustee Limited is the related Trustee Company, registered in the United Kingdom.

KEY MANAGEMENT PERSONNEL

Melanie Griffiths
Catherine Sorrell
Kevin Turner
Ross Holland

Director and Company Secretary
Grants Manager
Grants Manager (resigned October 2025)
Finance Manager

Trustee's report

Introduction

The Trustee of the Charity of Richard Cloudesley, which operates under the name Cloudesley, has pleasure in presenting the report and accounts for the charity's activities in the year to 30 June 2025.

The reference and administrative information set out on pages 2 and 3 form part of this report. The financial statements comply with current statutory requirements, the trust deed and the Statement of Recommended Practice – Accounting and Reporting by Charities: SORP applicable to charities preparing their accounts in accordance with FRS 102.

Achievements and Performance

Grants Agreed

During the year, the charity awarded grants totalling £2,381,000. After accounting for grants written back, the net amount of grants awarded was £2,311,000. This includes £4,479 awarded for access audits and £13,017 awarded for sustainability consultancy for churches.

Church Grants

Under the charity's Scheme, half of its net income is to be used to make *'grants towards the upkeep and repair of the fabric of, and the maintenance of the services in, any churches of the Church of England in the London Borough of Islington'*.

Through its Church Grants programme, Cloudesley provides grants for eligible Church of England churches in the Islington Deanery. In 2024/25, this support totalled £1,062,208.

Main Church Grants Programme

Cloudesley's Church Grants programme for 2020 to 2025 includes a Main Church Grants Fund with the following funding priorities:

- Major works and building projects
- Preventative works and/or simple repairs
- Project development and feasibility studies
- Developing church capacity to deal with building issues and/or maintenance of services

Cloudesley also offers Urgent Repair Grants which provide funding of up to £10,000 to help churches deal quickly with urgent and unforeseen repairs.

During 2024/25, under its Main Church Grants programme and Urgent Repair Grants, the charity agreed:

- A total of 32 grants to 22 of the 27 churches in the Islington Deanery
- A total amount of £840,064

Grants included funding for:

- Tower, spire and other stonework repairs
- Roof and drainage works
- Urgent repair works
- Fire safety upgrades
- Feasibility studies and architects' fees for buildings projects

Special projects

During the year, Cloudesley also ran two special time-limited projects in partnership with the Islington Deanery and the Diocese of London.

Church Access Project

Cloudesley's three-year Church Access Project ran from July 2022 until June 2025. The project offered each eligible Islington church:

- A Cloudesley-funded access audit carried out by the Centre for Accessible Environments
- A non-competitive grant of up to £10,000 to implement access measures in their church
- Opportunities for education and learning about access issues, including via quarterly newsletters

Over the three-year project, 22 access audits were completed and 16 Church Access Project grants were agreed. In 2024/25, grants included funding for a temporary external ramp, audio-visual equipment, toilet and lighting improvements, and a hearing loop.

Sustainable Church Buildings Project

Cloudesley's second Sustainable Church Buildings Project also ended in 2024/25. Building on a similar successful project which the charity ran in 2017/18, the project ran from July 2023 to March 2025. It offered every eligible church:

- Expert technical advice including an audit review and update, and up to seven hours of bespoke support
- A non-competitive grant of up to £10,000 for sustainability and net zero carbon measures
- Large grants for particularly impactful projects

Over the course of the project:

- 24 churches received audit update notes, with ten churches having more detailed decarbonisation audits carried out
- 99 hours of consultancy support was provided
- 16 churches had 3D scans of their church buildings undertaken
- 20 churches received Small Grants of up to £10,000 for works including solar panels, secondary glazing and energy-efficient heating

For more details, please see our [end of project evaluation](#).

Other Support

During the year, Cloudesley also convened three meetings of the Islington Deanery Church Buildings Forum. The meetings brought together representatives from Islington churches to share information and learn about key buildings issues, including net zero improvements, managing large capital projects and water ingress.

Health & Welfare Grants

The charity's Scheme specifies that half of the residue of its income after costs and expenses is for '*relief in sickness for the purpose of relieving in cases of need persons who are sick, convalescent, disabled, handicapped or infirm*'. The charity seeks to address this through its Health and Welfare programmes.

During 2024/25, the charity agreed:

- A total of 51 health and welfare grants to 24 organisations totalling £1,301,800
- Of this, £181,000 was grants for individuals and £1,120,800 was grants for organisations

Grants for individuals

The charity continued to run its Cloudesley Partners fund which provides crisis/welfare grants for individuals. Through this fund, the charity agrees block grants for local voluntary organisations (Cloudesley Partners) which are working with Islington residents. The Partners then distribute this money by making grants of up to £500 to individuals who have health needs and/or who are disabled and in financial need. A grant as a contribution to administration costs of 10% is made to each of the organisations as recognition of the time involved in administering and monitoring these grants.

During 2024/25, 1,395 grants were made to individuals by the Cloudesley Partners to help residents in a variety of ways, including for emergency expenses (such as food and energy bills), white goods, and furniture and furnishings.

In 2024/25, the charity worked with 18 Cloudesley Partners, initially agreeing £142,000 for them to distribute to Islington residents. A further £39,000 of Cloudesley Partner funding was agreed during the year as top-up grants for the organisations to distribute.

The charity continued to work in partnership with Cripplegate Foundation on the Catalyst Fund. This creative grant-making scheme gives partner support organisations the ability to provide small grants to help residents meet personal goals and connect to opportunities and services. Funding of £70,000 was agreed by Cloudesley in September 2023 for seven organisations to distribute to local residents in 2024 and 2025.

During 2024/25, 108 grants were made to Islington residents under the Catalyst Fund. These were used for a range of purposes, including for gym memberships, art supplies, training courses and smartphones to enable social interaction and improve employment opportunities.

A full breakdown of organisations receiving these grants is set out in note 22 to the accounts.

Grants for organisations

The charity's Health Grants programme also provides grants to organisations that offer support to people with health needs and/or who are disabled and living in poverty in Islington. The charity addresses its 'Relief in Sickness' Object by supporting sustainable local organisations that demonstrate initiative in tackling health inequalities.

Following a review, including consultation with local voluntary and community sector organisations and other funders, in 2024/25 Cloudesley's Trustees agreed a new Health Grants programme. The 2025-29 programme aims to reduce health inequalities in Islington amongst people who are living in poverty. The programme includes a number of funding streams, details of which are set out below.

Large Grants

The new Large Grants Fund provides multi-year grants to voluntary sector organisations. The funding can be used for core running costs or towards specific projects. Organisations are identified by the charity and invited to apply. These grantees are established voluntary sector organisations with a track record of delivering positive health outcomes for local residents.

In 2024/25, the charity agreed new grants totalling £1,109,500 under this funding stream. This included extension and renewal funding for 10 organisations:

- Disability Action in Islington – Complex casework
- Help on Your Doorstep – Connect Service
- Holloway Neighbourhood Group – Improving Mental Health & Wellbeing
- Islington Centre for Refugees & Migrants – Support service
- Islington Law Centre – Three Advice Project
- Islington Mind – Talking Therapies Clinic
- Manor Gardens Welfare Trust – Health Connector
- St Luke’s Parochial Trust – Helping Hands project
- Stuart Low Trust – Core costs for Arts, Nature and Wellbeing Programme
- The Margins Project – Margins Plus

Multi-year projects covered by grants awarded in previous years and ongoing during 2024/25 were:

- Citizens Advice Islington – Outreach advice worker
- Community Language Support Services – Helping Hand to improve lives
- The Elfrida Society – LDAD Healthcare Access and Resilience Project
- Islington BAMER Advice Alliance – IBAA Co-ordinator
- Islington Bangladesh Association – Community health project
- Islington People’s Rights – KidsSupport project
- MahaDevi Yoga Centre – Therapeutic yoga for children and young people with additional or complex needs
- The Manna – Talking health inequalities among marginalised people
- The Maya Centre – 1:1 and group counselling for Black Women’s Therapy Group
- Prospex – 1:1 support for young people

Flexible Fund

The Flexible Fund is designed to respond to emerging needs and can be used in a variety of ways, including to help organisations test a different approach to tackling health inequalities, respond to a crisis or to support capacity building within funded organisations.

In 2024/25, four grants were agreed totalling £11,300 for:

- Islington People’s Rights – A new case management system and set-up costs
- Islington Somali Community – Sage, Salesforce, associated training and a laptop
- The Maya Centre – Legal advice for EDI policy development
- Urban Forest Tribe – Trauma informed training

Small Grants Fund

The Health Grants programme also includes a Small Grants Fund (up to £10,000) to support smaller organisations working with Islington residents who are on no or low income.

Although no new Small Grants were agreed in 2024/25, the 11 projects supported through funding agreed in the previous financial year continued to run. These 12-month projects all fit at least one of the following criteria:

- Projects working with young people
- Projects run by organisations that are both led by and for marginalised communities
- Projects for people with learning disabilities or autism

For more details, including case studies, please see our [Small Grants Fund 2024 Impact Report](#).

Islington Giving

In 2024/25, Cloudesley continued its support for Islington Giving, agreeing a further grant of £55,000 for 2025. In May 2025, Islington Giving celebrated its 15th anniversary. Since 2010, this coalition of funders, businesses, voluntary organisations and residents has raised over £11 million for allocating to local organisations and projects. The charity's funding for Islington Giving is used for activities which fall within Cloudesley's Health Grants remit.

Since June 2023, Trustee Sharon White has represented Cloudesley on the Board of Islington Giving and has served as Vice Chair of Islington Giving. Cloudesley's Director also attended Islington Giving Board meetings in an observer capacity and Cloudesley was represented on Islington Giving's Grants Committee by one of its Grants Managers.

Grants – information and impact

As a place-based funder, Cloudesley works closely with the Islington churches and voluntary organisations that it supports. We use a mix of monitoring visits and reports to measure the impact and effectiveness of our funding. The information gathered is used to inform the charity's future decision-making.

For further detail about Cloudesley's grant-making and its impact, please visit www.cloudesley.org.uk

Financial review

Financial performance

The charity's income came entirely from investments in its securities portfolio and property estate. Income totalled £1,517,000, a fall of 13% from the previous year due to a shift in focus in the charity's investment portfolio from income-producing assets to assets delivering a balance between income and capital growth. Expenditure of £3,384,000 was up 3.9% on the previous year because of a planned increase in grant giving.

The gain on revaluation of investments was £820,000 compared to £1,685,000 in the previous year. The gain on the securities portfolio was £334,000, representing 1.1% of its total value at the end of the previous year. The gain on the property estate was £486,000, representing 1.6% of its value at the end of the previous year.

The total return on the charity's endowment before accounting for expenditure on charitable activities was £1,596,000, representing 2.7% of its value at the end of the previous year. £2,643,000, or 4.6% of the value of the endowment at the end of the previous year, was spent on charitable activities.

Reserves

The net result of the movements detailed under 'financial performance' above was a fall in the charity's assets of 1.8% to £56,991,000, comprising the trust for investment of £28,303,000 and the unapplied total return of £28,688,000. All funds are endowment funds.

The charity follows a total return approach to investment. This allows investment income and an element of capital gains, known as the unapplied total return, to be used to fund the charity's grants and running costs. Trustees resolved to adopt total return accounting from 1 July 2019. The initial value of the charity's endowment, known as the trust for investment, was calculated as £21,600,000 on 1 July 2019, based on the earliest date a valuation could be obtained, 31 December 1998, and using estimates from the charity's investment managers at the time, Sarasin & Partners LLP, and estate managers, Daniel Watney LLP. The total value of the endowment on 1 July 2019 was £53,136,000, creating an initial trust for investment of £21,600,000 and an initial unapplied total return of £31,536,000.

The trust for investment increases annually using the consumer prices index (CPI) measure of inflation to maintain its real value over time.

Under total return accounting, the charity is permitted to allocate from the total return element of permanent endowment to unrestricted funds such sums as it thinks appropriate in furtherance of its work. In making these transfers, the charity seeks to be even-handed between current and future beneficiaries and to maintain the balance of the unapplied total return at an appropriate level considering the volatility of investment markets.

The charity's investment managers, Cazenove Capital, advised in July 2024 on the probability of the charity maintaining the real value of its endowment based on the

drawdown rate and asset allocation. Based on these probabilities, the charity estimated a transfer to unrestricted funds of 3.81% from its securities portfolio and 3.19% from its property estate would balance the needs of current and future beneficiaries. Given the allocation of the securities portfolio and property estate in the endowment, this equates to an overall transfer to unrestricted funds of 3.51%. This is lower than the budgeted transfer to unrestricted funds of 4.00% and Trustees will seek to reduce the budgeted transfer to unrestricted funds over time. Updated advice on these probabilities will be sought from Cazenove Capital as part of the charity's annual budgeting cycle.

Investment policy

Cloudesley's investment policy, which covers both the securities portfolio and the property estate, was reviewed during 2024/25. The charity seeks to produce the best possible return while taking an acceptable level of risk, with trustees measuring performance after fees against inflation (the consumer prices index) plus 4%. A long-term view is taken when distributing grants to try to balance the needs of current and future beneficiaries without favouring one group over the other. Within this constraint, the charity seeks to increase the level of grants awarded in real terms as far as possible.

For historical reasons, a substantial proportion of the charity's investments, currently 50%, is represented by the property estate, mainly residential freehold properties in the London Borough of Islington. While there is some diversity of property by type of unit, trustees recognise the scale of concentration within this asset class and keep the risks of this under review. Within the securities portfolio, diversification is provided by investing in a variety of asset classes, primarily international equities, UK equities and UK fixed interest securities.

Trustees take social, environmental and ethical considerations into account as part of the investment policy. To this end, the charity's securities portfolio does not include any investments in:

1. the manufacture of tobacco
2. companies needlessly emitting excessive quantities of carbon into the atmosphere unless, following engagement, there is evidence these companies are ameliorating their carbon emissions
3. companies with more than 5% of their turnover from adult entertainment, alcohol manufacture, armaments, gambling, high-interest lending, production of oil from tar sands, or extraction of thermal coal.

Similarly, while the charity is not a social landlord, it seeks to manage its properties in an ethical and fair manner, for example making sure that all employees of contractors and sub-contractors are paid at least the Living Wage while working on its properties, dealing fairly and considerately with tenants, and considering issues of sustainability in property refurbishment and maintenance.

The charity is a signatory of the Funder Commitment on Climate Change, and to this end has committed to making sure its investment strategy aligns with its climate commitments.

The charity periodically reviews its investment managers in the interests of good governance and to this end in early 2023 appointed Cazenove to take over management of the security portfolio. This change began during 2023/24 and completed during 2024/25.

Remuneration policy

The Trustees have agreed a remuneration policy to underpin the charity's commitment to paying and treating its staff fairly. The charity gives a level of salary and other benefits to ensure that staff with an appropriate level of skills and experience can be recruited and retained so that the charity's objects can be delivered with the greatest possible impact. The Staffing Committee reviews salaries and benefits of all staff against other charitable trusts and makes recommendations to the Finance and Endowment Committee and the Board.

Risk review

The risk register is reviewed annually by the Finance & Endowment Committee and the Board.

The charity considers that its current key risks, all classified as medium, are:

- Disputes with or legal action by beneficiaries or tenants or adverse publicity arising from transfer of regulated tenancies to new owners. This risk is being addressed by regular liaison with beneficiaries and the estate managers, as well as cyclical maintenance. Specialist legal advice is available if required.
- Unsatisfactory returns on investments. This is addressed by regular monitoring of the investments, with regular contact with the investment managers and regular reviews of investment manager appointment. The charity has reviewed its overall investment strategy and has a clear investment policy in place.
- Unsatisfactory returns on rental properties. This is addressed by regular liaison with the charity's property managers, and review of their appointment. The charity's investment strategy also covers the property portfolio, which is actively managed, including consideration of disposals.
- Increasing costs. The charity has in place a clear budgetary process and appropriate controls of expenditure. There is regular communication with property managers, partner organisations and grantees.
- Major policy change(s) by government and their possible effect upon the charity's grant-making and/or effect on income from property returns. This risk is being addressed by keeping fully informed of policy changes and by comprehensive reviews of all the charity's grant-making activities.

In March 2025, the charity undertook an internal audit. The review covered the charity's financial controls and procedures and improvements have been made as a result. A spot-check on payments was also conducted by a Trustee.

The charity has written financial procedures, which were updated during the year and approved by the Board in December 2024. The charity also has a Business Continuity Plan to enable it to respond effectively to a number of possible scenarios with the minimum impact possible on its activities.

Fundraising Policy

Trustees are aware of their obligations under the Charities Act to report the charity's fundraising policy. The charity very occasionally engages with other trusts and foundations in order to raise income but does not engage in public fundraising.

Objectives and activities for the public benefit

The objects of the charity as set out in the Charity Commission Scheme of 1980 were to help those who are sick and poor within the Ancient Parish of Islington and to support the Church of England churches in the Ancient Parish and St Silas, Pentonville. In December 2016 the Charity Commission agreed the Trustees' request that the area of benefit be extended so that it is coterminous with the Islington Borough boundary.

The Trustees confirm that they have read and understood the guidance of the Charity Commission on public benefit and meet these requirements in the charity's current activities and take account of it when planning future grant-making activities.

The charity seeks to be strategic and creative in its grant-making, using its knowledge of the area of benefit to support individuals who have health and financial needs (Health Grants for individuals), local organisations working with people in this situation (Health Grants for organisations) and Islington's Church of England churches (Church Grants). As set out in the charity's Scheme, in each year, half of the charity's grant funding goes to the Health Grants programmes and the other half to the Church Grants programme available to the eligible churches.

After consultation with local partners, the following values and guiding principles have been agreed to underpin Cloudesley's work:

Community focused – we are an engaged and approachable local funder. We work in partnership with others to support Islington residents and organisations.

Inclusive – we are committed to valuing diversity, promoting equity and equal access and ensuring inclusion in all we do.

Responsive – we aim to be responsive and flexible to provide the best possible support to the organisations, churches and people we work with. We listen and adapt our approaches in line with changing community needs.

Committed – we have been rooted in Islington for over 500 years, but we are also forward looking. We plan ahead and seek to balance the needs of today with those of the future.

Following its autumn 2023 Awayday, the charity's Trustees agreed key priorities for the following two years:

Key priorities, 2023-2025	Updates
1. Complete the review of Cloudesley's charitable Objects	Following the Trustees' review of the charity's Objects, in Autumn 2024, consultation was carried out with beneficiaries and other key stakeholders on possible minor updates to our Church and Health Objects. In June 2025, Trustees applied to the Charity Commission to see if it might agree an updated charitable scheme to bring these changes into effect. At the time of writing, the Charity Commission had yet to respond.
2. Safeguard grant-making for the future through ensuring that Cloudesley is a financially sustainable organisation	Carried out an Investment Strategy Review in 2024/25, including consideration of the charity's property portfolio. Trustees have agreed a new investment strategy to underpin the charity's financial sustainability.
3. Ensure the policy and delivery of Church Grants serves the changing needs of the community and Islington church heritage	Church Grants Review being undertaken in 2025. The review has considered a wide range of information, including lessons learnt from the 2020-25 funding programme, to influence the development of the new funding programme for 2026-30.
4. Ensure Cloudesley is representative of Islington and supporting those most in need by continuing to embed diversity, equity and inclusion (DEI) throughout the organisation	<p>Specific DEI actions include:</p> <ul style="list-style-type: none"> • Targeted work to diversify Board and committee composition • 3-year Church Access Project • Embedded in Health Grants programme, supported by monitoring, evaluation and assessment <p>See DEI section below for more details.</p>
5. Create a climate and environment action plan	<p>See the Cloudesley website for our Climate Action plan</p> <p>See Funder Commitment on Climate Change section below.</p>
6. Raise the profile of Cloudesley's funding, delivery and knowledge to increase impact	<ul style="list-style-type: none"> • Participation in wide range of external events, including via London Funders and Association of Charitable Foundations • Share case studies • Further development of relationships with local organisations and churches • Agreed framework for Islington advice sector research to be undertaken in 2025.

Diversity, Equity and Inclusion

Since early 2024, the Future Cloudesley Working Group has overseen the charity's work on Diversity, Equity and Inclusion, impact and profile, and climate action.

On DEI, the charity has published the following statement of intent:

Cloudesley is committed to valuing diversity, promoting equity and equal access, and ensuring inclusion in all it does. We recognise that we need to do more but are strongly committed to combatting racism, discrimination and inequality and ensuring that we work in order to achieve this. Our decision-making is informed by the Social Model of Disability as defined by Inclusion London¹.

We recognise the power, resources and advantages that Cloudesley has as an independent, endowed charitable trust and strive to act responsibly and fairly in line with our stated values.

We seek to develop and retain a staff team and Board that reflect the Islington community within which we work. We will identify and take positive steps to remove any barriers to participation and recruitment of people who are currently underrepresented as staff or Trustees.

During 2024/25, key actions included:

- Running the final year of our three-year Church Access Project to help Islington's churches improve access in their church buildings (see Church Grants – Special Projects above for details)
- Consideration of DEI issues as part of our Health Grants Review, including detailed review of Islington data, analysis of 2019-24 funding programme and consultation with funded organisations and other stakeholders
- Using the Funders for Race Equality Alliance (FREA) audit tool for the third year running to identify the level of Health Grants funding going to the race equality sector. In the past year, 10% of funded organisations were race equity organisations, receiving just under £20k of the total health funding
- Undertaking a further DEI audit of Trustees and Committee Members in late 2024. The audit findings can be downloaded here: [Cloudesley Trustees and Committee Members' diversity, equity and inclusion audit 2024](#)

¹ As defined by Inclusion London, the Social Model of Disability states that people have impairments but that the oppression, exclusion and discrimination people with impairments face is not an inevitable consequence of having an impairment, but is caused instead by the way society is run and organised. The Social Model of Disability holds that people with impairments are 'disabled' by the barriers operating in society that exclude and discriminate against them.

- Working with the London Borough of Islington's Black on Board programme on targeted recruitment for a new Trustee to help to diversify the Board's composition
- As part of our Disability Confident Committed status, working with London Metropolitan University to promote a work experience opportunity
- Further work to make website and written materials accessible

In 2025/26, we expect further work on diversity, equity and inclusion to include:

- Opting into the Foundation Practice Rating scheme as part of the 2025/26 cohort. The scheme assesses foundations' diversity, accountability and transparency based on publicly accessible information
- Taking part in the 2027 programme again. The 2027 programme seeks to increase the representation of people from working-class backgrounds in the grant-making sector through recruitment and development
- A further DEI audit of Trustees and Committee Members, with results published on the charity's website and used to shape future recruitment plans
- Improving accessibility of key information and communications, including adding an Easy Read version of the individual crisis grants scheme to the website and considering other accessible forms of contact.

Funder Commitment on Climate Change

Along with over 130 other UK charitable foundations, Cloudesley is a signatory of the Funder Commitment on Climate Change. The commitment requires the charity to report annually on progress. In 2024/25, this included:

- Educate and learn – Staff and Trustees attended training and events, including the Association of Charitable Foundations' forum on climate emergency where we shared a case study on the Sustainable Church Buildings Project. We shared details about energy efficiency and environmental projects with Islington churches, including via our quarterly newsletters, a net zero focused Church Buildings Forum and arranging a visit for Islington churches to a Gold EcoChurch. Cloudesley signed the new Islington Sustainability Network Charter, committing to work collaboratively with other local organisations to enhance sustainability in Islington, including through shared learning.
- Commit resources – The charity's second £500k Sustainable Church Buildings Project ran until March 2025. See Church Grants Special Projects section above for details.
- Integrate – As part of our Church Grants programme 2020-25, churches can apply for funding of up to £65,000 for eligible sustainability and environmental improvement projects. Over the past five years, 26% of our church grants funding has been agreed for environmental church buildings projects. All our grant-making application and assessment processes are now online, with support available from staff if needed.

- Stewarding investments for a post-carbon future – During the year, our investment managers were asked to report on sustainability issues whenever they attended our committee meetings and to prepare an updated analyses of the carbon footprint of the portfolio twice a year. Our property managers report quarterly on green audit issues in relation to the charity’s property assets. As part of our Investment Strategy Review, Trustees considered the portfolio’s alignment with ESG aims, including the adoption of net zero targets, and agreed to revisit this regularly.
- Decarbonising our operations – In 2024/25, we further reduced paper usage by creating online approvals processes. Sustainability was prioritised in our search for new office premises.

In 2025/26, we expect work in this area to include:

- An initial evaluation of the Sustainable Church Buildings Programme, including sharing learning from this and a review of sustainable heating options
- During the Church Grants Review, consideration of the charity’s approach to net zero and environmental church buildings projects when developing the Church Grants programme 2026-30
- Revisiting improvements to the ESG credentials of the charity’s property estate
- Consideration of sustainability and environmental issues as part of a review of banking services
- Consider whether to carry out an eco-audit of the charity’s operations

Other plans for the future

As well as actions mentioned above, Trustees have agreed that other work for 2025/26 will include:

- Consideration of the Charity Commission’s response to our request for an updated scheme and, if agreed, the implications of this for Cloudesley’s Church and Health Grants programmes
- Concluding the review of the Church Grants programme in late 2025 and launching a revised programme in early 2026
- An autumn Awayday at which Trustees, Committee Members and staff will consider strategic priorities for the coming period

Structure, governance and management

Cloudesley is a registered charity and is constituted under a Charity Commission Scheme dated 2 July 1980. On 15 November 2010, Richard Cloudesley Trustee Limited became Trustee of the charity, and now all the Trustees are directors of the Trustee Company. The directors are referred to as Trustees in line with their ongoing roles.

The charity was formed as the result of a gift of land (a 'Stoney Field' of 14 acres) from the will of Richard Cloudesley dated 1517. In his will it was stipulated that the proceeds from the rental of the land were to be used to bestow good deeds of charity and to fund masses at St Mary's Church for his and his wife's souls. During the Reformation, the proportion of the bequest allocated to fund masses was taken by the Crown and, in subsequent years, the charitable trusts have been amended several times and are now contained within the 1980 Scheme referred to above.

Today, Cloudesley is a significant grant-making charity in the borough of Islington. Half of the charity's grant-making focuses on its Health and Welfare programmes that support people with health and financial needs in the borough, while the other half supports the Church of England churches in the borough.

The charity's Board has up to 15 Trustees as follows:

- Four Deanery Synod Nominees
- Four London Borough of Islington Nominees
- Five Elected Trustees – selected through an open selection process by the Trustees as a whole
- An Archdeacon's Trustee appointed by the Archdeacon of Hackney
- An Ex-officio Trustee - the Mayor of Islington

The charity also appoints co-opted committee members who each bring specific skills and experiences to help with the governance of the charity. As at 30 June 2025, there were three co-opted committee members, one on the Finance and Endowment Committee and two on the Grants Committee.

All Trustees and committee members have undergone an induction to understand the Objects of the charity and the methods by which it meets those Objects. Other training and support is offered to Trustees and committee members, as required.

Delyth Richards continued as Chair of the charity until the Board meeting on 5 June 2025, after which Adam Jenner became Chair. Janet Burgess, Adam Jenner and Denise Ward continued to serve as Vice Chairs until the Board meeting on 5 June 2025, after which Janet Burgess and Sharon White became the charity's Vice Chairs.

During 2024/25, the charity's administration was undertaken by a small staff team: a Director, two Grants Managers, a Finance Manager, and an Operations and Database Officer.

Trustees worked with the staff through the Board and three standing Committees: the Finance and Endowment Committee (co-chaired by Adam Jenner and Ellie Mitchell in 2024/25, co-chaired by Ellie Mitchell and Martin Hornbuckle from 1 July 2025), the Grants Committee (chaired by Denise Ward in 2024/25, chaired by Sharon White from 1 July 2025) and Staffing Committee (chair – Delyth Richards). Both the Finance and Endowment Committee and the Grants Committee met formally four times during the year and the

Board met three times. The Staffing Committee met in early 2025 to discuss pay levels for all staff for the following financial year.

In 2024/25, the charity also had a number of temporary working groups:

- Objects Review Working Group – chaired by Delyth Richards
- Investment Strategy Working Group – chaired by Adam Jenner
- Future Cloudesley Working Group - chaired by Sharon White
- Health Grants Review Group – chaired by Denise Ward
- Church Grants Review Group – chaired by Denise Ward

In the year all Trustees gave freely of their time and no remuneration was paid to Trustees.

The charity continues to ensure that it is fully compliant with the General Data Protection Regulations which were published in May 2018.

Statement of the responsibilities of the Trustee Company

The Directors of the Trustee Company are responsible for preparing the report of the Trustee and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England and Wales requires the Directors of the Trustee Company to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Charity and of the incoming resources and application of resources of the Charity for that period. In preparing these financial statements, the Directors are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP (Statement of Recommended Practice: Accounting and Reporting by Charities);
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on a going concern basis unless it is inappropriate to presume the Charity will continue to operate.

The Directors of the Trustee Company are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Charity and 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.

The Directors of the Trustee Company are responsible for the maintenance and integrity of the corporate and financial information included on the Charity's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

The Trustee's annual report has been approved by the Directors of the Trustee Company on 3 December 2025 and signed on their behalf by

Adam Jenner, Chair

Independent auditor's report to the Trustee of the Charity of Richard Cloudesley (known as Cloudesley)

Opinion

We have audited the financial statements of Cloudesley (the 'charity') for the year ended 30 June 2025 which comprise the statement of financial activities, balance sheet, statement of cash flows 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 FRS 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 30 June 2025 and of its incoming resources and application of resources, for the year then ended
- Have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice
- Have been prepared in accordance with the requirements of the Charities Act 2011

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 Cloudesley'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 Trustee with respect to going concern are described in the relevant sections of this report.

Other Information

The other information comprises the information included in the Trustee's annual report, other than the financial statements and our auditor's report thereon. The Trustee is responsible for the other information contained within the annual report. 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 course of 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.

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 Trustee's annual report is inconsistent in any material respect with the financial statements;
- Sufficient accounting records have not been kept; 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 the Trustee

As explained more fully in the statement of the Trustee's responsibilities set out in the Trustee's annual report, the Trustee is 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 Trustee determines 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 Trustee is 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 Trustee either intends to liquidate the charity or to cease operations, or has no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

We have been appointed as auditor under section 144 of the Charities Act 2011 and report in accordance with regulations made under section 154 of that Act.

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.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud are set out below.

Capability of the audit in detecting irregularities

In identifying and assessing risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, our procedures included the following:

- We enquired of management and the Finance & Endowment Committee, which included obtaining and reviewing supporting documentation, concerning the charity's policies and procedures relating to:
 - Identifying, evaluating, and complying with laws and regulations and whether they were aware of any instances of non-compliance;
 - Detecting and responding to the risks of fraud and whether they have knowledge of any actual, suspected, or alleged fraud;
 - The internal controls established to mitigate risks related to fraud or non-compliance with laws and regulations.
- We inspected the minutes of meetings of those charged with governance.
- We obtained an understanding of the legal and regulatory framework that the charity operates in, focusing on those laws and regulations that had a material effect on the financial statements or that had a fundamental effect on the operations of the charity from our professional and sector experience.
- We communicated applicable laws and regulations throughout the audit team and remained alert to any indications of non-compliance throughout the audit.
- We reviewed any reports made to regulators.
- We reviewed the financial statement disclosures and tested these to supporting documentation to assess compliance with applicable laws and regulations.
- We performed analytical procedures to identify any unusual or unexpected relationships that may indicate risks of material misstatement due to fraud.
- In addressing the risk of fraud through management override of controls, we tested the appropriateness of journal entries and other adjustments, assessed whether the judgements made in making accounting estimates are indicative of a potential bias and tested significant transactions that are unusual or those outside the normal course of business.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

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

Use of our report

This report is made solely to the charity's Trustee as a body, in accordance with section 144 of the Charities Act 2011 and regulations made under section 154 of that Act. Our audit work has been undertaken so that we might state to the charity's Trustee 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 Trustee as a body, for our audit work, for this report, or for the opinions we have formed.

11 December 2025

Sayer Vincent LLP, Statutory Auditor
110 Golden Lane, LONDON, EC1Y 0TG

Sayer Vincent LLP is eligible to act as auditor in terms of section 1212 of the Companies Act 2006

Statement of financial activities

For the year ended 30 June 2025

	Note	Unrestricted £'000	Restricted £'000	Endowment £'000	2025 Total £'000	Unrestricted £'000	Restricted £	Endowment £'000	2024 Total £'000
Income from:									
Investments	2	–	–	541	541	–	–	798	798
Properties		–	–	975	975	–	–	948	948
Other income		–	1	–	1	–	1	–	1
Total income		–	1	1,516	1,517	–	1	1,746	1,747
Expenditure on:									
Cost of raising funds									
Investment management costs		–	–	193	193	–	–	168	168
Property related costs		–	–	548	548	–	–	593	593
Charitable activities									
Churches		1,202	–	–	1,202	1,334	–	–	1,334
Health and welfare		1,440	1	–	1,441	1,161	1	–	1,162
Total expenditure	3	2,642	1	741	3,384	2,495	1	761	3,257
Net income/(expenditure) before net gains/(losses) on investments and total return transfer between funds	4	(2,642)	–	775	(1,867)	(2,495)	–	985	(1,510)
Net gains on investments	10	–	–	334	334	–	–	2,225	2,225
Gains/(losses) on revaluation of properties	11	–	–	486	486	–	–	(540)	(540)
Total return transfer between funds		2,642	–	(2,642)	–	2,495		(2,495)	–
Net movement in funds		–	–	(1,047)	(1,047)	–	–	175	175
Reconciliation of funds:									
Total funds brought forward		–	–	58,038	58,038	–	–	57,863	57,863
Total funds carried forward		–	–	56,991	56,991	–	–	58,038	58,038

All of the above results are derived from continuing activities. There were no recognised gains or losses other than those stated above. Movements in funds are disclosed in Note 16 to the financial statements.

Balance sheet

As at 30 June 2025

			2025	2024
	Note	£'000	£'000	£'000
Fixed assets:				
Tangible assets	9		–	–
Endowment fund investments	10		29,435	29,836
Investment properties	11		29,940	29,597
			<u>59,375</u>	<u>59,433</u>
Current assets:				
Debtors	12	102		125
Cash at bank and in hand		590		873
		<u>692</u>		<u>998</u>
Liabilities:				
Creditors: amounts falling due within one year	13	2,401		2,043
			<u>(1,709)</u>	<u>(1,045)</u>
Net current liabilities				
			<u>57,666</u>	<u>58,388</u>
Total assets less current liabilities				
Creditors: amounts falling due after one year	14	675		350
			<u>56,991</u>	<u>58,038</u>
Total net assets	15			
			<u>56,991</u>	<u>58,038</u>
Permanent endowment funds				
Trust for investment:				
Churches		13,987		13,501
Health and Welfare		14,316		13,818
			<u>28,303</u>	<u>27,319</u>
Unapplied total return:				
Churches		14,271		15,171
Health and Welfare		14,417		15,548
			<u>28,688</u>	<u>30,719</u>
Total endowment funds	16		<u>56,991</u>	<u>58,038</u>

Approved by the trustees on 3 December 2025 and signed on their behalf by

Adam Jenner
Chair

Statement of cash flows

For the year ended 30 June 2025

	Note	2025 £'000	2024 £'000
Cash flows from operating activities			
Net cash used in operating activities	17	(2,677)	(2,988)
Cash flows from investing activities:			
Investment Income		1,516	1,746
Proceeds of leasehold extension and property disposals		143	1,593
(Increase)/decrease in cash held in investment portfolio		599	(892)
Proceeds from sale of investments		11,505	31,739
Purchase of investments		(11,369)	(30,800)
Net cash provided by investing activities		2,394	3,386
Change in cash and cash equivalents in the year		(283)	398
Cash and cash equivalents at the beginning of the year		873	475
Cash and cash equivalents at the end of the year		590	873

1 Accounting policies

a) Statutory information

Cloudesley is a registered charity. The registered office is 2nd Floor, 200a Pentonville Road, London, N1 9JP.

b) Basis of preparation

The financial statements have been prepared in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102), Accounting and Reporting by Charities: Statement of Recommended Practice (Charities SORP) applicable to charities preparing their accounts in accordance with the FRS 102 (Charities SORP FRS 102), and the Charities Act 2011.

The accounts have been prepared to give a 'true and fair' view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a 'true and fair view'. This departure has involved following the Charities SORP FRS 102 issued on 16 July 2014 rather than the Charities SORP effective from 1 April 2005 which has since been withdrawn.

Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy or note.

In applying the financial reporting framework, the trustees have made a number of subjective judgements, for example in respect of significant accounting estimates. Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances. The nature of the estimation means the actual outcomes could differ from those estimates. Any significant estimates and judgements affecting these financial statements are detailed within the relevant accounting policy below.

c) Public benefit entity

The charity meets the definition of a public benefit entity under FRS 102.

d) Going concern

The trustees consider that there are no material uncertainties about the charity's ability to continue as a going concern.

The trustees do not consider that there are any sources of estimation uncertainty at the reporting date that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next reporting period.

e) Interest and rental income receivable

Interest on funds held on deposit is included on an accruals basis. Rental income is included when receivable.

Notes to the financial statements

For the year ended 30 June 2025

1 Accounting policies (continued)

f) Fund accounting

Endowment funds and restricted funds are to be used for the specific purposes laid down by the donor.

Unrestricted funds are other incoming resources received or generated for the charitable purposes.

Section 4 of the Trusts (Capital and Income) Act 2013 amended the Charities Act 2011 to give permanently endowed charities in England and Wales the power to adopt a total return approach to investment. Trustees resolved to adopt total return accounting as from 1 July 2019. The endowment was valued at £21,600,000 as at 31 December 1998, with this being the earliest date at which a valuation could be obtained. Under total return accounting, the charity is permitted to allocate from the total return element of permanent endowment to unrestricted funds such sums as it thinks appropriate in furtherance of its work. In making these transfers, the charity will seek to be even-handed between current and future beneficiaries and to maintain the balance of the unapplied total return at an appropriate level considering the volatility of investment markets. The trust for investment is increased annually using the consumer prices index (CPI) measure of inflation to maintain its real value over time

g) Expenditure and irrecoverable VAT

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

Irrecoverable VAT is charged as a cost against the activity for which the expenditure was incurred.

h) Allocation of support and governance costs

Resources expended are allocated to the particular activity where the cost relates directly to that activity. However, the cost of overall direction and administration of each activity, comprising the salary and overhead costs of the central function, is apportioned on the following basis which is an estimate, based on staff time, of the amount attributable to each activity.

● Property	15%
● Investment management	5%
● Health and welfare	40%
● Churches	40%

Where information about the aims, objectives and projects of the charity is provided to potential beneficiaries, the costs associated with this publicity are allocated to charitable expenditure.

Where such information about the aims, objectives and projects of the charity is also provided to potential donors, activity costs are apportioned between fundraising and charitable activities on the basis of area of literature occupied by each activity.

i) Operating leases

Rental charges are charged on a straight line basis over the term of the lease.

j) Tangible fixed assets

Items of equipment are capitalised where the purchase price exceeds £1,000. Depreciation costs are allocated to activities on the basis of the use of the related assets in those activities. Assets are reviewed for impairment if circumstances indicate their carrying value may exceed their net realisable value and value in use.

Depreciation is provided at rates calculated to write down the cost of each asset to its estimated residual value over its expected useful life. The depreciation rate in use are as follows:

● Computer Equipment	3 years
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1 Accounting policies (continued)

k) Investment properties

Investment properties are measured initially at cost and subsequently included in the balance sheet at fair value. Investment properties are not depreciated. Any change in fair value is recognised in the statement of financial activities. The valuation method used to determine fair value is stated in the notes to the accounts.

l) Listed investments

Investments are a form of basic financial instrument and are initially recognised at their transaction value and subsequently measured at their fair value as at the balance sheet date using the closing quoted market price. Any change in fair value will be recognised in the statement of financial activities. Investment gains and losses, whether realised or unrealised, are combined and shown in the heading 'Net gains on investments' in the statement of financial activities.

Where the charity has identified specific amounts to be drawn down within the next twelve months, these are classified as current assets on the balance sheet.

m) Debtors

Debtors are recognised at the settlement amount due after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

n) Cash at bank and in hand

Cash at bank and cash in hand includes cash and short-term, highly liquid investments with a maturity of three months or less from the date of acquisition or opening of the deposit or similar account.□

o) Creditors and provisions

Creditors and provisions are recognised where the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

The charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value with the exception of bank loans, which are subsequently measured at amortised cost using the effective interest method.

p) Pensions

The pension cost charge represents contributions payable under the terms of a defined contribution pension scheme established by the charity. The charity has no liability under the scheme other than for the payment of those contributions.

q) Grants payable

Grants payable are made to third parties in accordance with the charity's governing scheme. These grants are charged to the statement of financial activities in the year in which the offer is conveyed to the recipient. Provision for grants is made once the intention to make a grant has been communicated to the recipient, although there may be uncertainty about either the timing of the grant or the amount payable. Where a grant is payable in instalments, any instalments falling due more than twelve months after the balance sheet date are classified as a creditor due after more than one year. Many of the grants awarded are in respect of building projects which can take considerable periods of time to complete. Although experience has shown that in many cases such grants will not be paid within twelve months of the balance sheet date, they are classified as current liabilities since they are not payable in instalments.

Notes to the financial statements

For the year ended 30 June 2025

2 Investment income

	Churches £'000	Health and Welfare £'000	2025 Total £'000	Churches £'000	Health and Welfare £'000	2024 Total £'000
Main portfolio	263	263	526	388	388	776
Exclusive medical funds	–	15	15	–	22	22
	<u>263</u>	<u>278</u>	<u>541</u>	<u>388</u>	<u>410</u>	<u>798</u>

See note 16 for more detail on investments held as exclusive medical funds.

3a Analysis of expenditure

Year ended 30 June 2025

	Staff costs (note 5) £'000	Investment costs £'000	Grants (notes 20 & 21) £'000	Other costs £'000	Support costs £'000	Governance costs £'000	2025 Total £'000
Cost of raising funds:							
Investment management costs	10	174	–	–	6	3	193
Property related costs	25	497	–	–	18	8	548
Charitable activities							
Churches	93	–	1,037	2	48	22	1,202
Health and welfare	93	–	1,274	5	48	21	1,441
	<u>221</u>	<u>671</u>	<u>2,311</u>	<u>7</u>	<u>120</u>	<u>54</u>	<u>3,384</u>
Support costs	56	–	–	64	(120)	–	–
Governance costs	35	–	–	19	–	(54)	–
Total expenditure	<u>312</u>	<u>671</u>	<u>2,311</u>	<u>90</u>	<u>–</u>	<u>–</u>	<u>3,384</u>

3b Year ended 30 June 2024

	Staff costs (note 5) £'000	Investment costs £'000	Grants (notes 20 & 21) £'000	Other costs £'000	Support costs £'000	Governance costs £'000	2024 Total £'000
Cost of raising funds:							
Investment management costs	10	149	–	–	6	3	168
Property related costs	26	540	–	–	18	9	593
Charitable activities							
Churches	91	–	1,172	1	47	23	1,334
Health and welfare	90	–	998	4	47	23	1,162
	<u>217</u>	<u>689</u>	<u>2,170</u>	<u>5</u>	<u>118</u>	<u>58</u>	<u>3,257</u>
Support costs	53	–	–	65	(118)	–	–
Governance costs	36	–	–	22	–	(58)	–
Total expenditure	<u>306</u>	<u>689</u>	<u>2,170</u>	<u>92</u>	<u>–</u>	<u>–</u>	<u>3,257</u>

4 Net income/(expenditure) for the year

This is stated after charging:

	2025 £'000	2024 £'000
Operating lease rentals – property	27	23
Auditor's remuneration – audit fees	11	10

Notes to the financial statements

For the year ended 30 June 2025

5 Analysis of staff costs, trustee remuneration and expenses, and the cost of key management personnel

Staff costs were as follows:

	2025 £'000	2024 £'000
Salaries and wages	268	260
Social security costs	23	25
Employer's contribution to defined contribution pension schemes	21	21
	<u>312</u>	<u>306</u>

The number of staff paid over £60,000 were as follows:

	2025	2024
£80,001 to £90,000	1	1

The total employee benefits including pension contributions and employer's national insurance of the key management personnel were £267,000(2024: £266,000). Four members of staff employed during the year are considered to be key management personnel (2024: four).

During the year the charity reimbursed £22 of expenses incurred by one trustee (2024: £5) and paid £1,782 (2024: £3,145) to enable trustees to attend awaydays, training courses and conferences which were directly relevant to their office. The charity trustees were not paid and did not receive any benefits from the charity (2024: nil). No charity trustee received payment for professional or other services supplied to the charity (2024: nil).

6 Staff numbers

The average full-time equivalent number of employees was:

	2025 No.	2024 No.
Charitable activities	3.6	3.9
Support and administration	0.8	0.7
	<u>4.4</u>	<u>4.6</u>

The average headcount was 5.0 (2024: 5.0).

Notes to the financial statements

For the year ended 30 June 2025

7 Related party transactions

It is a condition of appointment of 14 of the 15 directors of the Trustee that they have knowledge of Islington and its voluntary sector. It is therefore inevitable that directors may be, and are, officeholders, service users, worshippers or beneficiaries of and at the entities the charity funds. The potential for conflict in practice is addressed by declaration of interests and withdrawal from meetings where appropriate.

Given the procedures and the breadth of support the charity offers to all qualifying entities in its area of benefit, the Trustee does not consider that there is a single recipient body of whom it could be said that the awarded grant could have been influenced by interests other than those of the charity.

Accordingly the Trustee takes the view that no awarded grants (or other transactions) fall within the definition of related party transactions.

Although no awarded grants (or other financial transactions) fall within the definition of related party transactions, in the interests of complete transparency the Trustee would like to make clear that the following directors – or immediate family members – held key positions in organisations to which grants were made during the year. However, the individuals played no part in these decisions and absented themselves at meetings when they were discussed.

Director (or immediate family member)	Position	Organisation	Grants awarded 2025 £'000	Grants awarded 2024 £'000
Ruth Hayes	Treasurer	St George & All Saints Church, Tufnell Park	75	205
Martin Hornbuckle, family member	Trustee	St Augustine's Church, Highbury	70	50
Jean Willson	President	Centre 404	–	17

8 Taxation

The charity is exempt from corporation tax as all its income is charitable and is applied for charitable purposes.

9 Tangible fixed assets

	Computer equipment £'000
Cost	
At the start of the year	3
Disposals in year	–
	<hr/>
At the end of the year	3
Depreciation	
At the start of the year	3
On disposals	–
	<hr/>
At the end of the year	3
Net book value	
At the end of the year	–
	<hr/>
At the start of the year	–
	<hr/>

All of the above assets are used for charitable purposes.

Notes to the financial statements

For the year ended 30 June 2025

10 Endowment fund investments

	Main portfolio £'000	Exclusive medical funds £'000	2025 £'000	2024 £'000
Fair value at the start of the year	27,839	632	28,471	27,185
Additions at cost	11,049	320	11,369	30,800
Disposal proceeds	(11,182)	(323)	(11,505)	(31,739)
Net gain on investments	325	9	334	2,225
Fair value at the end of the year	28,031	638	28,669	28,471
Cash held by investment broker pending reinvestment	744	22	766	1,365
	28,775	660	29,435	29,836

Investments comprise:

	2025 £'000	2024 £'000
UK Common Investment Funds	28,669	28,471
Cash	766	1,365
	29,435	29,836

See note 16 for more detail on investments held as exclusive medical funds.

11 Investment properties

	Freehold Properties			
	Interest in long leaseholds £'000	Rental properties £'000	2025 £'000	2024 £'000
Fair value at the start of the year	837	28,760	29,597	31,730
Proceeds of leasehold extension and disposals in year	(143)	–	(143)	(1,593)
Gain/(loss) on revaluation during the year	81	405	486	(540)
Fair value at the end of the year	775	29,165	29,940	29,597

The property valuation as at 30 June 2025 was carried out by independent valuers Daniel Watney LLP. A 'Red Book' valuation, carried out in line with guidance issued by the Royal Institute of Chartered Surveyors, is undertaken every five years and was last carried out as at 30 June 2023 by Savills (UK) Ltd.

12 Debtors

	2025 £'000	2024 £'000
Rent receivable	62	89
Other debtors	8	2
Prepayments	23	22
Accrued income	9	12
	102	125

Notes to the financial statements

For the year ended 30 June 2025

13 Creditors: amounts falling due within one year

	2025 £'000	2024 £'000
Church grants	1,520	1,340
Health and welfare grants	632	546
Trade creditors	14	6
Taxation and social security	5	7
Other creditors	–	3
Accruals	203	116
Deferred income	27	25
	2,401	2,043

Deferred income comprises rent and insurance recharges paid by tenants/leaseholders in advance.

Balance at the beginning of the year	25	38
Amount released to income in the year	(25)	(38)
Amount deferred in the year	27	25
	27	25

14 Creditors: amounts falling due after one year

	2025 £'000	2024 £'000
Health and welfare grants	675	350

15 Analysis of net assets between funds

Net assets at both 30 June 2025 and 30 June 2024 consisted entirely of endowment funds.

Notes to the financial statements

For the year ended 30 June 2025

16 Movement in funds

Year ended 30 June 2025

	At the start of the year £'000	Income & gains £'000	Expenditure & losses £'000	Transfers – see note below £'000	At the end of the year £'000
Trust for investment					
Churches	13,501	–	–	486	13,987
Health and welfare	13,818	–	–	498	14,316
	27,319	–	–	984	28,303
Unapplied total return					
Churches	15,171	1,156	(368)	(1,688)	14,271
Health and welfare	15,548	1,180	(373)	(1,938)	14,417
	30,719	2,336	(741)	(3,626)	28,688
Total endowment funds	58,038	2,336	(741)	(2,642)	56,991
Restricted funds:					
Wellbeing event	–	1	(1)	–	–
General funds					
Churches	–	–	(1,202)	1,202	–
Health and welfare	–	–	(1,440)	1,440	–
Total unrestricted funds	–	–	(2,642)	2,642	–
Total funds	58,038	2,337	(3,384)	–	56,991

In addition to the total return transfer between funds detailed in the statement of financial activities, a transfer from the unapplied total return funds to the trust for investment has been made in order to maintain the real value of the latter.

Year ended 30 June 2024

	At the start of the year £'000	Income & gains £'000	Expenditure & losses £'000	Transfers – see note below £'000	At the end of the year £'000
Trust for investment					
Churches	13,236	–	–	265	13,501
Health and welfare	13,548	–	–	270	13,818
	26,784	–	–	535	27,319
Unapplied total return					
Churches	15,476	1,943	(649)	(1,599)	15,171
Health and welfare	15,603	2,028	(652)	(1,431)	15,548
	31,079	3,971	(1,301)	(3,030)	30,719
Total endowment funds	57,863	3,971	(1,301)	(2,495)	58,038
Restricted funds:					
Wellbeing event	–	1	(1)	–	–
General funds					
Churches	–	–	(1,334)	1,334	–
Health and welfare	–	–	(1,161)	1,161	–
Total unrestricted funds	–	–	(2,495)	2,495	–
Total funds	57,863	3,972	(3,797)	–	58,038

In addition to the total return transfer between funds detailed in the statement of financial activities, a transfer from the unapplied total return funds to the trust for investment has been made in order to maintain the real value of the latter.

16 Movement in funds (continued)

Allocation of income between the churches and health and welfare unrestricted funds is set out in the statement of financial activities. Expenditure on charitable activities is allocated directly to the activity involved. Property related costs and gains/losses on revaluation of properties are allocated equally between the two charitable activities. The allocation of investment management costs and net gains/losses on investments takes into account the exclusive medical funds referred to below.

Exclusive medical funds

The charity has assumed over the years funds from the following sources:

Brand's Gift Charity
 Dame Sarah Temple Foundation
 Finsbury Dispensary Relief in Sickness
 Islington Relief in Need
 Islington Relief in Sickness
 Richard Cloudesley Charity Convalescent Homes Fund

All of these funds have been aggregated and are held and applicable in the health and welfare fund.

The exclusive medical funds are the subject of a permanent appropriation of the charity's investment (but not property) portfolio. The current rate of appropriation is 2.8114% (2024: 2.7935%). This varies depending on capital contributions to or withdrawals from the investment portfolio. This rate of appropriation is also applied to the allocation of investment management charges and gains/losses on investments.

Purposes of restricted funds

Wellbeing event: This funding was received from Cripplegate Foundation as a contribution towards a wellbeing events held in February 2025 and, in the prior year, in March 2024. The events were to support staff of organisations funded by Cloudesley in response to widespread concerns around burnout and the mental wellbeing of staff in the voluntary sector.

17 Reconciliation of net income to net cash flow from operating activities

	2025 £'000	2024 £'000
Net (expenditure)/income for the reporting period as per the statement of financial activities	(1,047)	175
Gains on investments	(334)	(2,225)
(Gains)/losses on property assets	(486)	540
Investment income	(1,516)	(1,746)
Decrease/(increase) in debtors	23	(14)
Increase in creditors	683	282
Net cash used in operating activities	(2,677)	(2,988)

18 Operating lease commitments

The charity's total future minimum lease payments under non-cancellable operating leases is as follows for each of the following periods

	Property 2025 £'000	2024 £
Less than 1 year	20	6

19 Capital commitments

On 30 June 2025 the charity had no capital commitments (2024: £nil).

Notes to the financial statements

For the year ended 30 June 2025

20 Grants to churches

	2025 £'000	2024 £'000
Church grants awarded in the year		
<i>Main grants</i>		
All Saints, Caledonian Road	3	5
Christ Church, Highbury	24	15
The Church on the Corner	19	3
Emmanuel Church, Hornsey Road	11	–
Kings Cross Church	–	22
Our Most Holy Redeemer, Clerkenwell	12	21
St Andrew, Whitehall Park	5	72
St Andrew's, Thornhill Square	137	126
St Augustine, Highbury New Park	60	50
St Clement, King Square	50	5
St George & All Saints Church, Tufnell Park	65	130
St James, Clerkenwell	40	16
St John, Upper Holloway	137	74
St Jude & St Paul, Mildmay Grove	12	21
St Luke, West Holloway	31	27
St Mark's, Tollington	7	30
St Mary, Hornsey Rise	125	13
St Mary Magdalene	–	140
St Mary's Islington	–	25
St Saviour's, Hanley Road	25	–
St Silas, Pentonville	35	70
St Stephen, Canonbury	41	41
St Thomas, Finsbury Park	–	7
Total main church grants awarded in the year	839	913
Grants written back	(42)	(92)
Total main church grants in the year	797	821
<i>Access project audits and grants</i>		
Christ Church, Highbury	10	–
The Church on the Corner	–	2
Emmanuel Church, Hornsey Road	10	2
Kings Cross Church	–	10
Our Most Holy Redeemer, Clerkenwell	–	10
St Andrew, Whitehall Park	10	–
St Augustine, Highbury New Park	–	3
St George & All Saints Church, Tufnell Park	–	10
St James, Clerkenwell	10	–
St James, Prebend Street	2	–
St John, Upper Holloway	10	3
St Mark Clerkenwell	10	–
St Mark's, Tollington	–	10
St Mary Magdalene	–	2
St Saviour's, Hanley Road	–	12
St Silas, Pentonville	10	2
St Stephen, Canonbury	2	–
St Thomas, Finsbury Park	–	2
Total church access project audits and grants awarded in the year	74	68

Notes to the financial statements

For the year ended 30 June 2025

20 Grants to churches (continued)

	2025 £'000	2024 £'000
<i>Sustainability project audits and grants</i>		
Christ Church, Highbury	-	10
The Church on the Corner	-	10
Emmanuel Church, Hornsey Road	10	-
Our Most Holy Redeemer, Clerkenwell	10	-
St Andrew, Whitehall Park	10	-
St Andrew's, Thornhill Square	10	-
St Augustine, Highbury New Park	10	-
St Clement, King Square	10	65
St George & All Saints Church, Tufnell Park	10	65
St James, Clerkenwell	10	-
St John, Upper Holloway	-	10
St Jude & St Paul, Mildmay Grove	10	-
St Luke, West Holloway	-	10
St Mark's, Tollington	-	7
St Mary, Hornsey Rise	10	-
St Mary's Islington	10	-
St Saviour's, Hanley Road	10	-
St Silas, Pentonville	7	-
St Stephen, Canonbury	10	85
St Thomas, Finsbury Park	15	-
Sustainability audits	14	21
Total church sustainability project audits and grants awarded in the year	166	283
Total church grants awarded in the year	1,079	1,264
Grants written back	(42)	(92)
Total church grants in the year	1,037	1,172

21 Grants for health and welfare needs

Health and welfare grants made to organisations

Large grants

Citizens Advice Islington	-	52
Community Language Support Services	-	52
Disability Action in Islington	70	-
The Elfrida Society	-	105
Help on Your Doorstep	124	-
Holloway Neighbourhood Group	105	-
Islington BAMER Advice Alliance	-	26
Islington Bangladesh Association	-	53
Islington Centre for Refugees and Migrants	105	-
Islington Giving	55	-
Islington Law Centre	195	-
Islington Mind	70	-
Islington People's Rights	-	53
MahaDevi Yoga Centre	-	53
Manor Gardens Welfare Trust	70	-
The Manna	-	105
The Margins Project	105	-
The Maya Centre	-	105
Prospex	-	53
St Luke's Parochial Trust	105	-
Stuart Low Trust	105	-
Total large grants awarded in the year	1,109	657

Notes to the financial statements

For the year ended 30 June 2025

21 Grants for health and welfare needs (continued)

	2025 £'000	2024 £'000
<i>Flexible grants</i>		
Islington People's Rights	5	-
Islington Somali Community	2	-
The Maya Centre	3	-
Minority Matters	-	3
Urban Forest Tribe CIC	2	-
Total flexible grants awarded in the year	12	3
<i>Small grants</i>		
Angel Shed Theatre	-	8
Artbox London	-	10
Islington Somali Community	-	10
Jannaty Women's Social Society	-	10
Memory Gardens	-	9
Mildmay Community Partnership	-	10
Minority Matters	-	10
One True Voice	-	10
Scarabeus Aerial Theatre	-	10
Urban Forest Tribe CIC	-	7
YES Outdoors	-	10
Total small grants awarded in the year	-	104
Total health and welfare grants to organisations in the year	1,121	764
Health and welfare grants made to individuals		
<i>Grants to individuals via Cloudesley Partners</i>		
Age UK Islington	13	9
Centre 404	-	17
Citizens Advice Islington	3	6
Community Language Support Services	4	4
Disability Action in Islington	7	5
Help on Your Doorstep	20	22
Islington BAMER Advice Alliance	11	3
Islington Centre for Refugees and Migrants	20	20
Islington Law Centre	10	10
Islington Mind	27	24
Islington People's Rights	14	27
London Borough of Islington	4	4
Manor Gardens Welfare Trust	8	10
The Manna	5	5
The Margins Project	2	3
Octopus Community Network (via St Luke's Parochial Trust)	-	5
Peter Bedford Housing Association	6	8
Solace Women's Aid	10	9
St Luke's Parochial Trust	8	8
St Mungo's	9	9
Total grants via Cloudesley Partners awarded in the year	181	208
Grants written back	(28)	(21)
Total grants via Cloudesley Partners in the year	153	187

21 Grants for health and welfare needs (continued)

	2025 £'000	2024 £'000
<i>Grants to individuals via Catalyst Programme</i>		
Age UK Islington	–	10
Help on Your Doorstep	–	10
Islington Centre for Refugees and Migrants	–	10
Manor Gardens Welfare Trust	–	10
Peter Bedford Housing Association	–	10
Solace Women's Aid	–	10
St Mungo's	–	10
Total grants via Catalyst Programme awarded in the year	–	70
Grants written back	–	(23)
Total grants via Catalyst Programme in the year	–	47
Total health and welfare grants awarded to individuals in the year	181	278
Total grants written back	(28)	(44)
Total health and welfare grants to individuals in the year	153	234
Total health and welfare grants in the year	1,274	998

22 Ultimate controlling party

The charity's ultimate parent undertaking and controlling party is Richard Cloudesley Trustee Ltd, a company limited by guarantee (number: 7425897). Consolidated accounts are not prepared as the parent is dormant. Dormant accounts are filed with Companies House. There were no financial transactions between Cloudesley and Richard Cloudesley Trustee Ltd during the year.