



LandAid Charitable Trust Limited
(Limited by Guarantee)

Annual Report & Consolidated Financial Statements

for the year ended
31st March 2021

Company number: 2049135
Charity number: 295157

LandAid Charitable Trust Limited
(Limited by Guarantee)
DIRECTORS AND OFFICERS

Directors and Trustees:	Robert Bould, Chairman Suzanne Avery Alistair Elliott David Erwin Andrew Gulliford Melanie Leech, CBE Scott Parsons Mark Reynolds Michael Slade Claire Milton Susan Hickey Gillian Bowen Dan Hughes Anna Stewart
Chief Executive:	Paul Morrish
Charity Number:	295157
Company Number:	2049135
Registered Office and Principal Address:	St Albans House 5th Floor 57-59 Haymarket London SW1Y 4QX
Website:	www.LandAid.org
Bankers:	Bank of Scotland plc 33 Old Broad Street London BX2 1LB Lloyds plc 98 Victoria Street London SW1E 5JL
Auditors:	Moore Kingston Smith LLP Devonshire House 60 Goswell Road London EC1M 7AD
Legal Advisers:	Bates Wells & Braithwaite LLP 2-6 Cannon Street London EC4M 6YH

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OBJECTIVES & ACTIVITIES

Our overarching aims, the issues we tackle, and the changes we seek

LandAid's mission is to end youth homelessness in the UK. We work to achieve our mission by bringing together a single industry sector to help tackle this single issue, creating a unique corporate movement for social change. Working with just the property and construction companies, right across the UK, we harness their generosity, ingenuity and creativity to create safe, secure and affordable accommodation for young people who have been or are at risk of homelessness.

We don't know the true scale of the problem of youth homelessness. Centrepoin's most recent data suggests that 121,000 young people were homeless or at risk of homelessness in 2019-2020¹. However, the Covid pandemic has had a major impact on the problem that will take many years to address. Youth homelessness helplines have reported double the numbers of calls for help, and there has been a significant increase in the number of young people sleeping rough and needing emergency accommodation and support. Young people who may have 'sofa-surfed' have been unable to do so during the crisis and have had few other options than sleeping rough. The systemic challenges facing young people and the problems accessing affordable housing have worsened over the year.

Homelessness does not affect young people equally – young women, young people from BAME backgrounds, young people with experience of care, and young people who are LGBTQ+ are all more likely to experience homelessness than other groups. While the support needs of each group may be different, the common factor for all young people experiencing homelessness is the need for safe, secure, and affordable accommodation. Working with leading charities across the UK, LandAid's ambition is to help address this need.

Our short term and longer term aims and objectives

The Covid crisis presented us with two immediate challenges. The first was to understand the impact the pandemic was likely to have on our charity partners and the young people they served and whether we needed to support them differently. The second was to ensure our own financial security and future. Our plans to launch a new three-year strategy were postponed and instead, following rapid research and discussion with charities and the board, we agreed to focus on addressing the extreme hardship facing our charity partners by launching an Emergency Fundraising Appeal and an Emergency Pro Bono Appeal.

We did so at the same time as taking advantage of the Government's Coronavirus Job Retention Scheme, furloughing five members of staff in April 2020. As the year progressed, so we were able to look slightly further ahead, and, following a restructure of the team in early autumn, focus again on revisiting and then planning the launch of what is now our 2021-2024 strategy.

As a result of the early decisions we took, of the hard work of trustees and staff alike, and of the continuing generosity and support of our industry we achieved our goals for the year, have survived the crisis so far, and were able to launch our strategy in April 2021.

¹ <https://centrepoin.org.uk/databank/> (accessed 8 May 2021)

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Achieving our aims

As a charitable foundation supported by the property and construction industries, LandAid:

1. Offers financial support through our grants programme to frontline charities supporting young people who are homeless.
2. Brokers free professional property advice for charities across the UK, including both our grant recipients and other charities working with young homeless people.

While the funds we award usually cover building works and equipment costs, and only occasionally staff and revenue costs, our 2020 Emergency Appeal provided smaller amounts of funding to any homelessness organisation for any requirement they had.

The year required us to focus on a few, very specific core objectives at the expense of other important priorities, including:

- Raising at least £1m through our Emergency Fundraising Appeal
- Brokering significant amounts of pro bono support for homelessness charities
- Retaining and developing our corporate supporter base
- Becoming a wholly virtual operation
- Maintaining the wellbeing and motivation of our team

Progress against these priorities is described in the *Achievements and Performance* section.

How we measure success

We record and report the total funds we raise, the total funds provided (or available) for grants, and the volume of free property advice we broker. We also try to measure the impact we achieve, and for the last six years have requested impact reports from funded charities.

In terms of our free property advice, we normally ask those who offer professional advice to provide a record of the value of the work and time they have donated. We ask those charities who benefit for details of the financial and organisational impact they accrue from that advice. This year it has been impossible to maintain this record and work is underway to restart data capture from 2021.

Our grant making policy and how it contributes to our aims

The Emergency Fundraising Appeal required changes to our grant-making criteria and our grants process. Both were redrafted and redesigned in a matter of weeks and were fully operational by April 1, 2020. Instead of capital grants, we offered two rounds of funding: the first for grants up to £10,000, and the second, from July 2020, for grants up to £20,000. In both cases, grants were awarded to provide whatever resources were required by applying charities to support the young people they served. We made applying for grants as easy as possible and weekly Grants Panels comprising a rota of staff members recommended applications to the Chief Executive for final sign off. Due diligence was undertaken by other staff members and the process was overseen by and reported to our Grants Committee.

We have now reverted to our core grants programme, and while our grants policy is published on our website it is being reviewed (in 2021-2022) to ensure it meets the need of our new strategy.

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ACHIEVEMENTS AND PERFORMANCE

Review of the Year

Having approved the budget for 2020/21 in February, we quickly realised that the pandemic was likely to have a significant impact on the charity. We spent the first months of the year testing various alternate scenarios before agreeing a revised budget. This anticipated a significant reduction in planned income from our original target of £3,474,150, to £2,672,458. During the year, we actually raised £2,835,798 (£2,816,123 in 2019/20), making it our second-best fundraising year ever and ahead of the revised target by £163,340.

Key highlights in terms of fundraising were:

- A successful Emergency Fundraising Appeal that raised just over £1m
- Three wholly virtual industry-wide fundraising events raising in total £616,325
- A successful fundraising event for senior industry philanthropists which raised £95,750
- The retention and development of our supporter base throughout the year

There were inevitably some challenges in raising funds: our supporter and individual fundraising was severely impacted since the sorts of events that people normally put on simply stopped and our StreetSmart partnership suffered as a result of restrictions on hospitality in the run up to Christmas.

Key highlights in terms of impact making were:

- Awarding 119 grants totalling £1,869,869 during the course of the year
- Redesigning our pro bono programme and brokering over 64 pro bono projects
- Making the final major grant payment² of £450,000 to City YMCA (London) for LandAid House.

We could have achieved none of this without the extraordinary dedication and hard work of the LandAid staff team, to whom we would like to pay especial tribute. Our colleagues adapted to the new ways of working well, flexing what they did and how they did it. Their efforts ensured we continued to represent the very best of the property industry and to support charities working on the frontline across the country. At various points in the year, we had only one person managing our events programme, and one person managing our grants and pro bono programmes. Although supported by other team members their hard work is especially appreciated. The challenges were considerable, and the restructure we undertook in the autumn sadly resulted in three colleagues being made redundant. We are grateful to everyone in the team for all they have done this year.

Summary of progress against objectives

The table below reports on the progress we made against our key priorities for the year.

Objective	Success	Progress in Year
Raise at least £1m through our Emergency Fundraising Appeal		We raised a total of £1,016,649 for the Appeal of which £864,909 was raised during 2020/21.

² There remains one final retainer payment of £50,000, due in financial year 2021/22.

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Objective	Success	Progress in Year
Broker significant amounts of pro bono support for homelessness charities		We brokered 64 projects working with 44 charities.
Retaining and developing our corporate supporter base		Fearful of the impact that Covid would have on our corporate supporters we were delighted to end the year with three more Strategic and Foundation Partners (88) than the year before (85)
Becoming a wholly virtual operation		Everybody moved to home working and we ensured staff had the equipment, resources and support necessary to perform their roles. All our events were run or redesigned as virtual events. Our board, committee and regional board meetings all continued to operate.
Maintaining the wellbeing and motivation of our team		We invested time and resource in supporting staff through the pandemic and introduce a range of routines and initiatives to look after ourselves and one another.

Our impact this year

In 2020/21, we awarded grants of £1,869,869 to 85 charities (£689,833 in 2019/20). £1,016,649 of this was awarded in 106 separate grants to 78 charities as part of our Emergency Appeal. The last Emergency Appeal grant was awarded in December 2020. A further £853,220 was awarded to 12 charities as part of our conventional core grants programme.

Taking as agile an approach as possible, we designed a new, simple approach to monitoring our Emergency Grants that required charity partners to provide a single piece of impact evidence from an agreed list. This worked very well, ensuring we had valuable feedback on impact without putting too onerous a burden on our charity partners.

Our conventional grants funded 102 bedspaces for young people facing homelessness, which, added to the bedspaces funded through our last strategic cycle brings the total bedspaces funded since 2017 to 578.

	2017-2020	2020-2021			2017-2021
		Appeal	Core	Total	
Number of Grants	81	106	13	119	200
Grants awarded (£)	£5,002,167	£1,016,649	£853,220	£1,869,869	£6,872,036
Average Grant	£61,755	£9,591	£65,632	£15,713	£34,360

To find out more about our impact, please visit: <https://www.landaid.org/our-impact>

At the same time as launching an Emergency Fundraising Appeal to respond to the needs of youth homelessness charities, we also launched an Emergency Pro Bono Appeal to offer professional services to any homelessness charity in the UK. Requests were reviewed by a panel of property professionals who met regularly and virtually to assess and allocate each project.

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Of the 93 requests received, the panel was able to match 64 (69%) by the end of the financial year (others may be matched in 2021/22), and of those 24 (38%) were successfully completed in year. The response by the industry and from our charity partners has led to a wholesale redesign of our pro bono programme, informing our ambition to deliver at least £1m of professional services a year by 2024. Central to our impact this year, and to realising our new ambition have been the efforts and support of every member of our Pro Bono Panel, and specifically of our Founding Pro Bono Programme Partners – CBRE, JLL, Newcore Capital and Savills (CBRE joined in 2021/22).

Unfortunately, and due to a lack of staff resource and a need to prioritise, we were unable to capture impact and value data on our pro bono activity. Addressing this will be a priority for 2021.

As well as facilitating free advice on behalf of other charities, LandAid has received free advice and support from the following companies and individuals: Chris Forshaw, CoStar, Estates Gazette, ECN, Redwood Consulting and Property Week. Of particular note, has been the support we have received from Siren Design who have supported us on a pro bono basis throughout the last year, giving us around £50,000 of design support and time. Thanks to them, we were able to launch our emergency appeal in a matter of weeks, create engaging content for our digital events and rebrand in April 2021.

From the records submitted by the donors, the value of the free advice and services provided directly to LandAid in 2020/21 was just over £61,000. We have received significant support from our media partners in previous years, and this year is no exception with record donations of expertise and service worth just nearly £53,000.

	2017/18	2018/19	2019/20	2020/21	Total
General Advice & Support	£8,700	£78,500	£52,000	£52,655	£191,855
Media Advice & Support	£63,315	£62,921	£96,920	£61,080	£284,236
Total Advice & Support	£72,015	£141,421	£148,920	£113,735	£476,091

We remain very grateful to the Directors and Staff of Redwood Consulting for their invaluable free advice and support to LandAid and our communications activity, to the BPF for hosting us at a discounted rate within their offices, and to all those who have donated their time and resources to helping us deliver our mission.

Our fundraising this year

Our Strategic and Foundation Partners are our bed rock and give an annual donation of at least £30,000 and £10,000 respectively to support our cause. At the end of 2020/21 LandAid had 22 Strategic Partners and 66 Foundation Partners (24 Strategic Partners and 61 Foundation Partners in 2019/20). At the same point we had 104 Supporters providing event and media support, general fundraising and/or free property advice (159 in 2019/20). A list of all our corporate supporters is included at Appendix 1.

Our corporate partners contributed over £806,000 to our Covid-19 Emergency Appeal. We would like to extend a heartfelt thank you to every company that supported us, but special thanks must go to Landsec, Savills, The Westminster Foundation, Knight Frank and SEGRO, for their very significant contributions to the Appeal.

Our partnership with StreetSmart suffered as a result of the closure of restaurants around Christmas and New Year, yet nonetheless we were able to secure £160,000, including through virtual 'cook-

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along' events ensuring some valuable impact. We are very grateful to all at StreetSmart and look forward to a refreshed and reinvigorated three-year partnership starting in 2021.

Normally, a significant proportion of our income is derived from fundraising events that either we arrange and manage, or that are put on by our supporters. During 2020/21 no physical fundraising events were possible, and we saw a near total fall-off in income from LandAid fundraising events. However, we made a very successful transition of our conventional LandAid events to virtual ones and ensured that 2,223 participants across the UK helped raise a total of £616,325 from our combined LandAid Events programme. Our notable successes included:

- In June 763 participants joined the QuarenTEN virtual 10k event, sponsored by Evans Randall Investors, and raised £106,759
- 847 participants joined our Steptober event, sponsored by M7, and raised £125,050
- LandAid Day 2020 raised £44,628, and the LandAid Christmas Card Alternative raised £54,500
- 613 participants joined our virtual SleepOut series and raised a total of £483,676. The events headline sponsor was Knight Frank, and our regional sponsors were Fiera Real Estate, Prologis, and TFT.

We ran a successful event in February 2021 for property industry philanthropists and raised £95,750.

We would like to thank Story of Christmas for their donation to LandAid of £45,000, the organisers of the Midlands Property Quiz for raising £12,000, and everyone involved in the Cambridge SleepEasy which raised £16,000. Our thanks also to teams at Farebrother, Pexhurst, LandTech, Cushman & Wakefield, Prologis and Knight Frank and to all our other partners for their outstanding work helping us to raise funds for the projects we support.

Regional fundraising proved almost impossible this year, but we worked with our Regional Boards to prepare for the year ahead and the launch of our new strategy. We spent much of the year identifying priorities for future fundraising and impact. We strengthened membership and leadership of our regional work, and one of our Trustees and MACE CEO, Mark Reynolds, took on a supervisory and support role with our regional board chairs.

We also took the opportunity to review and refresh our Ambassador Programme and are grateful to another Trustee (Anna Stewart) for her invaluable work with the team on this important area.

Engaging our supporters this year

The move to virtual working accelerated our digital engagement programme and we used the year to test and develop new ways of communicating with supporters. We ran several successful webinars during the year and continued to roll out a gradual re-branding of our events. This led in April 2021 to the full launch of a new brand the proposal of which was to ensure a fresh, more relevant, and more dynamic look and feel to our communications. We are very grateful to everyone at Siren who has been involved in supporting our re-brand exercise.

Knowing where we need to improve

Last year, we identified several areas in which we wanted to improve. The table below sets out the considerable progress we made against the backdrop of the pandemic:

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Objective	Success	Progress in Year
Accelerate our digital transformation and capacity for remote work.		We all work remotely; our data is securely held in the cloud; we are investing in improved IT and in better data security; and staff have the necessary equipment and collaboration tools.
Enhance our supporter journey and the ways we recognise and thank our supporters.		We've invested in software to help improve the way we share impact data with supporters and are continuing to ensure well-curated supporter journeys.
Invest in our staff, recruiting and developing the right talent to achieve our aims		We have introduced a new Learning & Development policy and will be investing in staff training. We have invested in a new recruitment platform to tackle unconscious bias and increase better applications from often under-represented groups.
Further develop our knowledge of the impact our funding and property advice has		We have commissioned HACT to work with LandAid to develop a framework evidencing our social impact through grants and then pro bono. This work will be completed in 2021/22.
We need to continue investing in our CRM system, and in our use of it		We haven't been able to progress this work but are planning to recruit a new lead on data at LandAid in 2021/22.

In addition and using the Charity Excellence Framework (<https://www.charityexcellence.co.uk/>) we audited our Governance and Finance policies and processes and are working on dedicated improvement programmes as a result.

For the coming year, our improvement priorities are:

- To design a more agile working culture and improve collaboration
- To complete a Governance Improvement programme drawing on recent surveys and ensuring full compliance with the Charity Governance Code
- To implement a new system for capturing and communicating our social impact and social value systems
- To invest more significantly in staff learning & development, and
- To improve our CRM system.

Plans are now in hand to address each of these areas.

FINANCIAL REVIEW

Total income for the year as reported in the Statement of Financial Activities was £2,835,798 (£2,816,123 in 2019/20). Income from charitable activities and donations was up by £46,134 (2.18%) to £2,156,852. Income from trading activities fell from £704,436 in 2019/20 to £670,550. For more information about our sources of income and performance, please see the section above, *Achievements and Performance*.

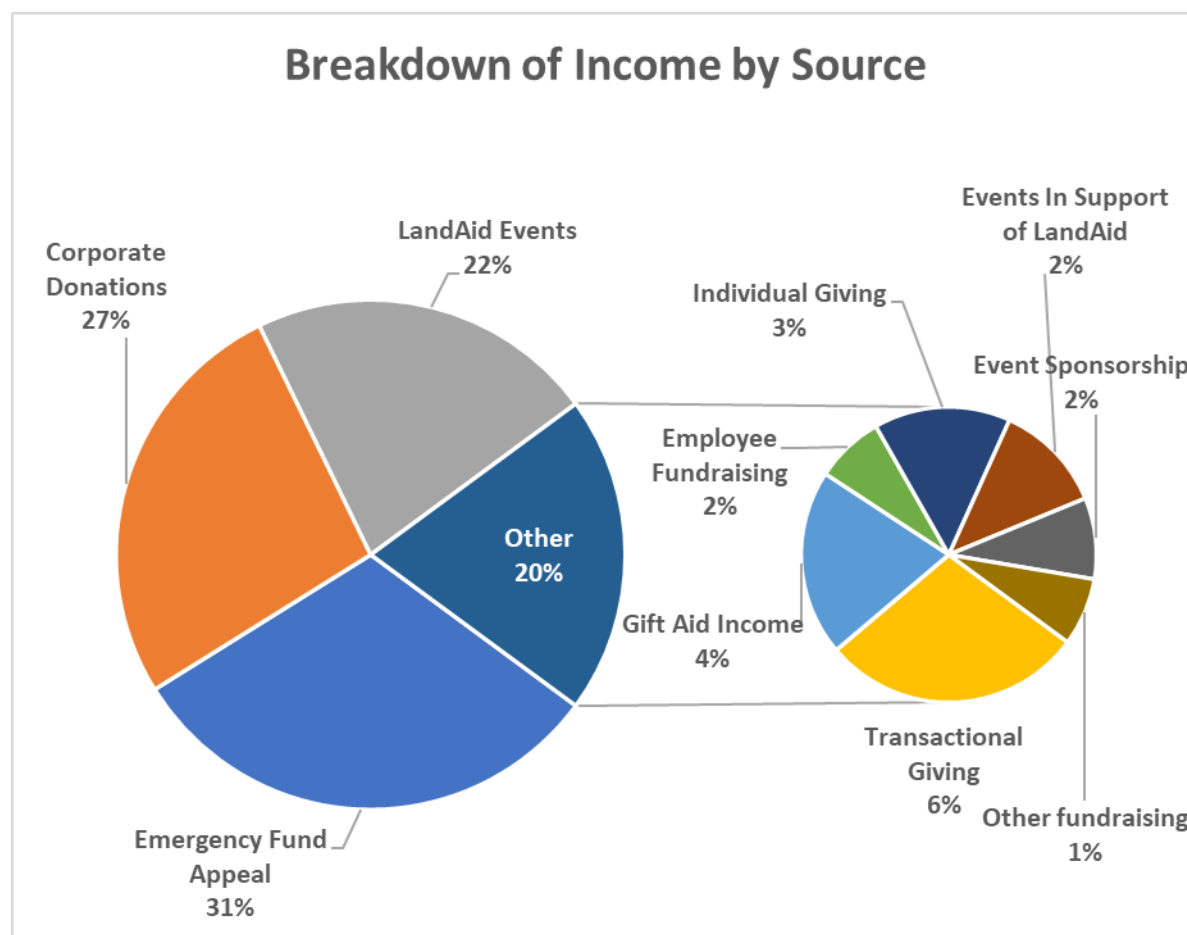
Total expenditure for the year was £3,006,026 (2019/20, £1,222,773), an increase of £1,783,253 (146%). The reasons for this are explained above in our Review of the Year.

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The current assets show a significant level of cash reserves of £3,345,909 which is offset by the amount due for payment within one year of £1,492,018. Total Net Assets at the year-end totalled £1,859,356 (down by 8.4% from £2,029,584 in 2019/20).

As a fundraising foundation, LandAid only commits to grants when the funds are raised. The difference between reserves and free cash will be committed to grants in 2021/22, except for those funds designated for, or restricted to specific projects. These funds are expected to be fully spent by March 2022.

In terms of the breakdown of sources of income, 31% of our income in 2020-2021 came through our Emergency Appeal. 27% of income came from charitable donations from our corporate supporters and a further 22% came from LandAid fundraising events. The remaining 20% came from Transactional Giving (6%), Gift Aid (4%), Individual Giving (3%), Employee Fundraising (2%), Events in Support of LandAid (2%), Event Sponsorship (2%) and other fundraising (1%).



Factors likely to affect our performance going forwards

We are wholly dependent for our income on the generosity of the property industry – both at a corporate and an individual level. Clearly, anything that affects the industry's confidence, and its profitable activity threatens the discretionary support that the industry might provide the charities it supports, including LandAid. This is likely to have less of an impact on the fundraising we derive from individuals through participatory events but may have a negative impact on corporate donations and

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sponsorship. The Covid-19 pandemic has had (and will continue to have) a very significant impact on our economy and society and we expect this in turn to impact on LandAid in two ways:

- The need for our support will increase. With more young people facing homelessness the need for safe, secure and affordable accommodation will only increase. Charities will be looking for more housing options for the young people they work with as well as those moving on from their services
- Corporate support will be affected. Economic pressure may impact companies' ability to support our work and may lead to changes in the way we derive income. There may be restrictions on physical and mass participation events for some time and again this will require flexible planning and models of engagement.

Our investment policy

LandAid has a duty to ensure that it looks after the funds that it raises, and, within reason, to secure some interest on any funds invested pending being given out as grants. Trustees have approved an Investment Policy setting out how best the funds that we hold could be invested to ensure a reasonable return, without compromising our ability to draw those funds down for grant commitments in a timely fashion, most of our funds are held in a low interest deposit and saving account.

LandAid's principal risks and our plans for managing them

The Board of Trustees has a risk management strategy, which comprises:

- A regular review of the risks the charity may face
- The establishment of systems and procedures to mitigate such risks as are identified
- The implementation of procedures designed to minimise any potential impact on the charity should such risks materialise.

The principal area of risk we focused on during 2020/21 is the impact from the Covid-19 pandemic. We mitigated risk by:

- Launching an Emergency Fundraising Appeal and redesigning our grant-making processes and management to ensure rapid turnaround of assessed applications
- Taking advantage of the Government's Coronavirus Job Retention Scheme through to the end of October
- Increasing our free reserves buffer by a further £350,000, on top of our usual £250,000
- Monitoring financial performance and cash flow on a more regular basis
- Ensuring all staff have the equipment and technology to work remotely.

Concerned that the environment would continue to prove challenging and acknowledging that we had learned to work very differently during the year, we responded to the risk presented by also consulting on and then implementing a staff restructure. A result of this was the deletion of five roles from our old structure (which regrettably led to three colleagues being made redundant) but the creation of three new ones.

Other areas of significant risk which we seek to mitigate through careful planning remain:

- Loss of key staff
- Theft or fraud
- Reputational risk
- Loss of corporate support

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- Failure to secure data held by us or under our control.

Staff turnover is a perennial risk and can have a disproportionate impact on small organisations. Two years ago, we experienced quite high levels of turnover but this year we have seen only one colleague leave voluntarily. We ensure our terms and conditions are competitive, and that colleagues have clear development and progression plans. We also invest in well-being and in support for one another, especially since we've been working remotely.

Theft and fraud are continuing concerns for all businesses, and charities are no exception. We have reviewed our financial policies and procedures and continue to review practice and provide training for staff on the risk of fraud.

We are keenly aware of the impact that reputational damage can have on charities. We regularly review campaigns we plan to undertake and assess reputational risk, and we work closely with our partners at Redwood Consulting over contingency planning for any possible threat to our reputation.

We are wholly dependent on our corporate partners so invest heavily in the relationships we have with our supporters. This remains a challenging area simply by virtue of the numbers of companies who do support us and is one that requires constant vigilance.

Linked to concerns over fraud is the risk that our IT systems might be breached with a resulting loss or compromising of data. We continue to audit our IT hardware, our software and licences, and our procedures and practice, especially as team members are increasingly working flexibly. In 2021 we will be introducing Multi-Factor Authentication across all our devices and introducing other measures to improve data security.

Total funds held at the end of the period

As at the end of the reporting year, LandAid held funds totalling £1,859,356 (£2,029,584 in 2019/20).

We also held restricted funds totalling £558,072 (£860,962 in 2019/20). Our restricted funds are, in the main, those funds raised through our supporters for LandAid House, Look Ahead, the Live and Work project with St Basil's in Birmingham, First Step Appeal and other specific projects.

Returned or withdrawn grants

We agreed with charity partners to withdraw two grants worth a total of £175,000 (compared to 6 grants returned/withdrawn in 2019/20 worth £402,060). These related to grants made in previous years to Evolve Housing & Support and Fat Macy's. Reasons for returning or withdrawing grants ranged from problems securing planning permission to a reappraisal of risk as a consequence of the pandemic. We remain in conversation with both charities and will encourage future applications from them.

LandAid's Reserves

The Trustees are committed to ensuring the charity has sufficient reserves available both for operations to continue during any period of reduced income and to provide the cash required to meet the costs of major fundraising events where outgoings may precede income.

The current policy of the Board of Trustees is to maintain free reserves of at least six months general running costs as well as three months' salary costs for the CEO, Head of Finance, and an Administrator. This sum has been calculated to be equivalent to £250,000. The difference between free reserves and cash will be committed as grants.

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In response to the economic impact of Covid-19, we took the exceptional measure of ensuring a further £350,000 of free cash was always available to provide the charity with a further buffer in the event of a prolonged downturn and long-term fall-off in income.

Approach to fundraising

The trustees are fully aware of their individual responsibility and accountability to ensure that the charity fundraises legally, responsibly, and effectively. They are aware of the Charity Commission CC20 guidance and use this and the accompanying checklist to help them evaluate the charity's fundraising performance. We continue to be a levy-paying member of the Fundraising Regulator and subscribe to the associated fundraising codes of practice. We suppress individual supporter records against the Mailing Preference Service, Telephone Preference Service and the newly introduced Fundraising Preference Service which ensures we do not approach individuals who have expressly requested that we do not contact them. We received no FPS suppression requests during the year (2019/20: nil).

The charity did not engage with a professional fundraiser/commercial participator in the year.

Complaints

The charity has a published complaints procedure, available on its website, and endeavours to respond to enquiries and complaints within the stated timeframe. In 2020/21 we received 2 complaints (2019/20: nil). Both complaints arose because of mistakes on the part of a third-party supplier in fulfilling orders on our behalf. Each complaint was dealt with to the satisfaction of the complainant and work was undertaken to ensure no other mistakes had occurred.

PLANS FOR FUTURE PERIODS

During 2019/20 we undertook a thorough review to develop our next three-year strategy. Due to launch in April 2020, we decided to postpone our plans in response to the urgent crisis facing our charity partners because of the pandemic. In Autumn 2020 we decided to revisit our proposed strategy in the light of Covid and listen to charity and corporate partners' views about its relevance. This exercise confirmed the validity of much of our strategy but highlighted a need for some urgent additional measures. As a result, and in April 2021 we launched a three-year ambition to:

- Provide 1,000 homes for young people who are homelessness
- Broker £1m of pro bono professional services from the property industry and
- Become the most effective means by which the property industry can tackle youth homelessness.

At the same time as announcing our new strategy, we also launched a dedicated campaign, First Steps, to raise funds for specific emergency accommodation designed to help address the rapid growth in young people sleeping rough, or at risk of sleeping rough. It is likely that funding for emergency accommodation will be a feature of our grant-making throughout the strategic cycle.

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STRUCTURE, GOVERNANCE AND MANAGEMENT

Our organisational structure

LandAid Charitable Trust Limited is a charity and a company limited by guarantee governed by its Memorandum and Articles of Association dated 8 August 1986, as amended on 12 March 2007 and which were further amended on 21 August 2013, when the objects were updated to the following:

- To relieve poverty and sickness in the UK and anywhere in the world, in particular responding to disadvantage that impacts on children and young people, including homelessness
- To advance education in hunger and disaster-stricken countries around the world
- To advance all other purposes that are charitable under the laws of England and Wales, Scotland and Northern Ireland from time to time

The trustees may admit individuals or organisations into membership but in practice this is restricted to trustees of the charity. At the end of 2020/21 there were 14 members (12 at the end of 2019/20). Each Trustee agrees to contribute £1 in the event of the charitable company being wound up.

Susan Hickey joined the board on 31 March 2020 and became Chair of our Finance and Audit Committee. Anna Stewart (BNP Paribas) was made a Trustee having been an Ambassador Observer to the board beforehand. Claire Milton (BCLP) became Chair of the Grants Committee, and Alistair Elliot (Knight Frank) was elected to a new position of Vice-Chair of the Board.

In 2019, the board adopted the Charity Code of Governance and a governance review programme including an audit of compliance against the Code has been undertaken.

The resources we have at our disposal

As a charitable foundation, without endowment, LandAid must fundraise for every pound it gives out in grants. As a result, at the end of the reporting year, LandAid had a team of 13 (15 in 2019/20 – the monthly average number throughout the year was 13.75), led by the Chief Executive, and comprising:

- A team to manage our grants and free property advice programmes (2 posts)
- A team to lead on partnerships, fundraising and events management (5 posts)
- A team to manage communications and marketing (2 posts)
- A team to manage our finance function (2 posts)
- A Fundraising & Projects Assistant working across teams (1 post).

Total staff costs in the financial year were £664,627 (down from £683,064 in 2019/20), representing 23% of our total annual income.

During the year we were sad to say 'goodbye' to Marné Beukes (Grants & Projects Manager), Fiona MacGregor (Grants & Projects Officer), Catriona McCormick (Events & Fundraising Officer), and Sabina Mistura (Corporate Partnerships Officer). We were delighted however to welcome:

- Charlotte Bewes as our new Fundraising and Projects Assistant
- John Mindham as our new Programmes & Impact Manager.

**LandAid Charitable Trust Limited
(Limited by Guarantee)
Trustees' Report
For the year ended 31st March 2021**

The contribution made by interns, volunteers and ambassadors

Our Trustees, Committee Members and Regional Board members all volunteer their time to help us. We are hugely grateful to all of them – we couldn't begin to achieve what we do without their support, encouragement, and good offices.

LandAid's work is supported by a network of young professionals known as 'LandAid Ambassadors'. These are employees of property companies usually in the first three years of their career.

This year saw a review of the programme, its membership, and its objectives, which led to a significant reduction in the number of Ambassadors to 39. This number is likely to rise as we attempt to successfully re-engage some former Ambassadors with the new program.

The objectives of the Ambassador program will be built on three core means of supporting LandAid's work:

- Fundraising – via recruitment of participants to LandAid events and organising and hosting their own fundraising events
- Profile – raising awareness of LandAid work within their own companies and external networks
- People - To connect LandAid with networks, communities, businesses and individuals who can make a positive contribution to our mission to end youth homelessness

This ongoing review and relaunch of the program has been led by members of the LandAid executive in partnership with LandAid Trustee, and former Lead Ambassador, Anna Stewart.

Public Benefit

The Trustees confirm that they comply with their duty under Section 17 of the Charities Act 2011 to have regard to the guidance on public benefit published by the Charity Commission in exercising their powers and duties.

Related parties

The charity has a close working relationship with the British Property Federation (BPF) within whose offices its own office is situated. The BPF provides office space and support services for a small management fee and promotes the work of LandAid. The BPF's CEO, Ms Melanie Leech CBE, joined our Board of Trustees in 2017/18.

The Trustees and their companies donated a total of £285,116 to LandAid Charitable Trust in the year (£231,654 in 2019/20). LandAid Functions also received £20,000 of events and sponsorship income from the Trustees and their companies (£27,000 in 2019/20).

The charity has a wholly owned subsidiary, LandAid Functions Limited, a company registered in England and Wales (number 02012882), which organises commercial fundraising events and gift aids its full taxable profits to the charity.

Our Networks

LandAid, and its senior staff, were, in the year 2020/21, members of:

- The Association of Chief Executives of Voluntary Organisations (ACEVO)
- The Association of Charitable Foundations (ACF), the membership association for foundations and grant-making charities in the UK.

**LandAid Charitable Trust Limited
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Trustees' Report
For the year ended 31st March 2021**

- Homeless Link, the national membership charity for organisations working directly with people who become homeless in England.
- The Chartered Institute of Fundraising (CIOF), the professional membership body for UK fundraising.
- The National Council for Voluntary Organisations (NCVO), the membership organisation for the voluntary sector in England.
- CharityComms, the membership network for communications professionals working in UK charities.
- Charity Finance Group, the networking body providing support for finance professionals working across the charity sector across England and Wales.

Inducting and Training our Trustees

When considering candidates for nomination, the Board of Trustees has regard to the need of the charity to ensure a full skill set on the board, the candidate's position within the property industry (from which the charity's support is drawn), their influence and willingness to solicit support for the charity and their ability to participate fully in the charity's governance and activities.

Trustees have a formal induction session introducing them to the team, the breadth of our work and advising them of their obligations under charity and company law. They receive a copy of the Memorandum and Articles of Association as well as recent financial statements and board papers. They also receive details of the committee and sub-committee structure of the charity, including decision-making powers, and are briefed on the current strategy of the charity and its future plans.

How we make decisions and who makes them

The board of trustees is responsible for setting the policy and direction of the charity. The board ordinarily meets four times a year. There are three sub-committees covering Fundraising, Grants, and Finance, Governance & Audit. These each meet quarterly and, in addition to Trustees, include many other senior and experienced members of the property industry who volunteer their time, expertise and insight. The Chief Executive is appointed by the trustees to manage the day-to-day operations of the charity. To facilitate effective operations, the Chief Executive has delegated authority, within terms approved by the trustees, for operational matters including finance, employment and fundraising.

How we set pay and remuneration

In January 2020 we introduced a new pay policy for all staff building on the previous year's review, establishing clear pay bands for all roles across the organisation and a policy for advancement through these bands. In March 2021, the board agreed that the Finance, Governance & Risk Committee should also oversee remuneration, noting the Chief Executive's decisions relating to staff pay and making recommendations to the board on the matter of senior pay.

LandAid trustees are not paid for their work as directors of the charity. They are entitled, however, to be reimbursed for reasonable out of pocket expenses incurred in the course of their duties for LandAid. No reimbursement was claimed by or made to any trustee in the financial year.

**LandAid Charitable Trust Limited
(Limited by Guarantee)
Trustees' Report
For the year ended 31st March 2021**

REFERENCE AND ADMINISTRATIVE DETAILS

Reference and administrative details are given on page 1.

Provision of information to the Auditors

The trustees in office at the date of approval of this report confirm, as far as they are aware, that there is no relevant audit information of which the auditors are unaware. Each of the directors has confirmed that they have taken all the steps that they ought to have taken as directors to make themselves aware of any relevant audit information and to establish that it has been communicated to the auditors.

Auditors

A resolution to reappoint Moore Kingston Smith LLP, Chartered Accountants, as auditors will be put to the annual general meeting.

This report has been prepared in accordance with the provisions of the Companies Act 2006 relating to small companies and with the Statement of Recommended Practice, Accounting and Reporting by Charities (FRS 102) effective 1 January 2015 including update bulletin 2.

Approved by the Board on *20th July 2021* . and signed on its behalf by:

Mr. Robert Bould,
Chair of the Trustees



**LandAid Charitable Trust Limited
(Limited by Guarantee)
Trustees' Report
For the year ended 31st March 2021**

Appendix - LandAid's Corporate Supporters

The Trustees would like to take this opportunity to extend their heartfelt thanks to all of our Strategic Partners (in bold), Foundation Partners (in normal) and supporter companies (in italics), and their staff, right across the property and construction industry – without whom we would be unable to make the difference we do.

<i>100 Property Club</i>	<i>CBRE Limited</i>	Fiera Real Estate UK Limited
Abstract Securities Limited	<i>Chancerygate Group Limited</i>	<i>Firethorn Real Estate Management LLP</i>
Allsop LLP	<i>CIBSE Services Limited</i>	<i>Forelle Estates Limited</i>
<i>Alpha Property Insight Ltd</i>	<i>CLS Holdings PLC</i>	<i>Frogmore Property Company Ltd</i>
<i>Angel Estates Kent Ltd</i>	<i>CMS Cameron McKenna Nabarro Olswang LLP</i>	<i>FTI Consulting LLP</i>
<i>Annington Homes Limited</i>	<i>Colliers International Property Consultants Limited</i>	<i>Gallagher Group Limited</i>
<i>ARA Venn</i>	<i>Construction Rocks</i>	<i>Gerald Eve LLP</i>
<i>Argent (Property Development) Services LLP</i>	<i>CoStar UK Limited</i>	<i>Gleeson Recruitment Ltd</i>
<i>Ashdown Phillips & Partners Limited</i>	<i>Coyote Group Ltd</i>	<i>GLP Limited</i>
<i>Atkins Global Limited</i>	<i>Currie & Brown UK Limited</i>	<i>Goodman Derrick LLP</i>
<i>Avamore Capital Limited</i>	<i>Cushman & Wakefield (UK) LLP</i>	<i>Gowling WLG (UK) LLP</i>
<i>Avison Young (UK) Limited</i>	<i>Dalbergia Group Limited</i>	Grainger Plc
<i>Aviva Investors Real Estate Limited</i>	<i>Deloitte LLP</i>	<i>Granger Reis Limited</i>
<i>AWW Design Limited</i>	<i>Delta Planning Limited</i>	<i>Greengage Environmental Limited</i>
<i>Battersea Power Station Development Company</i>	<i>Delva Patman Redler LLP</i>	<i>GreenZone Cleaning & Support Services Ltd</i>
<i>Blackstone Property Management Limited</i>	<i>Derry Building Services Limited</i>	Grosvenor Britain & Ireland
<i>Blayze Consulting Group Limited</i>	<i>Derwent Estates Limited</i>	<i>GUNN Associates (Architects) Limited</i>
<i>BNP Paribas Real Estate Advisory & Property Management UK Limited</i>	<i>Derwent London PLC</i>	Hammerson Plc
<i>Bould Consulting Limited</i>	<i>DEX Property Management Limited</i>	<i>Harworth Group PLC</i>
<i>British Land Company PLC</i>	<i>DLA Piper UK LLP</i>	<i>Hatchbury Limited</i>
British Property Federation	<i>Dolphin Living Limited</i>	<i>Helical PLC</i>
<i>Bruntwood Estates Limited</i>	<i>DP9 Limited</i>	<i>Helix Property Advisors Limited</i>
<i>Bryan Cave Leighton Paisner LLP</i>	<i>DPK Management Limited</i>	Henry Boot PLC
<i>Burges Salmon LLP</i>	<i>Dowley Turner Real Estate LLP</i>	<i>Hollis LLP</i>
<i>Business West Limited</i>	<i>DTZ Investors UK Limited</i>	<i>Home REIT PLC</i>
<i>The Cabinet Office</i>	<i>DWF LLP</i>	<i>Homes England</i>
<i>Caddick Group PLC</i>	<i>EB7 Limited</i>	<i>Host Student Housing Limited</i>
<i>Cadogan Estates Limited</i>	<i>Edozo Limited</i>	<i>Howard de Walden Estate Limited</i>
Capital & Counties CG Limited	<i>Evans Randall Investors Limited</i>	<i>Iceni Projects Limited</i>
<i>Capstone Property Recruitment Limited</i>	<i>Eversheds Sutherland (International) LLP</i>	<i>incspaces</i>
Carter Jonas LLP	<i>Faithful + Gould Limited</i>	<i>Informal Learning UK Ltd</i>
	<i>Farebrother Services Limited</i>	<i>I-Transport</i>

**LandAid Charitable Trust Limited
(Limited by Guarantee)
Trustees' Report
For the year ended 31st March 2021**

James Andrew International Limited
James Andrew Residential Limited
 JLL U.K. Ltd
JPC Law Limited
Kitewood Estates
Knight Frank LLP
KPMG LLP
Kristofer Adelaide Architecture Ltd
Lambert Smith Hampton Limited
Landsec Limited
 LandTech (UK) Limited
LaSalle Investment Management
Legal & General Group PLC
LMRE Limited
Logicor (UK) Limited
London Metric Property PLC
Lowe Guardians Ltd
M J Mapp Ltd
 M&G Real Estate Limited
M7 Real Estate Ltd
 Mace Foundation
 Mansford Capital Limited
MAPP Ltd
 Mayer Brown International LLP
 McKay Securities Plc
 Michael Sparks Associates
Morgan Sindall plc
Mott MacDonald Limited
Munro Building Services Ltd
 Muse Developments Limited
 Native Land Ltd
 NatWest Group PLC
 Newcore Capital Management LLP

Ocorian Real Estate
Octink
 Orion Capital Managers (UK) Limited
 Osborne Clarke LLP
Oyster Partnership Limited
 Panther Securities Plc
 Paragon Building Consultancy Limited
Pexhurst
Picton Capital Limited
 Pinsent Masons LLP
 Prestbury Investment Holdings Ltd
 Prologis UK Limited
Property Reviver Limited
Property Week
 PropSki
Real Asset Partners London LLP
Realty Management Ltd
 Redevco UK Limited
Reed Midem Limited
 Rockwell Property Group Ltd
Round Hill Capital UK Limited
Rupert Wood
Savills (UK) Limited
SEGRO Properties Limited
Selborne Chambers Limited
 Shaftesbury Plc
Shakespeare Martineau LLP
Simmons & Simmons LLP
Siren Media Limited
Spatia Real Estate Limited
Squire Patton Boggs UK LLP
St. Modwen Properties PLC
 Stride Treglown Limited
 Telereal Trillium Limited

The Completely Group Limited
The Gerald And Gail Ronson Family Foundation
The Jasper Foundation
The Lucketts Group
The Property Race Day
The Royal Institution of Chartered Surveyors (RICS)
The Story of Christmas
The Worshipful Company of Chartered Surveyors
TowerEight Limited
 Trident Building Consultancy Limited
 Trowers & Hamblins LLP
 TrustedLand Ltd
 Tuffin Ferraby Taylor (TFT) Limited
Tunstall Real Estate Asset Management Ltd
 Turley Properties Limited
UKAA Limited
Unibail-Rodamco-Westfield
Union Street Partners LLP
UPP Group Limited
 Urban&Civic PLC
 VU.CITY Limited
Wates Foundation
White Label Creative Ltd
Wickens Family Foundation
 Wilkinson Eyre Architects Limited
Willis Towers Watson
Willmott Dixon Construction Limited
Womble Bond Dickinson LLP
 Women In Property

LandAid Charitable Trust Limited
(Limited by Guarantee)
Statement of Trustees' Responsibilities
For the year ended 31st March 2021

The trustees (who for the purposes of company law are directors) are responsible for preparing the Annual Report and the financial statements in accordance with applicable law.

Company 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 United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). Under company law the trustees must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the company and of the profit or loss of the charity for that period. In preparing these financial statements, the trustees are required to:

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

The trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the charity's transactions and disclose with reasonable accuracy at any time the financial position of the company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The trustees are responsible for the maintenance and integrity of the corporate and financial information included on the LandAid Charitable Trust Limited website.

Legislation in the United Kingdom governing the preparation and dissemination of the financial statements may differ from legislation in other jurisdictions.

Independent Auditor's Report to the Members & Trustees of LandAid Charitable Trust Limited

Opinion

We have audited the financial statements of Landaid Charitable Trust Limited (the 'company') for the year ended 31 March 2021 which comprise the Group Statement of Financial Activities, the Group and Parent Charitable Company Balance Sheets, the Group Cash Flow Statement and notes to the financial statements, including a summary of 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 group's and the parent charitable company's affairs as at 31 March 2021 and of the group's incoming resources and application of resources, including 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 Companies Act 2006 and 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 charitable company 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 trustees' 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 charitable company'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 other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information. 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.

In connection with our audit of the financial statements, 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

Independent Auditor's Report to the Members & Trustees of LandAid Charitable Trust Limited

misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. 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.

Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the [strategic report and the] trustees' annual report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- [the strategic report and the] trustees' annual report have been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the group and parent charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the trustees' annual report.

We have nothing to report in respect of the following matters where the Companies Act 2006 and the Charities Act 2011 require us to report to you if, in our opinion:

- the parent charitable company has not kept adequate and sufficient accounting records, or returns adequate for our audit have not been received from branches not visited by us; or
- the parent charitable company's financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of trustees' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the trustees were not entitled to prepare the financial statements in accordance with the small companies' regime and take advantage of the small companies exemption in preparing the Trustees' Annual Report and from preparing a strategic report.

Responsibilities of trustees

As explained more fully in the trustees' responsibilities statement, the trustees (who are also the directors of the charitable company for the purposes of company law) 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 group and parent charitable company'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 group or parent charitable company 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 auditor under the Companies Act 2006 and section 151 of the Charities Act 2011 and report in accordance with those Acts.

Independent Auditor's Report to the Members & Trustees of LandAid Charitable Trust Limited

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 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 is detailed below.

Explanation as to what extent the audit was considered capable of detecting irregularities, including fraud

The objectives of our audit in respect of fraud, are; to identify and assess the risks of material misstatement of the financial statements due to fraud; to obtain sufficient appropriate audit evidence regarding the assessed risks of material misstatement due to fraud, through designing and implementing appropriate responses to those assessed risks; and to respond appropriately to instances of fraud or suspected fraud identified during the audit. However, the primary responsibility for the prevention and detection of fraud rests with both management and those charged with governance of the charitable company.

Our approach was as follows:

- We obtained an understanding of the legal and regulatory requirements applicable to the charitable company and considered that the most significant are the Companies Act 2006, the Charities Act 2011, the Charity SORP, and UK financial reporting standards as issued by the Financial Reporting Council
- We obtained an understanding of how the charitable company complies with these requirements by discussions with management.
- We assessed the risk of material misstatement of the financial statements, including the risk of material misstatement due to fraud and how it might occur, by holding discussions with management.
- We inquired of management and those charged with governance as to any known instances of non-compliance or suspected non-compliance with laws and regulations.
- Based on this understanding, we designed specific appropriate audit procedures to identify instances of non-compliance with laws and regulations. This included making enquiries of management and obtaining additional corroborative evidence as required.

As part of an audit in accordance with ISAs (UK) we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purposes of expressing

Independent Auditor's Report to the Members & Trustees of LandAid Charitable Trust Limited

an opinion on the effectiveness of the group and parent charitable company's internal control.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the trustees.
- Conclude on the appropriateness of the trustees' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the group and parent charitable company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the group or parent charitable company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit report.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Use of our report

This report is made solely to the charitable company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006 and, in respect of the consolidated financial statements, to the charity's trustees, as a body, in accordance with Chapter 3 of Part 8 of the Charities Act 2011. Our audit work has been undertaken so that we might state to the charitable company's members and trustees those matters which 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 any party other than the charitable company, the charitable company's members, as a body, and the charity's trustees, as a body, for our audit work, for this report, or for the opinion we have formed.



Luke Holt (Senior Statutory Auditor)
for and on behalf of Moore Kingston Smith LLP, Statutory Auditor

Dated: 20 October 2021

Devonshire House
60 Goswell Road
London
EC1M 7AD

Moore Kingston Smith LLP is eligible to act as auditor in terms of Section 1212 of the Companies Act 2006.

LandAid Charitable Trust Limited
(Limited by Guarantee)
Consolidated Statement of Financial Activities
(Including Income and Expenditure Account)
For the year ended 31st March 2021

	Notes	Unrestricted Funds £	Restricted Funds £	Total 2021 £	Total 2020 £
Income					
Income from charitable activities					
Donations	3a	970,843	1,186,009	2,156,852	2,110,718
Income from trading activities	3b	430,493	240,057	670,550	704,436
Investment income	3c	8,396	-	8,396	969
Total Income		<u>1,409,732</u>	<u>1,426,066</u>	<u>2,835,798</u>	<u>2,816,123</u>
Expenditure					
Expenditure on raising funds					
Direct fundraising	4a	262,396	-	262,396	294,852
Fundraising events	4a	255,955	-	255,955	307,125
Expenditure on charitable activities	4b	682,510	1,805,165	2,487,675	620,796
Total Expenditure		<u>1,200,861</u>	<u>1,805,165</u>	<u>3,006,026</u>	<u>1,222,773</u>
Net Income/Expenditure		<u>208,871</u>	<u>(379,099)</u>	<u>(170,228)</u>	<u>1,593,350</u>
Transfer between funds	13	(76,209)	76,209	-	-
Net movement in funds/deficit		<u>132,662</u>	<u>(302,890)</u>	<u>(170,228)</u>	<u>1,593,350</u>
Total funds brought forward		<u>1,168,622</u>	<u>860,962</u>	<u>2,029,584</u>	<u>436,234</u>
Total funds carried forward	12	<u>1,301,284</u>	<u>558,072</u>	<u>1,859,356</u>	<u>2,029,584</u>

All amounts relate to continuing activities. There are no recognised gains and losses other than those dealt with in the above Statement of Financial Activities.

The accompanying notes form part of these financial statements.

LandAid Charitable Trust Limited
(Limited by Guarantee)
Balance Sheet
as at 31st March 2021

	Notes	Group 2021 £	Group 2020 £	Charity 2021 £	Charity 2020 £
Fixed Assets					
Tangible Fixed Assets	6	5,465	10,438	5,465	10,438
Investments	7	-	-	2	2
		<u>5,465</u>	<u>10,438</u>	<u>5,467</u>	<u>10,440</u>
Current Assets					
Debtors	9	300,455	391,086	274,265	304,176
Cash at bank and in hand		<u>3,045,454</u>	<u>3,423,643</u>	<u>2,997,980</u>	<u>3,416,450</u>
		<u>3,345,909</u>	<u>3,814,729</u>	<u>3,272,245</u>	<u>3,720,626</u>
Creditors: Amounts falling due within one year	10	(1,492,018)	(1,795,583)	(1,548,757)	(1,794,011)
Net Current Assets		<u>1,853,891</u>	<u>2,019,146</u>	<u>1,723,488</u>	<u>1,926,615</u>
Total Net Assets		<u><u>1,859,356</u></u>	<u><u>2,029,584</u></u>	<u><u>1,728,955</u></u>	<u><u>1,937,055</u></u>
Funds					
Unrestricted funds	11 & 12	1,301,284	1,168,622	1,188,399	1,076,093
Restricted funds	13	558,072	860,962	540,556	860,962
		<u><u>1,859,356</u></u>	<u><u>2,029,584</u></u>	<u><u>1,728,955</u></u>	<u><u>1,937,055</u></u>

The accompanying notes form part of these financial statements.

No separate SOFA has been presented for the charity alone, as permitted by section 408 of the Companies Act 2006. The charity's income for the year was £2,774,939 (2020: £2,693,707) and the deficit for the year was £176,862 (2020: surplus £1,500,821)

The financial statements were approved by the Board and authorised for issue on and signed on its behalf by:



Robert Bould
Chairman

20th July 2021

Company number: 2049135

LandAid Charitable Trust Limited
(Limited by Guarantee)
Statement of Cashflows
For the year ended 31st March 2021

	Notes	2021 £	2020 £
Cash flows from operating activities			
Cash used in/ generated from operations		(386,585)	300,786
Net cash inflow from operating activities	15	<u>(386,585)</u>	<u>300,786</u>
Cash flows from investing activities			
Interest received		8,396	968
Purchase of property, plant and equipment		-	-
Net cash provided by (used in) investing activities		<u>8,396</u>	<u>968</u>
Change in cash and cash equivalents in the reporting period		<u>(378,189)</u>	<u>301,754</u>
Cash and cash equivalents at the beginning of the reporting period		3,423,643	3,121,889
Cash and cash equivalents at the end of the reporting period		<u>3,045,454</u>	<u>3,423,643</u>
Cash and cash equivalents consist of:			
Cash at bank and hand		<u>3,045,454</u>	<u>3,423,643</u>

**LandAid Charitable Trust Limited
(Limited by Guarantee)
Notes to the Financial Statements
For the year ended 31st March 2021**

1 Accounting Policies

i) Company Information

LandAid Charitable Trust Limited is a charitable company limited by guarantee and incorporated in England and Wales, registration number: 2049135 and the registered company office is St Albans House, 5th Floor, 57-59 Haymarket, London, SW1Y 4QX.

ii) Basis of Preparation

These financial statements have been prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" (The FRS 102 Charities SORP including Update Bulletin 2) and the requirements of the Companies Act 2006.

The Charitable Company and its subsidiary are a public benefit group for the purposes of FRS 102 and therefore the Charity also prepared its financial statements in accordance with the 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 (The FRS 102 Charities SORP), the Companies Act 2006 and the Charities Act 2011.

These financial statements are prepared on the going concern basis, under the historical cost convention. The principal accounting policies are set out below.

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

Group Financial Statements

The Group comprise LandAid Charitable Trust Limited and LandAid Functions Limited.

The assets, liabilities and results of the wholly owned subsidiary company LandAid Functions Limited, are consolidated into these financial statements. Summarised details of the subsidiary entity are set out in Note 7a.

All activities in the Consolidated Statement of Financial Activities (SOFA) relate to continuing operations.

The total incoming resources for the Group in 2021 was £2,829,164 (2020: £2,861,373) and net income for the Group in 2021 was a deficit of £176,862 (2020: surplus £1,622,928).

LandAid Charitable Trust Limited has taken advantage of the exemption in section 408 of the Companies Act 2006 from disclosing its individual SOFA. LandAid Charitable Trust Limited's unconsolidated deficit net income was £208,100 (2020: £1,476,050).

(iii) Going Concern

The trustees have considered possible events or conditions that might cast significant doubt on the ability of the charitable company to continue as a going concern. The trustees have made their assessment for a period of at least one year from the date of the approval of these financial statements. In particular, the trustees have considered the charitable company's forecasts and projections and have considered the potential impact of the coronavirus outbreak on the viability of the charitable group. After making enquires, the trustees have concluded that there is a reasonable expectation that the charitable company has adequate resources to continue in operational existence for the foreseeable future and for the period of not less than 12 months from the date of signing the financial statements. The charitable company therefore continues to adopt the going concern basis in preparing its financial statement.

(iv) Government Grant Policy

Income from government or other grants is recognised when the charity has entitlement to the funds, any performance conditions attached to the grant have been met, it is probable the income will be received and the amount can be reliably measured.

LandAid Charitable Trust Limited
(Limited by Guarantee)
Notes to the Financial Statements
For the year ended 31st March 2021

Accounting Policies (continued)

(iv) Income

Voluntary income including donations, gifts and legacies and grants are recognised where there is entitlement, possibility of receipt and the amount can be measured with sufficient reliability. Such income is only deferred when:

- The donor specifies a time condition such that the grant or donation must only be expensed in future accounting periods; or
- The donor has imposed conditions which must be met before the charity has unconditional entitlement.

Income from commercial trading activities is recognised as earned (as the related goods and services are provided).

Income relating to events is recognised once the event has taken place.

Investment income is recognised on an accruals basis.

Gifts in kind are recognised at the charity's best estimate of "the cost of acquiring the gift on the open market."

(v) Expenditure

Expenditure is recognised when a liability is incurred inclusive of VAT which cannot be recovered. Contractual arrangements are recognised as goods and services are supplied. Grant payments are recognised when a constructive obligation arises. Expenditure is only deferred when an obligation for payment occurs in advance of the event to which it relates.

Direct costs are allocated to the activity to which they relate.

Direct fundraising are those costs incurred in attracting voluntary income and those incurred in fundraising activities.

Expenditure on charitable activities relates to the awarding of grants and an apportionment of support costs.

Support costs are apportioned on the basis of staff time spent on each activity.

Governance costs comprise all costs involving the public accountability of the charity and its compliance with regulation and good practice. Governance costs are included in support costs and apportioned to activities based on the amount of staff time spent on each activity.

(vi) Fund accounting

Restricted funds are separately recorded where a donor requires that a donation must be spent on a particular purpose or where funds have been raised for a specific purpose.

Designated funds represent monies set aside by the Trustees out of unrestricted general funds for a specific purpose.

Unrestricted general funds may be used towards meeting the charitable objectives of the charity at the discretion of the Trustees.

(vii) Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently at cost less depreciation and impairment losses. Assets that cost less than £1,000 are expensed.

LandAid Charitable Trust Limited
(Limited by Guarantee)
Notes to the Financial Statements (continued)
For the year ended 31st March 2021

1 Accounting Policies (continued)

(viii) Operating leases

Rentals payable under operating leases, including any lease incentives received, are charged to income on a straight line basis over the term of the relevant lease except where another more systematic basis is more representative of the time pattern in which economic benefits from the lease asset are consumed.

(ix) Taxation

The organisation is a registered charity and is exempt from taxation on income arising from and expended on its charitable activities.

(x) Retirement Benefits

The charity operates a defined contribution plan for its employees. A defined contribution plan is a pension plan under which the Charity pays fixed contributions into a separate entity. The assets of the plan are held separately from the company in independently administered funds. Costs are accounted for as they occur.

(xi) Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less.

(xii) Financial instruments

Basic financial instruments are measured at amortised cost other than investments which are measured at fair value.

Debtors and creditors

Debtors and creditors receivable or payable within one year of the reporting date are carried at their transaction price and subsequently measured at amortised cost less any impairment.

(xiii) Employee benefits

The costs of short-term employee benefits are recognised as a liability and an expense.

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the Charity is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

2 Critical accounting estimates and judgements

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

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

There were no material judgements, estimates or assumptions made by the Board in preparing these financial statements.

LandAid Charitable Trust Limited
(Limited by Guarantee)
Notes to the Financial Statements (continued)
For the year ended 31st March 2021

3	Income	Total 2021	Total 2020
		£	£
3a	Donations and legacies		
	<i>Unrestricted funds</i>		
	Donations	924,273	1,496,836
	Furlough	46,570	-
	<i>Restricted funds</i>		
	Donations	1,186,009	613,882
	Total Donations and legacies	<u>2,156,852</u>	<u>2,110,718</u>
3b	Other trading activity		
	<i>Unrestricted funds</i>		
	Events - LandAid Charitable Trust	376,268	528,241
	Events - LandAid Functions	54,225	122,415
	<i>Restricted funds</i>		
	Events - LandAid Charitable Trust	240,057	53,780
	Total other trading activity	<u>670,550</u>	<u>704,436</u>
3c	Investments		
	<i>Unrestricted funds</i>		
	Bank interest	<u>8,396</u>	<u>969</u>
4	Expenditure on	Total 2021	Total 2020
		£	£
4a	Raising funds		
	Direct fundraising	-	12,690
	Support costs	<u>262,396</u>	<u>282,162</u>
		<u>262,396</u>	<u>294,852</u>
	Fundraising events		
	<i>Unrestricted funds</i>		
	Direct costs - LandAid Charitable Trust	52,867	55,534
	Direct costs - LandAid Functions	-	24,566
	Support costs	<u>203,088</u>	<u>227,025</u>
		<u>255,955</u>	<u>307,125</u>

LandAid Charitable Trust Limited
(Limited by Guarantee)
Notes to the Financial Statements (continued)
For the year ended 31st March 2021

4 Expenditure on (continued)	Notes	Unrestricted Funds	Restricted Funds	Total 2021
4b Charitable activities		£	£	£
For the year ended 31st March 2021				
Blue Triangle Housing Association		75,000		75,000
YMCA Humber		57,000		57,000
St George's Crypt, Leeds		28,000	17,000	45,000
Young Devon, (Ilfracombe & Totnes		48,120		48,120
Ovo Foundation Rock Trust		40,800		40,800
St Christopher's Fellowship Cornock Taylor		-	32,000	32,000
St Christopher's Fellowship Knowland House		-	43,000	43,000
Shelter Community		-	75,000	75,000
Young Futures		-	22,300	22,300
Look Ahead		-	120,000	120,000
DePaul UK		88,300	11,700	100,000
StreetSmart		120,000		120,000
LightHouse		75,000		75,000
Emergency Appeal 20/21			1,016,649	1,016,649
East Street Mews			17,516	17,516
City YMCA			450,000	450,000
Small One Off Grants 19/20		3,390		3,390
		-		-
Total Grants		535,610	1,805,165	2,340,775
Support costs		321,900		321,900
Returned grants		(175,000)		(175,000)
TOTAL		682,510	1,805,165	2,487,675

LandAid Charitable Trust Limited
(Limited by Guarantee)
Notes to the Financial Statements (continued)
For the year ended 31st March 2021

	Unrestricted Funds	Restricted Funds	Total 2020
	£	£	£
For the year ended 31st March 2020			
<i>Grants payable to Institutions:</i>			
Extern Supporting Communities, Belfast (part 2)	60,000	-	60,000
Local Solutions	75,000	-	75,000
Women Centre	58,000	-	58,000
St Basils Youth Voice project, England wide remit 2019/2020	15,000	-	15,000
YMCA Lincolnshire	75,000	-	75,000
Harp Southend	75,000	-	75,000
1625 Independent People, Bristol	21,583	-	21,583
New Horizon Youth Centre	46,000	-	46,000
Homeless Link	14,250	-	14,250
Fat Macy's	100,000	-	100,000
OVO Foundation	50,000	-	50,000
StreetSmart	100,000	-	100,000
<i>Total Grants</i>	<u>689,833</u>	<u>-</u>	<u>689,833</u>
Support costs	333,023	-	333,023
Returned Grants	(402,060)	-	(402,060)
TOTAL	<u><u>620,796</u></u>	<u><u>-</u></u>	<u><u>620,796</u></u>

LandAid Charitable Trust Limited
(Limited by Guarantee)
Notes to the Financial Statements (continued)
For the year ended 31st March 2021

	Total 2021	Total 2020
4c Governance costs		
Unrestricted funds		
Audit - LandAid charity - Audit fee	8,327	5,731
- LandAid charity - under provision for prior year	4,711	1,535
- LandAid Functions - Audit fee	4,530	4,339
- LandAid Functions - under/(over) provision for prior year	400	678
Accountancy - LandAid charity	-	1,500
- LandAid Functions	-	-
TOTAL	17,968	13,783
	Total 2021	Total 2020
4d Support costs		
Unrestricted funds		
Wages and salaries	658,907	676,259
Recruitment expenses	9,142	6,805
Consultancy fees	10,093	33,585
Marketing	12,244	19,468
Miscellaneous	837	22,436
Office supplies	566	2,246
Rent and service costs	42,632	41,022
Insurance	3,638	3,031
Bank charges	1,566	2,494
IT expenses	1,097	10,855
Governance costs	17,968	13,783
HR Expenses	5,121	5,051
Training	9,594	8,442
Depreciation	4,973	6,234
Tax Charge	17,726	-
Movement on bad debt provision	(8,719)	(9,501)
TOTAL	787,385	842,210

4c

LandAid Charitable Trust Limited
(Limited by Guarantee)
Notes to the Financial Statements (continued)
For the year ended 31st March 2021

4d Support costs (continued)	2021 £	2020 £
Allocated, on the basis of estimated time spent, to:		
Direct fundraising	256,488	282,162
Fundraising events	198,517	227,025
Charitable activities	314,654	333,023
TOTAL	769,659	842,210

5 Staff Costs

a) Analysis of total employee costs	2021 £	2020 £
Salaries and wages	562,632	586,389
Social security costs	52,734	54,513
Recruitment costs	9,142	6,805
Settlement costs	7,667	-
Pension costs:		
Defined contribution schemes	32,452	35,357
	664,627	683,064

b) Employee costs

The number of employees whose emoluments exceeded £60,000 were:

	Group 2021	Group 2020
£60,001 -£70,000	-	1
£80,001 - £90,000	1	1

The pension contribution for these employee's under defined contribution schemes was £8,206 (2020: £12,072).

c) Average monthly number of employees

	Group 2021	Group 2020
Office and management	14	15

d) Trustees and key management personnel

No trustee received remuneration during the year (2020: nil) and no Trustees received any reimbursed expenses (2020: nil).

Key Management Personnel include the Trustees and 4 members of the senior management team. The total remuneration received by Key Management Personnel was £270,791 (2019: £277,561). Pension contributions relating to senior management were £16,819 (2020: £17,328).

There are no employees within LandAid Functions.

LandAid Charitable Trust Limited
(Limited by Guarantee)
Notes to the Financial Statements (continued)
For the year ended 31st March 2021

6 Tangible Fixed Assets

**Computer
equipment
Group & Charity**

	£
Cost	
At 1 April 2020	24,303
Disposals	(7,152)
As at 31 March 2021	<u>17,151</u>
Depreciation	
At 1 April 2020	13,864
Depreciation charged in the year	4,974
Disposal	(7,152)
As at 31 March 2021	<u>11,686</u>
Carrying amount	
As at 31 March 2021	<u><u>5,465</u></u>
As at 31 March 2020	<u><u>10,438</u></u>

7 Investments

	Group 2021	Group 2020	Charity 2021	Charity 2020
Investment in LandAid Functions Ltd (note 7a)	-	-	2	2
	<u>-</u>	<u>-</u>	<u>2</u>	<u>2</u>

7a LandAid Functions Limited

The Charity owns the whole of the issued ordinary share capital of LandAid Functions Limited. The company is incorporated and registered in England and Wales, registration number: 02012882, and covenants its taxable profits to the Charity by Gift Aid. The principal activity of the company is to organise charity fundraising events on behalf of its parent company.

A summary of LandAid Functions Limited's trading results are shown below:

Statement of income and retained earnings	2021	2020
	£	£
Turnover	54,225	122,415
Cost of sales	<u>-</u>	<u>(24,566)</u>
Gross profit	54,225	97,849
Administration expenses	<u>(5,261)</u>	<u>(5,322)</u>
Profit	<u><u>48,964</u></u>	<u><u>92,527</u></u>
Tax on profit on ordinary activities	(17,725)	-
Retained earnings brought forward	92,529	79,655
Donation to parent charity	-	(79,655)
Retained earnings carried forward	<u><u>123,768</u></u>	<u><u>92,527</u></u>
Balance Sheet		
Current assets		
Debtors	140,220	154,586
Cash at bank	<u>40,841</u>	<u>7,193</u>
	<u><u>181,061</u></u>	<u><u>161,779</u></u>
Current liabilities		
Creditors	<u>(57,291)</u>	<u>(69,250)</u>
Net Assets	<u><u>123,770</u></u>	<u><u>92,529</u></u>
Called up share capital	2	2
Retained earnings	<u>123,768</u>	<u>92,527</u>
Shareholder funds	<u><u>123,770</u></u>	<u><u>92,529</u></u>

LandAid Charitable Trust Limited
(Limited by Guarantee)
Notes to the Financial Statements (continued)
For the year ended 31st March 2021

8	Financial instruments	Group 2021 £	Group 2020 £	Charity 2021 £	Charity 2020 £
	Carrying amount of financial assets				
	Debt instruments measured at amortised cost:				
	Trade and other receivables - maturity within one year	148,310	373,887	136,670	301,527
	Carrying amount of financial liabilities				
	Measured at amortised cost:				
	Trade and other payables - maturity within one year	1,424,572	1,715,202	1,534,105	1,777,427
		<u>300,455</u>	<u>391,086</u>	<u>274,265</u>	<u>304,176</u>
9	Debtors	Group 2021 £	Group 2020 £	Charity 2021 £	Charity 2020 £
	Trade debtors	11,640	72,360	-	-
	Other debtors	136,670	301,527	136,670	301,527
	Prepayments & accrued income	152,145	17,199	137,595	2,649
		<u>300,455</u>	<u>391,086</u>	<u>274,265</u>	<u>304,176</u>
10	Creditors: Amounts falling due within one year	Group 2021 £	Group 2020 £	Charity 2021 £	Charity 2020 £
	Trade creditors	21,151	2,208	21,151	2,208
	Amounts owed to group undertakings	-	-	114,027	67,675
	Other creditors - Grants payable	1,385,049	1,678,050	1,385,051	1,678,050
	Taxation and social security	37,398	20,234	14,658	16,584
	Accruals & deferred income	48,420	95,091	13,870	29,494
		<u>1,492,018</u>	<u>1,795,583</u>	<u>1,548,757</u>	<u>1,794,011</u>
10a	Deferred income	Group 2021 £	Group 2020 £	Charity 2021 £	Charity 2020 £
	At 1 April	60,150	5,395	-	395
	Released in the year	(30,100)	(5,395)	-	(395)
	Deferred in the year	-	60,150	-	-
	At 31 March	<u>30,050</u>	<u>60,150</u>	<u>-</u>	<u>-</u>

LandAid Charitable Trust Limited
(Limited by Guarantee)
Notes to the Financial Statements (continued)
For the year ended 31st March 2020

11 Capital and reserves

The company is limited by guarantee and does not have share capital. Each member gives a guarantee to contribute a sum, not exceeding £1, to the company should it be wound up. At 31 March 2021 there were 14 members (2020: 15).

12 Analysis of Group Net Assets between Funds

31 March 2021	Restricted Funds	Designated Funds	Unrestricted Funds	Total Funds
	£	£	£	£
Tangible assets				
Fixed assets	-	-	5,465	5,465
Net current assets	558,072	-	1,295,819	1,853,891
	<u>558,072</u>	<u>-</u>	<u>1,301,284</u>	<u>1,859,356</u>
31 March 2020	Restricted Funds	Designated Funds	Unrestricted Funds	Total Funds
	£	£	£	£
Tangible assets				
Fixed assets	-	-	10,438	10,438
Net current assets	860,962	-	1,158,184	2,019,146
	<u>860,962</u>	<u>-</u>	<u>1,168,622</u>	<u>2,029,584</u>

Within the Unrestricted Funds the amount of £156,992 (2020: £92,527) relating to LandAid Functions.

13 Statement of Funds - Group and Company

	1st April 2020	Incoming Resources	Outgoing Resources	Fund Transfers & losses	31st March 2021
	£	£	£	£	£
Restricted Funds					
LandAid House - City YMCA	193,372	139,500	(450,000)	117,128	-
LandSec (Leeds any project)	3,000		(3,000)		-
Property Race Day	96,075	7,850			103,925
Knight Frank - via Aviva	50,000			(50,000)	-
StreetSmart	298,000	100,000	(198,000)	(100,000)	100,000
Fundraising income from sleepout (Live and work)	40,515	36,958		(5,175)	72,298
Cambridge Sleepeasy	10,000	250		(5,000)	5,250
M7	50,000			(50,000)	-
Segro (Look Ahead)	120,000		(120,000)		-
Story of Christmas (Look Ahead)		45,000			45,000
First Step Appeal		109,591			109,591
Fundraising income from sleepout (Regions)		122,008			122,008
Emergency Fund Appeal		864,909	(1,016,649)	151,740	-
EastStreet Mews			(17,516)	17,516	-
Total Restricted Funds	860,962	1,426,066	(1,805,165)	76,209	558,072
Total Unrestricted Funds	1,168,622	1,409,732	(1,200,861)	(76,209)	1,301,284
Total Funds	2,029,584	2,835,798	(3,006,026)	-	1,859,356

Restricted Funds

Property Race Day

Property Race Day fund are restricted, the amount raised by the event will help create a home for young people leaving the care system.

StreetSmart

Donations received from StreetSmart is for a variety of projects across the UK, creating safe, secure accommodation for young people experiencing homelessness.

Live and Work project

The amount raised from Birmingham sleepout is restricted to the Live and Work project.

Cambridge Sleepeasy

Sponsorship for this event is restricted to a project in Cambridge.

Story of Christmas (Look Ahead)

Donation received from Story of Christmas is restricted to a project with Look Ahead, which will create a home for seven vulnerable

First Step Appeal

Donations received for the First Step Appeal is restricted, this is a new appeal to fund eight emergency accommodation across England, providing homeless young people their first step out of homelessness.

Regions - SleepOut

Fundraised income from the sleepout is restricted to projects in the Midlands, Northwest, Southwest & Wales, Yorkshire, London

Transfer and Losses

Streetsmart, Knight Frank and M7 transferred their funds to the Emergency fund appeal.

Unrestricted reserves we used to top up the LandAid House project.

LandAid Charitable Trust Limited
(Limited by Guarantee)
Notes to the Financial Statements (continued)
For the year ended 31st March 2021

13 Statement of Funds - Group and Company (continued)

For the year ended 31st March 2020

	1 st April 2019	Incoming Resources	Outgoing Resources	Fund Transfers & losses	31 st March 2020
	£	£	£	£	£
Restricted Funds					
LandAid House	188,372	5,000			193,372
Rampworx	10,000			(10,000)	-
Renew Leeds	3,000				3,000
Hope into Action	15,000			(15,000)	-
Property Race Day	14,000	96,075		(14,000)	96,075
Osborne Clark (16-25 Independent)		12,007		(12,007)	-
Amber Foundation (Paragon)		16,549		(16,549)	-
Knight Frank - via Aviva	50,000				50,000
Eaststreet Mews		17,516		(17,516)	-
StreetSmart		300,000		(2,000)	298,000
St Basils (Live and work)		40,515			40,515
Cambridge Sleepeasy		10,000			10,000
M7		50,000			50,000
Segro (Look Ahead)		120,000			120,000
Total Restricted Funds	280,372	667,662		(87,072)	860,962
Total Unrestricted Funds	155,862	2,148,461	(1,222,773)	87,072	1,168,622
Total Funds	436,234	2,816,123	(1,222,773)	-	2,029,584

LandAid Charitable Trust Limited
(Limited by Guarantee)
Notes to the Financial Statements (continued)
For the year ended 31st March 2021

14 Related Party Transactions

The charity has a close working relationship with the British Property Federation (BPF) within whose offices its own office is situated. The BPF provides this office space and offers additional logistical and office services for an annual service charge of £38,199 (2020: £41,022) including VAT and promotes the work of the charity.

The Trustees and their companies donated a total of £285,116 to LandAid Charitable Trust in the year (£231,654 in 2019/20). LandAid Functions also received £20,000 of events and sponsorship income from the Trustees and their companies (£27,000 in 2019/20).

15 Reconciliation of net incoming resources to net cash inflow from operating activities

	2021	2020
	£	£
Net (Outgoing)/ Incoming resources for the year	(170,229)	1,593,350
Depreciation charges	4,974	6,075
Interest received	(8,396)	(968)
Loss on investments		
(Increase) in debtors	90,631	(266,386)
Increase in creditors (excluding bank loan)	(303,565)	(1,031,285)
Net cash (outflow)/ inflow from operating activities	<u>(386,585)</u>	<u>300,786</u>

16 Pension Scheme

The Charity operates a defined contribution pension scheme on behalf of certain employees. The assets of the scheme are held separately from those of the company in an independently administered fund. The outstanding commitment for contributions due under this scheme as at 31 March 2021 is £4,920 (2020: £4,940).

17 Agency Transactions

In accordance with the SORP, agency transactions are excluded from the accounts.

The amounts excluded are as follows:

	2021	2020
	£	£
Income	107,582	-
Expenditure	-	-
	<u>107,582</u>	<u>0.00</u>

LandSec

Landsec is a property company that creates places that make a lasting positive contribution to communities and our planet. Landsec is a LandAid Strategic Partner. LandAid manages a Landsec grants programme under a management agreement. The decisions regarding the projects supported through this programme are made by the trustees of Landsec. Therefore SORP requires these transactions to be treated as agency transactions. At the balance sheet date the charity held £107,582 (2020: £nil) which it had received from Landsec, but not yet spent on projects approved by Landsec.

Accordingly, in line with the Statement of Recommended Practice ("SORP") on charity accounts the transactions related to the above funding requires that they are treated as having been received by the charitable funds as an agent, and in line with the SORP these transactions are recognised in neither the Statement of Financial Activities nor the balance sheet of the charitable funds. Details of those transactions are set out in this note above.