



## **LandAid Charitable Trust Limited**

**(Limited by Guarantee)**

### **Annual Report and Consolidated Financial Statements**

**for the year ended**

**31st March 2025**

**Company number: 02049135**

**Charity number: 295157**

**LandAid Charitable Trust Limited**  
**(Limited by Guarantee)**  
**DIRECTORS and OFFICERS**  
**For the year ended 31st March 2025**

<b>Directors and Trustees:</b>	Neil Slater, Chairman Gillian Bowen Andrew Gulliford Susan Hickey Dan Hughes Apwinder Foster Olivia Harris Gemma Kataký Melanie Leech, CBE Joanne McNamara Claire Milton Scott Parsons David Partridge Richard Rees Nick Sanderson Damian Wild	Resigned 28 May 2025 Resigned 18 March 2025  Appointed 28 May 2025 Appointed 28 May 2025    Appointed 28 May 2025      Appointed 28 May 2025
<b>Chief Executive:</b>	Paul Morrish	
<b>Charity Number:</b>	295157	
<b>Company Number:</b>	02049135	
<b>Registered Office and Principal Address:</b>	4th Floor 55 Baker Street London W1U 8AN	
<b>Website:</b>	www.LandAid.org	
<b>Bankers:</b>	Bank of Scotland plc 33 Old Broad Street London EC2N 1HZ  Lloyds plc 98 Victoria Street London SW1E 5JL	
<b>Auditors:</b>	Moore Kingston Smith LLP 9 Appold Street London EC2A 2AP	
<b>Legal Advisers:</b>	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 business community, the property industry, to help tackle this single issue, creating a unique corporate movement for social change. Working exclusively with companies involved in every aspect of property and the built environment, 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.

According to youth homelessness charity Centrepoin, in 2023 to 2024, 118,000 young people aged between 16 and 25 across the United Kingdom sought individual help from a local council as they were homeless or at risk of homelessness. This represents another year-on-year increase, a pattern seen in each of the last seven years, this year rising by 10%. Many of these young people will be sleeping on people's floors or in inadequate and overcrowded accommodation but a small number will find themselves sleeping rough and, worryingly, there has been a steady increase in that number specifically.

Homelessness does not affect all young people equally – young women, young people from BAME communities, 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, and access to work, training and education. Working with leading charities across the UK, LandAid's ambition is to help address these needs.

### **Our short term and longer term aims and objectives**

Our new strategy for the period through to 2029 was launched in June 2024 and set out a clear ambition to build on our achievements over recent years by having a positive impact on the lives of 10,000 young people experiencing or at risk of homelessness, and to create £150m in social value.

Our focus will be on providing and enabling access to safe and affordable homes; on providing employability support; and on developing a range of other programmes designed to provide real benefit and impact on young people's lives. We are also keen to develop our work in influencing both policy and practice, using the learning from our funded programmes and our charity partners.

You can read more about our ambitions and plans here: <https://www.landaid.org/about-us/our-vision-mission-values/ending-youth-homelessness-landaid's-plan-2024-2029/>.

### **Achieving our aims**

As a charitable foundation supported by the property and built environment industry, LandAid:

1. Offers financial support through grant programmes 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.
3. Provides mechanisms by which companies can offer discounted products and services to youth homelessness charities and those young people they serve.

Our grant-making is enabled through fundraising activity with and by our industry partners, as well as by corporate donations made to LandAid. We are supported by six regional and national boards as well as by networks and groups we have established to promote our work and deepen our engagement across the industry. These networks also help promote pro bono opportunities.

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Increasingly, we look to additional and alternative means to engage our industry in tackling youth homelessness, complementing our primary funding and pro bono activities. These include exploring means of introducing social investment from the property industry to youth homelessness charities and testing sector-specific initiatives such as our work with the Build to Rent sector.

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 seven 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.

We have also put significant effort into developing our social value reporting, putting in to practice our Social Value Calculator, which we developed in conjunction with the Housing Associations' Charitable Trust (HACT). We discuss this further in the *Social Impact & Social Value* section below.

### **Our grant making policy and how it contributes to our aims**

We work closely with the Grants & Impact Committee, our board, and with external partners to ensure that our grant making policy and delivery plan are fit for purpose, realistic and achievable.

Specifically, we try to ensure that our work reflects broader initiatives and approaches to tackling youth homelessness. Our delivery plan, for example, aligns with the Positive Pathway for young people facing homelessness<sup>1</sup>, a first in UK grant-making, and illustrates where in the pathway LandAid's contributions are being targeted.

We recognise the particular challenges and needs facing those young people experiencing homelessness who identify as LGBTQ+, who are female, and/or are from black, minority and other ethnic communities, and increasingly try to award grants to projects that support those groups.

With the appointment of a new Head of Grants, we will be undertaking a comprehensive review of our approach to grant-making and our grants policy. This will provide a proper underpinning to our gradual transition to becoming a funder of a range of solutions and approaches that tackle youth homelessness over and above our traditional capital-grant funding. The review will also ensure that our funding decisions respond more effectively to regional variations and needs, and to the needs of specific and more marginalised communities of young people such as those from black and minority communities, young women, and young people who are LGBTQ+.

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<sup>1</sup> <https://stbasils.org.uk/about-us/the-positive-pathway>

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## ACHIEVEMENTS AND PERFORMANCE

### Review of progress against objectives

It has been a challenging year for LandAid. In common with many charities across the country and our industry partners too, we have found raising income especially difficult, and, as a consequence, we have struggled to deliver all of the impact we planned to achieve in the first year of our new strategy. Indeed, fundraising was so challenging that we were forced to restructure the team – a process that led to the team contracting by a third. The prospects are looking more positive for 2025-26, but the environment remains tough for all those involved in our work.

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

Objective	Success	
Have a positive impact on the lives of 1,819 young people affected by homelessness		We impacted a total of 1,469 young people from direct grants, a shortfall against our targets (-19%). The number of young people impacted from Pro Bono and other indirect support is not included in this total.
Support 200 young people through our employability programmes		We supported 143 young people through our employability programmes (-28% vs. target) and will be ramping this work up in 2025-26 through our Employability fund as described below in <i>Our Impact this Year</i> .
Deliver around £27.7m in social value		We funded projects around the UK that are expected to deliver £25,977,371 in social value (-6% vs. target)
Broker £1m of pro bono support a year for UK charities by March 2024		We improved our record-breaking 2023/24 pro bono target, brokering support for 60 projects across 53 charities from 31 companies and recording an equivalent market value of £1,061,647.
Develop a place-based approach to our work.		With more limited resource than expected, we had to prioritise other areas of work during 2024-2025. This area remains a strategic priority and one we expect to launch now in 2026-2027.
Raise £5.6m in 2024-25		We raised just under £4.5m in gross income (£3.4m in cash and £1.1m in pro bono value donated) which was slightly down on the prior year and on our expectations for the year.
Broker at least £4.5m of value through other strategic corporate donation initiatives		Through Vodafone's 'charities.connected' programme we donated nearly 44,000 SIM cards at a value of £5,250,000. Working with Computers 4 Charity we helped pass on cleaned and wiped digital kit worth over £130,000 to UK youth homelessness charities.
Secure donations of at least £150k in professional services for LandAid		We were generously gifted over £262,000 in professional services.
Enhance staff effectiveness, wellbeing, and motivation		Staff effectiveness has been maintained following the restructure, but wellbeing and motivation both dipped as reported through monthly Pulse surveys and our 2025 Engagement Survey. We continue to work on programmes and initiatives supporting effectiveness, wellbeing, and motivation including a new career progression pathway for all staff, an enhanced benefits programme, and a new staff forum.

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## Our impact this year

### Grant-making

During the course of the FY we concluded our previous strategic cycle with funds awarded in June contributing to the goal of delivering over 1,000 bedspaces for young people facing homelessness. From July onwards, all grant funding was focused on delivering our new strategy so the financial year straddles two different strategies and two impact methodologies. Our first focused on bedspaces, our second on young people impacted.

While we met our ambitious target for our 2020-2024 strategy, we did not meet our target for the first year of our new strategy – to impact the lives of 1,618 young people. The reasons for this shortfall were as follows:

- We raised less money than expected with approximately £730,000 less for grant-making
- We increased our reserves provision in the year from £250,000 to £600,000 effectively reducing available funds in the year by £350,000
- Some funds raised in the year (c.£100,000) were held for the current year
- The distribution of funding awarded was weighted more to higher cost housing and employability projects and less to our lower-cost Foundations to Grow projects, meaning fewer young people were impacted per pound than planned.

The following table shows the number of grants made over the past four years, the total funds awarded, the average grant made, and the resulting bedspaces funded (up to 2024-25) as well as the total number of young people impacted in this current year, and the estimated social value delivered.

The 64 grants awarded in 2024-25 totalled £1,355,004 with the average grant totalling £21,172. The grants will impact the lives of 1,469 young people, delivering an estimated social value of just under £26,000,000.

	2021-2022	2022-2023	2023-24	2024-25
Number of grants	25	41	69	64
Grants awarded (£)	£1,363,827	£1,423,035	£2,216,678	£1,355,004
Average grant	£54,553	£34,708	£32,126	£21,172
Bedspaces provided	65	474	371	
Young People impacted				1,469
Social Value delivered				£25,977,371 (est)

The grants data for the financial year 2024-25 broken down between the two strategic cycles is shown below:

	2024-25 Old Strategy	2024-25 New Strategy
Number of grants	11	53
Grants awarded (£)	£242,281	£1,112,723
Average grant	£22,026	£20,995
Young People impacted	201	1,267
Social Value delivered	£3,973,968 (est)	£22,003,403 (est)

Social value is calculated on an individual grant basis, taking into account the number of young people supported by the grant, the type of support provided by the grant and the social value attributed to the type of support per young person. LandAid uses the widely respected approach to social value measurement developed by HACT, a leading expert in the field. You can find out more about how we calculate social value on our website: <https://landaid.org/our-impact/our-approach-to-impact/>.

# **LandAid Charitable Trust Limited (Limited by Guarantee) Trustees' Report For the year ended 31st March 2025**

## **Supporting young people into meaningful work**

Our work providing opportunities for employment to young people with lived experience of homelessness has continued with support from the Founding Partners of our Employability Programme – SEGRO, Landsec and Hilton UK Foundation. We have maintained joint funding for four pilot employability projects with charity partners across the UK, as well as funding programmes at one additional charity partner, Circle Collective. In total, we impacted the lives of 143 young people through our employability grants and delivered social value of approximately £3,174,000.

We are reaching the conclusion of the employability research project, which has included a literature review and interviews with corporate supporters, charity partners and young people. The research will be used to inform the grant making criteria for LandAid's forthcoming Employability Fund, providing sustainable routes out of homelessness for young people and into training and employment.

## **Developing innovative solutions to youth homelessness with the Build to Rent sector**

We continued to work with the Build to Rent sector to allocate small numbers of homes at heavily discounted rents, and for fixed terms, to charity partners for the young people they support. During 2024-2025, we secured an additional four homes, bringing the total occupied to 12. We have also secured pledges for at least five more homes which are yet to be fulfilled.

Through our partnership with Co-Op, four empty residential flats in Hertfordshire (in Hertford & Barnet) are undergoing refurbishment and will be handed over to charity partner One YMCA this summer. These homes will be able to provide accommodation to up to 11 young people.

## **Partnership Refugee Rent Deposit Scheme in the UK**

LandAid has continued its involvement in the Refugee Rent Deposit Scheme consortium (led by MTVH Migration Foundation and including the British Red Cross, City Bridge Foundation, the Tenancy Deposit Scheme (TDS), and the TDS Charitable Foundation). Delivery has been led by BEAM and to date 34 participants have been supported by the scheme and 10 households have received a rent deposit.

We contributed funding to the project (£86,645) that had been gifted to us with a restriction that it be used to support Ukrainian refugees, and while honouring that donor request, we have seen the project as an opportunity to learn valuable lessons around the development and deployment of rent deposits.

## **Social Impact & Social Value**

While we have traditionally measured our success through the number of bedspaces delivered, and while we will continue to do so, we recognise that our social impact is significantly greater than a simple count of the volume of accommodation provided. Many of our corporate supporters are similarly looking at their social impact and value more thoughtfully and expect LandAid to tell a richer story about our impact than we have previously done.

We continue to develop our social value methodology ensuring that we can provide donors and others with data on both the savings to the public purse as a result of our work, but also on the wellbeing measures of our investments on the lives of those young people we support. We are now asking charities applying for funds to predict the estimated social value of the funding we might provide, which is then compared with the actual social value as measured through the grant's life cycle.

Our ambition for the entire strategic cycle, through to 2029, is to deliver £150m in social value. In the year to March 2025, we funded and enabled impact that we estimate will contribute social value of just over £22m, compared to a target of £24m, meaning we are broadly on track at this point.

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

# LandAid Charitable Trust Limited (Limited by Guarantee) Trustees' Report For the year ended 31st March 2025

## Pro Bono Programme

In the 2024/25 financial year, for the second year in a row, the LandAid Pro Bono programme brokered over £1m of donated professional services from the property industry to UK charities.

During the year:

- 31 companies provided charities with professional services for free.
- 53 charities were supported by those companies to deliver 60 individual projects.
- A total of £1,061,647 and 2,680 hours of pro bono support was provided to charities, taking the total delivered since 2020/21 to over £3.2 million and 8,800 hours.

Last year saw us work on a range of new initiatives designed to improve programme efficiency and accessibility, both for our corporate and our charity partners. Importantly, significant work has been undertaken to increasingly focus the programme on engaging LandAid's network of corporate partners and provide them with a more holistic relationship with the charity. Work is also ongoing for the services brokered to increasingly focus on supporting charity partners working towards LandAid's core mission of ending youth homelessness.

The programme continued to be funded by three of our original four founding partners (CBRE, JLL and Savills), together with a fourth partner in Lendlease who stepped in to replace Newcore Capital after they declined to extend their programme funding for a fourth year. Work was also undertaken to align the programme with the new partnerships model and from the 2025/26 financial year, it will be funded through the core contributions of our corporate partners.

## Partnership with Vodafone

Our partnership with Vodafone as part of their '[charities.connected](#)' programme designed to help end digital exclusion, has resulted in 43,760 free SIM cards being donated to UK youth homelessness charities, at a value of £5,251,200<sup>2</sup>. The SIM cards provide free calls and data for people facing homelessness and offer an extraordinary lifeline to those most in need. Work to support the programme included contributing content to Vodafone's own promotional efforts, as well as delivering a range of communications to LandAid's charity partners to encourage take up of the offer.

## Partnership with Computers 4 Charity

This year our partnership with Computers 4 Charity has seen significant growth; with 363 laptops and 23 desktop computers, with a combined value of £131,650<sup>2</sup>, refurbished, updated and passed onto 12 different youth homelessness charities. In addition to the impact this will have on the beneficiaries, and by giving equipment a second life, we've helped to save over 60,000kg of CO2 emissions. This is largely due to our engagement with members of the Property IT Directors' Forum during 2024/25.

## Donated Services

As well as facilitating free advice on behalf of other charities, LandAid has received significant free advice and support from the following companies and individuals: Redwood Consulting, J2, DS.Emotion, Holistic Insight, Meeting Place, Abierto, EG, Property Week, and Place North. The value of these pro bono services in support of LandAid totals £262,838 and 265 hours of time donated.

Furthermore, and of particular note, has been the support we have received again from Knight Frank who have very generously provided outstanding workspace and office facilities to our team in their Baker Street head office. You can find out more about our comms and media support we have received in the *Engaging our supporters* section below.

<sup>2</sup> The value generated through our partnerships is not included as Income in the Financial Statements in line with SORP requirements.



# LandAid Charitable Trust Limited (Limited by Guarantee) Trustees' Report For the year ended 31st March 2025

## Our fundraising this year

Overall, fundraising was challenging this year and income was down on expectations. We had budgeted income of £4.6m but only raised £3.4m. In large part, our fortunes reflected a difficult environment for our supporters with the extended gap between the Election and the Autumn Budget affecting sentiment, which was further impacted by the Budget itself. We found that not only was it more difficult to raise funds, but as businesses struggled themselves, it was harder to engage participants in our headline events.

## Partnerships

Our previous partnership model built around Foundation Partners (£10,000+) and Strategic Partners (£30,000+) tiers played a vital role in establishing a strong base of support across the property industry.

However, the model had remained largely unchanged for over 16 years, with the core funding ask staying the same throughout. In light of the rising scale of youth homelessness and our ambitious new strategic goals, we began to refresh our approach. The updated model moves away from a transactional, 'membership' style of partnership towards deeper, more holistic relationships built on long-term, unrestricted support and shared impact.

Our new partnership model, fully launched in April 2025, will encourage multi-year commitments, increase flexibility in how funds are used, and offer more meaningful opportunities for partners and their employees to engage with our mission to end youth homelessness. The LandAid Partnership model introduces two new tiers of donor: Cornerstone Partners (donating at least £20,000) and Impact Partners (donating £50,000 or more). This is designed to provide a clearer framework for partnership and engagement, allowing the flexibility to build bespoke relationships tailored to each partner's ambitions and values. It also recognises the increase in costs for charities tackling youth homelessness since our old Foundation Partner model was launched over 12 years ago with a donation level that hadn't changed since then of £10,000.

At the end of 2024-25, LandAid had 8 Impact Partners and 25 Cornerstone Partners, with a further 18 Partners in the process of transitioning to our new model. At the same time there are approximately 23 Corporate Supporters, as well as organisations supporting LandAid via donations and general fundraising and/or free property advice. A list of all supporters is included at Appendix 1.

Partnerships with StreetSmart, CBRE, Avison Young, SEGRO and Landsec have provided significant financial support, and impact, to specific LandAid projects. We also received donations totalling over £350,000 from the dormant 'legacy' funds held by 2 of our corporate partners, in compliance with rules set out in RICS' Client Money Protection Scheme.

## Events

The 2024/25 financial year was a year of innovation and exploration for LandAid Events. It served as an opportunity for new initiatives while continuing to deliver our flagship events. As with any year of development, there were both successes and valuable learnings. Our four flagship events this year were: The LandAid Big Quiz, The LandAid Trek, The LandAid Gala Dinner, and The LandAid SleepOut. We piloted two new event formats and chose to pause The LandAid 10K, following a decline in participation and fundraising in 2023.

### The LandAid Big Quiz

Following the success of regional quizzes such as The Yorkshire Ambassador Quiz, we launched The LandAid Big Quiz with the aim of replicating this engagement across multiple regions. The event was well-received by participants and garnered positive post-event feedback. However, challenges included securing corporate sponsorship, reaching team participation targets, and establishing a strong fundraising connection with attendees. We raised £16k and gained important insights to shape future LandAid events.

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## The LandAid Trek

The LandAid Trek marked the second new addition to our events calendar this year and delivered several promising outcomes. While the initial income target proved overly ambitious, we cautiously reforecasted to £94,000 — a goal we ultimately exceeded. With 125 participants across both physical and virtual treks and support from 26 companies, the event raised £97k. The Trek demonstrated significant potential for growth, and we have gathered valuable learnings to strengthen and expand the event in future years.

## The LandAid Gala Dinner

Our 2024 Gala Dinner embraced an Olympic theme in honour of the Summer Games and welcomed distinguished Olympians including Daley Thompson CBE, Rebecca Adlington, Colin Jackson CBE, and James Guy. Building on the momentum of 2023, the event sold 36 tables and 360 guests attended. We partnered with Snook Events, whose professional management elevated the experience. The Gala raised £109k — an increase of over £50,000 in gross income year-on-year — cementing its place as a highlight in our event calendar.

## The LandAid SleepOut

We entered 2025 with ambitious targets for the SleepOut, aiming to raise £1 million and expanding to an eighth regional location in Liverpool. Although internal and external factors, including event fatigue, impacted performance, the SleepOut still emerged as our second most successful SleepOut, raising £699k. Over 1,200 participants took part across all eight locations. The insights from this year will inform our planning for LandAid's 40th anniversary and support the continued growth of this important campaign.

We have been delighted to see another increase in the volume of 'Supporter Events' in 2024/25 organised by our partners and supporters in which LandAid is the benefitting charity. A huge thank you to all of those who dedicated time and effort raising funds for our work in this way.

Abrdn 5k  
ActivumSG fundraiser for LandAid  
Albanwise Great Friday Bake Off  
Albanwise Ltd LandAid Charity Walk  
Albanwise Ltd Skydive for LandAid  
Amy Harrison Marathon For LandAid  
Associated Architects Steptember Walking Challenge  
Avison Young Fantasy Football Fundraiser  
BCLP Great South Run for LandAid  
BPF Annual Dinner  
Brave Corp - Culture First: Leading the Way in Commercial Real Estate  
Cambridge Contractors vs Consultants Hockey Match for LandAid  
Cambridge Half Marathon 2025  
Carter Jonas Business Fives 5-a-side  
COEL vs Carter Jonas Cricket Day  
Construction Rocks  
Contractors vs Consultants Hockey Match  
Coyote poker  
Cushman & Wakefield LandAid Charity Walk  
Cushman & Wakefield London Bridges Charity Walk  
Dalbergia's and Bricks Group Golf Day  
EG Awards

Future Living Network Brunch at MIPIM 2025  
Grafton Mont Blanc Trek Challenge  
Guinness Cycle Jersey  
HBD Edale Skyline Circular Walk for LandAid  
Industrial Open Golf Day  
Industrials REIT (Now Indurent) Source To Sea  
Inside Housing Development Awards  
Insider West Midlands Property Awards  
Joseph & Family Inflatable 5k Basildon  
La Salle Quiz Night  
Iceni Projects Cycle London to UKREiIF  
Iceni Projects LandAid Charity Walk  
Indurent Bake Sale  
LRWA Physical Challenge Week  
March Miles Madness  
Mark Bourgeois UK REiIF Concert for LandAid  
Matthew Pengilley Royal Parks Half Marathon  
Mud & Miles: Landtech's Dirty Double (Pt 1)  
Mud & Miles: Landtech's Dirty Double (Pt 2)  
Muse Big Bike Ride  
NHBC Berry Bros Partnerships Event 'Chateau de Partenariats'  
Oli Knight 100 mile bike ride for LandAid  
OMERS Christmas Jumper Day  
One Bloke: One Backpack - Walking the 135 km Norfolk Coast Path

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Pexhurst Annual Charity Golf Day  
 Prideview Cricket Tournament  
 Prologis 100 Challenge  
 Property Race Day  
 Property Sports Network - MIPIM 2025  
 Richard Roberts Great North Mud Run  
 Samantha McClary Appreciation Party  
 Savills Bake Sale Fundraiser for LandAid  
 Savills BPC - 65 Mile Isle of Wight Charity Cycle  
 Savills Oxford Charity Walk  
 Savills Sustainability Consultancy Run for LandAid

SEGRO Staff Quiz Night  
 Selborne Chambers Quiz Night  
 SLR Charity Golf Day  
 The Arch Company's Bake Sale  
 The LRWA Awards 2025  
 The Mint's Euro's Sweepstake for LandAid  
 Trident's Kickstart 2025 challenge for LandAid  
 UK Proptech Awards  
 Vesta Construction 5-a-side  
 Weaver's Yard Euro Sweepstake for LandAid  
 Will Bishop Charity Hockey Match for LandAid  
 WPA Dinner

We were extremely grateful for the outstanding efforts of some individual supporters, who took on huge challenges on behalf of LandAid. They included Icen Projects Cycle London, UKReiIF, COEL vs Carter Jonas Cricket Day, Industrials REIT (now Indurent) Source To Sea and Albanwise Ltd Skydive.

### **Regional support**

The Regional Boards have continued to strengthen their engagement and support and helped us embed our ambitions firmly within the local industry.

We are also looking to expand our coverage in the regions outside of the large cities, although this is a mid-term goal.

This year growth in our regional fundraising was maintained, in part through engagement with our own flagship events (such as the SleepOut) but also through events organised by our Regional Board members or organised by other companies and networks in support of LandAid. Notable examples included:

#### **Northwest:**

Northwest Gala Dinner	£48,312
Northwest 10K	£10,479
Pipeline Industry Guild Dinner	£2,143

#### **Midlands:**

St Modwen Run	£55,099
Commonwealth Cup	£12,815

#### **Scotland:**

Abrdn 5k	£9,159
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#### **Southwest:**

Southwest Summer Party	£18,480
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#### **Eastern:**

CVC Rugby Tournament	£4,950
Eastern Echo Awards	£3,250
Steele Bodgers	£1,100

#### **Yorkshire and Humber:**

Yorkshire Ambassador Quiz	£10,016
HBD Padel Tournament	£6,033
Yorkshire Proper Tea	£24,310

### **Engaging our supporters**

In 2024, we refined our Communications & Engagement Strategy to align with LandAid's new five-year strategy, focusing on three key pillars: Reach, Educate & Engage, and Inspire.

- To reach new audiences, we launched a targeted brand awareness campaign to support event promotion, including long-form editorial content in trade media, partnerships with industry conferences, and charity collaborations at key events.
- To educate & engage, we strengthened our evidence and insight function, integrated Salesforce across teams, and developed an impact-driven content strategy that highlights the voices of young people through case studies and storytelling.
- To inspire, we worked closely with pro bono partner J2 to refine our brand and created new communications around the launch of LandAid's five-year strategy, ensuring our messaging resonates with a broad audience.

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Our new brand video, launched in 2024, has become a valuable asset for introducing LandAid's mission to new and existing partners, enhancing engagement during presentations and outreach.

As part of our commitment to data-driven decision-making, we have embedded annual audience research into our strategy, with the next phase set for the upcoming financial year. We've also implemented an impact-focused social media content plan that puts young people's stories at the forefront.

We continue to benefit from the generous pro bono support of Redwood Consulting (media relations), J2 and DS.Emotion (creative production and strategy), and Holistic Insight (audience research and evaluation). This year, we welcomed Amy Conlock as a new freelance consultant and Meeting Place, who now host and develop our website at no cost. Their support has been instrumental in strengthening LandAid's digital presence and engagement.

In terms of data, we've made significant strides in embedding a data-driven culture across the charity:

- Dollar Handles are fully integrated into fundraising efforts and are helping us measure the impact of our work.
- Salesforce adoption has expanded, with plans to integrate finance, pro bono, and grants data in the coming year to enhance reporting and insight.

### **Ambassadors**

This year, we conducted a review of our Ambassadors Programme to evaluate its effectiveness in engaging the next generation of property professionals. While engaging with this area of the industry remains a key part of LandAid's strategy, we have seen a downturn in Ambassador engagement levels.

As a result, we are re-evaluating how we engage early-career professionals in the property industry, exploring new ways to provide value, encourage participation, and foster stronger connections between this cohort and LandAid's mission.

### **Patrons**

During 2022-23, we launched our new Patrons Network. The brainchild of former trustee and chair of the Board, Rob Bould, the Network is creating a community of senior property professionals with influence and experience, who are committed to LandAid's goals and ambitions, and are able to leverage support and impact through their own expertise and networks. Over the past two years the Network has grown in numbers and in impact. We ended 2024-25 with 86 Patrons, benefiting from invaluable insight in areas such as our Build to Rent initiative, and suggestions of repurposing old student accommodation into homes for young people in employment, training and education.

### **Tech Network**

Under the continued leadership of LandAid Trustee Dan Hughes, the Tech Network has evolved significantly over the past year. While membership growth has been modest, the Steering Group has become more focused and proactive, driving impact across key areas of work.

The network continues to focus on fundraising, pro bono support, and data, with notable progress in the Homelessness Data Lab, run by LandAid and Homewards which brings together partners from government, property, the charity sector, and technology.

From this initiative, we have also begun developing a LandAid Homelessness Data Forum, designed to tackle critical questions about youth homelessness through data-driven insights.

We extend particular thanks to Dan Hughes, whose dedication and leadership have been instrumental in advancing both the Data Lab and Data Forum, ensuring LandAid remains at the forefront of data-driven solutions for homelessness.

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## **Influencing**

As outlined in our 2024-2029 strategy, influencing and advocacy are now central to LandAid's work. We continue to use our unique position within the property industry to raise awareness of youth homelessness, influence key policy areas, and challenge misconceptions.

This year, we have:

- Supported the #PlanForThe136k campaign, raising awareness of the 136,000 young people facing homelessness in 2022-23 and calling for urgent action.
- Engaged with political parties and policymakers, including contributing to Labour Party Conference briefings and being referenced in Scottish Labour's manifesto discussions.
- Supported open letters to candidates and ministers, advocating for stronger commitments to tackle youth homelessness.
- Strengthened our Homelessness Data Taskforce, working with partners across government, the property industry, and charities to improve data coordination and insights.
- Provided input into MHCLG Homelessness Task & Finish Groups, ensuring LandAid's work contributes to discussions on youth homelessness policy.

Looking ahead, we will build on this momentum by:

- Strengthening our coalition with property industry leaders to create a unified voice on youth homelessness.
- Expanding our youth voice initiatives, ensuring young people's lived experiences shape policy discussions.
- Aligning our advocacy with industry groups to enhance policy impact and influence at both local and national levels.

LandAid's influencing work will continue to evolve, ensuring that data, evidence, and insight drive meaningful change in tackling youth homelessness.

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FINANCIAL REVIEW

Overview

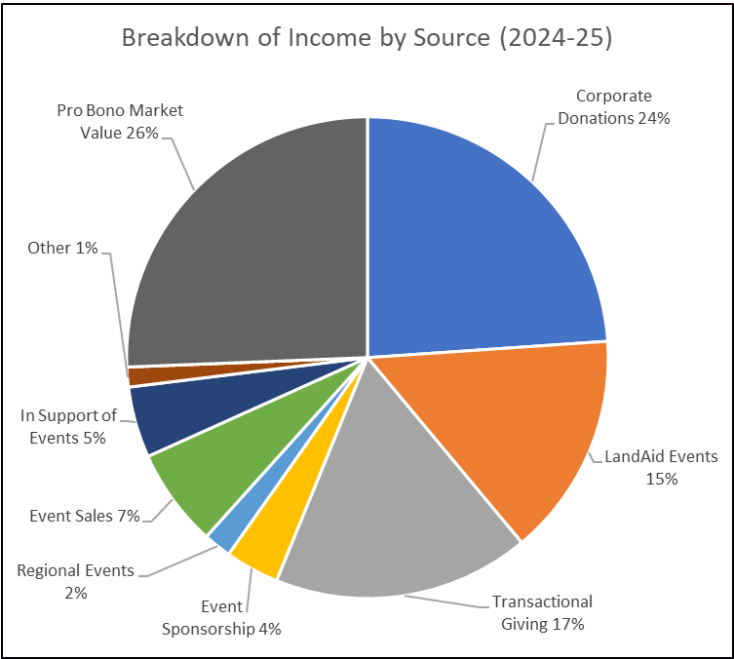
Total income for the year as reported in the Consolidated Statement of Financial Activities was £4,474,824 (£4,530,920 in 2023-24). Income from charitable activities and donations was down (6%) to £3,217,231 (£3,425,261 in 2023-24). Income from trading activities rose to £1,199,678 (£1,057,850 in 2023-24). For more information about our sources of income and performance, please see the section above, *Achievements and Performance*.

Total expenditure for the year was £4,613,357 (£4,422,079 in 2023-24, as restated), an increase of £191,278 (4%). The primary reason for the increase is the lower value of grants returned in 2024-25 partly offset by a lower number of grants awarded. Although support costs did reduce when compared to the prior year, this was primarily due to a large release in the bad debt provision. Underlying staff costs did increase year on year but with the changes to staff levels made as a result of the restructuring, the underlying run rate at the start of 2025-26 was considerably lower.

Current assets at year-end for the Group were £3,473,188, down against the 2023-24 figure of £3,935,205. Total cash at bank and in hand (including cash held in bank accounts with a 90-day or greater notice period) was £3,060,715, compared to the 2023-24 figure of £2,708,781. Debtors had decreased by £813,951 to £412,472. Total Net Assets for the Group decreased to £2,321,908, slightly down on the 2023-24 figure of £2,460,441.

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 2024-25, except for those funds designated for, or restricted to specific projects.

In terms of the breakdown of sources of income in 2024-25, 24% of income came from charitable donations from our corporate supporters and a further 15% came from LandAid fundraising events, 17% from Transactional Giving (primarily our partnership with StreetSmart). 26% was the value of time donated through LandAid to charity partners by property professionals as part of our pro bono programme. The remaining 18% came from Event Sponsorship and Sales (11%), Regional Fundraising (2%), 'In Support of' events (5%), and other fundraising (3%).



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**Note on Restated financials relating to Financial Year 2023-24**

A number of prior year adjustments have been made that reflect the removal of grants awarded that were no longer outstanding but classified as creditors at 31 March 2024 and funds classified as Restricted that had no restrictions attached.

**Factors likely to affect our performance going forwards**

As reported in prior years, the success of our strategy requires us to raise more money than ever before, to evolve our grant-funding from the straightforward provision of homes to employability and a range of other impact initiatives, and to influence policy through the effective use of data, impact intelligence and insight. And all of this must be achieved in partnership with, and is dependent upon, our industry supporters.

The principal factor affecting our performance remains, as always, the willingness and ability of our industry to support our strategy and goals. This, in turn, is impacted by the economy and the health and wealth of the real estate sector.

The industry's health impacts our fundraising both through donations and event participation. We try to ensure that our fundraising remains fresh and as tailored as possible. We have discussed elsewhere our new partnership model, and this remains an important factor in our plans for the year ahead, as does a reinvigorated events programme including a refreshed Race for LandAid event.

Our performance is of course dependent on the staff and volunteers we have at our disposal. The restructure, while painful, also allowed us to reshape some of our teams and functions, and to recruit some long-needed roles. We have developed our performance management systems over the year, introducing competencies and (in 2025-26) a career progression pathway designed to provide a framework within which our colleagues can develop professionally. All leaders and managers have completed or have nearly completed Level 3 or Level 5 ILM courses as part of our commitment to learning and development.

Again, and as referenced last year, the single factor most likely to affect our work over the coming years is the approach taken by the new Government to homelessness and housing policy generally, and to its impact on young people specifically. The Government has made welcome commitments to housebuilding but there is little reference to the needs of young people, many of whom are unemployed or on low incomes. The Government has also announced that it will publish a new national homelessness strategy which we also welcome. However, we, along with 150 other UK-based youth homeless organisations have made the case and are campaigning for dedicated reference to young people and their needs within any such strategy. We believe this to be essential as the needs and experiences of young people are qualitatively and objectively different from those of older adults and families. We continue to seek a specific 'chapter' on youth homelessness within the strategy.

**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 areas of risk we focused on mitigating during 2024-25 were failing to achieve income targets and managing the restructure and redundancy processes that resulted. These were managed as well as could have been hoped for, although we could perhaps have acted on fundraising data sooner than we did. We mitigated dips in motivation and performance through the restructure period through compassionate and thoughtful management and engagement, and by listening carefully to everything that we heard through the process.

## **LandAid Charitable Trust Limited (Limited by Guarantee) Trustees' Report For the year ended 31st March 2025**

We struggled with high levels of turnover in both fundraising and finance teams in 2023-24, and these teams settled well after the restructure, with simpler lines of accountability in fundraising and new leadership in finance.

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

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

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

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 work closely with our IT services provider to ensure all measures required are taken and implemented effectively and have been working with one of our Trustees with expertise in this area to understand and mitigate risks further.

### **Our investment policy**

LandAid has a duty to ensure that it looks after the funds that it raises, and, within reason, to secure interest on any funds invested pending being given out as grants. Trustees reviewed and approved a new Treasury Policy setting out how best the funds that we hold should be invested to ensure a reasonable return and without compromising our ability to draw those funds down for grant commitments in a timely fashion. Most of our funds are currently held in low risk interest deposit and saving accounts and we will be looking to review those investments during the course of 2025-26.

### **Total funds held at the end of the period**

As at the end of the reporting year, LandAid held funds totalling £2,321,908 (£2,460,441 in 2023-24). Of these, £1,567,075 were Restricted (£1,590,124 in 2023-24). Our restricted funds are, in the main, those funds raised or donated by our supporters for specific projects, or from specific events. The largest of these are the funds we hold as part of our partnership with StreetSmart (£751,646) which are awarded to charities tackling youth homelessness by LandAid. More detail on the Group Statement of Funds can be found in note 13 of the financial statements.

### **Returned or withdrawn grants**

We withdrew, or had returned grants worth a total of £43,951 (compared to £533,453 in 2023-24) recognising that we had been holding considerable historic sums of grant funding that had not been drawn down and which, under our terms & conditions, were able to be withdrawn as unspent and have been recycled into new grant awards, fulfilling the original donors' intention, and our mission. We expect the level of returned grants to reduce significantly in 2025-26.

### **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.

During the year, a revised reserves policy was presented to the Finance, Governance and Risk Committee and approved by the Board of Trustees. The revised policy is to maintain reserves of £600,000 representing an Operating Reserve Provision of £300,000 and a Wind Down Provision of £300,000. The Operating Reserve Provision provides a buffer against a deterioration in income and other operational risks with a financial consequence. The Wind Down Provision has been calculated estimating the costs required in the event that LandAid needs to stop its operations and close. Any Free reserves in excess of £600,000 and held in cash will be committed as grants in future years.



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Free reserves held at the end of the year were £715,805. LandAid's Finance Governance & Risk Committee review the state of reserves on a quarterly basis and review the charity's reserves provision on an annual basis.

**Our 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, and to ensure that we do not target vulnerable people.

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 Fundraising Preference Service ("FPS") 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 (2023-24: nil).

The charity did not directly 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 2024-25 we received no complaints (0 in 2023-24).

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## **PLANS FOR FUTURE PERIODS**

Our new strategy covers the period 2024-2029 and sets out broad objectives. These are translated in annual objectives which are reviewed regularly and met through the delivery of agreed key results.

Our annual objectives for 2025-26 are as follows:

### **Our Impact**

- We will support 1,700 young people in 2025-26.
- We will broker at least £1m of pro bono services for charity partners.
- We will develop a place-based approach to our work.
- We will reach property professionals across the industry, building networks & growing our audience.
- We will educate, engage and inspire property professionals to take action in support of LandAid.
- We will develop LandAid's influence as an adviser to key decision makers in youth homelessness.

### **Our Income**

- We will raise £4.6m in fundraising.
- We will engage over 3,000 participants in our flagship events.
- We will secure £1.2m in pro bono donations of professional services both for charity partners and LandAid.
- We will broker at least £4.5m of value through other strategic corporate donation initiatives.

### **Our Culture**

- We will continue to be an excellent organisation to work for.
- We expect, encourage and support colleagues to undertake personal professional development.
- We will improve Equality, Diversity and Inclusion across the charity.
- We will have a new organisational approach to Sustainability.

### **Our Productivity**

- We will foster and promote an evidence-led culture, using evidence and insight to increase our impact.
- We will collaborate effectively, using tools, systems, policies and procedures to support and drive efficiency.
- We will celebrate and encourage innovation and the incorporation of best practice across our work.
- We will seek out and commit to strategic partnerships that improve impact, efficiency and productivity.

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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 charity is governed by the Board of Trustees and there are four standing committees: Finance, Governance and Risk Committee (FGRC), Fundraising and Engagement Committee (FREC), LandAid Grants & Impact Committee (LGIC), and the Nominations Committee.

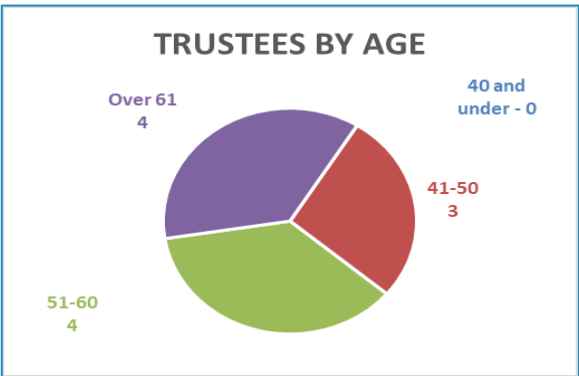
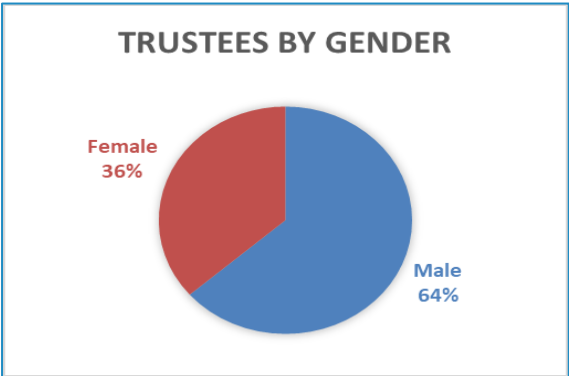
With respect to the Board, the Trustees may admit individuals or organisations into membership but in practice this is restricted to trustees of the charity. At the end of 2024-25 there were 11 members (12 at the end of 2023-24). Each Trustee agrees to contribute £1 in the event of the charitable company being wound up.

Susan Hickey retired from the Board during the year after having served as both Trustee and Chair of the Finance, Governance & Risk Committee. We are incredibly grateful to her for her wonderful help and support.

The Board has been working with Per Ardua during the year to recruit new trustees, in part to fill the gap left by Susan, but also in anticipation of some trustees rotating off the Board. Having reviewed a number of key skills areas the Board would benefit from, and with a clear focus on ensuring the Board's diversity, four new trustees were nominated in May 2025. The new trustees are:

- Jo McNamara of Oxford Properties
- Nick Sanderson of Great Portland Estates
- Olivia Harris of Dolphin Living, and
- Apwinder Foster, formerly of Savills Investment Management.

Diversity and inclusion



Over the past year, we have continued our work to ensure that the Board, its committees and Regional Boards, and its staff team better reflect social diversity. However, as at 31 March 2025, the proportion of female trustees had fallen from 42% in 2024, to 36%, and the average age of Trustees increased to 56 (55 in 2024). As noted above, we have been working closely with Executive search experts Per

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Ardua on a pro bono basis to secure a new intake of Trustees and are confident that these trends will reverse.

During the year, and with pro bono support from Holistic Insight, we undertook a comprehensive diversity audit of our main Board, our Committees, Regional Boards and our staff. We are now working with the findings to establish meaningful objectives to help us achieve greater diversity within the charity.

Our Interim Statement of Intent with regard to Equality, Diversity and Inclusion (ED&I), agreed in July 2024, is now available on our website. Our goal remains to ensure that there are as few barriers to supporting our work as possible, and that we reach those communities of young people facing homelessness, who are most disadvantaged or excluded.

### **The resources we have at our disposal**

As a charitable foundation, without endowment, LandAid must fundraise for every pound it gives out in grants. Lower than expected fundraising during the year meant that we had to take the difficult decision to restructure and reduce the size of the team. As a result, headcount reduced from 30 (at the end of 2023-24) to 20 in March 2025 with a monthly average number throughout the year of 26. The reduction was achieved through some planned departures, some voluntary redundancies, and one compulsory redundancy. Enhanced redundancy packages were put in place for those who lost their jobs.

The restructure led to the creation of several new roles including a Chief Finance and Operations Officer. Jeremy Radley was appointed to the part-time role in April 2025 bringing a wealth of very senior strategic financial expertise and leadership in both the commercial and charity sectors.

The team remains structured across five activity areas: fundraising; grants; pro bono and strategic programmes; communications and marketing; and finance. Total staff costs in the financial year were £1,333,512 (£1,221,417 in 2023-24), representing 30% of our total annual income (27% in 2023-24).

### **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.

Our work is supported by a network of 99 young professionals known as 'LandAid Ambassadors' (115 in 2023-24), while our Patrons Network, comprising more senior and more experienced industry leaders who support LandAid, numbered 86 members at year end (75 in 2023-24).

### **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 Trustees and their companies donated a total of £359,308 to LandAid Charitable Trust in the year (£179,143 in 2023-24).

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. LandAid Functions received no events and sponsorship income from the Trustees and their companies (£nil in 2023-24).

# LandAid Charitable Trust Limited (Limited by Guarantee) Trustees' Report For the year ended 31st March 2025

## Our Networks

LandAid, and its senior staff, were, in the year 2024-25, members of:

- The Association of Chief Executives of Voluntary Organisations (**ACEVO**).
- **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 **Chartered Institute of Public Relations** (CIPR),
- 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. The Board is also determined to ensure that its members better reflect societal diversity.

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 and meets four times a year. There are four sub-committees covering Fundraising & Engagement, Impact, Finance, Governance & Risk, and Nominations. The first three meet quarterly and, as well as Trustees, include other senior members of the property industry who volunteer their time, expertise and insight. The Nominations Committee meets on an ad hoc basis and comprises only Trustees.

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

Our staff remuneration policy has clear pay bands for all roles across the organisation and a policy for advancement through these bands. The Board has delegated responsibility for the oversight of staff remuneration to the Finance, Governance & Risk Committee, 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.

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Trustees' Report  
For the year ended 31st March 2025**

## 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

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 24 September 2025 and signed on its behalf by:

Signed by:  
  
6AFF99B9D143458...

Mr. Neil Slater,  
Chair of the Trustees

**LandAid Charitable Trust Limited  
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Trustees' Report  
For the year ended 31st March 2025**

## **APPENDIX – OUR CORPORATE SUPPORTERS**

The Trustees would like to take this opportunity to extend their heartfelt thanks to all of our Partners, Supporters and pro bono partner 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. Thank you.

### **Impact Partners**

Avison Young (UK) Ltd  
CBRE  
Indurent  
Knight Frank  
Savills (UK) Ltd  
SEGRO Properties Ltd  
StreetSmart  
The Property Race Day

### **Cornerstone Partners**

Allsop LLP  
British Land Company PLC  
Bryan Cave Leighton Paisner LLP  
Caddick Group PLC  
Carter Jonas LLP  
CLS Holdings PLC  
CMS Cameron McKenna Nabarro Olswang LLP  
CoStar UK Limited  
Cushman & Wakefield (UK) LLP  
Derwent London PLC  
Dolphin Living  
Ethos Farm Limited  
Eversheds Sutherland (International) LLP  
Grainger Plc  
Grosvenor Services  
Hammerson PLC  
Hollis Global Ltd  
Howard de Walden Estate Ltd  
James Andrew International Limited  
Jones Lang LaSalle Limited (JLL)  
Landsec  
Legal & General  
Lockton Global Real Estate & Construction  
Logicor  
Mansford Capital Limited  
Mayer Brown  
NatWest Group PLC  
Newmark  
Oxford Properties  
Redevco UK Limited  
Shaftesbury Capital  
Student Cribbs  
The Arch Company  
Trident Building Consultancy Limited  
TT Group  
Tuffin Ferraby Taylor (TFT) Ltd  
Unibail-Rodamco-Westfield

### **Other Partners**

*BNP Paribas Real Estate*  
*Colliers*

*Dentons*  
*DTZ Investors*  
*Funlab*  
*GLP*  
*Gowling WLP*  
*Heitman*  
*Hicks Baker*  
*Hydrock Consultants Ltd*  
*Long Harbour*  
*Marcus Garvey*  
*MDLR Architects*  
*Meeting Place*  
*Montagu Evans*  
*MRTPI*  
*Osborne Clarke*  
*Pinsent Masons LLP*  
*Renata Heranova*  
*Simmons & Simmons LLP*  
*Socius*  
*Travers Smith*  
*WPA*

### **LandAid Supporters**

abrdn PLC  
Albanwise Wallace Estates  
Ascend Properties  
Barratt Redrow plc  
Berkeley Estate Asset Management  
Birketts LLP  
Buena Causa Ltd  
COEL  
CORT Business Services UK Ltd  
CWM Advisors Ltd  
Delancey Real Estate Asset Management Ltd  
Dowley Turner Real Estate LLP  
Eastdil Secured LLC  
Estates Gazette  
Gardiner & Theobald  
Get Living  
Gleeson Recruitment Group  
GreenZone Cleaning & Support Services Ltd  
gunnecooke llp  
HBD  
Helical PLC  
Henry Boot PLC  
Heyne Tillett Steel  
Hill Dickinson LLP  
Ian Marcus Consultants Limited  
Iceni Projects Ltd  
ING Media  
LaSalle Investment Management  
Leisure Property Forum

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Liquid Roofing and Waterproofing Association (LRWA)  
Lloyds Bank plc  
Mayer Brown International LLP  
Meeting Place  
MODA  
MRI Software  
Muse Developments Ltd  
Natixis  
NatWest Group PLC  
Ocorian Real Estate  
Panther Investment Properties Ltd  
Pegasi  
Per Ardua Associates Limited  
Pexhurst  
Prideview Group  
PwC  
Ramsay Heath  
RX France

Ryden  
Sage Homes  
SIP Car Parks Ltd  
SLR Consulting Limited  
Squire Patton Boggs UK LLP  
Stantec  
St. Modwen Logistics  
Stace LLP  
Tandem Property Asset Management LLP  
Taylor Wimpey Plc  
The Pipeline Industries Guild Ltd  
Touchstone  
Tritax Big Box Reit PLC  
Trowers & Hamblins LLP  
Turley Properties Ltd  
Urban Splash Group Ltd  
Vesta Construction



**LandAid Charitable Trust Limited**  
**(Limited by Guarantee)**  
**STATEMENT OF TRUSTEES' RESPONSIBILITIES**  
**For the year ended 31st March 2025**

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 2025 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 groups and the parent charitable company's affairs as at 31 March 2025 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 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.

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

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 trustees' annual report for the financial year for which the financial statements are prepared is consistent with the financial statements; 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.

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.

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

### **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 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

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

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

29 September 2025

Moore Kingston Smith LLP  
9 Appold Street  
London  
EC2A 2AP

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**  
**For the year ended 31st March 2025**

	Notes	Unrestricted Funds	Restricted Funds	Total 2025	Total 2024 as restated
		£	£	£	£
<b>Income</b>					
Income from charitable activities					
Donations	3a	1,884,906	1,332,325	3,217,231	3,425,261
Income from trading activities	3b	1,199,678	-	1,199,678	1,057,850
Investment income	3c	57,915	-	57,915	47,808
<b>Total Income</b>		<b>3,142,499</b>	<b>1,332,325</b>	<b>4,474,824</b>	<b>4,530,920</b>
<b>Expenditure</b>					
Expenditure on raising funds					
Direct fundraising	4a	556,181	-	556,181	603,846
Fundraising events	4a	695,727	-	695,727	725,495
Expenditure on charitable activities	4b	1,780,027	1,581,421	3,361,448	3,092,738
<b>Total Expenditure</b>		<b>3,031,936</b>	<b>1,581,421</b>	<b>4,613,357</b>	<b>4,422,079</b>
<b>Net Income/Expenditure</b>		<b>110,563</b>	<b>(249,096)</b>	<b>(138,533)</b>	<b>108,841</b>
Transfer between funds	13	(226,047)	226,047	-	-
<b>Net movement in funds/deficit</b>		<b>(115,484)</b>	<b>(23,049)</b>	<b>(138,533)</b>	<b>108,841</b>
Total funds brought forward	13	870,317	1,590,124	2,460,441	2,351,600
Total funds carried forward	12	<b>754,833</b>	<b>1,567,075</b>	<b>2,321,908</b>	<b>2,460,441</b>

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**  
**For the year ended 31st March 2025**

	Notes	Group 2025 £	Group 2024 as restated £	Charity 2025 £	Charity 2024 as restated £
<b>Fixed Assets</b>					
Tangible Fixed Assets	6	39,028	65,088	39,028	65,088
Investments	7	-	-	2	2
		<u>39,028</u>	<u>65,088</u>	<u>39,030</u>	<u>65,090</u>
<b>Current Assets</b>					
Debtors	8	412,472	1,226,424	323,110	1,160,713
Current Asset Investments		1,291,682	1,337,074	1,291,682	1,337,074
Cash at bank and in hand		<u>1,769,033</u>	<u>1,371,707</u>	<u>1,720,452</u>	<u>1,208,885</u>
		<u>3,473,188</u>	<u>3,935,205</u>	<u>3,335,245</u>	<u>3,706,672</u>
<b>Creditors: Amounts falling due within one year</b>	9	(1,190,307)	(1,539,852)	(1,175,649)	(1,435,037)
<b>Net Current Assets</b>		<u>2,282,881</u>	<u>2,395,353</u>	<u>2,159,596</u>	<u>2,271,635</u>
<b>Total Net Assets</b>		<u><u>2,321,908</u></u>	<u><u>2,460,441</u></u>	<u><u>2,198,625</u></u>	<u><u>2,336,725</u></u>
<b>Funds</b>					
Unrestricted funds	11 & 12	754,833	870,317	631,550	746,601
Restricted funds	13	1,567,075	1,590,124	1,567,075	1,590,124
		<u><u>2,321,908</u></u>	<u><u>2,460,441</u></u>	<u><u>2,198,625</u></u>	<u><u>2,336,725</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 £3,164,852 (2024: £3,235,927) and the deficit for the year was £55,100 (2024: a surplus of £46,444).

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

Signed by:  
  
6AFF99B9D143458...

**Neil Slater**

Chairman

25 September 2025

Company number: 02049135

**LandAid Charitable Trust Limited**  
**(Limited by Guarantee)**  
**STATEMENT OF CASHFLOWS**  
**For the year ended 31st March 2025**

		2025	2024
	Notes	£	£
<b>Cash flows from operating activities</b>			
Cash used in/ generated from operations		295,643	(1,392,921)
Interest paid		-	-
<b>Net cash inflow from operating activities</b>	15	<u>295,643</u>	<u>(1,392,921)</u>
<b>Cash flows from investing activities</b>			
Interest received		57,915	47,808
Purchase of property, plant and equipment		(1,624)	(22,732)
Movement of liquid resources		45,392	549,784
Proceeds from sale of investments		-	-
<b>Net cash provided by (used in) investing activities</b>		<u>101,683</u>	<u>574,860</u>
<b>Change in cash and cash equivalents in the reporting period</b>		<u>397,326</u>	<u>(818,061)</u>
<b>Cash and cash equivalents at the beginning of the reporting period</b>		1,371,707	2,189,768
<b>Cash and cash equivalents at the end of the reporting period</b>		<u>1,769,033</u>	<u>1,371,707</u>



**LandAid Charitable Trust Limited**  
**(Limited by Guarantee)**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**For the year ended 31st March 2025**

**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: 02049135 and the registered company office is 4th Floor, 55 Baker Street, London, W1U 8AN.

**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.

**(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 upon 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.

**LandAid Charitable Trust Limited**  
**(Limited by Guarantee)**  
**NOTES TO THE FINANCIAL STATEMENTS (continued)**  
**For the year ended 31st March 2025**

**1 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.

Pro-bono services are valued based on hours worked at standard commercial rates provided by donors and reviewed for reasonableness.

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 £500 are expensed.

**(viii) Fixed assets**

Fixed Assets over the value of £500 are depreciated over a number of 4 years.

**LandAid Charitable Trust Limited**  
**(Limited by Guarantee)**  
**NOTES TO THE FINANCIAL STATEMENTS (continued)**  
**For the year ended 31st March 2025**

**1 Accounting Policies (continued)**

**(ix) 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.

**(x) Taxation**

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

**(xi) 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.

**(xii) 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 90 days or less.

Current Asset Investments include short term deposits held with banks and other short-term liquid investments with original maturities of 90 days or more.

**(xiii) 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.

**(xiv) 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 2025**

<b>3 Income: Group</b>	<b>Total 2025 £</b>	<b>Total 2024 as restated £</b>
<b>3a Donations and legacies</b>		
<i>Unrestricted funds</i>		
Donations	753,259	888,342
Gift in Kind (Pro Bono value donated)	1,061,647	1,025,718
Gift in Kind (Rent)	70,000	70,000
<i>Restricted funds</i>		
Donations	1,332,325	1,441,201
Total Donations and legacies	<u>3,217,231</u>	<u>3,425,261</u>
<b>3b Other trading activity</b>		
<i>Unrestricted funds</i>		
Events - LandAid Charitable Trust	746,953	735,394
Events - LandAid Functions	452,726	322,456
Total other trading activity	<u>1,199,678</u>	<u>1,057,850</u>
<b>3c Investments</b>		
<i>Unrestricted funds</i>		
Bank interest	<u>57,915</u>	<u>47,808</u>
<b>4 Expenditure: Group</b>	<b>Total 2025 £</b>	<b>Total 2024 £</b>
<b>4a Raising funds</b>		
Direct fundraising	-	-
Support costs	556,181	603,846
	<u>556,181</u>	<u>603,846</u>
<b>Fundraising events</b>		
<i>Unrestricted funds</i>		
Direct costs - LandAid Charitable Trust	16,204	42,603
Direct costs - LandAid Functions	202,796	165,310
Support costs	476,727	517,582
	<u>695,727</u>	<u>725,495</u>

**LandAid Charitable Trust Limited**  
**(Limited by Guarantee)**  
**NOTES TO THE FINANCIAL STATEMENTS (continued)**  
**For the year ended 31st March 2025**

4	Expenditure on (continued)	Notes	Unrestricted Funds	Restricted Funds	Total 2025
4b	Charitable activities		£	£	£

**For the year ended 31st March 2025**

*Grants payable to Institutions:*

1625 Independent People	-	11,748	11,748
Aberdeen Foyer	-	38,460	38,460
Active Horizons	-	12,500	12,500
Akt	-	8,000	8,000
Alridha Foundation	-	25,000	25,000
Bromley & Croyden Women's Aid	-	50,000	50,000
Cardinal Hume Centre	-	30,000	30,000
Caring in Bristol	-	5,252	5,252
Centrepont	-	155,881	155,881
Change Please Foundation	-	40,000	40,000
Changing Lives	-	5,000	5,000
Circle Collective	-	10,000	10,000
Clock Tower Sanctuary	-	2,000	2,000
Compass Collective	-	20,000	20,000
Connection Support	-	3,000	3,000
Coram Voice	-	25,000	25,000
De Paul	-	49,959	49,959
Fat Macy's Foundation	-	40,000	40,000
Forward Trust	-	30,000	30,000
Four Square	-	112,500	112,500
Herts Young Homelessness	-	5,300	5,300
IMPAKT Housing and Support	-	2,600	2,600
Jigsaw4u	-	30,000	30,000
Julian House	-	4,000	4,000
Latch	-	37,656	37,656
Local Solutions	-	4,000	4,000
London DJ and MC Academy	-	15,000	15,000
Look Ahead	-	10,000	10,000
Micro Rainbow	-	50,000	50,000
Newark Emmaus Trust	-	45,000	45,000
Oasis Community Housing	-	2,000	2,000
Open Homes Nottingham	-	1,300	1,300
Quarriers	-	2,500	2,500
Refugees at Home	-	13,069	13,069
ROC Solid	-	30,000	30,000
Rowan Alba	-	49,983	49,983
SAY Women	-	4,000	4,000
Simon Community NI	-	2,600	2,600
South London Refugee Association	-	20,000	20,000

**LandAid Charitable Trust Limited**  
**(Limited by Guarantee)**  
**NOTES TO THE FINANCIAL STATEMENTS (continued)**  
**For the year ended 31st March 2025**

4	Expenditure on (continued)	Notes	Unrestricted Funds	Restricted Funds	Total 2025
4b	Charitable activities		£	£	£
<b>For the year ended 31st March 2025</b>					
<i>Grants payable to Institutions:</i>					
	St Basil's		-	22,500	22,500
	Step By Step		-	22,500	22,500
	Stonewall Housing		-	45,000	45,000
	Streetsmart		175,000	-	175,000
	Switchback		-	20,000	20,000
	The Amber Foundation		-	27,281	27,281
	The Bridge Project		-	50,000	50,000
	The Outsdie Project		-	38,642	38,642
	The Spires Centre		-	10,000	10,000
	Trac for the Future		-	20,000	20,000
	Voices from Care Cymru		-	36,320	36,320
	Well Kneaded		-	37,500	37,500
	Wyre Foresst & South Worcestershire Nightstop		-	5,000	5,000
	YMCA Cornwall		2,500	-	2,500
	YMCA Forest		-	10,000	10,000
	YMCA Northamptonshire		-	8,564	8,564
	YMCA St Paul's Group		-	20,000	20,000
	YMCA Trinity Group		-	4,000	4,000
	Young People and Children First		-	8,500	8,500
	Young People Cornwall		-	3,600	3,600
	Your Place		-	18,000	18,000
	Youth and Community Connexions		-	42,500	42,500
	Youth League UK		-	34,289	34,289
	Youth Legal		-	30,000	30,000
	Total Grants		177,500	1,517,504	1,695,004
	Support costs		556,181	92,567	648,748
	Returned grants		(15,301)	(28,650)	(43,951)
	Gift in Kind (Pro Bono valued expended)		1,061,647	-	1,061,647
	<b>TOTAL</b>		<b>1,780,027</b>	<b>1,581,421</b>	<b>3,361,448</b>

**LandAid Charitable Trust Limited**  
**(Limited by Guarantee)**  
**NOTES TO THE FINANCIAL STATEMENTS (continued)**  
**For the year ended 31st March 2025**

4	Expenditure on (continued)	Notes	Unrestricted Funds	Restricted Funds	Total 2024
4b	Charitable activities		£	£	£
<b>For the year ended 31st March 2024</b>					
	<i>Grants payable to Institutions:</i>				
	1625 Independent People		-	50,000	50,000
	Active Horizons		-	66,500	66,500
	Amicus Trust		-	2,400	2,400
	Boost Up		39,603	-	39,603
	Canopy Housing		50,000	50,000	100,000
	Cardinal Hume Centre		-	47,000	47,000
	Caring in Bristol		-	5,700	5,700
	Community Campus		40,000	-	40,000
	Concrete Rose		57,568	-	57,568
	Fat Macy's Foundation		-	20,000	20,000
	Gloucestershire NightStop		10,700	50,000	60,700
	Greater Change		-	75,000	75,000
	Habitat for Humanity		20,000	20,000	40,000
	Hope into Action		-	39,000	39,000
	Hope into Action (Southampton)			34,964	34,964
	Latch		95,125	6,200	101,325
	Llamau		35,625	-	35,625
	Local Solutions		-	975	975
	Look Ahead		-	294,225	294,225
	MACS Supporting Children & Young People		-	1,200	1,200
	Migration Foundation		-	86,645	86,645
	Moving Up Durham		68,080	-	68,080
	National House Project Croydon		-	25,000	25,000
	Oasis Community Housing		-	5,600	5,600
	One YMCA		147,226	-	147,226
	Porchlight		-	2,500	2,500
	Quarriers		-	2,000	2,000
	Right There		-	7,000	7,000
	Rock Trust		-	7,000	7,000
	Shelter		-	25,000	25,000
	Spires Centre		-	15,000	15,000
	St Basil's		16,161	226,000	242,161
	St Christopher's Fellowship		-	20,000	20,000
	Staying Put		27,000	-	27,000
	Step By Step		-	3,000	3,000
	Sussex NightStop		6,050	37,783	43,833
	The Albert Kennedy Trust		-	43,797	43,797
	The Benjamin Foundation		-	2,000	2,000
	Ukraine Fund		-	4,000	4,000

LandAid Charitable Trust Limited  
(Limited by Guarantee)  
NOTES TO THE FINANCIAL STATEMENTS (continued)  
For the year ended 31st March 2025

4	Expenditure on (continued)	Notes	Unrestricted Funds	Restricted Funds	Total 2024
4b	Charitable activities		£	£	£
For the year ended 31st March 2024					
Grants payable to Institutions:					
	Women Centre Homes		-	75,000	75,000
	YMCA Cornwall		-	500	500
	YMCA Trinity Group		-	5,000	5,000
	Young Herts		-	3,500	3,500
	Young Homeless Project Birmingham		-	12,000	12,000
	Young People and Children First		-	2,000	2,000
	Youth Legal		-	10,000	10,000
	Total Grants		613,138	1,383,489	1,996,627
	Support costs		520,391	83,455	603,846
	Returned grants		(356,889)	(176,564)	(533,453)
	Gift in Kind (Pro Bono valued expended)		1,025,718	-	1,025,718
	TOTAL		1,802,358	1,290,380	3,092,738



**LandAid Charitable Trust Limited**  
**(Limited by Guarantee)**  
**NOTES TO THE FINANCIAL STATEMENTS (continued)**  
**For the year ended 31st March 2025**

	<b>Total</b>	<b>Total</b>
	<b>2025</b>	<b>2024</b>
<b>4c Governance costs</b>		
Audit		
- LandAid charity - Audit fee	13,250	30,179
- LandAid charity - under provision for prior year	42,183	-
- LandAid Functions - Audit fee	6,675	5,248
- LandAid Functions - under provision for prior year	3,235	-
<b>TOTAL</b>	<b>65,343</b>	<b>35,427</b>
	<b>Total</b>	<b>Total</b>
	<b>2025</b>	<b>2024</b>
<b>4d Support Costs</b>		
<b>Unrestricted funds</b>		
Wages and salaries	1,176,643	1,089,055
Recruitment expenses	64,302	48,907
Consultancy fees	57,103	149,087
Marketing	24,259	27,737
Miscellaneous	10,600	18,278
Travel, accommodation and subsistence	60,062	55,527
Office supplies	16,979	15,387
Rent and service costs	70,000	75,788
Insurance	12,691	7,155
Bank charges	2,840	4,107
IT expenses	27,004	36,848
Governance costs	65,943	35,427
HR Expenses	9,936	6,517
Training	73,654	22,336
Depreciation	27,684	26,338
Movement on bad debt provision	(110,612)	23,324
<b>TOTAL</b>	<b>1,589,091</b>	<b>1,641,818</b>
<b>4d Support costs (continued)</b>	<b>2025</b>	<b>2024</b>
	<b>£</b>	<b>£</b>
Allocated, on the basis of estimated time spent, to:		
Direct fundraising	556,181	603,846
Charitable activities	556,181	520,391
Fundraising events	476,727	517,581
<b>TOTAL</b>	<b>1,589,091</b>	<b>1,641,818</b>

**LandAid Charitable Trust Limited**  
**(Limited by Guarantee)**  
**NOTES TO THE FINANCIAL STATEMENTS (continued)**  
**For the year ended 31st March 2025**

**5 Staff Costs**

<b>a) Analysis of total employee costs</b>	<b>2025</b>	<b>2024</b>
	<b>£</b>	<b>£</b>
Salaries and wages	1,104,065	1,017,583
Social security costs	105,642	101,320
Recruitment costs	64,302	48,907
Pension costs:		
Defined contribution schemes	59,503	53,607
	<u>1,333,512</u>	<u>1,221,417</u>

Total employee costs include £92,567 that were classified as Restricted expenditure (2024: £83,455).

**b) Employee costs**

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

	<b>Group</b>	<b>Group</b>
	<b>2025</b>	<b>2024</b>
£60,000 -£70,000	1	-
£70,001-£80,000	1	1
£80,001 - £90,000	1	-
£90,001 - £100,000	-	1
	<u>3</u>	<u>2</u>

The pension contribution for these employee's under defined contribution schemes was £17,223 (2024: £13,916).

**c) Average monthly number of employees**

	<b>Group</b>	<b>Group</b>
	<b>2025</b>	<b>2024</b>
Office and management	26	26
	<u>26</u>	<u>26</u>

**d) Trustees and key management personnel**

No trustee received remuneration during the year (2025: nil) and no Trustees received any reimbursed expenses (2024: nil).

Key Management Personnel include the Trustees and 11 members of the senior management team (2024: 8 members). The total remuneration received by Key Management Personnel was £530,302 (2024: £458,877). Pension contributions relating to senior management were £28,940 (2024: £25,052).

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 2025

6	Tangible Fixed Assets	Computer Equipment Group & Charity			
		£			
	<b>Cost</b>				
	At 1 April 2024		114,790		
	Additions		1,624		
	Disposals		-		
	As at 31 March 2025		116,414		
	<b>Depreciation</b>				
	At 1 April 2024		49,702		
	Depreciation charged in the year		27,684		
	Disposal		-		
	As at 31 March 2025		77,386		
	<b>Carrying amount</b>				
	As at 31 March 2025		39,028		
	As at 31 March 2024		65,088		
7	Investments	Group	Group	Charity	Charity
		2025	2024	2025	2024
	Investment in LandAid Functions Ltd	-	-	2	2
		-	-	2	2

**LandAid Charitable Trust Limited**  
**(Limited by Guarantee)**  
**NOTES TO THE FINANCIAL STATEMENTS (continued)**  
**For the year ended 31st March 2025**

**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:

<b>Statement of income and retained earnings</b>	<b>2025</b>	<b>2024</b>
	<b>£</b>	<b>£</b>
Turnover	453,326	314,276
Cost of sales	(210,768)	(157,338)
Gross profit	242,558	156,938
Administration expenses	24,038	(47,748)
Profit	266,595	109,190
Tax on profit on ordinary activities	-	-
Retained earnings brought forward	123,508	137,641
Donation to parent charity	(275,000)	(123,323)
Retained earnings carried forward	115,103	123,508
<b>Balance Sheet</b>		
<b>Current assets</b>		
Debtors	106,970	79,675
Cash at bank	48,582	162,823
	155,552	242,498
<b>Current liabilities</b>		
Creditors	(40,447)	(118,988)
Net Assets	115,105	123,510
Called up share capital	2	2
Retained earnings	115,103	123,508
<b>Shareholder funds</b>	115,105	123,510

**LandAid Charitable Trust Limited**  
**(Limited by Guarantee)**  
**NOTES TO THE FINANCIAL STATEMENTS (continued)**  
**For the year ended 31st March 2025**

8	Debtors	Group	Group	Charity	Charity
		2025	2024	2025	2024
		£	£	£	£
	Trade debtors	57,220	281,441	5,941	173,388
	Other Debtors	140	499,951	140	499,951
	Bad Debt Provision	(2,705)	(113,817)	(665)	(71,475)
	Amounts owed by group undertakings	-	-	-	-
	Prepayments & accrued income	357,818	558,849	317,694	558,849
		<u>412,472</u>	<u>1,226,424</u>	<u>323,110</u>	<u>1,160,713</u>
9	Creditors: Amounts falling due within one year	Group	Group	Charity	Charity
		2025	2024	2025	2024
			as restated		as restated
		£	£	£	£
	Trade creditors	100,851	71,616	63,425	58,673
	Amounts owed to group undertakings	-	-	34,832	5,992
	Grant Creditors	1,005,513	1,310,998	1,005,513	1,310,998
	Other creditors - pension	6,771	9,284	6,771	9,284
	Taxation & Social Security	24,388	65,806	22,144	29,782
	Accruals & deferred income	<u>52,783</u>	<u>82,148</u>	<u>42,963</u>	<u>20,308</u>
		<u>1,190,307</u>	<u>1,539,852</u>	<u>1,175,649</u>	<u>1,435,037</u>
10	Deferred income	Group	Group	Charity	Charity
		2025	2024	2025	2024
		£	£	£	£
	At 1 April	10,000	7,250	-	-
	Released in the year	(10,000)	(7,250)	-	-
	Deferred in the year	<u>22,873</u>	<u>10,000</u>	<u>22,873</u>	<u>-</u>
	At 31 March	<u>22,873</u>	<u>10,000</u>	<u>22,873</u>	<u>-</u>

**LandAid Charitable Trust Limited**  
**(Limited by Guarantee)**  
**NOTES TO THE FINANCIAL STATEMENTS (continued)**  
**For the year ended 31st March 2025**

**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 2025 there were 11 members (2024: 12).

**12 Analysis of Group Net Assets between Funds**

<b>31 March 2025</b>	<b>Restricted Funds £</b>	<b>Designated Funds £</b>	<b>Unrestricted Funds £</b>	<b>Total Funds £</b>
Tangible assets				
Fixed assets	-	-	39,028	39,028
Net current assets	1,567,075	-	715,806	2,282,881
	<u>1,567,075</u>	<u>-</u>	<u>754,833</u>	<u>2,321,908</u>
<b>31 March 2024 as restated</b>	<b>Restricted Funds £</b>	<b>Designated Funds £</b>	<b>Unrestricted Funds £</b>	<b>Total Funds £</b>
Tangible assets				
Fixed assets	-	-	65,088	65,088
Net current assets	1,590,124	-	805,229	2,395,353
	<u>1,590,124</u>	<u>-</u>	<u>870,317</u>	<u>2,460,441</u>

All Restricted Funds are held by the Charity at 31 March 2025 and 31 March 2024. Within the Unrestricted Funds the amount of £115,105 (2024: £123,510) relates to LandAid Functions.

**LandAid Charitable Trust Limited**  
**(Limited by Guarantee)**  
**NOTES TO THE FINANCIAL STATEMENTS (continued)**  
**For the year ended 31st March 2025**

**13 Statement of Funds - Group and Charity**

	<b>1<sup>st</sup> April 2024 £</b>	<b>Incoming Resources £</b>	<b>Outgoing Resources £</b>	<b>Fund Transfers £</b>	<b>31<sup>st</sup> March 2025 £</b>
<b>Restricted Funds</b>					
Palmer Capital (Social Investment)	423,575	-	-	-	423,575
Emergency COVID-19 Appeal	134	-	-	(134)	-
Stantec (Depaul UK)	8,000	-	-	-	8,000
Frontier Estates (Milton Keynes)	170,000	-	-	-	170,000
Pro Bono Programme	16,545	95,000	(69,725)	-	41,820
Employability Programme	154,972	50,000	(82,342)	-	122,630
CBRE (Legacy Impact Fund)	(134,964)	260,000	(235,442)	110,406	-
StreetSmart	882,177	688,600	(819,131)	-	751,646
Avison Young		150,000	(150,000)		-
Property Race Day		49,404			49,404
CBRE (Ukraine Appeal administration costs)	18,020	-		(18,020)	-
Brake Family		20,000	(20,000)		-
Regional Boards		19,321	(92,281)	72,960	-
Scottish Regional Board	51,665		(112,500)	60,835	-
<b>Total Restricted Funds</b>	<b>1,590,124</b>	<b>1,332,325</b>	<b>(1,581,421)</b>	<b>226,047</b>	<b>1,567,075</b>
<b>Total Unrestricted Funds</b>	<b>870,317</b>	<b>3,142,499</b>	<b>(3,031,936)</b>	<b>(226,047)</b>	<b>754,833</b>
<b>Total Funds</b>	<b>2,460,441</b>	<b>4,474,824</b>	<b>(4,613,357)</b>	<b>-</b>	<b>2,321,908</b>

**LandAid Charitable Trust Limited**  
**(Limited by Guarantee)**  
**NOTES TO THE FINANCIAL STATEMENTS (continued)**  
**For the year ended 31st March 2025**

**13. Statement of Funds - Group and Company (continued)**

**Restricted Funds**

**Please note:** The transfers out of restricted funds, reported in Note 13, are as a result of the restriction being complied with through unrestricted funds in the year and therefore reimbursed.

Palmer Capital (Social Investment)

This sum was received in June 2022 to fund the projected LandAid Social Investment programme where it is planned to purchase a property for refurbishment to provide accommodation for young people experiencing homelessness.

Emergency COVID-19 Appeal

This was a small balance that remained from our 2020 Emergency Appeal and has been written back to reserves.

Stantec (Depaul UK)

This donation is to support young people moving into accommodation through our BtR programme, in partnership with Depaul UK.

Frontier (Milton Keynes)

Received in June 2022 from Frontier Estates (through Fiera Real Estate) to fund accommodation for young people at risk of homelessness in the Milton Keynes area.

Pro Bono Programme

These funds are restricted to our Pro Bono programme and cover operations and running costs.

Employability Programme

Donated by LandSec, SEGRO, and the Hilton Foundation these funds are restricted to our Employability programme and cover operations and running costs, as well as targeted grants payments.

CBRE

Donations from CBRE are used to fund initiatives across the UK and are subject to their approval.

StreetSmart

Donations from StreetSmart are for UK projects providing homes for young people experiencing homelessness.

CBRE (Ukraine Appeal administration costs)

Funds remaining from a donation to support the administration of our Ukraine Appeal and associated programme expenditure.

Brake Family

The Brake Family provide donations used to support our homelessness initiatives. Specific donations are recommended by LandAid and are subject to their approval.

Regional Boards

Funds raised by the Regional Board and earmarked for approved project across the United Kingdom.

Scottish Regional Board

Funds raised by the Scottish Regional Board and earmarked for approved project spend in Scotland.



**LandAid Charitable Trust Limited**  
**(Limited by Guarantee)**  
**NOTES TO THE FINANCIAL STATEMENTS (continued)**  
**For the year ended 31st March 2025**

**13. Statement of Funds - Group and Company (continued)**

**For the year ended 31st March 2024 (restated)**

	<b>1<sup>st</sup> April 2023 £</b>	<b>Incoming Resources £</b>	<b>Outgoing Resources £</b>	<b>Fund Transfers £</b>	<b>31<sup>st</sup> March 2024 £</b>
<b>Restricted Funds</b>					
Palmer Capital (Social Investment)	423,575	-	-	-	423,575
Emergency COVID-19 Appeal	134	-	-	-	134
Stantec (Depaul UK)	8,000	-	-	-	8,000
Frontier Estates (Milton Keynes)	170,000	-	-	-	170,000
Pro Bono Programme	-	100,000	(83,455)	-	16,545
M&G (YMCA St Pauls )	25,000	-	(25,000)	-	-
Knight Frank - Day of Giving	3,773	-	-	(3,773)	-
Employability Programme	64,972	70,000	-	20,000	154,972
Buona Causa	-	20,000	(20,000)	-	-
CBRE (Legacy Impact Fund)	(16,659)	265,000	(399,964)	16,659	(134,964)
Lendlease	25,000	85,000	(60,000)	(50,000)	-
StreetSmart	546,443	741,300	(405,566)	-	882,177
Burger & Lobster	-	20,000	(20,000)	-	-
Property Race Day	92,634	88,236	(180,870)	-	-
Frontier Estates (Ukraine Appeal)	86,645	-	(86,645)	-	-
CBRE (Ukraine Appeal administration costs)	26,900	-	(8,880)	-	18,020
St Basils (Live and work)	142,327	-	-	(142,327)	-
Eastern Region	30,636	-	-	(30,636)	-
Fundraising income from sleepout (Regions)	235,213	-	-	(235,213)	-
Scottish Regional Board	-	51,665	-	-	51,665
<b>Total Restricted Funds</b>	<b>1,864,593</b>	<b>1,441,201</b>	<b>(1,290,380)</b>	<b>(425,290)</b>	<b>1,590,124</b>
<b>Total Unrestricted Funds</b>	<b>487,007</b>	<b>3,089,719</b>	<b>(3,131,699)</b>	<b>425,290</b>	<b>870,317</b>
<b>Total Funds</b>	<b>2,351,600</b>	<b>4,530,920</b>	<b>(4,422,079)</b>	<b>-</b>	<b>2,460,441</b>

**LandAid Charitable Trust Limited**  
**(Limited by Guarantee)**  
**NOTES TO THE FINANCIAL STATEMENTS (continued)**  
**For the year ended 31st March 2025**

**14 Related Party Transactions**

The charity operates from Knight Frank's offices in Baker Street with whom it has a close working relationship. Knight Frank has provided office space to the charity worth £70,000 per annum as a gift in kind (2024: £70,000).

The Trustees and their companies donated a total of £359,308 (11 Trustees) to LandAid Charitable Trust in the year (2024: £179,143, 11 Trustees).

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

	2025	2024
	£	£
Net (Outgoing)/ Incoming resources for the year	(138,533)	108,842
Depreciation charges	27,684	26,338
Interest received	(57,915)	(47,808)
Loss on investments	-	-
Decrease/(Increase) in debtors	813,951	(592,131)
Increase/(Decrease) in creditors	(349,545)	(888,162)
Net cash (outflow)/ inflow from operating activities	<u>295,643</u>	<u>(1,392,921)</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 2025 is £6,771 (2024: £9,284).

**17 Agency Transactions**

In accordance with the SORP, agency transactions are excluded from the accounts. The amounts excluded are as follows:

	2025	2024
	£	£
Bal B/fwd	3,934	21,693
Income	20,000	63,421
Expenditure	(12,921)	(81,180)
	<u>11,013</u>	<u>3,934</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 £11,013 (2024: £3,934) 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.

**LandAid Charitable Trust Limited**  
**(Limited by Guarantee)**  
**NOTES TO THE FINANCIAL STATEMENTS (continued)**  
**For the year ended 31st March 2025**

**18a Reconciliation of Balance Sheet and Reserves at 31 March 2024**

	Notes	Group 2024 previously stated £	Prior year adjustment £	Group 2024 as restated £
<b>Fixed Assets</b>				
Tangible Fixed Assets	4	65,088	-	65,088
<b>Current Assets</b>				
Debtors	8	1,226,424	-	1,226,424
Current Asset Investments		1,337,074	-	1,337,074
Cash at bank and in hand		1,371,707	-	1,371,707
		<u>3,935,205</u>	<u>-</u>	<u>3,935,205</u>
<b>Creditors: Amounts falling due within one year</b>	9	(1,622,852)	83,000	(1,539,852)
<b>Net Current Assets</b>		<u>2,312,353</u>	<u>83,000</u>	<u>2,395,353</u>
<b>Total Net Assets</b>		<u>2,377,441</u>	<u>83,000</u>	<u>2,460,441</u>
Unrestricted funds		712,318	158,000	870,317
Restricted funds		1,665,124	(75,000)	1,590,124
<b>Funds</b>		<u>2,377,442</u>	<u>83,000</u>	<u>2,460,441</u>

**18b Reconciliation of Statement of Financial Activities for the year ended 31 March 2024**

	Notes	Group 2024 previously stated £	Prior year adjustment £	Group 2024 as restated £
<b>Income</b>				
Income from charitable activities				
Donations	3a	3,425,261	-	3,425,261
Income from trading activities	3b	1,057,850	-	1,057,850
Investment income	3c	47,808	-	47,808
				-
<b>Total Income</b>		<u>4,530,920</u>	<u>-</u>	<u>4,530,920</u>
<b>Expenditure</b>				
Expenditure on raising funds				
Direct fundraising	4a	603,846		603,846
Fundraising events	4a	725,495		725,495
Expenditure on charitable activities	4b	3,175,737	(83,000)	3,092,737
<b>Total Expenditure</b>		<u>4,505,078</u>	<u>(83,000)</u>	<u>4,422,078</u>
<b>Net Income/Expenditure</b>		<u>25,842</u>	<u>83,000</u>	<u>108,841</u>
Total funds brought forward	13	-		-
<b>Total funds carried forward</b>	12	<u>25,842</u>	<u>83,000</u>	<u>108,841</u>

Prior year adjustments reflect the removal of grants awarded that were no longer outstanding but classified as creditors at 31 March 2024 and funds classified as restricted that had no restrictions attached.