

**Charity registration number NIC103240 (Northern Ireland)**

**Company registration number NI028376**

**HABITAT FOR HUMANITY IRELAND LTD**  
**ANNUAL REPORT AND FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 30 JUNE 2025**

# HABITAT FOR HUMANITY IRELAND LTD

## LEGAL AND ADMINISTRATIVE INFORMATION

---

<b>Trustees</b>	Mrs J Belton Mr M Bambrick Dr A Beck Mrs S Moore Mrs C McCarty (ceased office 12 August 2025)
<b>Secretary</b>	Ms J Williams
<b>Charity number (Northern Ireland)</b>	NIC103240
<b>Company number</b>	NI028376
<b>Principal address</b>	Riverside Centre Young Street Lisburn Antrim BT27 5EA
<b>Registered office</b>	Riverside Centre Young Street Lisburn Antrim BT27 5EA
<b>Auditor</b>	GMcG BELFAST Alfred House 19 Alfred Street Belfast BT2 8EQ
<b>Bankers</b>	Ulster Bank Limited 4th Floor 11-16 Donegall Square East Belfast BT1 5UB  AIB 35 University Road Belfast BT7 1ND
<b>Solicitors</b>	CMG Cunningham Dickey 18 May Street Belfast BT1 4NL

---

# HABITAT FOR HUMANITY IRELAND LTD

## CONTENTS

---

	<b>Page</b>
Trustees' report	1 - 9
Independent auditor's report	10 - 15
Statement of financial activities	16
Balance sheet	17
Statement of cash flows	18
Notes to the financial statements	19 - 35

---

# HABITAT FOR HUMANITY IRELAND LTD

## TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT)

### FOR THE YEAR ENDED 30 JUNE 2025

---

The trustees, who are also the directors of the charity, present their Annual Report and the audited financial statements for the year ended 30 June 2025.

Habitat for Humanity Ireland, working across two Habitat entities on the island of Ireland is focused on delivering impact locally and globally, growing more support for our mission and ensuring cost-effective operations.

The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the financial statements and comply with the charitable company's Memorandum and Articles of Association, the Companies Act 2006 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)".

#### **Objectives and activities**

Habitat for Humanity is a non-denominational, Christian housing movement with a vision of a world where everyone has a decent place to live.

Habitat for Humanity's Global Strategy challenges the organisation to dramatically increase the number of families it serves in addressing the urgent, global housing need.

Seeking to put God's love into action by bringing people together to build homes, communities and hope, the organisation's work focuses on building impact in three interconnected areas of work: community, sector and society.

The period ending 30 June 2025 (FY25) was a positive year for the organisation, delivering solid, sustainable performance especially through the charity's social enterprise Habitat ReStore which provides strong impacts for local people.

The continuing impact of the cost-of-living crisis is evident through the steady increase in customers purchasing the low-cost materials offered in Habitat ReStores. ReStore reached thousands of local families, provided training and support for individuals of all ages and backgrounds and diverted tons of materials from landfill. Support for the most vulnerable in the local communities continued through the 'House to Home' programme which, in partnership with other agencies, also provided household essentials support for individuals.

The charity continued to focus on engaging people across Ireland with its local and global work. In FY25 Habitat engaged 6,236 people through awareness raising events and activities. The charity also provided intentional and meaningful volunteer opportunities for 2,512 local people.

In the period Habitat Ireland also engaged people of all ages and backgrounds in programmes which grow understanding of Habitat's mission and the SDGs. Habitat Ireland's social media channels had a reach of almost 17 million, across eight platforms, with messaging which highlighted the charity's mission, impacts and ongoing opportunities to engage.

The need to manage costs remained a priority, as we implement the ReStore scaling strategy which will deliver local impact, build the brand and ensure financial and environmental sustainability. The loss of momentum for international volunteering Global Village, which was paused due to COVID, continued to impact the organisation. Despite the focus on marketing opportunities the lower numbers results in a loss of support for global programmes and is a barrier to engaging local people directly in the global mission. Two teams, which included volunteers from across Ireland, travelled to Kenya and Cambodia in FY25, with more teams scheduled to travel in the next period.

More than 2.8 billion people live in informal settlements or inadequate housing with limited access to essential services such as water and sanitation, electricity and are often under threat of forced eviction. Homelessness has increased steeply in many advanced economies, with a shortage of affordable homes, a growing social housing waiting list, and rising homelessness affecting people across Ireland.

Habitat's mission to build a world where everyone has a safe place to live has never been more important. Housing is critical in breaking the cycle of poverty; safe homes with access to water and sanitation protect families and communities and empower them to build strength, stability and independence.

The activities for the year are outlined below against the organisation's strategic plan.

# HABITAT FOR HUMANITY IRELAND LTD

## TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED)

### FOR THE YEAR ENDED 30 JUNE 2025

---

The trustees have paid due regard to the Charity Commission's guidance on public benefit. The trustees are confident that the charity's aims and objectives are in accordance with the regulations on public benefit.

#### **Build Community Impact - Improve Housing Conditions**

##### ***Support Strategic International Partnerships***

Habitat for Humanity Ireland is a partner in Habitat for Humanity's global mission; raising funds to support international programmes and, when it is possible, sending volunteer teams to work alongside families in some of the world's most vulnerable communities. The charity has developed a number of long-term partnerships, maximising the impact of its support and ensuring a better understanding of the needs of communities. Habitat Ireland focuses on partnerships which fit with key themes; peacebuilding, vulnerable groups, impacts of urbanisation and disaster response. Habitat Ireland currently supports partner programmes in Malawi, Kenya, Romania, Cambodia, and Zambia, as well as Habitat's disaster response programmes in Lebanon and Ukraine.

During FY25 transfers in support of Global Partnerships included £55,621 in support of Habitat's response to war in Ukraine, £35,000 in support of Habitat Malawi's ongoing response to Cyclone Freddie and £25,000 as part of our longterm support for the Urban Resiliency programme in partnership with Habitat Cambodia.

The slow return of global volunteering continues to impact support for global partnership programmes.

##### Cambodia

In Cambodia, nearly 75% of the population live on less than \$3 per day. Funds raised in Ireland are focused on supporting Habitat Cambodia's 'Urban Resiliency Programme' (URP). The programme addresses the challenges of the urban poor communities, such as exposure to hazards, vulnerabilities, health risks and insufficient basic services.

The project is implemented in urban poor communities in six khans/districts and provide significant impacts and interventions for the most vulnerable. The key project interventions include housing security, supporting land tenure training, creating and implement an inclusive disaster risk reduction plan and increased livelihood opportunities.

##### Romania

Funds supported Habitat Romania's work with those displaced by violence in the Middle East. In FY25 the charity worked with the Romanian government and IOM Romania to provide emergency accommodation for Palestinians who have been displaced from the Gaza Strip and hold dual citizenship in Romania. Habitat Romania played a similar role for refugees from Ukraine — helping secure temporary shelter in the early weeks of the war — and remains in close contact with the Romanian government to support this latest relief effort for families displaced by war.

##### Disaster Response and Risk Reduction

Disaster response is a strategic priority; supporting families whose lives have been turned upside down in the wake of natural and man-made disasters. Habitat programming incorporates disaster resilient design and mitigation training into programmes to reduce the impact of future disasters.

During the period, focus remained on Habitat's response to war in Ukraine. While neighbouring countries such as Poland and Romania are continuing to provide shelter for those forced to flee from war, Habitat is also working in Ukraine to support those internally displaced. This programme has included refurbishing vacant buildings and spaces, upgrading collective centres and providing more than 200 stoves for families.

In FY25, the charity continued to support Habitat's response to those displaced in Lebanon. The conflict in the Middle East, since October 23 has caused a severe humanitarian crisis in Southern Lebanon. The Habitat response focused on maintenance repairs for three public schools operating as collective shelters in Tyre. The work included urgent electrical upgrade and improving conditions and safety measures in bathrooms, particularly for girls and women. In addition, the team installed solar systems to mitigate water shortages caused by electricity outages which will provide a sustainable energy solution in the long term.

The Habitat approach is always flexible and community-led, as the situation changed on the ground and some families returned the need to support individual families repair their war-damaged homes.

# HABITAT FOR HUMANITY IRELAND LTD

## TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED)

### FOR THE YEAR ENDED 30 JUNE 2025

---

#### ***Enable local families to improve their homes at low-cost***

##### Habitat ReStore

Habitat ReStores in Lisburn, Ballymena, Belfast, Newry and Newtownards are hubs for Habitat Ireland's work, delivering real impacts for local people, the wider community and the planet.

Demonstrating the growing need for low-cost materials as well as strong donor support, ReStore income was £1,750,687, an increase of 10% on FY24. Across the five stores in Northern Ireland as well as ReStore Drogheda (which operates, the social enterprises reached more than 138,000 people, at least 40% from deprived communities who are least able to afford commercial prices to improve or maintain their home.

During the period a further 1,688 tons of reusable materials were diverted from landfill (across all six stores), helping protect the environment and helping build a more sustainable Ireland.

Habitat Ireland lives out its mission principle 'everyone has something to contribute and something to gain in building strong communities' through the strength of its diverse volunteer programme in ReStore. During the year ended 30 June 2025, more than 200 volunteers of all ages, backgrounds and abilities invested around 4,000 hours each month in ReStore.

In FY25, more than 40% of volunteers were on supported placements; getting employability support and other training at ReStore through partnerships with Action Mental Health, Stepping Stones, Cedar Foundation and many more. Volunteers and partner organisations testify to the impact of the supported volunteer programme, made possible through the dedication of many retired volunteers who provide 'buddy support' for those who need extra help. Over the year, 25 individuals secured employment with support from Habitat.

The 'Building Impact' project supported by The Gallaher Trust, continued to support staff capacity and community impact in Ballymena; helping local people learn skills for employment through the delivery of accredited Open College Network 'Foundations' training. In FY25, 63 local people completed accredited training in Ballymena and Lisburn. Habitat ReStore was shortlisted for two awards at OCN NI's 2025 Learning Endeavour Awards, with 'Foundations at ReStore' participants Molly recognised in 'Third Sector Learner of the Year' for completing our Retail Foundations programme and Sarah, who completed Wellbeing Foundations, recognised in 'Heath and Wellbeing Learner of the Year'.

In May, Habitat's new partnership with local bakery 'Dougies Goodies' saw ReStore volunteers Adam Harkin and Emily Robinson secure permanent employment. The opportunity to partner with Dougies and other local employers will allow ReStore to create more opportunities for volunteers to transition into permanent employment. Partnerships like these will deepen the impacts of our OCN-accredited training and enable more local people to gain valuable skills and experience

Habitat Ireland continues to partner with Hydebank Wood College, NIACRO and NI Probation Board facilitating more than 70 community placements for those who are in the justice system.

Habitat ReStore's impact for people, community and the planet was recognised again at the Social Enterprise Northern Ireland awards. In 2024, the social enterprise was short-listed in three categories: Social Impact Award (for which the organisation was 'highly commended'), Consumer-Facing Social Enterprise and Outstanding Team (also 'highly commended'). The ReStores in Lisburn and Ballymena were also recognised in their local area's business awards, with both stores winning the 'Social Enterprise of the Year' category.

The Christmas Toy Scheme in Habitat Lisburn and Ballymena ReStores is delivered in partnership with local councils. Christmas can be a challenging time for families and the cost-of-living crisis has deepened the affordability gap. Every year, toys in great condition are thrown away as children outgrow them. Habitat and partners asked local people to donate their pre-loved toys to ReStore. Families who need a low-cost option should have the same joy of choosing and paying for the toys they want for their children. Last year, more than 3,000 local families were able to choose gifts for their children's Christmas at prices they could afford and over 25,000 toys were diverted from landfill.

# HABITAT FOR HUMANITY IRELAND LTD

## TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED)

### FOR THE YEAR ENDED 30 JUNE 2025

---

#### ***Work in partnership to deliver projects which focus on meeting need locally***

In Northern Ireland, breaking down barriers and building bridges between divided communities has defined Habitat's work since it began in 1993.

The charity's work remains focused on reconciliation and building strong communities. Habitat Ireland partners with other charities and communities to improve the quality of housing, especially for vulnerable groups. During FY25 Habitat Ireland delivered 50 House to Home interventions providing practical support for people who have been homeless or at risk of becoming homeless to make their house a home. In addition, the programme provided household essentials support for 51 households in partnership with Women's Aid and other support agencies. Our goal is to secure funding to enable House to Home delivery from every ReStore.

In December with support from the Northern Ireland Housing Executive's 'Sustaining Tenancies fund' Habitat began to implement a two year 'Establish and Sustain' project, using ReStore Belfast as a hub. Building on the proven impact of House to Home, the project tackles furniture poverty by providing access to household essentials, a number of practical House to Home interventions, as well as Toolbox and OCN training for Housing Executive Tenants in North Belfast, West Belfast and Newtownabbey.

The charity also continues to support 12 families whose self-build partnership with Habitat Ireland provides a route to affordable home ownership in communities in Belfast and Downpatrick. During the year, six Habitat homes were transferred to the family who, having built their home alongside volunteers, had completed their journey to affordable home ownership.

#### **Build Sector Impact - Partner to increase shelter access**

##### ***Influence local government***

Habitat Ireland continues to advocate towards bringing empty homes back to life, housing affordability and for more shared future housing.

Habitat Ireland's work to influence government policy on global issues largely focuses on its activity as a member of the Coalition of Aid and Development Agencies in NI (CADA NI). The 'All-Party Working Group for International Development' continues to provide a platform to interact with local representatives and engage them on the importance of development. Staff from Habitat Ireland regularly attend these meetings and contributed to discussions around the ODA cuts which have greatly impacted the sector. Habitat Ireland's Chief Executive Jenny Williams also released a public statement regarding the UK government's decision to cut UK Aid.

Habitat Ireland's Communications Manager, Rebecca Harkin, continues to sit on the CADA NI 'One World Festival' committee and in FY25 the organisation's Programme Coordinator Victoria Trimble joined CADA NI's Global Citizenship Education (GCE) working group.

The charity's ongoing advocacy activity focuses on encouraging the NI Assembly to be outward looking in their policy and strategy and contribute towards the global Sustainable Development Goals on a local level. The charity's Chief Executive, Jenny Williams, has had meetings with MLAs and MPs to engage them in Habitat's work locally through Habitat ReStore and the House to Home programme.

During FY25 the charity engaged in the policy process and submitted a response on the Northern Ireland Curriculum Review. Additionally, Victoria Trimble (Programme Coordinator) contributed to CADA NI's joint response to the review.

Ahead of the 2025 G7 in Canada, Habitat Ireland launched a petition, as part of the organisation's global advocacy campaign 'Home Equals'. The petition encouraged local people to join Habitat in urging G7 nations to take decisive action to improve the lives of the "invisible billion" — the more than 1.1 billion people living in slums and informal settlements without the security of a safe and adequate home. The petition was open from 31<sup>st</sup> October – 18<sup>th</sup> May and contributed 265 signatures to Habitat International's global total.

As part of the petition campaign, Habitat mailed physical letters to all levels of local representatives (MPs, MLAs, Councillors), which resulted in several interactions and signatures. Email letters and copies of the petition were also sent on to the Canadian embassy, as part of the launch, ahead of the G7, being hosted in Canada in 2025.

In October, on the late-President Jimmy Carter's birthday, US Special Envoy Joe Kennedy III visited ReStore Lisburn. Mr Kennedy engaged with staff and volunteers to learn more about how ReStore works for local people, the wider community and the planet.

# HABITAT FOR HUMANITY IRELAND LTD

## TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED)

### FOR THE YEAR ENDED 30 JUNE 2025

---

#### **Build Societal Impact - Inspire action to end poverty housing**

##### ***Engage and motivate more people to action***

Habitat Ireland passionately believe in the power of young people to shape the future. Across the period, more than 1,428 young people, in formal and informal contexts, took part in facilitated programmes which engaged them with Habitat's mission; the SDG's and challenged them to be active citizens.

During FY25 the charity delivered 11 nursery and primary school workshops and worked with 5 'Change Maker' schools. Habitat Ireland also acted as a delivery partner, as part of Northern Ireland Resources Network (NIRN)'s DAERA-funded 'Zero Waste Champions' programme. As part of this, Habitat facilitators delivered 12 workshops to 341 pupils; focusing on the importance of waste reduction and exploring how young people can be change makers for their community and the planet.

In June, to commemorate 'World Environment Day', Habitat Ireland invited local schools from the Lisburn and Newtownards areas to hear about our mission, how they can reduce waste both at home and at school and also take part in a repurposing activity.

The final year of a three-year partnership with Girls Brigade NI ("GB") provided opportunities to engage 19,000 members and leaders across Northern Ireland – and their families – in Habitat's mission. As well as raising £7,912 GB companies visited ReStores, took part in an art competition and connected the girls with the impact of housing poverty and sustainable development. Across the three years of the partnership, more than £25,000 was raised to support Habitat's work.

Throughout the period, the implementation of the Irish Aid-funded 'Community Connections' programme engaged 88 local people in Global Citizenship Education (programme ran 1<sup>st</sup> August 24 – 31<sup>st</sup> July 25, one month into FY26). Community Connections aimed to increase the knowledge and understanding of social enterprise stakeholders, including those who would be considered hard-to-reach, of local/global justice and development issues, the role a social enterprise plays in progressing the SDGs. The impact has been positive; staff, volunteers and other stakeholders were encouraged to act for a just and sustainable world.

The charity also held a key 'Community Connections' event in June at the Belfast Harbour Commissioner's Office. This event brought together Habitat volunteers, partners, staff and supporters to celebrate the impact that Habitat Ireland has locally and around the world. This was also an opportunity to present the annual Habitat awards, which recognise everything that volunteers bring to the charity's mission and the first-ever awards for the 'Global Information Hubs'. The organisation also commissioned the teams who are travelling to support Habitat's work in Romania & Cambodia in summer 2025, as well as the two newest ReStores which will open in Lisnagelvin and Glasnevin later in the calendar year. The wonderful Lisburn Community Choir opened the event with a performance, John Daly acted as the MC for the evening and guest speaker, Dr. Bianca Fadel (University of Northumbria) spoke passionately and unpacked the power of volunteering.

In October, in partnership with Queen's University Belfast's School of the Natural and Built Environment and the Geographical Association (Belfast Branch), Habitat Ireland held an event which engaged AS-level students from schools across Northern Ireland. "Reducing the Development Gap Through Innovation" invited Paula Woodman (Terwillger Centre for Innovation in Shelter) to present about the work of the organisation and the importance of innovative housing solutions.

Habitat Ireland is a member of the Irish Development Education Association (IDEA) and is committed to the 'Code of Good Practice for Development Education'. Programme Coordinator Victoria Trimble regularly engages with the organisation, submitting Habitat's evidence of good practice and liaising around the 'Code'. In FY25 Victoria contributed to IDEA's 'Formal Education Working Group's' submission on the Irish Aid Strategy Mid-Term Review. The organisation's membership continues to offer many benefits, including networking, peer learning and support opportunities.

Habitat ReStore provides an important way to engage local people in sustainability and circularity. As part of the organisation's partnership with Self Build Ireland, the charity engaged hundreds of local people at Self Build Belfast (September) and the Love Your Home Show (March). At Love Your Home, hosted during NI Repair Week, the charity encouraged visitors to try their hand at some repurposing and learn more about Habitat's work.

During FY25, many individuals and groups fundraised to support Habitat's mission. Banbridge Lions raised over £1,000 for the 'Stoves for Ukraine' appeal through a street collection in their local area. Seapatrick Parish Banbridge's 'Rector's Sit-Out' raised £2,700 and engaged many local people about the charity's local and global programmes. Local insurance-brokers Cransford chose to run the Belfast Marathon relay supporting Habitat for a second time.



# HABITAT FOR HUMANITY IRELAND LTD

## TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED)

### FOR THE YEAR ENDED 30 JUNE 2025

---

There were on-going opportunities to pray for Habitat's mission and the organisation attended multiple Christian festivals, including Summer Madness, New Horizon and the Diocese of Down and Dromore Synod, which engaged hundreds of people of faith.

As part of 'Good Relations Week 2024', Habitat hosted a panel discussion with local faith leaders, 'Breaking down barriers, building commUNITY'. The panel was comprised of; Reverend John Dunlop, Reverend Harold Good, Lynda Gould (NICVA), Joe McKeown (CEO at Youth Link NI), Reverend Ivan Steen (South Kirk Presbyterian) and Jenny Williams (Habitat Ireland). Reverend Anna Williams, Curate at Seapark Parish Banbridge, acted as the host for the event. The panel discussed the impact of Habitat's commitment to breaking down barriers, their own experience of faith in action in the context of a divided community and the importance of faith and seeking justice for the good of all people in 2024 and beyond.

The charity also engaged hundreds of people during the year; presenting to groups of all ages in churches and communities as well as facilitated engagement with people of all backgrounds and abilities.

#### ***Intentional and meaningful volunteer opportunities local and global***

The impact of local volunteering has already been mentioned, more than 4,000 hours were contributed by volunteers in the five NI ReStores every month. A number of volunteers also supported Habitat Ireland at events; including through the partnership with Self Build Ireland, helped facilitate the charity's schools programmes, in the office and other local volunteer programmes including 'House to Home'.

Two teams, which included volunteers from across Ireland, travelled to Cambodia and Kenya in FY25 to support long-term partner programmes in the countries. Global Village connects volunteers with Habitat Ireland's international partnership programmes. Trips provide a unique, grass-roots experience in which volunteers serve and learn alongside local Habitat staff and community members.

During FY26 the organisation is committed to grow the Global Village programme, with four teams already confirmed to travel in the next period. The charity expects that numbers will continue to be smaller than the programmes pre-COVID scale but this provides an important opportunity to invest in supporters. The objective is to engage volunteers over the long-term as advocates for housing; encouraging them to continue to support and speak out about the issues they have seen when they return home.

#### ***Build a sustainable organisation***

Habitat Ireland so much appreciates all the support of partners, donors and volunteers, whose commitment enables the organisation's impact locally and globally.

The charity's income for the year increased by 7% to £2,352,483. Securing support is always challenging, and capacity is limited, but the positive outcome highlights a growing awareness of Habitat Ireland's impact which transforms lives.

Solid ReStore sales reinforce its role in tackling poverty, demonstrating the growing need and impact for local families. The strategy to scale across Ireland to other communities across Ireland is a priority. Grant income was on target with support from The Gallaher Trust, Irish Aid and Northern Ireland Housing Executive.

The 'Help Build Impact' campaign will continue to underpin the fundraising strategy as the charity seeks to secure long-term support.

Habitat Ireland's unrestricted donations for the year were £291,760 (2024 - £180,036) and funds raised for international programmes were £54,149 (2024 - £40,028), which reflects the continued impact of the reduced Global Village Programme.

Looking ahead, the recruitment of a part-time 'Partnership and Philanthropy Manager' will focus on raising funds to support Habitat's mission through Corporate Partnerships and Major Donors.

The strategy to engage companies, churches, schools, community groups and individuals in Habitat's mission continues to be important. The charity remains committed to growing support for global partner programmes and to continue to grow and deepen local impact.

# HABITAT FOR HUMANITY IRELAND LTD

## TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED)

### FOR THE YEAR ENDED 30 JUNE 2025

---

#### Plans for future periods

In the year ahead:

- Habitat for Humanity is driven by the vision that everyone deserves a decent place to live. Yet, as the world confronts increasing threats from social conflict, environmental degradation, economic inequality, rapid urbanization, and humanitarian crises, we are faced with an unprecedented global housing challenge. Together with our global network we commit to “promote policies and systems to advance access to adequate, affordable housing” to more effectively catalyse change and to impact exponentially more people than one organization could serve alone.
- The Charity is committed to good governance and plans a review using the Code of Good Governance to support continuous improvement.
- Habitat seeks to serve more local people and communities. Given ReStore's measurable impact, the strategy is to scale ReStore across Ireland. There was a delay in launching ReStore in Derry/Londonderry however, ReStore Lisnagelvin's staff team is in place as of the end of FY25, and the official launch of the store will be in Q1 FY26.
- In the context of a growing global need for shelter the organisation is committed to raising more funds for global partner programmes, the recruitment of a Partnership & Philanthropy Manager will support and there are growing opportunities to work collaboratively with Habitat teams across Europe.
- Habitat Ireland also plans to recruit a Policy and Advocacy Manager to support local and global advocacy efforts.
- The charity is committed to delivering OCN accredited training in every ReStore when funding permits. In FY26 continued support from The Gallaher Trust will support delivery in Ballymena and new funds secured from The National Lottery will see accredited training delivered in Belfast and Newtownards, both over the next 3 years.
- During FY26 the organisation plans to further review Global Village International volunteering.
- The charity will continue to deliver the House to Home programme in partnership with local support agencies using ReStore as a hub, aiming to serve more people in the wider communities around each store. Habitat plans to scale the House to Home programme to new ReStores as stores launch and funding allows.
- Habitat Ireland is committed to Habitat International's Home Equals advocacy campaign. Home Equals is a five-year global advocacy campaign dedicated to achieving policy change, at all levels, to ensure that people living in informal settlements have equitable access to adequate housing.

#### Risk management

The Trustees and management review the major risks facing the charity at regular board and sub-committee meetings. The finance sub-committee review financial reports regularly and board review at quarterly meetings. Systems and internal financial controls have been established to mitigate significant financial risks. The Trustees and management review the major risks facing the charity at regular board and sub-committee meetings. The finance sub-committee review financial reports regularly and board review at quarterly meetings. Systems and internal financial controls have been established to mitigate significant financial risks.

Business risks are reviewed regularly, and priority given to reducing risk and achieving ReStore sales and realistic fundraising goals. Other risks, which include an implementation risk (that the work supported by Habitat funds will not achieve the planned results), health and safety risk (both locally and globally) and funding risk (not having the resources to support the planned activities), are also monitored regularly by management and Board.

#### Investment policy

Investments consist of rental property investments whereby the occupant of the property purchases the equity ownership of the property under a Rental Purchase Agreement.

Investments are initially stated at cost and are reduced monthly in line with rental purchase agreements.

# HABITAT FOR HUMANITY IRELAND LTD

## TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED)

### FOR THE YEAR ENDED 30 JUNE 2025

---

#### Financial review

The total net movement in funds during the year was a surplus of £108,451 (2024 - £80,923). The results for the year include a deficit of £14,297 (2024 - surplus of £22,629) in restricted funds and a surplus of £122,748 (2024 - £58,294) in unrestricted funds.

The charity's assets are held to further its charitable objectives. At 30 June 2025 the charity held net assets totalling £1,235,357 (2024 - £1,126,906).

The level of free reserves at the year-end was £929,508 (2024 - £860,704), which equates to almost 5 months' expenditure.

The trustees have reviewed the charity's need for reserves in line with the Charity Commission guidelines and believe the charity should hold reserves to protect against the risks of shortfalls in its cash balances due to uncertainties in the timing of fundraising opportunities for unrestricted funds, particularly from corporate and grant making trusts.

The directors are seeking to establish a reserve fund equivalent to six months' operating costs reviewed annually and that this fund should be built up to the desired levels consistent with the charity's overall financial position and its need to maintain and develop its charitable activities.

#### Structure, governance and management

The charity was incorporated as a company limited by guarantee on 14 April 1994. The company is exempt under this legislation from using 'limited' as part of its name.

The charity is registered with The Charity Commission for Northern Ireland, NIC103240. The company is also recognised as a charity with HM Revenue & Customs, under registration number XR18070. The charity is controlled by its trustees who are directors of the company for the purposes of the Companies Act 2006.

#### Governance

The role of the trustees is to ensure that Habitat Ireland is effectively governed; to ensure that the charity complies with all relevant legislation, its own Memorandum and Articles of Association and the requirements of good practice; and to ensure that the charity works to agreed strategic and operational plans.

The Board delegates responsibility to the Chief Executive, Ms J Williams, for the day to day running of the charity.

#### Director Induction and Training

Board Induction and Training is outlined in the Induction pack, which is given to new Trustees, and includes background and history of Habitat in Ireland, roles and responsibilities of board members, Code of Conduct, charitable legislation and Habitat policies and procedures.

Board members come from different professional backgrounds, bringing a wide range of skills and experience to the role. Opportunities to join the board are publicly advertised through a number of network bodies including Boardmatch Ireland, Business in the Community and on Habitat's website. In addition, individuals may connect directly to offer to serve on the board. Board members assess candidates' suitability and once confirmed the decision is ratified at a board meeting.

The trustees, who are also the directors for the purpose of company law, and who served during the year and up to the date of signature of the financial statements were:

Mrs J Belton

Mr M Bambrick

Dr A Beck

Mrs S Moore

Mrs C McCarty (ceased office 12 August 2025)

# HABITAT FOR HUMANITY IRELAND LTD

## TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED)

FOR THE YEAR ENDED 30 JUNE 2025

---

### Statement of trustees' responsibilities

The trustees, who are also the directors of Habitat for Humanity Ireland Ltd for the purpose of company law, are responsible for preparing the Trustees' Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company law requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charitable company and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that year.

In preparing these financial statements, the trustees are required to:

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

The trustees are responsible for keeping adequate accounting records that disclose with reasonable accuracy at any time the financial position of the charitable 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 charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

### Auditor

In accordance with the company's articles, a resolution proposing that GMcG BELFAST be reappointed as auditor of the company will be put at a General Meeting.


### Small companies exemption

In preparing this report, the directors have taken advantage of the small companies exemptions provided by section 415A of the Companies Act 2006.

### Disclosure of information to auditor

Each of the trustees has confirmed that there is no information of which they are aware which is relevant to the audit, but of which the auditor is unaware. They have further confirmed that they have taken appropriate steps to identify such relevant information and to establish that the auditor is aware of such information.

The trustees' report was approved by the Board of Trustees.



Dr A Beck  
Trustee

Date: 01/12/2025

## HABITAT FOR HUMANITY IRELAND LTD

### INDEPENDENT AUDITOR'S REPORT

### TO THE MEMBERS OF HABITAT FOR HUMANITY IRELAND LTD

#### Opinion

We have audited the financial statements of Habitat for Humanity Ireland Ltd (the 'charitable company') for the year ended 30 June 2025 which comprise the statement of financial activities, the balance sheet, the statement of cash flows and notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 30 June 2025 and of its 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.

#### 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.

- 10 -

Alfred House  
19 Alfred Street  
BELFAST BT2 8EQ  
DX3910 NR Belfast 50

Tel: +44 (0)28 9031 1113  
Fax: +44 (0)28 9031 0777

Century House  
40 Crescent Business Park  
LISBURN  
BT28 2GN

Tel: +44 (0)28 9260 7355  
Fax: +44 (0)28 9260 1656

17 Mandeville Street  
PORTADOWN  
Craigavon  
BT62 3PB

Tel: +44 (0)28 3833 2801  
Fax: +44 (0)28 3835 0293



Chartered Accountants | Registered Auditors | Chartered Tax Advisors | Forensic Accountants | Corporate Finance Advisors

GMcG is a trading name of GMCg Group Limited. Reg No: N1059660. List of Directors available at registered office

Registered to conduct audit work by the Institute of Chartered Accountants in Ireland  
A Member of TIAG® - A Worldwide Alliance of Independent Accounting Firms

[www.gmcgca.com](http://www.gmcgca.com)

## **HABITAT FOR HUMANITY IRELAND LTD**

### **INDEPENDENT AUDITOR'S REPORT (CONTINUED)**

#### **TO THE MEMBERS OF HABITAT FOR HUMANITY IRELAND LTD**

---

##### **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 contained within the annual report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon. Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

##### **Opinions on other matters prescribed by the Companies Act 2006**

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

- the information given in the trustees' report for the financial year for which the financial statements are prepared, which includes the directors' report prepared for the purposes of company law, is consistent with the financial statements; and
- the directors' report included within the trustees' report has 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 charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the directors' report included within the trustees' report.

We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the 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' exemptions in preparing the trustees' Report and from the requirement to prepare a strategic report.

## **HABITAT FOR HUMANITY IRELAND LTD**

### **INDEPENDENT AUDITOR'S REPORT (CONTINUED)**

#### **TO THE MEMBERS OF HABITAT FOR HUMANITY IRELAND LTD**

---

##### **Responsibilities of trustees**

As explained more fully in the statement of trustees' responsibilities, the trustees, who are also the directors of the charitable company for the purpose 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 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 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**

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

The extent to which our procedures are capable of detecting irregularities, including fraud, is detailed below.

## HABITAT FOR HUMANITY IRELAND LTD

### INDEPENDENT AUDITOR'S REPORT (CONTINUED)

#### TO THE MEMBERS OF HABITAT FOR HUMANITY IRELAND LTD

---

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

We identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and then design and perform audit procedures responsive to those risks, including obtaining audit evidence that is sufficient and appropriate to provide a basis for our opinion.

In identifying and assessing potential risks of material misstatement in respect of irregularities, including fraud and non-compliances with laws and regulations, we considered the following:

- The nature of the industry and sector, control environment and business performance, including the company's remuneration policies for directors, bonus levels and performance targets, if any;
- Results of our enquiries of management about their own identification and assessment of the risks of irregularities;
- Any matters we identified having obtained and reviewed the company's documentation of their policies and procedures relating to:
  - Identifying, evaluating and complying with laws and regulations and whether they were aware of any instance of non-compliance;
  - Detecting and responding to the risks of fraud and whether they have knowledge of any actual, suspected or alleged fraud; and
  - The internal controls established to mitigate risks of fraud or non-compliance with laws and regulations;
- The matters discussed among the audit engagement team regarding how and where fraud might occur in the financial statements and potential indicators of fraud.

As a result of these procedures, we considered the opportunities and incentives that may exist within the company for fraud and identified the greatest potential for fraud in income recognition. In common with all audits under ISAs (UK), we are also required to perform specific procedures to respond to the risk of management override.

We also obtained an understanding of the legal and regulatory frameworks that the company operates in, focusing on provisions of those laws and regulations that had a direct effect on the determination of material amounts and disclosures in the financial statements. The key laws and regulations we considered in this context included the Companies Act 2006, and local tax legislation.

In addition, we considered provisions of other laws and regulations that do not have a direct effect on the financial statements but compliance with which may be fundamental to the company's ability to operate or to avoid a material penalty.



## **HABITAT FOR HUMANITY IRELAND LTD**

### **INDEPENDENT AUDITOR'S REPORT (CONTINUED)**

#### **TO THE MEMBERS OF HABITAT FOR HUMANITY IRELAND LTD**

---

##### **Audit response to risks identified**

Our procedures to respond to the risks identified included the following:

- Reviewing the financial statement disclosures and testing to supporting documentation to assess compliance with provisions of relevant laws and regulations described as having a direct effect on the financial statements;
- Enquiring of management concerning actual and potential litigation and claims;
- Performing analytical procedures to identify any unusual or unexpected relationships that may indicate risks of material misstatement due to fraud;
- Reading minutes of meetings of those charged with governance and reviewing correspondence with tax authorities; and
- In addressing the risk of fraud through management override of controls, testing the appropriateness of journal entries and other adjustments; assessing whether the judgements made in making accounting estimates are indicative of a potential bias; and evaluating the business rationale of any significant transactions that are unusual or outside the normal course of business.

We also communicated relevant identified laws and regulations and potential fraud risks to all engagement team members and remained alert to any indications of fraud or non-compliance with laws and regulations throughout the audit.

Owing to the inherent limitations of an audit, there is an unavoidable risk that we may not have detected some material misstatements in the financial statements, even though we have properly planned and performed our audit in accordance with auditing standards. In addition, as with any audit, there remains a higher risk of non-detection of irregularities, as they may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal controls. We are not responsible for preventing non-compliance and cannot be expected to detect non-compliance with all laws and regulations.

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



## **HABITAT FOR HUMANITY IRELAND LTD**

### **INDEPENDENT AUDITOR'S REPORT (CONTINUED)**

#### **TO THE MEMBERS OF HABITAT FOR HUMANITY IRELAND LTD**

---

##### **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. Our audit work has been undertaken so that we might state to the charitable company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charitable company and the charitable company's members as a body, for our audit work, for this report, or for the opinions we have formed.

**Mr Nigel Moore FCA (Senior Statutory Auditor)**  
for and on behalf of GMcG BELFAST

01/12/2025

**Chartered Accountants**  
**Statutory Auditor**

Alfred House  
19 Alfred Street  
Belfast  
BT2 8EQ

# HABITAT FOR HUMANITY IRELAND LTD

## STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 30 JUNE 2025

		Unrestricted funds 2025 £	Restricted funds 2025 £	Total 2025 £	Unrestricted funds 2024 £	Restricted funds 2024 £	Total 2024 £
Notes							
<b><u>Income and endowments from:</u></b>							
Donations and legacies	3	291,760	239,735	531,495	180,036	205,919	385,955
Charitable activities	4	1,752,886	50,848	1,803,734	1,757,056	32,678	1,789,734
Investments	5	15,754	-	15,754	15,533	-	15,533
Other income	6	1,500	-	1,500	4,400	-	4,400
<b>Total income</b>		<b>2,061,900</b>	<b>290,583</b>	<b>2,352,483</b>	<b>1,957,025</b>	<b>238,597</b>	<b>2,195,622</b>
<b><u>Expenditure on:</u></b>							
Raising funds	7	122,665	-	122,665	139,403	-	139,403
Charitable activities	8	1,816,487	304,880	2,121,367	1,759,328	215,968	1,975,296
<b>Total expenditure</b>		<b>1,939,152</b>	<b>304,880</b>	<b>2,244,032</b>	<b>1,898,731</b>	<b>215,968</b>	<b>2,114,699</b>
<b>Net incoming/(outgoing) resources before transfers</b>		<b>122,748</b>	<b>(14,297)</b>	<b>108,451</b>	<b>58,294</b>	<b>22,629</b>	<b>80,923</b>
<b>Net movement in funds</b>		<b>122,748</b>	<b>(14,297)</b>	<b>108,451</b>	<b>58,294</b>	<b>22,629</b>	<b>80,923</b>
Fund balances at 1 July 2024		1,091,942	34,964	1,126,906	1,033,648	12,335	1,045,983
<b>Fund balances at 30 June 2025</b>		<b>1,214,690</b>	<b>20,667</b>	<b>1,235,357</b>	<b>1,091,942</b>	<b>34,964</b>	<b>1,126,906</b>

The statement of financial activities includes all gains and losses recognised in the year.

The statement of financial activities includes all gains and losses recognised in the year. All income and expenditure derive from continuing activities.

The statement of financial activities also complies with the requirements for an income and expenditure account under the Companies Act 2006.

# HABITAT FOR HUMANITY IRELAND LTD

## BALANCE SHEET

AS AT 30 JUNE 2025

	Notes	2025 £	£	2024 £	£
<b>Fixed assets</b>					
Tangible assets	13		250,623		159,152
Investments	14		59,179		72,086
			<u>309,802</u>		<u>231,238</u>
<b>Current assets</b>					
Debtors	15	197,553		203,716	
Cash at bank and in hand		<u>1,041,195</u>		<u>823,434</u>	
		1,238,748		1,027,150	
<b>Creditors: amounts falling due within one year</b>	16	<u>(313,193)</u>		<u>(131,482)</u>	
<b>Net current assets</b>			<u>925,555</u>		<u>895,668</u>
<b>Total assets less current liabilities</b>			<u><u>1,235,357</u></u>		<u><u>1,126,906</u></u>
<b>The funds of the charitable company</b>					
Restricted income funds	18		20,667		34,964
Unrestricted funds	19		<u>1,214,690</u>		<u>1,091,942</u>
			<u><u>1,235,357</u></u>		<u><u>1,126,906</u></u>

The financial statements were approved by the trustees on 01/12/2025

Angus S Beck  
 .....  
 Dr A Beck  
 Trustee

Company registration number NI028376 (Northern Ireland)

# HABITAT FOR HUMANITY IRELAND LTD

## STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED 30 JUNE 2025

	Notes	2025 £	£	2024 £	£
<b>Cash flows from operating activities</b>					
Cash generated from operations	25		329,181		163,762
<b>Investing activities</b>					
Purchase of tangible fixed assets		(141,581)		(50,518)	
Proceeds from disposal of tangible fixed assets		1,500		2,000	
Repayment of rental purchase agreements		12,907		6,295	
Proceeds from disposal of investments		-		33,059	
Investment income received		15,754		15,533	
<b>Net cash (used in)/generated from investing activities</b>			(111,420)		6,369
<b>Net cash used in financing activities</b>			-		-
<b>Net increase in cash and cash equivalents</b>			217,761		170,131
Cash and cash equivalents at beginning of year			823,434		653,303
<b>Cash and cash equivalents at end of year</b>			1,041,195		823,434

# HABITAT FOR HUMANITY IRELAND LTD

## NOTES TO THE FINANCIAL STATEMENTS

### FOR THE YEAR ENDED 30 JUNE 2025

---

#### 1 Accounting policies

##### Charity information

Habitat for Humanity Ireland Ltd is a private company limited by guarantee incorporated in Northern Ireland. The registered office is Riverside Centre, Young Street, Lisburn, Antrim, BT27 5EA.

##### 1.1 Accounting convention

The financial statements have been prepared in accordance with the Companies Act 2006 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)". The charitable company is a Public Benefit Entity as defined by FRS 102.

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

The financial statements have been prepared under the historical cost convention. The principal accounting policies adopted are set out below.

##### 1.2 Going concern

At the time of approving the financial statements, the trustees have a reasonable expectation that the charitable company has adequate resources to continue in operational existence for the foreseeable future. Thus the trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

##### 1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the trustees in furtherance of their charitable objectives.

Restricted funds are subject to specific conditions by donors or grantors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the financial statements.

Investment income, gains and losses are allocated to the appropriate fund.

##### 1.4 Income

Income is recognised when the charitable company is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

Cash donations are recognised on receipt. Other donations are recognised once the charitable company has been notified of the donation, unless performance conditions require deferral of the amount. Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Legacies are recognised on receipt or otherwise if the charitable company has been notified of an impending distribution, the amount is known, and receipt is expected. If the amount is not known, the legacy is treated as a contingent asset.

# HABITAT FOR HUMANITY IRELAND LTD

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

### FOR THE YEAR ENDED 30 JUNE 2025

---

#### 1 Accounting policies (Continued)

Gifts in kind donated for distribution are included at valuation and recognised as income when they are distributed to the projects. Gifts donated for resale are included as income when they are sold. Given the nature and uncertainty of the resale value of donated goods, it is deemed impractical to measure the fair value of these goods and the cost of valuation would outweigh the benefit. Donated facilities are included at the value to the company where this can be quantified and a third party is bearing the cost. No amounts are included in the financial statements for services donated by volunteers.

On receipt, donated professional services and donated facilities are recognised on the basis of the value of the gift to the company which is the amount the company would have been willing to pay to obtain services or facilities of equivalent economic benefit on the open market; a corresponding amount is then recognised in expenditure in the period of receipt.

Income tax recoverable in relation to investment income is recognised at the time the investment income is receivable.

Other income is recognised in the period in which it is receivable and to the extent the goods have been provided or on completion of the service.

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the company; this is normally upon notification of the interest paid or payable by the Bank.

Income from the sale of rental purchase agreements is treated in full as income from charitable activities and any residual costs are charged to direct charitable expenditure.

#### 1.5 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central staff costs are allocated on the basis of time spent, and depreciation charges allocated on the portion of the asset's use.

Fundraising costs are those incurred in seeking voluntary contributions and do not include the costs of disseminating information in support of the charitable activities. Support costs are those costs incurred directly in support of expenditure on the objects of the company and include project management carried out at Headquarters. Governance costs are those incurred in connection with administration of the company and compliance with constitutional and statutory requirements.

Costs of generating funds are costs incurred in attracting voluntary income, and those incurred in trading activities that raise funds.

Charitable activities and Governance costs are costs incurred on the company's operations, including support costs and costs relating to the governance of the company apportioned to charitable activities.

# HABITAT FOR HUMANITY IRELAND LTD

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

### FOR THE YEAR ENDED 30 JUNE 2025

---

#### 1 Accounting policies (Continued)

##### 1.6 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Leasehold land and buildings	15% straight line per annum
Fixtures and fittings	15-25% straight line per annum
Motor vehicles	25% straight line per annum

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in the statement of financial activities.

##### 1.7 Fixed asset investments

All investments of the charity are programme related investments.

Investments consist of rental property investments whereby the occupant of the property purchases the equity ownership of the property under a Rental Purchase Agreement.

Investments are stated at cost, less any provision for impairment and are reduced monthly in line with the terms of the Rental Purchase Agreement.

##### 1.8 Impairment of fixed assets

At each reporting end date, the charitable company reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

##### 1.9 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

##### 1.10 Financial instruments

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

##### 1.11 Taxation

The company is considered to pass the tests set out in Paragraph 1 Schedule 6 of the Finance Act 2010 and therefore it meets the definition of a charitable company for UK corporation tax purposes. Accordingly, the company is potentially exempt from taxation in respect of income or capital gains received within categories covered by Chapter 3 Part 11 of the Corporation Tax Act 2010 or Section 256 of the Taxation of Chargeable Gains Act 1992, to the extent that such income or gains are applied exclusively to charitable purposes.



# HABITAT FOR HUMANITY IRELAND LTD

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

### FOR THE YEAR ENDED 30 JUNE 2025

---

#### **1 Accounting policies (Continued)**

##### **1.12 Provisions**

Provisions are recognised when the charitable company has a legal or constructive present obligation as a result of a past event, it is probable that the charitable company will be required to settle that obligation and a reliable estimate can be made of the amount of the obligation.

The amount recognised as a provision is the best estimate of the consideration required to settle the present obligation at the reporting end date, taking into account the risks and uncertainties surrounding the obligation. Where the effect of the time value of money is material, the amount expected to be required to settle the obligation is recognised at present value. When a provision is measured at present value, the unwinding of the discount is recognised as a finance cost in net income/(expenditure) in the period in which it arises.

##### **1.13 Employee benefits**

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

##### **1.14 Retirement benefits**

The charity contributes to a money purchase pension scheme for the benefit of certain employees. The assets of the scheme are held separately from those of the charity. Contributions are accounted for by charging costs to the Statement of Financial Activities as payments accrue.

##### **1.15 Leases**

Rentals payable under operating leases, including any lease incentives received, are charged as an expense on a straight line basis over the term of the relevant lease.

##### **1.16 Foreign exchange**

Transactions in currencies other than pounds sterling are recorded at the rates of exchange prevailing at the dates of the transactions. At each reporting end date, monetary assets and liabilities that are denominated in foreign currencies are retranslated at the rates prevailing on the reporting end date. Gains and losses arising on translation are included in net income/(expenditure) for the period.

#### **2 Critical accounting estimates and judgements**

In the application of the charitable company's accounting policies, the trustees are 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 where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

# HABITAT FOR HUMANITY IRELAND LTD

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

### FOR THE YEAR ENDED 30 JUNE 2025

#### 2 Critical accounting estimates and judgements (Continued)

##### Key sources of estimation uncertainty

##### Fixed Assets

The annual depreciation charge on fixed assets depends primarily on the estimated lives of each type of asset and estimates of residual values. The directors regularly review these asset lives and change them as necessary to reflect current thinking on remaining lives in light of prospective economic utilisation and physical condition of the assets concerned. Changes in asset lives can have a significant impact on depreciation and amortisation charges for the period. Detail of the useful lives is included in the accounting policies.

##### Debtors

Short term debtors are measured at transaction price, less any impairment. Impairment of such debtors involves some estimation uncertainty.

#### 3 Donations and legacies

	Unrestricted funds	Restricted funds	Total Unrestricted funds	Restricted funds	Total
	2025 £	2025 £	2025 £	2024 £	2024 £
Donations and gifts	230,320	39,522	269,842	98,432	114,708
Habitat affiliate tithes and undesignated donations	626	-	626	429	429
Corporate	60,814	-	60,814	81,175	81,175
Other grants	-	200,213	200,213	-	189,643
	<u>291,760</u>	<u>239,735</u>	<u>531,495</u>	<u>180,036</u>	<u>385,955</u>

# HABITAT FOR HUMANITY IRELAND LTD

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

### FOR THE YEAR ENDED 30 JUNE 2025

#### 4 Charitable activities

	International programme £	ReStore £	Total 2025 £	Total 2024 £
Income from charitable activities	102,008	1,749,586	1,851,594	1,779,585
Deferred income	(47,860)	-	(47,860)	10,149
	<u>54,148</u>	<u>1,749,586</u>	<u>1,803,734</u>	<u>1,789,734</u>
Analysis by fund				
Unrestricted funds	3,300	1,749,586	1,752,886	
Restricted funds	50,848	-	50,848	
	<u>54,148</u>	<u>1,749,586</u>	<u>1,803,734</u>	
<b>For the year ended 30 June 2024</b>				
Unrestricted funds	7,350	1,587,184		1,757,056
Restricted funds	32,678	-		32,678
	<u>40,028</u>	<u>1,587,184</u>		<u>1,789,734</u>

#### 5 Investments

	Unrestricted funds 2025 £	Unrestricted funds 2024 £
Income from investments	8,810	12,053
Interest receivable	6,944	3,480
	<u>15,754</u>	<u>15,533</u>

# HABITAT FOR HUMANITY IRELAND LTD

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 JUNE 2025

### 6 Other income

	Unrestricted funds	Unrestricted funds
	2025	2024
	£	£
Net gain on disposal of tangible fixed assets	1,500	4,400

### 7 Raising funds

	Unrestricted funds	Unrestricted funds
	2025	2024
	£	£
<u>Fundraising and publicity</u>		
Other fundraising costs	21,518	29,566
Staff costs	92,146	94,288
	<u>113,664</u>	<u>123,854</u>
Fundraising and publicity		
Programme support		
Staff costs	3,398	8,886
Support costs	5,603	5,687
	<u>9,001</u>	<u>15,549</u>
Programme support		
	<u>122,665</u>	<u>139,403</u>

# HABITAT FOR HUMANITY IRELAND LTD

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

### FOR THE YEAR ENDED 30 JUNE 2025

#### 8 Charitable activities

	Local volunteer programme	International programme support	Global appeals	International programme	ReStore	Advocacy	Other	Total 2025	Total 2024
	£	£	£	£	£	£	£	£	£
Staff costs	-	30,360	-	3,300	1,001,475	104,820	-	1,139,955	994,145
Depreciation	-	-	-	-	43,352	-	-	43,352	31,018
Other charitable expenditure	9,593	1,726	116,659	50,849	493,420	22,847	-	695,094	688,276
	9,593	32,086	116,659	54,149	1,538,247	127,667	-	1,878,401	1,713,439
Share of support costs (see note 9)	2,694	1,726	-	-	187,647	-	-	192,067	212,214
Share of governance costs (see note 9)	50,899	-	-	-	-	-	-	50,899	49,643
	63,186	33,812	116,659	54,149	1,725,894	127,667	-	2,121,367	1,975,296
<b>Analysis by fund</b>									
Unrestricted funds	63,186	33,812	65,733	3,300	1,522,789	127,667	-	1,816,487	
Restricted funds	-	-	50,926	50,849	203,105	-	-	304,880	
	63,186	33,812	116,659	54,149	1,725,894	127,667	-	2,121,367	
<b>For the year ended 30 June 2024</b>									
Unrestricted funds	145,695	50,598	26,596	-	1,330,546	95,711	110,182		1,759,328
Restricted funds	-	-	16,980	32,678	166,310	-	-		215,968
	145,695	50,598	43,576	32,678	1,496,856	95,711	110,182		1,975,296

# HABITAT FOR HUMANITY IRELAND LTD

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 JUNE 2025

### 9 Support costs allocated to activities

	2025 £	2024 £
Staff costs	41,564	88,826
Depreciation	6,758	5,619
Other support costs	152,746	133,318
Governance costs	50,899	49,643
	<u>251,967</u>	<u>277,406</u>
<b>Analysed between:</b>		
Fundraising	9,001	15,549
Local volunteer programme	53,593	60,047
International programme support	1,726	4,624
ReStore	187,647	197,186
	<u>251,967</u>	<u>277,406</u>

### 10 Net movement in funds

	2025 £	2024 £
Net movement in funds is stated after charging/(crediting)		
Fees payable to the company's auditor for the audit of the company's financial statements	7,500	7,400
Depreciation of owned tangible fixed assets	50,110	36,637
Profit on disposal of tangible fixed assets	(1,500)	(4,400)
	<u></u>	<u></u>

### 11 Trustees

None of the trustees (or any persons connected with them) received any remuneration or benefits from the charitable company during the year.

# HABITAT FOR HUMANITY IRELAND LTD

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 30 JUNE 2025

### 12 Employees

The average monthly number of employees during the year was:

	2025 Number	2024 Number
Volunteer programme, communications and fundraising	34	35
Administration	6	4
Total	40	39

#### Employment costs

	2025 £	2024 £
Wages and salaries	1,114,392	1,053,431
Social security costs	122,999	92,200
Other pension costs	78,262	72,311
	1,315,653	1,217,942

Total remuneration payable to key management personnel during the year was £140,119 (2024 - £136,033).

The number of employees whose annual remuneration was £60,000 or more were:

	2025 Number	2024 Number
In the band £60,001 - £70,000	1	1
In the band £70,001 - £80,000	1	1

# HABITAT FOR HUMANITY IRELAND LTD

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

### FOR THE YEAR ENDED 30 JUNE 2025

#### 13 Tangible fixed assets

	Leasehold land and buildings £	Fixtures and fittings £	Motor vehicles £	Total £
<b>Cost</b>				
At 1 July 2024	210,339	75,075	109,317	394,731
Additions	75,212	7,888	58,481	141,581
Disposals	-	-	(17,050)	(17,050)
At 30 June 2025	285,551	82,963	150,748	519,262
<b>Depreciation and impairment</b>				
At 1 July 2024	142,635	50,374	42,570	235,579
Depreciation charged in the year	16,019	6,758	27,333	50,110
Eliminated in respect of disposals	-	-	(17,050)	(17,050)
At 30 June 2025	158,654	57,132	52,853	268,639
<b>Carrying amount</b>				
At 30 June 2025	126,897	25,831	97,895	250,623
At 30 June 2024	67,704	24,701	66,747	159,152

#### 14 Fixed asset investments

	Rental purchase agreements £
<b>Cost or valuation</b>	
At 1 July 2024	72,086
Repaid in the year	(12,907)
At 30 June 2025	59,179
<b>Carrying amount</b>	
At 30 June 2025	59,179
At 30 June 2024	72,086

Rental Purchase Agreement investments arise from the historic cost of homes under Rental Purchase Agreements. The balance is reduced over a maximum of 25 years by the tenants in monthly instalments and is secured by a first charge over each property.



# HABITAT FOR HUMANITY IRELAND LTD

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 JUNE 2025

### 15 Debtors

	2025 £	2024 £
<b>Amounts falling due within one year:</b>		
Trade debtors	14,080	15,253
Other debtors	183,473	188,463
	<u>197,553</u>	<u>203,716</u>

### 16 Creditors: amounts falling due within one year

	Notes	2025 £	2024 £
Other taxation and social security		39,906	34,612
Deferred income	17	81,471	33,612
Trade creditors		92,346	31,810
Accruals		99,470	31,448
		<u>313,193</u>	<u>131,482</u>

### 17 Deferred income

	2025 £	2024 £
Other deferred income	<u>81,471</u>	<u>33,612</u>

Deferred income is included in the financial statements as follows:

	2025 £	2024 £
Deferred income is included within:		
Current liabilities	<u>81,471</u>	<u>33,612</u>
Movements in the year:		
Deferred income at 1 July 2024	33,612	52,094
Released from previous periods	(26,194)	(44,675)
Resources deferred in the year	<u>74,053</u>	<u>26,193</u>
Deferred income at 30 June 2025	<u>81,471</u>	<u>33,612</u>

# HABITAT FOR HUMANITY IRELAND LTD

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

### FOR THE YEAR ENDED 30 JUNE 2025

#### 18 Restricted funds

	Movement in funds			Movement in funds			
	Balance at 1 July 2023	Incoming resources	Resources expended	Balance at 1 July 2024	Incoming resources	Resources expended	Balance at 30 June 2025
	£	£	£	£	£	£	£
International Programme	-	32,678	(32,678)	-	50,848	(50,848)	-
Probation Board NI	-	-	-	-	10,050	(10,050)	-
Malawi Appeal	8,995	2,510	-	11,505	8,250	(19,755)	-
Nepal Appeal	126	-	-	126	-	-	126
Northern Ireland Housing Executive	-	-	-	-	46,266	(26,276)	19,990
Myanmar	-	-	-	-	101	-	101
Ukraine Appeal	3,214	13,766	(16,980)	-	20,239	(20,239)	-
The Gallaher Trust	-	58,333	(50,000)	8,333	30,000	(38,333)	-
JobStart	-	111,310	(111,310)	-	74,424	(74,424)	-
Ulster Garden Villages	-	-	-	15,000	2,500	(17,500)	-
Irish Aid	-	20,000	(5,000)	-	36,973	(36,523)	450
Lebannon	-	-	-	-	10,932	(10,932)	-
	<u>12,335</u>	<u>238,597</u>	<u>(215,968)</u>	<u>34,964</u>	<u>290,583</u>	<u>(304,880)</u>	<u>20,667</u>

# HABITAT FOR HUMANITY IRELAND LTD

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

### FOR THE YEAR ENDED 30 JUNE 2025

#### 19 Unrestricted funds

The unrestricted funds of the charity comprise the unexpended balances of donations and grants which are not subject to specific conditions by donors and grantors as to how they may be used. These include designated funds which have been set aside out of unrestricted funds by the trustees for specific purposes.

	At 1 July 2024	Incoming resources	Resources expended	At 30 June 2025
	£	£	£	£
General funds	1,091,942	2,061,900	(1,939,152)	1,214,690
	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
<b>Previous year:</b>	<b>At 1 July 2023</b>	<b>Incoming resources</b>	<b>Resources expended</b>	<b>At 30 June 2024</b>
	£	£	£	£
General funds	1,033,648	1,957,025	(1,898,731)	1,091,942
	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>

#### 20 Analysis of net assets between funds

	Unrestricted funds	Restricted funds	Total
	2025	2025	2025
	£	£	£
<b>At 30 June 2025:</b>			
Tangible assets	250,623	-	250,623
Investments	59,179	-	59,179
Current assets/(liabilities)	904,888	20,667	925,555
	<u>          </u>	<u>          </u>	<u>          </u>
	1,214,690	20,667	1,235,357
	<u>          </u>	<u>          </u>	<u>          </u>
	Unrestricted funds	Restricted funds	Total
	2024	2024	2024
	£	£	£
<b>At 30 June 2024:</b>			
Tangible assets	159,152	-	159,152
Investments	72,086	-	72,086
Current assets/(liabilities)	860,704	34,964	895,668
	<u>          </u>	<u>          </u>	<u>          </u>
	1,091,942	34,964	1,126,906
	<u>          </u>	<u>          </u>	<u>          </u>

# HABITAT FOR HUMANITY IRELAND LTD

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

### FOR THE YEAR ENDED 30 JUNE 2025

---

#### 21 Explanatory note to the funds

##### **Unrestricted**

This fund is expendable at the discretion of the directors.

##### **Restricted**

##### **International/Global Village Funds**

This represents funds raised by local volunteer teams to support their participation in the Global Village programme and includes direct contributions to Habitat's work to alleviate poverty through housing alongside families in partner countries. Funds raised in excess of minimum donations becomes unrestricted and used where the need is greatest.

##### **Probation Board NI**

PBNI funding supports the provision of community service work placements across the ReStore network.

##### **Malawi Appeal and Nepal Appeal**

Funds raised in support of Habitat's longterm disaster response effort to flooding in Malawi and Nepal.

##### **Northern Ireland Housing Executive**

NIHE's Sustaining Tenancies Funding is supporting an 'Establish and Sustain' project which is providing practical support and training for NIHE tenants.

##### **Myanmar**

Funds raised to support Habitat's response to the devastating earthquake in Myanmar.

##### **Ukraine Appeal**

Funds raised in support of Habitat's response to the war in Ukraine.

##### **The Gallaher Trust**

Funding to support Building Impact project in ReStore Ballymena which will deepen positive outcomes for local people by creating employment, delivering accredited OCN training and broader support for all volunteers.

##### **JobStart**

Department for Communities scheme which supported young people aged 16–24 at risk of long term unemployment to get into the job market through funded job opportunities.

##### **Ulster Garden Villages**

Support for Building ReStore Impact project by supporting a new ReStore Impact Manager role over two years.

##### **Irish Aid**

Funding from Irish Aid supported the delivery of 'Community Connections', a pilot Global Citizenship Education programme; designed to increase knowledge and understanding of ReStore stakeholders about local/global justice, development issues and the role a social enterprise plays in progressing the SDGs

##### **Lebanon**

Funding from the public and, from Church of Ireland Bishop's Appeal, is supporting Habitat's response in Lebanon to those forced to flee their homes because of conflict in the Middle East.

# HABITAT FOR HUMANITY IRELAND LTD

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

### FOR THE YEAR ENDED 30 JUNE 2025

#### 22 Retirement benefit schemes

	2025 £	2024 £
<b>Defined contribution schemes</b>		
Charge to profit or loss in respect of defined contribution schemes	78,262	72,311

The charitable company operates a defined contribution pension scheme for all qualifying employees. The assets of the scheme are held separately from those of the charitable company in an independently administered fund.

#### 23 Operating lease commitments

##### Lessee

At the reporting end date the charitable company had outstanding commitments for future minimum lease payments under non-cancellable operating leases, which fall due as follows:

	2025 £	2024 £
Within one year	222,240	269,818
Between two and five years	339,363	527,603
In over five years	79,333	113,333
	640,936	910,754

#### 24 Related party transactions

##### Transactions with related parties

During the year the charitable company entered into the following transactions with related parties:

##### Habitat for Humanity (Ireland) (a charitable company registered in Ireland)

During a prior year Habitat for Humanity Ireland Ltd and Habitat for Humanity (Ireland) aligned operational activities while retaining two legal entities. During the current and prior year management, human resources and administrative support was provided by the charity to Habitat for Humanity (Ireland) for no charge. At the year end Habitat for Humanity (Ireland) owed the charity £30,480 (2024 - £24,886).

## HABITAT FOR HUMANITY IRELAND LTD

### NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 30 JUNE 2025

---

25	Cash generated from operations	2025 £	2024 £
	Surplus for the year	108,451	80,923
	<b>Adjustments for:</b>		
	Investment income recognised in statement of financial activities	(15,754)	(15,533)
	Gain on disposal of tangible fixed assets	(1,500)	(4,400)
	Depreciation and impairment of tangible fixed assets	50,110	36,637
	<b>Movements in working capital:</b>		
	Decrease in debtors	6,163	158,710
	Increase/(decrease) in creditors	133,852	(74,093)
	Increase/(decrease) in deferred income	47,859	(18,482)
	<b>Cash generated from operations</b>	<u>329,181</u>	<u>163,762</u>

#### 26 Analysis of changes in net funds

The charitable company had no material debt during the year.