The Sons of Divine Providence (Orione Care)

Consolidated Annual Report and Financial Statements

31 March 2025

Charity Registration No. 1088675
Company Registration No. 04249759 (England and Wales)
Regulator of Social Housing Registration No. LH4338

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Legal and administrative information
31 March 2025

Trustees	Fr Stephen Beale (Provincial) Fr Philip Kehoe Fr J Simionato Olutado Olalekan (resigned 30th September 2025) Keith Wilson Bernadette Griffin (resigned 19th September 2024) Fr Martin Mroz (appointed 17th October 2024)
Secretary	Mr John Clark (resigned 15th January 2026) Fr Martin Mroz (appointed 15th January 2026)
Registered Social Housing Provider Number	LH4338
Charity number	1088675
Company number	04249759
Registered office	23 Lower Teddington Road Hampton Wick Kingston Upon Thames Surrey KT1 4EU
Auditor	Buzzacott Audit LLP 130 Wood Street London EC2V 6DL
Bankers	HSBC Bank plc 69 Pall Mall London SW1Y 5EY
Solicitors	Bates Wells 10 Queen Street Place London EC4R 1BE

Chairman's Report 2024/25

It is my privilege to present my report on behalf of the trustees for the year ended 31 March 2025.

This has undoubtedly been one of the most challenging, but also one of the most transformative, years in the recent history of The Sons of Divine Providence.

The year was characterised by the continuation of Project Chrysalis, the charity's strategic programme to simplify its property portfolio, reduce financial liabilities and place the charity on a sustainable footing for the future. Throughout the year, the trustees remained focused on safeguarding the charity's assets while ensuring that every decision taken supported our charitable mission and the long-term interests of the Congregation.

A significant milestone during the financial year was the sale of 1 and 7 Ferry Road, completed on 20 September 2024, representing an important step in the implementation of Project Chrysalis and contributing substantially to the charity's restructuring programme.

During the year, the charity continued to benefit from the generosity of benefactors through a number of legacies and donations, which have long been an important source of support for our charitable activities. These gifts enabled the charity to continue fulfilling its mission while progressing with its restructuring programme.

Despite the considerable demands placed upon the trustees by the restructuring process, our commitment to the charitable mission of the Sons of Divine Providence never diminished. During the year the charity continued to support missionary and development projects overseas, providing assistance to Orionine works in Kenya, India and the Philippines. These initiatives improved educational facilities, sanitation and vocational training opportunities, and provided support for disadvantaged children. They demonstrate that, even during a period of significant organisational change, our commitment to serving those most in need remained at the heart of our work.

Following the financial year-end, the charity entered the final phase of its restructuring. The remaining elements of Project Chrysalis progressed significantly, including the completion of further property sales, the repayment of all significant commercial borrowing and taxation liabilities, and the conclusion of refinancing arrangements supported by the General Curia of the Sons of Divine Providence. These developments have transformed the charity's financial position by replacing commercial borrowing with unsecured, interest-free intra-congregational loans, thereby reducing the charity's exposure to commercial borrowing and associated financing costs.

The trustees also undertook a comprehensive review of the charity's governance and professional advisory arrangements. Following the year-end, Champion Accountants were appointed as the charity's accountants and tax advisers, and Buzzacott Audit LLP were appointed as the charity's new external auditors. These appointments reflect the trustees' commitment to strengthening financial management, improving governance and supporting the charity in meeting its statutory reporting obligations.

The trustees acknowledge that the charity has experienced delays in completing its statutory financial reporting. We recognise our responsibility to ensure timely compliance with our reporting obligations and have worked proactively with our newly appointed professional

advisers and the relevant regulatory authorities to regularise the charity's position. We remain firmly committed to completing the outstanding accounts and implementing strengthened governance procedures that will support timely reporting in future years.

Developments since the year end

Following the financial year-end, the charity completed the implementation of Project Chrysalis, including its withdrawal from the residential care and social housing sectors. As part of this process, a redundancy programme was completed on 30 September 2025 in accordance with UK employment legislation. Following the departure of the charity's Chief Executive, John Clark, in October 2025, Fr. Martin Mroz, a director and trustee of the charity, assumed greater responsibility for overseeing the charity's administration and the implementation of the restructuring programme. A transitional period continued until February 2026, during which a small number of former employees were engaged on a temporary self-employed basis to ensure continuity and the orderly transfer of responsibilities. Thereafter, the charity adopted a lean operating model consistent with its significantly reduced operational activities. This restructuring represents a significant milestone in the charity's strategic refocusing on its pastoral mission.

Whilst the past year has brought difficult decisions, particularly our withdrawal from residential care and the social housing sector, we look to the future with hope and optimism. Although the charity's activities have evolved, the charity continues to proclaim the Gospel and the charism of St. Luigi Orione through its parish ministry and pastoral mission in the United Kingdom.

As we reflect on this significant period of transition, we wish to express our heartfelt gratitude to the many staff, volunteers, residents, tenants, families and benefactors who, over the years, have formed part of the wider family of St. Luigi Orione. Each person has contributed, in their own unique way, to the life and mission of the charity through their presence, generosity and dedication.

We remember with gratitude those who have since passed away, those who have retired, and those who have moved on to new employment or different homes. They remain part of our history and our prayers. In the spirit of our Founder, we continue to pray for all our benefactors, living and deceased, asking the Lord to bless them abundantly for the gifts they have shared with us.

As we look to the future, the charity begins a new chapter in its history. Having completed the restructuring of its property portfolio and external indebtedness, the trustees are now able to refocus their attention on the charity's founding purposes: advancing the Roman Catholic faith, relieving poverty and hardship, supporting education and promoting works of charity both within the United Kingdom and overseas.

The trustees will continue to develop a financially sustainable operating model that enables the charity to meet its ordinary commitments through ordinary income while expanding its support for Orionine missionary initiatives throughout the world. We remain deeply grateful to the General Curia of the Sons of Divine Providence for its continued confidence and generous financial support, and to our benefactors, advisers, staff and volunteers whose dedication has enabled the charity to navigate this period of significant transition.

On behalf of the board of trustees, I wish to express my sincere thanks to everyone who has accompanied the charity throughout this important year. Through prudent stewardship, careful planning and the continued guidance of Divine Providence, we believe the charity is now better placed to pursue its mission for many years to come.

Trustees' Report 2024/25

The Trustees' Annual Report contains a Directors' Report as required by company law. The report and financial statements comply with the Financial Reporting Standard FRS102, the Accounting Direction for Private Registered Providers of Social Housing in England — "Accounting by Registered Providers of Social Housing" 2022, the Statement of Recommended Practice (the Housing SORP 2018), the Charities Act 2011 and the Companies Act.

Structure, Governance and Management

The charity is governed by its Board of Trustees in accordance with its Articles of Association.

During the year, Fr Martin Mroz joined the Board of Trustees, following the year-end Mrs Olutade Olalekan retired from office.

Following the completion of the restructuring of the charity's housing activities, the organisational structure was simplified considerably. The charity no longer operates a large housing management function. Day-to-day administration is coordinated by Fr Martin Mroz, while financial administration continues to be supported by Estella Weston on a consultancy basis.

History of the Charity

The Sons of Divine Providence is a Roman Catholic religious congregation, founded in Italy in 1893. The Congregation takes inspiration from its founder Saint Luigi Orione, whose motto was: "Do good to all, harm nobody". Saint Luigi Orione is remembered for his commitment to social justice and the service of those in need, a service guided and inspired by the teachings of the Catholic Church. Saint Luigi Orione began his work with orphans and street children in the city of Tortona in north-west Italy while he was still a student. He was a man of enormous energy and enterprise, and by the time of his death in 1940 Saint Luigi Orione and his followers had established services for the care of elderly, disabled and disadvantaged people all over Italy, as well as in Poland, Brazil, Argentina, and Palestine. Today nearly a thousand priests and brothers of the congregation are working in 33 countries around the world providing services for more than 200,000 people in a variety of health and social care projects. The Sons of Divine Providence came to England in 1949 when Fr. Paul Bidone arrived from Italy. He spoke no English and carried only a ten-shilling note and the name of one British contact. However, three years later he had opened his first home, Fatima House in South London, for homeless elderly men.

Orione Care

On the 1 April 2009, The Sons of Divine Providence adopted "Orione Care" as a working name for the charity. The charity had operated under the same name as the religious congregation for over 50 years, but it was felt by the trustees that the name did not readily convey to the public the type of work carried out by the charity. The name Orione Care allows the charity to develop its own identity whilst retaining the link with the Congregation using the Founder's name. The charity's registration numbers at the Charity Commission, Companies

House and the Regulator of Social Housing were not affected by the adoption of the working name.

Governing Document
At the time Fatima House was opened, in 1952, the religious Congregation established an unincorporated charitable trust as the vehicle for its work in England (registered charity number 220608).

During 2001/02 the Congregation restructured its affairs and founded a charitable limited company to manage and develop its care and housing services in England (The Sons of Divine Providence, company number 04249759, charity number 1088675, registered social landlord number LH4338). With effect from the 1 April 2002 the assets, liabilities, and functions of the 1952 trust were transferred to the new charitable company.

The Memorandum and Articles of Association were amended in March 2007 to take account of changes to the structure of the Congregation at an international level. In August 2006 the Congregation in the United Kingdom had joined with confreres in several other countries to form the English-Speaking Missionary Delegation. The amendments to the Articles of Association of the charity principally concerned changes to company membership and the appointment of Trustees, necessitated by the formation of the new Delegation. The sealed Consent of the Housing Corporation to the amendments was granted on the 8 March 2007.

The current version of the governing document is the Articles of Association of The Sons of Divine Providence as amended by a Special Resolution dated 12 December 2012. This amendment considered the requirements of The Companies Act 2006, it widened the membership to include members of the Congregation from overseas and it reserved some powers to the members in respect of dealings with property, mortgages, and joint venture arrangements.

The Members
The members of the charity are the members of the Congregation who have consented to membership, and who guarantee to contribute £1 in the event of a winding up. There are two classes of members, the ex-officio members, who are the superior general and superior delegate of the Congregation for as long as they hold their office, and the admitted members, who are admitted by written notice from the ex-officio members for a renewable three-year term.

Recruitment, Appointment and Training of Trustees
The charity is governed by a board of trustees, who are also the directors for the purpose of company law. There are two classes of trustee: Congregation Trustees and Independent Trustees. The Board of Trustees comprises a minimum of three and a maximum of nine trustees. Not more than two thirds can be Congregation Trustees. The trustees who served during the year and to the date of signing the accounts are shown on the information page.

As a religious charity it is appropriate that members of the religious congregation are involved in the governance of the charity. Most of the trustees are therefore members of the religious congregation. These are people who have made a life-long commitment to the values of the charity and have great knowledge of its history, works and mission.

The Congregation Trustees are joined on the Board by Independent Trustees. These are not members of the Congregation but are sympathetic to its work and values and bring an objective perspective. Fr. Stephen Beale and Fr. Philip Kehoe have all served more than nine years on the board of trustees. This is deemed to be appropriate because they continue to be senior members of The Sons of Divine Providence religious congregation in the UK.

Bernadette Griffin a long serving trustee and friend to the charity resigned from her post in late 2024 for personal reasons. We would like to thank her for decades of support to the charity and her unwavering respect for the missions.

All the trustees are appointed by the members of the charity and have so far been recruited by word of mouth. Prospective trustees are provided with a copy of the Governing Document and guidance on the duties of charity trustees and company directors published by the Charity Commission and Companies House. Independent Trustees normally attend several meetings as observers before being appointed. This enables them to get to know the other trustees and key members of staff. Congregation Trustees will already have a good knowledge of the charity and its operations because they are professed members of the Congregation.

None of the Trustees has any beneficial interest in the charity, save that the constitution permits the charity to provide accommodation and living expenses to those trustees who are members of the Congregation. None of the trustees receive payment for their work as trustees.

The trustees recognise the importance of identifying and managing conflicts of interest. At board meetings, trustees are regularly invited to declare any actual or potential conflicts of interest, and appropriate steps are taken to ensure that any such conflicts are managed in accordance with the charity's governing document and applicable charity law.

During the year, Fr Martin Mroz joined the Board of Trustees, while Mrs Olutade Olalekan retired from office after the year-end.

Organisational Structure and Decision Making

A senior management team, comprising the Chief Executive, Head of housing and operations, the Head of Finance managed the day- to-day operations of the charity and reported to the board of trustees. These officers submitted regular written and verbal reports to meetings of the board of trustees.

Following the completion of the restructuring of the charity's housing activities, the organisational structure was simplified considerably. The charity no longer operates a large housing management function. Day-to-day administration is coordinated by Fr Martin Mroz, while financial administration continues to be supported by Estella Weston on a consultancy basis.

Pay and Remuneration

The pay of all the charity's employees, including key management personnel, is considered by the trustees at their March meeting along with the budget, and any increases in pay are approved by the full board of trustees. The board acknowledges the dedication of staff who have not seen any pay award for several years as the charity weathers the storm of financial challenges.

The charity operates two defined contribution pension schemes. In the older scheme the charity contributes an amount equal to 5% of gross salary if the employee contributes a minimum of 3%. For staff who have commenced employment since 2014 the charity provides an auto- enrolment scheme, where the charity contributes 3% of gross salary and the employee a minimum of 5%. Key management personnel are members of one of these schemes or have opted out. There are no enhanced or special terms applicable for key management personnel.

Relationships between the Charity and Related Parties

The Congregation Trustees are members of the Congregation of The Little Work of Divine Providence (known in England as The Sons of Divine Providence). The Congregation is a religious congregation established under Canon Law as set out in the Constitution and Norms promulgated by the General Curia in Rome in 1988. The Congregation Trustees consider themselves bound to follow the Congregation's rule of life and abide by its constitution.

The Congregation has established charitable organisations in other countries where it works; the English charity has provided support and funding to these charities.

- 4 of the Congregation Trustees sit on the board of The Sons of Divine Providence in Ireland (Irish Charity No. CHY 6038). One of these was Fr John Perrotta who passed away in May 2023. Fr Martin Mroz also joined this board in October 2024.
- Funding is provided to the Congregation's charity in Kenya ("Congregation of The Sons of Divine Providence Registered Trustees")
- Funding is also provided to "The Kripa Trust", the trust through which the Congregation works in India.
- The English charity co-operates with The Sons of Divine Providence Congregation at an international level and contributes to funding for the Congregation's international projects.

Wholly Owned Subsidiary Trading Companies.

The trustees have established two wholly owned subsidiary trading companies:

To take forward the project to re-develop Orione House the trustees established a wholly owned subsidiary trading company called The Sons of Divine Providence Developments Ltd (company number 11393450). This company was incorporated on the 1 June 2018. There were two directors of The Sons of Divine Providence Developments Ltd: Fr. Jose Simionato and Fr. Philip Kehoe throughout the reporting period, who are also members of the board of charity trustees. On 4 July 2022 Mr John Clark was appointed a director.

To take forward the proposed redevelopment of the charity's site and services in East Molesey the trustees established a wholly owned subsidiary trading company called SDP Ventures Ltd (company number 11862222). This company was incorporated on the 5 March 2019. There are three directors of SDP Ventures Ltd: Fr. Jose Simionato, Fr. Philip Kehoe and Mr John Clark (who was appointed on 4 July 2022) of whom Fr. Jose Simionato and Fr. Philip Kehoe are also members of the board of charity trustees. This company is currently dormant. It is no longer intended that we use this subsidiary for any purpose.

Both subsidiary trading companies are registered at 23 Lower Teddington Road, Hampton Wick, Kingston upon Thames, which is the head office of the charity. The active trading company uses some of the charity's resources, including staff time. The use of the charity's resources by the subsidiary company is governed by resource sharing agreements which are

in place to ensure that the charity is properly compensated for the use of its resources by the subsidiary company.

Related Party Transactions

On the 4 October 2018 the Orione House care home site and the adjacent 29 Lower Teddington Road, both in Hampton Wick, were transferred from the charity to the subsidiary trading company, The Sons of Divine Providence Developments Ltd (company number 11393450). The purchase price was determined by a valuation of the property provided to the trustees in a Qualified Surveyor's Report by Cushman & Wakefield in accordance with The Charities Act 2011 and The Charities (Qualified Surveyor's Reports) Regulations 1992. The transfer was authorised by an Order from the Charity Commission dated the 28 September 2018.

The subsidiary trading company used the property as security to raise a loan, some of which was used to pay the charity a part of the purchase price and some of which was used for the first phase of the redevelopment of the site. The subsidiary trading company has granted the charity a second charge over the property. When the property has been redeveloped the subsidiary trading company will pay the charity the remainder of the purchase price, plus interest, and any surplus made on the leasehold sales of apartments on the site. The subsidiary also intends to transfer the freehold of the property back to the charity.

A further small piece of land was transferred from the charity to the subsidiary trading company to accommodate the footprint of the new building, known as Mulberry Court. This was authorised by an Order from the Charity Commission dated the 16 December 2019.

On the 1 December 2021 the ground floor of 25 Lower Teddington Road was leased by the charity to the subsidiary trading company to serve as the main entrance and reception area for Mulberry Court. This was authorised by an Order from the Charity Commission dated the 26t November 2021.

The trading subsidiary is a "connected person" as defined in section 118 of the Charities Act 2011, so authorisation for the disposals of property, by the charity, to the subsidiary company, was required from The Charity Commission.

The proposed sale and transfer of these assets to Lifestyle Residences Limited, the unconnected developer for Mulberry Court, has been assessed within the above guidelines to ensure best value and compliance.

Rent Standard compliance

The charity is a registered provider of social housing and is required to comply with the Rent Standard issued by the Regulator of Social Housing and the Government's Policy Statement on Rents for Social Housing.

The trustees have reviewed the rents charged during the year and are satisfied that rents have been set in accordance with the applicable regulatory requirements, taking account of the nature of the accommodation provided and any relevant exemptions or specific provisions applying to supported housing. The charity continues to monitor its rent-setting arrangements to ensure ongoing compliance with the regulatory requirements applicable to its social housing activities.

Charity Commission statutory inquiry

On 1 July 2026, the Charity Commission commenced a statutory inquiry under section 46 of the Charities Act 2011 and issued an Order under section 84 requiring the charity to complete and submit its outstanding Trustees' Annual Report, Annual Accounts and Annual Return for the year ended 31 March 2025 by 1 October 2026. The trustees have continued to engage with the Charity Commission and their professional advisers to address the outstanding filing requirements and strengthen the charity's financial reporting procedures.

Governance

During the year, the trustees undertook a comprehensive review of the charity's governance, financial management and professional support arrangements. This included the appointment of new accountants and external auditors, enhanced financial oversight and a continued commitment to transparency, accountability and compliance with the requirements of the Charity Commission and other regulatory bodies. The trustees remain committed to ensuring that the charity is well governed and financially sustainable for the future.

Following the year end-end, a review of the charity's professional support arrangements, Champion Accountants were appointed as the charity's accountants and tax advisers, while Buzzacott Audit LLP were appointed as external auditors.

The trustees believe that these appointments represent an important strengthening of the charity's governance framework and will support the timely completion of statutory reporting and future regulatory compliance.

Governance and Financial Viability Standard

As a private registered provider of social housing during the year, the charity was subject to the Regulator of Social Housing's Governance and Financial Viability Standard. The trustees have considered the charity's compliance with the Standard, including its governance arrangements, financial position, risk management, internal controls and the protection of its social housing assets.

During the year the trustees continued their review of the charity's governance and financial viability arrangements as part of the wider governance improvement programme and Project Chrysalis. This programme was designed to address the financial and operational challenges facing the charity, reduce its exposure to commercial borrowing and facilitate its planned withdrawal from the direct provision of social housing.

The charity has adopted the Charity Governance Code for Larger Charities (2020) as its principal code of governance. The trustees have used the Code as a framework against which to assess and develop the charity's governance arrangements, including board effectiveness, leadership, integrity, decision-making, risk management, control and accountability.

The trustees recognise that, during the period covered by these financial statements, the charity was undergoing significant financial and organisational restructuring and that there were areas in which its governance arrangements required improvement. The trustees have continued to address these matters through strengthened financial reporting and monitoring arrangements, changes to the charity's professional advisers, enhanced oversight of financial and operational risks and the implementation of Project Chrysalis.

Following the year end, the charity substantially completed its withdrawal from the provision of residential care and social housing and submitted an application for voluntary deregistration to the Regulator of Social Housing in April 2026. The application remained under consideration at the date of approval of these financial statements.

Following its assessment, the Board acknowledges that the charity was not able to demonstrate full compliance with all aspects of the Governance and Financial Viability Standard throughout the period. The principal areas requiring improvement related to financial reporting, financial oversight and governance arrangements during a period of significant organisational and financial restructuring. The trustees have taken, and continue to take, steps to address these matters, including strengthening financial reporting and governance processes, engaging new professional advisers and implementing the restructuring measures described above.

Directors' Strategic Report

Objectives and Activities
The purposes of the charity as set out in the Governing Document are:

To advance the Roman Catholic faith by exclusively charitable means and in particular to sanctify all members of the Congregation through the observance of the three simple vows of Obedience, Chastity, and Poverty and the Constitutions of the Congregation. To relieve poverty, sickness, disability and distress, as a way of giving practical expression to the Roman Catholic faith, by providing care, housing, respite and day services to:

- People who are sick
- Young people
- People who are elderly
- People with mental disabilities
- People with physical disabilities
- Homeless people
- People in housing need
- To advance education by providing schools, training centres and other institutes of learning
- To further such other charitable purposes which, in the opinion of the trustees, are demanded by the necessities of the times

The Main Activities of the Charity
The main activities of the charity in relation to its charitable purposes during the year included running Catholic parishes in the UK, the provision of supported living accommodation and general needs social housing, and the provision of financial support to the Congregation's missions overseas.

At 1 April 2024, the charity owned and managed 19 units of supported living accommodation and 51 units of independent general needs social housing. During the year, the 19 supported living units were disposed of. Accordingly, at 31 March 2025 the charity owned and managed 51 units of independent general needs social housing and no supported living units.

The charity also provides financial support to the Congregation's missions in Kenya and India and has historically provided financial sponsorship to young people in developing countries through its "Bread of Life" programme. The progression of the Bread of Life programme has

now ceased, with the Congregation identifying other key areas on which to focus its charitable support.

It should also be noted that the main activities will see a polar shift towards mission and pastoral work in the post Chrysalis world.

Safeguarding of Adults at Risk
The trustees recognise that safeguarding is fundamental to the charity's mission and ministry. The Sons of Divine Providence is committed to promoting the welfare and protection of children, adults at risk and all vulnerable people with whom it comes into contact. Appropriate safeguarding policies and procedures are maintained and regularly reviewed to ensure compliance with current legislation and best practice.

Members of the congregation who undertake ministry within the United Kingdom are required to obtain the appropriate Disclosure and Barring Service (DBS) clearance and to complete mandatory safeguarding training relevant to their roles.

The charity is committed to maintaining high safeguarding standards and is an active member of the Catholic Safeguarding Standards Agency (CSSA). It also participates in the Religious Life Group (RLG) and the Conference of Religious of England and Wales (CoREW).

Use of Volunteers
Individual services benefit greatly from a small number of dedicated and loyal volunteers. There are also "friends" attached to some services who help with fund-raising activities and social events. Individual service users may have their own voluntary advocates. All volunteers who are involved in a regulated activity undergo Disclosure and Barring Service (DBS) and reference checks.

Public Benefit Statement
The trustees have complied with their duty under section 17 of the Charities Act 2011 to have due regard to the Charity Commission's guidance on public benefit.

The Trustees consider that the charity continues to provide clear public benefit through:
- pastoral and religious ministry;
- support for vulnerable people;
- overseas educational projects;
- relief of poverty;
- advancement of education;
- support for missionary initiatives.

Complaints
There were few complaints, none of which escalated past stage one and were resolved through person-centred approach to the issue.

Internal Controls
The charity operates an annual financial planning and budgeting process. The draft budget is prepared by the senior staff team and submitted to the March trustees' meeting for amendment or approval. Written management financial statements, reporting actual performance against budget, are presented through the financial year at trustees' meetings. All major risks to the charity, including cash flow, are continuously monitored by the senior staff team and risk mitigations are developed as necessary.

Financial Review

The year ended 31 March 2025 continued to be a period of significant financial and operational restructuring for the charity and its subsidiaries. The trustees remained focused on managing liquidity, reducing external indebtedness, progressing the sale of properties identified under Project Chrysalis and ensuring that sufficient resources remained available to support the charity's ongoing activities.

Total operating income for the group increased to £6m (2024: £5.5m). Income from trading activities, principally relating to property sales through the group's development activities, amounted to £4.4m (2024: £4.2m). Donations, legacies and grants increased significantly to £1m (2024: £563k), reflecting the continued generosity of the charity's benefactors. Income from housing and care services reduced to £432k (2024: £521k), reflecting the charity's ongoing withdrawal from these activities.

Total operating expenditure increased to £8m (2024: £5.8m), resulting in an operating deficit of £2m (2024: £262k). Expenditure relating to trading activities was £5.2m (2024: £4.5m), while expenditure on housing and care services increased to £2.7m (2024: £1m). The latter includes an impairment of £1.2m in relation to properties are 19/21 Lower Teddington Road and Cardinal Heenan, the remaining £500k increase in expenditure are the costs associated with the charity's care and housing operations and the significant restructuring undertaken during the year.

Finance costs remained significant, with interest payable of £1.3m compared with £1.5m in the previous year. After investment income, gains and losses on disposals and investments, the group recorded a loss before taxation of £3.5m (2024: £2.1m). Total comprehensive expenditure for the year was therefore £3.5m (2024: £2m).

The group's balance sheet continued to reflect the financial pressures arising from the property development programme and associated borrowing. At 31 March 2025, the group had total net liabilities of £696k, compared with net assets of £2.8m at 31 March 2024. The group had net current liabilities of £10.1m (2024: £8.5m). The charity itself had net liabilities of £1.9m at the year end, compared with net assets of £2.3m in the previous year.

The reduction in group net assets principally reflects the comprehensive expenditure incurred during the year. Group unrestricted funds moved from a surplus of £2.8m at 31 March 2024 to a deficit of £717k at 31 March 2025, while restricted funds amounted to £21k.

Notwithstanding the reported deficit, the group generated £1.1m of cash from operations, after interest and tax, during the year. Investment activities generated a net cash inflow of £1.6m, including £2.3m of proceeds from the disposal of fixed assets. Financing activities resulted in a net cash outflow of £2.4m, principally reflecting repayments of borrowings. Overall, cash and cash equivalents increased by approximately £328k, from £34k at the beginning of the year to £361k at 31 March 2025.

A significant element of the group's current assets at the year end continued to comprise properties held for sale within the development subsidiary. Stock reduced from £9m to £5m during the year as property sales progressed. The trustees continue to monitor the completion and sale of the remaining properties closely, as the timing and proceeds of these sales remain important to the group's liquidity and ability to reduce its outstanding financial obligations.

Following the year end, substantial progress was made in reducing and refinancing the charity's external indebtedness. A number of commercial facilities and other liabilities were repaid, and the charity received financial support from the General Curia of the Sons of Divine Providence in the form of unsecured, interest-free intra-congregational funding. These arrangements have reduced the charity's exposure to commercial borrowing and associated financing costs and form an important part of the trustees' strategy to establish a more sustainable financial structure. The trustees continue to monitor the remaining development, financing and liquidity risks closely.

Self-Assessment against the Regulator of Social Housing's Value for Money Metrics

Metric	2025	2024	Comment
. Reinvestment	**33.4%**	**23.1%**	The rate of reinvestment has increased due to the commencement of the side project by the trading subsidiary and the Molesey Project.
. New supply delivered	**0%**	**0%**	No new social housing units or non-social housing units were acquired or developed during 2024/25.
. Gearing	**87.5%**	**91.3%**	The decrease in gearing during 2024/25 is due to a decrease in the finance due to the repayment of loans in the year.
. Earnings Before Interest, Tax, Depreciation, Amortisation, Major Repairs Included, EBITDA MRI Interest Cover	**(118.3%)**	**(146.9%)**	The charity continues to make deficit and is incurring interest on the loans
. Headline Social Housing Cost Per Unit	**32,884**	**10,877**	RSH summary report "Delivering Better Value for Money: Understanding differences in Unit Costs" (June 2016) states that a hypothetical baseline social housing provider would have costs per unit of £3,300 based on 100% general needs housing. The report acknowledgers that variations from this figure might be explained by, amongst other things, regional wage differences, housing for older people and supported housing. Our figures are higher than the hypothetical baseline, but our mix of housing is now 100% general needs.
. Operating margin % (Social Housing)	**(523%)**	**(17%)**	There was a decrease in social housing rental income and a significant impairment recognised in relation to the properties carrying value.
. Operating margin % (Overall)	**(33.9%)**	**(9.7%)**	There was a decrease in social housing rental income and a significant impairment recognised in relation to the properties carrying value.
. Return on capital	**293.3%**	**(11.5%)**	This is depressed as a result of the operating deficit and restructuring activities in the year.

Reserves Policy
The trustees' policy has historically been to maintain freely available reserves equivalent to approximately three months' expenditure, previously assessed at approximately £400k. At 31 March 2025, however, the group had total negative reserves of £696k, meaning that reserves were approximately £1.1m below the stated policy level.

Given the significant changes to the charity's operating model following Project Chrysalis, including its withdrawal from residential care and social housing activities, the Trustees intend to review the reserves policy to ensure that it remains appropriate to the charity's future level and nature of activity. In the meantime, the trustees continue to prioritise liquidity, the completion of remaining property disposals and redevelopment activities, and the reduction or refinancing of outstanding financial obligations.

Investments
The charity has a small amount invested in equities. The charity also has some residential property which is viewed as an investment. This property is let to tenants on the open market at market rents in order to generate income for the charity. This property was also identified to sell under Project Chrysalis.

Fundraising
The principal sources of funding have been:
- Rents and care home and day centre fees
- Donations and legacies.

No fundraisers have been employed and no fundraising targets were set. A small number of properties are let at market rents to generate funds for the charity. We also make appeals in the Catholic press and our own quarterly magazine "The Bridge". Fundraising costs for the year were £1,570 (2024: £5,587), while donations, legacies and grants received in 2025 was £1m compared to £563k in 2024. The charity is registered with The Fundraising Regulator and subscribes to its code of practice.

Risk Management
A risk register is in place setting out the major risks to which the charity is exposed and the systems in place to mitigate these risks.

The trustees regularly review the principal risks facing the charity.

The major risks identified are:
- completion of the remaining apartment developments - The trustees continue to monitor the completion of the remaining developments and the subsequent sale of the residential units.
- recovery of monies due under contractual arrangements - The trustees continue to pursue amounts due to the Charity, with professional and legal advice where appropriate.
- repayment of intra-congregational loans - The trustees monitor the repayment of the interest-free loans provided by the General Curia, having regard to property disposals and the Charity's overall financial position.
- maintaining sufficient unrestricted cash resources - The trustees regularly review cash-flow forecasts to ensure that sufficient unrestricted funds remain available to meet the Charity's ongoing commitments.

- completion of outstanding statutory accounts - The trustees are working closely with the newly appointed Charity's accountants and auditors to bring outstanding statutory accounts and filings up to date.
- regulatory compliance - The trustees continue to strengthen governance and internal procedures to ensure compliance with the Charity's statutory and regulatory obligations.
- transition to the charity's revised operating model - The trustees continue to review the Charity's governance, financial controls and administrative arrangements to ensure that its simplified operating structure remains effective and sustainable.

The trustees monitor these risks regularly and continue to work closely with professional advisers to mitigate them wherever possible.

Plans for the Future

The trustees believe that the charity is entering a new stage in its development. Following several years during which considerable effort was devoted to restructuring the charity's property portfolio, reducing financial liabilities and strengthening its governance arrangements, the trustees are now able to place renewed emphasis on the charity's core charitable mission.

Whilst completing the remaining redevelopment works, disposal of the remaining residential units and repaying of the financial assistance received from the General Curia remain important priorities, the trustees' principal focus will increasingly be directed towards ensuring the charity's long-term financial sustainability and expanding its charitable activities.

Over the coming years, the trustees intend to:

- maintain a financially sustainable operating model supported by prudent stewardship of the charity's assets;
- continue to strengthen governance, financial management and regulatory compliance;
- support the pastoral and charitable work of the Sons of Divine Providence throughout the United Kingdom;
- expand assistance to Orionine missionary and humanitarian initiatives overseas, particularly in developing countries;
- encourage collaboration with benefactors, volunteers, local communities and partner organisations in furtherance of the charity's objectives.

The trustees are confident that the significant restructuring undertaken during recent years has established a stronger and more sustainable foundation from which the charity can continue to fulfil its mission in accordance with the charism of St Luigi Orione. Guided by the Gospel and inspired by Don Orione's commitment to serve the poorest and most vulnerable, the trustees remain committed to ensuring that the charity's resources continue to be used wisely and effectively for the public benefit.

Going concern

The trustees have considered the charity's and group's financial position, cash flow forecasts and expected funding requirements for a period of at least twelve months from the date of approval of these financial statements.

At 31 March 2025 the group had net current liabilities of approximately £10.1m (2024: £8.5m) and bank borrowings of approximately £13.9m (2024: £16.3m). Following the year end, the group and charity completed a significant restructuring under Project Chrysalis, including the

disposal of a number of properties and the repayment of all external commercial borrowings outstanding at the reporting date.

The General Curia has subsequently provided approximately £6m of unsecured, interest-free financing to support the charity and group, which is now the only external finance for the group. The General Curia has confirmed that it will not seek repayment of amounts due to it where doing so would prejudice the charity's ability to meet its liabilities as they fall due during the going concern assessment period. The trustees are therefore satisfied that the charity and group can meet their liabilities as they fall due during the going concern assessment period.

The trustees have prepared cash flow forecasts covering a period of at least twelve months from the date of approval of these financial statements. These forecasts take account of the substantially reduced operating cost base following the cessation of direct care and housing activities, the financing provided by the General Curia and the expected proceeds from the remaining property disposals.

Having considered the forecasts, available resources and the support provided by the General Curia, the trustees have a reasonable expectation that the group and charity will have adequate resources to continue in operational existence for at least twelve months from the date of approval of these financial statements. The financial statements have therefore been prepared on the going concern basis.

Asset Cover for Funds

At 31 March 2025, the relevant funds were in deficit by £696,113 and, accordingly, there were insufficient net assets attributable to those funds to provide full asset cover at the year end. The trustees are aware of the deficit position and continue to monitor the level of assets and liabilities attributable to the funds. The deficit reflects the timing and allocation of expenditure and funding and does not, in isolation, indicate that the charity is unable to meet its liabilities as they fall due.

The trustees will continue to manage the position through the charity's future operating activities, funding arrangements and available resources, with the aim of restoring the funds to a positive balance.

Statement of Trustees' Responsibilities

The trustees, who are also the directors of The Sons of Divine Providence for the purposes of company law, are responsible for preparing the Trustees' Annual Report, including the Strategic Report, and the financial statements in accordance with applicable law and regulations.

Company law requires the trustees to prepare financial statements for each financial year. 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 charitable company and the group and of the income and expenditure of the charitable company and the group for that period.

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

- select suitable accounting policies and apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;
- state whether applicable United Kingdom Accounting Standards, including FRS 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland, have

been followed, subject to any material departures disclosed and explained in the financial statements;

- have regard to the requirements of the Statement of Recommended Practice for registered social housing providers (Housing SORP);
- comply with the requirements of the Accounting Direction for Private Registered Providers of Social Housing in England, where applicable; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company and the group will continue in operation.

The trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the charitable company's and group's transactions, disclose with reasonable accuracy at any time the financial position of the charitable company and the Group, and enable them to ensure that the financial statements comply with the Companies Act 2006, the Charities Act 2011, the Housing and Regeneration Act 2008 and applicable regulatory requirements.

The trustees are also responsible for safeguarding the assets of the charitable company and the group and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The trustees are responsible for ensuring that the affairs of the charitable company and the group are conducted in accordance with their charitable objectives and for ensuring compliance with the requirements of the Regulator of Social Housing applicable to registered providers of social housing.

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

Disclosure of Information to Auditors
Each of the directors 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 Report of the Board of Trustees and the Strategic Report are approved on behalf of the Board of Trustees.

Approved by the Board of Trustees and signed on their behalf by:



Fr. Jose Simionato FDP

Trustee
Approved by the trustees on: 30th September 2026

Independent auditor's report to the trustees of The Sons of Divine Providence

Opinion

We have audited the financial statements of The Sons of Divine Providence (the 'charitable parent company') and its subsidiaries (the 'group') for the year ended 31 March 2025 which the comprise the consolidated statement of comprehensive income, consolidated statement of changes in equity, consolidated and charity statement of financial position, the consolidated statement of cash flows and the notes to the financial statements. 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 group's and of the charitable parent company's affairs as at 31 March 2025 and of the group's profit for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice;
- have been prepared in accordance with the requirements of the Housing and Regeneration Act 2008 and the Accounting Direction for Private Registered Providers of Social Housing in England 2022; 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 group 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 group and charitable parent 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 trustees are responsible for the other information. The other information comprises the information included in the annual report and financial statements, other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

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.

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' report, which is also the directors' report for the purposes of company law and includes the strategic report, for the financial year for which the financial statements are prepared is consistent with the financial statements; and

- the trustees' report, which is also the directors' report for the purposes of company law and includes the strategic 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 group and the charitable parent company and its environment obtained in the course of the audit, we have not identified material misstatements in the trustees' report including the strategic 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 by the charitable parent company, or returns adequate for our audit have not been received from branches not visited by us; or

- the charitable parent company 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

Responsibilities of trustees

As explained more fully in the trustees' responsibilities statement, the trustees (who are also the directors of the group and charitable parent 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's and the charitable parent 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 the charitable parent 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.

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:

- We obtained an understanding of the legal and regulatory frameworks applicable to the group and charitable parent company and the sector in which it operates. We determined that the following laws and regulations were most significant: 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), the Companies Act 2006, Charities Act 2011 and the Housing and Regeneration Act 2008 and the Accounting Direction for Private Registered Providers of Social Housing in England 2022.

- We understood how the group and charitable parent company is complying with those legal and regulatory frameworks by making enquiries of management and those responsible for legal and compliance procedures. We corroborated our enquiries through our review of Board minutes.

- We assessed the susceptibility of the group and charitable parent company's financial statements to material misstatement, including how fraud might occur. Audit procedures performed by the engagement team included:

    - Identifying and assessing the design effectiveness of controls in place to prevent and detect fraud;

    - Understanding how those charged with governance considered and addressed the potential for override of controls or other inappropriate influence over the financial reporting process;

    - Challenging assumptions and judgements made by management in its significant accounting estimates;

    - Identifying and testing a sample of journal entries, in particular any journal entries posted with unusual account combinations; and

    - Assessing the extent of compliance with the relevant laws and regulations as part of our procedures on the relevant financial statement item to which they relate.

We did not identify any irregularities, including fraud.

There are inherent limitations in our audit procedures described above. The more removed that laws and regulations are from financial transactions, the less likely it is that we would become aware of non-compliance. Auditing standards also limit the audit procedures required to identify non-compliance with laws and regulations to enquiry of the trustees and other management and the inspection of regulatory and legal correspondence, if any.

Material misstatements that arise due to fraud can be harder to detect than those that arise from error as they may involve deliberate concealment or collusion.

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

Use of our report

This report is made solely to the group and charitable parent 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 group and charitable parent 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 group and charitable parent company and the group and charitable parent company's members as a body, for our audit work, for this report, or for the opinions we have formed.



Hugh Swainson (Senior Statutory Auditor)
For and on behalf of Buzzacott Audit LLP, Statutory Auditor
130 Wood Street
London
EC2V 6DL

Dated: 30th September 2026

Buzzacott Audit LLP is eligible to act as an auditor in terms of section 1212 of the Companies Act 2006

Consolidated statement of comprehensive income Year to 31 March 2025

	Notes	Un-restricted funds £	Restricted funds £	Total funds 2025 £	Un-restricted funds £	Restricted funds £	Total funds 2024 £
Turnover:							
Housing and care services	4	**432,035**	—	**432,035**	520,652	—	520,652
Donations, legacies and grants	1	**1,007,167**	**5,600**	**1,012,767**	554,988	8,480	563,468
Religious congregation	4	**92,932**	—	**92,932**	109,824	25	109,849
Rent receivable	2	**85,165**	—	**85,165**	87,812	—	87,812
Other trading activities	4	**4,405,000**	—	**4,405,000**	4,245,000	—	4,245,000
Total operating income		**6,022,299**	**5,600**	**6,027,899**	5,518,276	8,505	5,526,781
Operating expenditure:							
Housing and care services	6	**2,691,378**	**185**	**2,691,563**	1,046,629	—	1,046,629
Investing activities	6	**47,708**	**—**	**47,708**	44,985	—	44,985
Religious congregation	6	**123,549**	**199**	**123,748**	109,213	14,074	123,287
Missions	6	**848**	**3,362**	**4,210**	7,000	8,889	15,889
Raising funds	5	—	**1,570**	**1,570**	4,050	1,537	5,587
Expenditure related to trading activities	4	**5,201,137**	**—**	**5,201,137**	4,552,692	—	4,552,692
Total operating expenditure		**8,064,620**	**5,316**	**8,069,936**	5,764,569	24,500	5,789,069
Operating loss		**(2,042,321)**	**284**	**(2,042,037)**	(246,293)	(15,995)	(262,288)
Interest payable	10	**(1,337,384)**	**—**	**(1,337,384)**	(1,500,196)	—	(1,500,196)
Investment income		**37,065**	**—**	**37,065**	30,569	—	30,569
Other expenditure		**(81,939)**	**—**	**(81,939)**	(105,871)	—	(105,871)
Net gains on disposal		**166,869**	**—**	**166,869**	—	—	—
Net losses on investments	14	**(240,000)**	**—**	**(240,000)**	(300,000)	—	(300,000)
Loss before tax		**(3,497,710)**	**284**	**(3,497,426)**	(2,121,791)	(15,995)	(2,137,786)
Taxation	12	**—**	**—**	**—**	85,651	—	85,651
Total comprehensive expenditure for the year after tax	11	**(3,497,710)**	**284**	**(3,497,426)**	(2,036,140)	(15,995)	(2,052,135)

The consolidated statement of comprehensive income includes all gains and losses recognised in the year.

All income and expenditure derive from continuing activities.

Balance sheets 31 March 2025

	Notes	Group 2025 £	Group 2024 £	Charity 2025 £	Charity 2024 £
Fixed assets					
Tangible assets	13	**7,887,695**	10,471,977	**7,887,695**	10,471,977
Investment properties	14	**1,600,000**	1,840,000	**600,000**	840,000
Investments	14	**13,387**	13,387	**13,387**	13,387
		9,501,082	12,325,364	**8,501,082**	11,325,364
Current assets					
Stocks	15	**5,036,042**	9,076,836	**—**	—
Debtors falling due after more than one year	16	**90,000**	60,000	**—**	—
Debtors falling due within one year	16	**680,590**	233,889	**562,671**	1,818,206
Cash at bank and in hand		**361,427**	33,608	**361,147**	33,549
		6,168,059	9,404,333	**923,818**	1,851,755
Creditors: amounts falling due within one year	17	**(16,277,414)**	(17,937,044)	**(11,241,692)**	(9,843,142)
Net current assets/(liabilities)		**(10,109,355)**	(8,532,711)	**(10,317,874)**	(7,991,387)
Total assets less current liabilities		**(608,273)**	3,792,653	**(1,816,792)**	3,333,977
Creditors: amounts falling due after one year	18	**—**	(903,500)	**—**	(903,500)
Provision for liabilities					
Provisions	19	**(87,840)**	(87,840)	**(87,840)**	(87,840)
Total net (liabilities)/assets		**(696,113)**	2,801,313	**(1,904,632)**	2,342,637
The funds of the charity					
Income funds:					
Restricted funds	21	**21,196**	20,912	**21,196**	20,912
Unrestricted funds		**(717,309)**	2,780,401	**(1,925,828)**	2,321,725
	22	**(696,113)**	2,801,313	**(1,904,632)**	2,342,637

As permitted by S408 Companies Act 2006, the charitable company has not presented its own profit and loss account and related notes.

The charitable company's net deficit for the year was £4,247,269 (2024: deficit of £1,172,220).

The financial statements were approved by the Board of Trustees on 30th September 2026.

Fr. Jose Simionato FDP
Trustee

Company Registration No. 04249759

Consolidated statement of changes in equity Year to 31 March 2025

Group	**Unrestricted funds £**	**Restricted funds £**	**Total 2025 £**
For the year ended 31 March 2025:			
Total funds brought forward at 1 April 2024	**2,780,401**	**20,912**	**2,801,313**
Total comprehensive expenditure for the year	**(3,497,710)**	**284**	**(3,497,426)**
Fund balances at 31 March 2025	**(717,309)**	**21,196**	**(696,113)**

Group	*Unrestricted funds £*	*Restricted funds £*	*Total 2024 £*
For the year ended 31 March 2024:			
Total funds brought forward at 1 April 2023	*4,816,541*	36,907	*4,853,448*
Total comprehensive expenditure for the year	*(2,036,140)*	*(15,995)*	*(2,052,135)*
Fund balances at 31 March 2024	*2,780,401*	*20,912*	*2,801,313*

Consolidated statement of cash flows Year to 31 March 2025

	Notes	**2025 £**	2024 £
Cash flows from operating activities:			
Cash generated by operations	A	**2,547,950**	3,744,393
Income taxes paid		**(92,927)**	(35,806)
		2,455,023	2,208,391
Cash flows from investing activities:			
Rental income		**85,165**	87,812
Interest received		**7,065**	569
Additions to investment property		**—**	—
Purchase of tangible fixed assets		**(794,034)**	(2,147,002)
Proceeds from the disposal of fixed assets		**2,300,000**	805
Net cash provided by/(used in) investing activities		**1,598,196**	(2,057,816)
Cash flows from financing activities:			
Repayments of borrowings		**(2,708,016)**	(1,823,419)
Cash inflows from new borrowing		**320,000**	1,497,952
Interest paid		**(1,337,384)**	(1,500,196)
Net cash used in financing activities		**(3,725,400)**	(1,825,663)
Change in cash and cash equivalents in the year		**327,819**	(174,892)
Cash and cash equivalents at the beginning of the year	B	**33,608**	208,500
Cash and cash equivalents at the end of the year	B	**361,427**	33,608

Notes to the consolidated statement of cash flows for the year to 31 March 2025.

A Reconciliation of net movement in funds to net cash used in operating activities

	2025 £	2024 £
Total comprehensive expenditure for the year (as per the consolidated statement of comprehensive income)	**(3,497,426)**	(2,052,135)
Adjustments for:		
Investment income	**(92,230)**	(88,381)
Gain on disposal of tangible fixed assets	**(166,869)**	—
Current taxation	**—**	(85,651)
Fair value gains and losses on investment properties	**240,000**	300,000
Finance costs	**1,337,384**	1,500,196
Depreciation and impairment of tangible fixed assets	**1,245,185**	100,771
Decrease in stock	**4,040,794**	3,206,348
Increase in debtors	**(462,964)**	(103,120)
(Decrease)/increase in creditors	**(95,924)**	966,365
Net cash generated by operations	**2,547,950**	3,744,393

The comparative figures within the consolidated statement of cash flows have been restated to correct errors identified in the cash flow statement for the year ended 31 March 2024. The previously reported cash flow statement contained arithmetic and reconciliation errors and the total comprehensive expenditure used within the reconciliation of operating cash flows did not agree to the total comprehensive expenditure reported in the consolidated statement of

comprehensive income.

The comparative cash flow figures have therefore been restated to ensure that the statement reconciles correctly to the underlying financial statements and to the reported movement in cash and cash equivalents. The restatement does not affect the previously reported total comprehensive expenditure, net assets or reserves of the group or charity.

The effect of the restatement on the comparative consolidated statement of cash flows is as follows:

	Previously 2024 £	Adjustment £	Restated 2024 £
Cash flows from operating activities:			
Cash generated by operations	3,691,726	52,667	3,744,393
Interest paid	(85,232)	(1,414,964)	(1,500,196)
Income taxes paid	—	(35,806)	(35,806)
	3,606,494	(1,398,103)	2,208,391
Cash flow from investing activities:			
Rental income	87,812	—	87,812
Interest received	—	569	569
Purchase of tangible fixed assets	(1,247,669)	(899,333)	(2,147,002)
Proceeds from disposal of fixed assets	—	805	805
Net cash provided by/(used in) investing activities	(1,159,857)	(897,959)	(2,057,816)
Cash flows from financing activities:			
Repayment of borrowings	(4,119,481)	2,296,062	(1,823,419)
Cash inflows from new borrowing	1,497,952	—	1,497,952
Net cash used in financing activities	(2,621,529)	2,296,062	(325,467)
Change in cash and cash equivalents in the year	(174,892)	—	(174,892)
Cash and cash equivalents at the beginning of the year	208,500	—	208,500
Cash and cash equivalents at the end of the year	33,608	—	33,608

	Previously 2024 £	Adjustment £	Restated 2024 £
Total comprehensive expenditure for the year (as per the consolidated statement of comprehensive income)	(2,840,675)	788,540	(2,052,135)
Adjustments for:			
Investment income	(87,812)	(569)	(88,381)
(Gain)/loss on disposal of tangible fixed assets	955	(955)	—
Current taxation	—	(85,651)	(85,651)
Fair value gains and losses on investment properties	300,000	—	300,000
Finance costs	1,481,963	18,233	1,500,196
Depreciation and impairment of tangible fixed assets	100,621	150	100,771
(Increase)/decrease in stock	3,657,677	(451,329)	3,206,348
(Increase)/decrease in debtors	(205,067)	101,947	(103,120)
Increase/(decrease) in creditors	924,064	42,301	966,365
Net cash generated by operations	3,691,726	52,667	3,744,393

B Analysis of changes in net debt

	2024 £	Cash Flows £	Other non-cash movements £	**2025 £**
Cash and cash equivalents				
Cash at bank and in hand	33,608	327,819	—	**361,427**
Total cash and cash equivalents	33,608	327,819	—	**361,427**
Borrowings				
Loans due within one year	(15,361,107)	1,484,516	—	**(13,876,591)**
Loans due after more than one year	(903,500)	903,500	—	—
Total borrowings	(16,264,607)	2,388,016	—	**(13,876,591)**
Total net debt	(16,230,999)	2,715,835	—	**(13,515,164)**

The principal accounting policies adopted, judgements and key sources of estimation uncertainty in the preparation of the accounts are laid out below.

Charity information
The Sons of Divine Providence is a private company limited by guarantee incorporated in England and Wales. The registered office is 23 Lower Teddington Road, Hampton Wick, Kingston Upon Thames, Surrey, KT1 4EU, United Kingdom.

Accounting convention
These accounts have been prepared for the year to 31 March 2025 with comparative information provided in respect of the year to 31 March 2024.

The financial statements have been prepared under the historical cost convention, modified to include investment properties at fair value, in accordance with FRS 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland*, the Statement of Recommended Practice for registered social housing providers: Housing SORP 2018, read together with the Housing SORP Guidance Note 2022, the Accounting Direction for private registered providers of social housing 2022, the Charities Act 2011 and the Companies Act 2006.

The Charities SORP does not apply where a more specific Statement of Recommended Practice is applicable. As the charitable company was a registered provider of social housing throughout the year, the Housing SORP 2018 and the Accounting Direction for private registered providers of social housing 2022 are the appropriate reporting framework for these financial statements.

The charitable company is a public benefit entity as defined by FRS 102.

The charitable company is progressing voluntary deregistration as a registered provider of social housing. Once deregistration takes effect, the financial statements will be prepared in accordance with the applicable Charities SORP.

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

Going concern
At 31 March 2025 the group had net current liabilities of approximately £10.1m (2024: £8.5m) and bank borrowings of approximately £13.9m (2024: £16.3m). Following the year end, the group and charity completed a significant restructuring under Project Chrysalis, including the disposal of a number of properties and the repayment of all external commercial borrowings outstanding at the reporting date.

The General Curia has subsequently provided approximately £6m of unsecured, interest-free financing to support the charity and group, which is now the only external finance for the group. The General Curia has confirmed that it will not seek repayment of amounts due to it where doing so would prejudice the charity's ability to meet its liabilities as they fall due during the going concern assessment period. The trustees are therefore satisfied that the

charity and group can meet their liabilities as they fall due during the going concern assessment period.

The trustees have prepared cash flow forecasts covering a period of at least twelve months from the date of approval of these financial statements. These forecasts take account of the substantially reduced operating cost base following the cessation of direct care and housing activities, the financing provided by the General Curia and the expected proceeds from the remaining property disposals.

Having considered the forecasts, available resources and the support provided by the General Curia, the trustees have a reasonable expectation that the group and charity will have adequate resources to continue in operational existence for at least twelve months from the date of approval of these financial statements. The financial statements have therefore been prepared on the going concern basis.

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 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.

Income
Rent, services and fees for housing related support are recognised in the period to which they relate. Grants are accounted for under the accrual method. Donations are recognised when the group is entitled to the income, the receipt is probable, and the amount can be reliably measured.

Legacies are recognised on receipt or otherwise if the charity 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.

Revenue represents the consideration receivable from the sale of developed properties. Revenue is recognised when the significant risks and rewards of ownership have transferred to the purchaser, the amount of revenue can be measured reliably and it is probable that the economic benefits associated with the transaction will flow to the company. For property sales, this will normally occur on legal completion of the sale.

Revenue from ground rents is recognised on an accruals basis over the period to which the rent relates and is included within investment income.

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

Expenditure is classified under the following activity headings.

Cost of raising funds comprises those costs associated with attracting voluntary income.

Expenditure relating to Housing & Care Services, Day Activities, Religious Delegation and Missions are those elements of expenditure directly incurred in performing these activities. It also includes allocated governance costs relating to this activity.

Governance costs include those costs associated with meeting the constitutional and statutory requirements of the charity and include the audit fees and costs linked to the strategic management of the charity.

Tangible fixed assets
Tangible fixed assets (including housing properties) are measured at cost net of depreciation and any impairment losses.

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

- Freehold land – Not depreciated
- Freehold buildings – 65 years straight line
- Fixtures, fittings, and equipment – 10% straight line
- Development expenditure – Not depreciated until brought into use
- Motor vehicles – 5 years straight line

At each reporting end date, the charity 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 to determine the extent of the impairment loss (if any).

Investment properties
Investment properties are properties held to earn rental income and/or for capital appreciation. Investment properties are initially recognised at cost and are subsequently measured at fair value at each reporting date. Changes in fair value are recognised in income or expenditure for the period in which they arise.

Fair value is determined by reference to available market evidence and, where appropriate, valuations undertaken by professionally qualified independent valuers with relevant experience of the location and class of property concerned. Where management considers that adjustments to an external valuation are necessary to reflect circumstances existing at the reporting date, such adjustments are incorporated in determining the carrying value of the property.

Investment properties are not depreciated while they are measured at fair value.

Fixed asset investments
Fixed asset investments are initially measured at transaction price excluding transaction

costs and are subsequently measured at fair value at each reporting date. Changes in fair value are recognised in net income/(expenditure) for the year. Transaction costs are expensed as incurred.

Stock
Stock comprises properties under re-development by the subsidiary company, Sons of Divine Providence Developments Limited. Stock comprises redevelopment costs, capitalised interest and, where applicable, direct labour and those overheads that have been incurred in bringing the stocks to their present location and condition. Stock is included at the lower of cost and net realisable value.

Cash and cash equivalents
Cash and cash equivalents include only cash at bank and in hand.

Financial instruments
The group only has financial assets and liabilities of a kind that qualify as basic financial instruments.

Basic financial instruments are initially recognised at transaction price, including transaction costs, unless the arrangement constitutes a financing transaction, in which case the financial asset or liability is initially measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Basic debt instruments are subsequently measured at amortised cost using the effective interest method. The effective interest method allocates interest income or expense, together with any transaction costs, fees, premiums or discounts that form an integral part of the effective interest rate, over the expected life of the financial instrument.

Trade and other debtors and creditors that are due within one year on normal commercial terms are measured at the undiscounted amount expected to be received or paid, unless the arrangement constitutes a financing transaction.

Provisions
Provisions are recognised when the charity has a legal or constructive present obligation as a result of a past event, it is probable that the Group 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, considering 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.

Employee benefits
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.

Retirement benefits
Payments to defined contribution retirement benefit schemes are charged as an expense as they fall due.

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.

The company has signed an agreement to lease the land under its properties for 125 years to a third-party management company in return for an annual rental sum. The amount receivable is calculated by reference to the value of the future rental income stream and recognised as a debtor based on the proportion of properties sold on the site during the year.

Basis of consolidation
The consolidated financial statements incorporate those of The Sons of Divine Providence and its subsidiaries, being entities that the Group controls through its power to govern their financial and operating policies so as to obtain economic benefits. The results of subsidiary undertakings are incorporated from the date that control passes to the Group. All financial statements are made up to 31 March 2025.

All material intra-group balances, transactions, income and expenditure are eliminated in full on consolidation. Any unrealised profits or losses arising on transactions between Group entities are also eliminated to the extent that they are included within the carrying amount of assets at the reporting date.

Taxation
Current tax is recognised for income tax payable in respect of the taxable surplus for the current reporting period.

Interest payable
Interest is capitalised on borrowings related to the development of qualifying assets, to the extent that it accrues in respect of the period of development if it represents interest on borrowings specifically financing the development after deduction of related grants in advance.

Investment in subsidiaries
Investments in subsidiaries are accounted for at cost less impairment in the individual financial statements.

Critical accounting estimates and judgements
In the application of the Group’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 on-going 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.

Key sources of estimation uncertainty
The valuation of investment property involves estimation and judgement in determining the appropriate fair value at the reporting date.

The investment property was independently valued by Newmark Plc on 24 April 2025. In determining the carrying value at 31 March 2025, the trustees considered the independent valuation together with the specific circumstances affecting the property at the reporting date. As the independent valuation reflected the property on an unoccupied basis, the trustees considered that a further downward adjustment of £240,000 was appropriate to reflect the property being occupied.

As a result, the investment property was included in the financial statements at a carrying value of £600,000 at 31 March 2025. Changes in the assumptions applied in assessing the effect of occupancy, market conditions or other property-specific factors could have resulted in a materially different valuation.

The property was subsequently sold in August 2025 for £600,000, which was consistent with its carrying value at 31 March 2025.

The accounts of the trading subsidiary include an investment property. The directors assess the fair value of the investment property at each reporting date. The property was last externally valued in 2023. In assessing the fair value at 31 March 2025, the directors considered the contractual ground rental income over the remaining 125-year lease terms and relevant market factors and concluded that there had been no material movement in fair value since the external valuation.

The trading subsidiary includes development stock which is stated at the lower of cost and estimated selling price less costs to complete and sell. The determination of the net realisable value of development stock involves significant estimation uncertainty. The directors have estimated the net realisable value of development stock using expected selling prices, informed where available by property sales achieved after the reporting date.

In making this assessment, the directors have considered, amongst other matters, sales achieved after the reporting date, current market conditions, the estimated costs required to complete the development and other directly attributable selling costs.

Critical judgement
At the year end, the charity was owed £9,332,249 (2024: £8,082,382) from its subsidiary trading company, in respect of loans made for the development of Mulberry Court and which are repayable from the development proceeds. The trustees have assessed the financial

forecasts of the subsidiary company and have impaired the recoverable amount of the loans by £9,332,249 (2024: £6,420,000) to £nil (2024: £1,662,382).

1 Donations and legacies

Group and charity	**Un-restricted funds £**	**Restricted funds £**	**Total funds 2025 £**	Un-restricted funds £	Restricted funds £	Total funds 2024 £
Donations and gifts	**9,074**	**5,600**	**14,674**	14,488	8,480	22,968
Legacies receivable	**998,093**	**—**	**998,093**	540,500	—	540,500
Group total	**1,007,167**	**5,600**	**1,012,767**	554,988	8,480	563,468

2 Rent receivable

Group and charity	**Un-restricted funds £**	**Restricted funds £**	**Total funds 2025 £**	Un-restricted funds £	Restricted funds £	Total funds 2024 £
Rental income from investment	**85,165**	**—**	**85,165**	87,812	—	87,812
Group total	**85,165**	**—**	**85,165**	87,812	—	87,812

3 Residential units owned and managed

Group	At 1 April 2024	**Disposals**	**At 31 March 2025**
General needs (social)	51	**—**	**51**
Specialised supported living	3	**(3)**	**—**
Designated specialist supported living	16	**(16)**	**—**
Care Homes providing personal care (beds)	—	**—**	**—**
	70	**(19)**	**51**

At 1 April 2024, the charity owned and managed 19 units of supported living accommodation and 51 units of independent general needs social housing. During the year, the 19 supported living units were disposed of. Accordingly, at 31 March 2025 the charity owned and managed 51 units of independent general needs social housing and no supported living units. There were no units managed on behalf of the charitable company by third parties during the year.

4 Income/service charges

The total turnover of the charitable company for the year has been derived from its principal activity wholly undertaken in England and Wales.

Group and charity	**Turnover £**	**Operating costs £**	**Operating surplus 2025 £**	Turnover £	Operating costs £	Operating surplus 2024 £
Social housing lettings						
. Rent	**382,476**	**(2,642,004)**	**(2,259,528)**	436,174	(962,151)	(525,977)
. Service charges	**49,559**	**(49,559)**	**—**	84,478	(84,478)	—
	432,035	**(2,691,563)**	**(2,259,528)**	520,652	(1,046,629)	(525,977)
Trading income						
. Sale of properties	**4,405,000**	**(5,201,137)**	**(796,137)**	4,245,000	(4,552,692)	(307,692)
Other income						
. Missions and pilgrimages	**—**	**(4,210)**	**(4,210)**	—	(15,889)	(15,889)
. Donations and legacies	**1,012,767**	**—**	**1,012,767**	563,468	—	563,468
. Religious congregation	**92,932**	**(123,748)**	**(30,816)**	109,849	(123,287)	(13,438)
. Raising funds	**—**	**(1,570)**	**(1,570)**	—	(5,587)	(5,587)
. Private rental income	**85,165**	**(47,708)**	**37,457**	87,812	(44,985)	42,827
	1,190,864	**(177,236)**	**1,013,628**	761,129	(189,748)	571,381
Group total	**6,027,899**	**(8,069,936)**	**(2,042,037)**	5,526,781	(5,789,069)	(262,288)

Rent void losses are not material and are netted off in the above figures for 2025 and 2024.

5 Raising funds

Group	**Un-restricted funds £**	**Restricted funds £**	**Total funds 2025 £**	Un-restricted funds £	Restricted funds £	Total funds 2024 £
Fundraising and publicity						
Fundraising events	**—**	**1,570**	**1,570**	4,050	1,537	5,587
Group total	**—**	**1,570**	**1,570**	4,050	1,537	5,587

6 Analysis of expenditure

Group and charity	Housing and care services £	Investment activities £	Religious £	Missions £	Total 2025 £	Total 2024 £
Staff costs	**405,288**	**6,561**	**1,600**	**—**	**413,449**	407,531
Depreciation	**65,781**	**—**	**8,972**	**—**	**74,753**	100,771
Impairment	**1,170,432**	**—**	**—**	**—**	**1,170,432**	—
Rates	**67,624**	**2,348**	**5,929**	**—**	**75,901**	63,799
Insurance	**52,210**	**2,382**	**6,893**	**—**	**61,485**	57,256
Light and heat	**52,269**	**5,544**	**4,091**	**—**	**61,904**	30,132
Repairs, maintenance and equipment	**268,022**	**30,873**	**25,882**	**—**	**324,777**	221,186
Postage, stationery and telephone	**29,241**	**—**	**1,584**	**3,362**	**34,187**	27,768
Motor and travel	**14,549**	**—**	**20,975**	**—**	**35,524**	32,482
Legal and professional	**383,190**	**—**	**5,460**	**—**	**388,650**	216,475
Staff training and recruitment	**3,355**	**—**	**443**	**—**	**3,798**	2,686
Food and provisions	**1,084**	**—**	**6,192**	**—**	**7,276**	5,324
Other direct costs	**26,085**	**—**	**35,727**	**848**	**62,660**	47,895
	2,539,130	**47,708**	**123,748**	**4,210**	**2,714,796**	1,213,305
Share of governance costs	**152,433**	**—**	**—**	**—**	**152,433**	17,483
Group and charity total	**2,691,563**	**47,708**	**123,748**	**4,210**	**2,867,229**	1,230,789
Analysis by fund						
Unrestricted funds	**2,691,378**	**47,708**	**123,549**	**848**	**2,863,483**	1,207,826
Restricted funds	**185**	**—**	**199**	**3,362**	**3,746**	22,963
	2,691,563	**47,708**	**123,748**	**4,210**	**2,867,229**	1,230,789

For the year ended 31 March 2024

Group and charity	Housing and care services £	Investment activities £	Religious £	Missions £	Total 2024 £	Total 2023 £
Staff costs	377,601	7,628	22,302	—	407,531	1,015,821
Depreciation	89,701	—	11,070	—	100,771	101,947
Impairment	—	—	—	—	—	—
Rates	58,549	431	4,819	—	63,799	56,064
Insurance	49,191	2,243	5,822	—	57,256	56,917
Light and heat	15,139	1,592	13,402	—	30,133	61,971
Repairs, maintenance and equipment	178,716	32,926	9,543	—	221,185	174,629
Postage, stationery and telephone	22,386	—	2,368	3,014	27,768	32,376
Motor and travel	12,380	—	20,103	—	32,483	33,643
Legal and professional	215,614	—	862	—	216,476	181,316
Staff training and recruitment	2,333	—	352	—	2,685	4,920
Food and provisions	646	—	4,678	—	5,324	19,785
Other direct costs	6,890	165	27,966	12,875	47,896	89,984
	1,029,146	44,985	123,287	15,889	1,213,307	1,829,371
Share of governance costs	17,483	—	—	—	17,483	238,137
Group and charity total	1,046,629	44,985	123,287	15,889	1,230,790	2,067,508

Analysis by fund						
Unrestricted funds	1,046,629	44,985	109,213	7,000	1,207,827	1,993,053
Restricted funds	—	—	14,074	8,889	22,963	74,455
	1,046,629	44,985	123,287	15,889	1,230,790	2,067,508

7 Description of charitable activities

Housing and care services

Housing and care services comprise the provision of care homes and independent housing for those with learning disabilities and the elderly.

Religious

The above costs relate to living expenses of the religious community in the UK.

Missions

The costs relate to contributions to the congregation's overseas missions.

8 Auditors' remuneration (governance costs)

Group	**2025** **£**	2024 £
Audit fees – parent and subsidiary	**40,000**	17,483
Audit fees – prior year under accrual – parent and subsidiary	**74,444**	—
Accountancy – non-audit service	**37,989**	—
	152,433	17,483

In the prior year, audit fees of £8,038 relating to the subsidiary were included within expenditure relating to trading activities and accountancy costs of £23,000 were included within legal and professional fees. In the current year, these costs have been classified within governance costs, as this presentation is considered to more appropriately reflect the nature of the expenditure.

9 Staff costs and trustees' remuneration

Number of employees

The average monthly number of employees during the year was:

Group	**2025**	2024
Wardens, cleaners and care staff	**1**	1
Maintenance	**3**	3
Administration	**5**	9
	9	13

Employment costs

Group	2025 £	2024 £
Wages and salaries	**366,299**	361,654
Social security costs	**38,300**	37,045
Other pension costs	**8,850**	8,831
	413,449	407,530

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

Certain religious trustees occupied residential accommodation owned by the charity in order to enable them to carry out their duties and further the charitable activities of the charity. The provision of such accommodation is permitted by the Memorandum and Articles of Association of the company and is not provided as remuneration for acting as a trustee.

Trustees were reimbursed £nil for travel expenses incurred during the year (2024: £nil).

Included within wages and salaries are temporary staff costs of £9,169 (2024: £3,868), termination costs of £9,450 (2024: £17,247), and key management personnel remuneration of £193,357 (2024: £189,918).

The number of employees whose remuneration exceeded £60,000 during the year was as follows;

Group	2025	2024
£60,000 to £69,999	**—**	—
£70,000 to £79,999	**1**	—
£80,000 to £89,999	**—**	1
	1	1

Remuneration of the Chief Executive was £75,062 (2024: £80,660). Pension contributions for the Chief Executive were made to the charity's defined contribution pension scheme on the same basis as other employees.

The subsidiary does not have any employees; all employees are employed by the parent.

10 Interest payable

Group	2025 £	2024 £
Interest payable on bank loans	**(1,337,384)**	(1,500,196)
	(1,337,384)	(1,500,196)

11 Surplus / (deficit) for the year is stated after charging:

Group	2025 £	2024 £
Operating leases	**—**	—
Auditors' remuneration (note 8)	**152,433**	48,521
Depreciation	**74,753**	100,771

12 Corporation tax

Group	2025 £	2024 £
Current tax:		
UK Corporation Tax on profits for the current period	**—**	(85,651)
Interest on unpaid Corporation Tax	**—**	—

All taxation relates to profits chargeable in the trading subsidiary.

Income tax paid during the year of £92,927 relates to liabilities arising in earlier accounting periods and therefore does not represent a current-year tax charge.

13 Tangible fixed assets

Group	Freehold land and buildings £	Assets under construction £	Fixtures, fittings and equipment £	Motor vehicles £	**Total £**
Cost					
At 1 April 2024	7,089,542	4,645,414	890,226	71,049	**12,696,231**
Additions	—	785,485	8,549	—	**794,034**
Disposals	(2,825,454)	—	—	—	**(2,825,454)**
At 31 March 2025	4,264,088	5,430,899	898,775	71,049	**10,664,811**
Depreciation					
At 1 April 2024	1,291,422	—	863,483	69,349	**2,224,254**
Charge for year	69,433	—	3,620	1,700	**74,753**
Impairment for year	1,170,432	—	—	—	**1,170,432**
Eliminated on disposals	(692,323)	—	—	—	**(692,323)**
At 31 March 2025	1,838,964	—	867,103	71,049	**2,777,116**
Net book values					
At 31 March 2025	**2,425,124**	**5,430,899**	**31,672**	**—**	**7,887,695**
At 31 March 2024	5,798,120	4,645,414	26,743	1,700	**10,471,977**

The charity's freehold properties are stated at cost less accumulated depreciation and impairment. Following the year end, certain properties were sold and the proceeds received provided evidence that their carrying values at 31 March 2025 exceeded their recoverable amounts. Accordingly, an impairment loss of £1,170,432 has been recognised in the year to reduce the carrying value of those properties to their recoverable amount.

The impairment loss has been recognised within operating expenditure in the consolidated statement of comprehensive income.

Assets under construction at 31 March 2025 amounted to £5,430,899 and related to the conversion of two properties development into six residential flats. The balance comprises costs directly attributable to the construction and development of the properties incurred up to the reporting date.

As the development was not complete and the flats were not available for use at 31 March 2025, no depreciation has been charged on these assets. On completion and when the properties are available for their intended use, the relevant costs will be transferred from assets under construction to the appropriate category of tangible fixed assets and depreciated in accordance with the charity's accounting policy.

Social housing properties - Group and Charity
(included within freehold buildings)

Group	Freehold land and buildings £
Cost	
At 1 April 2024	**5,630,642**
Disposals	**(2,825,454)**
At 31 March 2025	**2,805,188**
Depreciation	
At 1 April 2024	**1,142,966**
Charge for year	**61,269**
Impairment for year	**742,180**
Eliminated on disposals	**(692,323)**
At 31 March 2025	**1,254,092**
Net book values	
At 31 March 2025	**1,551,096**
At 31 March 2024	**4,487,676**

The opening balances included within the analysis of social housing properties have been recalculated to reflect the appropriate allocation of freehold land and buildings between social housing properties and other freehold land and buildings. This has resulted in a change to the opening cost and accumulated depreciation amounts presented within the social housing properties analysis compared with those disclosed in the previous year. The adjustment represents a reallocation within the tangible fixed asset note only and has no impact on the total cost, accumulated depreciation or net book value of freehold land and buildings brought forward from the previous year, nor on the total tangible fixed assets, net assets or reserves of the group or charity.

14 Investments

At 31 March 2025 investments comprised:

Group and charity	2025 £	2024 £
Freehold investment property (see a. below)	**1,600,000**	1,840,000
Listed investments and cash held for re-investment (see b. below)	**13,387**	13,387
Group total	**1,613,387**	1,853,387
Less: Subsidiary investment property	**(1,000,000)**	(1,000,000)
Charity total	**613,387**	853,387

Movements on each category of investment are summarised below:

a. Freehold investment property

Group and charity	2025 £	2024 £
Fair value at 1 April 2024	**1,840,000**	2,140,000
Fair value adjustment	**(240,000)**	(300,000)
Fair value at 31 March 2025	**1,600,000**	1,840,000

Investment property for the charity comprises Pipes Place, Shorne, Kent, DA12 3DP. The fair value of the investment property has been determined by an external valuation carried out on 24 April 2025 by Newmark Plc (formerly Gerald Eve LLP), Chartered Surveyors, who are not connected with the charity. Following consideration of the valuation, the trustees considered that a further downward adjustment of £240,000 was appropriate to reflect the property being occupied and, following this adjustment, the property was included in the financial statements at a fair value of £600,000. The historical cost of the property is £375,440 (2024: £375,440).

The property was subsequently sold in August 2025 for £600,000, consistent with its carrying value at 31 March 2025.

The investment property of the subsidiary represents the retained freehold interest in the land on which the leasehold properties are situated. The property was externally valued in 2023 using an income-based valuation methodology having regard to the expected ground rental income over the remaining lease terms.

At 31 March 2025 the directors reviewed the valuation, including the underlying rental arrangements and relevant market factors, and concluded that the fair value had not changed materially since the previous valuation. Accordingly, the investment property continues to be carried at £1,000,000.

b. Listed investments

Group and charity	2025 £	2024 £
Cost or valuation		
At 1 April 2024	**13,387**	13,387
Disposals	**—**	—
At 31 March 2025	**13,387**	13,387

The charity holds £1 of the share capital in each of Sons of Divine Providence Developments Limited and SDP Ventures Limited. The fixed asset listed investments held by the charity are £13,387 (2024: £13,387). There were no disposals in the year.

15 Stock

	Group		Charity	
	2025 £	2024 £	**2025 £**	2024 £
Stocks	**5,036,042**	9,076,836	**—**	—
	5,036,042	9,076,836	**—**	—

During the year £134,494 (2024: £95,350) of interest costs directly attributable to stock of property were capitalised. The total capitalised interest at 31 March 2025 was £134,494 (2024: £95,350).

16 Debtors

	Group		Charity	
	2025 £	2024 £	**2025 £**	2024 £
Amounts falling due within one year:				
Arrears of local authority and resident contributions	**103,634**	58,800	**103,634**	58,800
VAT recoverable	**12,474**	36,858	**—**	—
Tax recoverable	**13,737**	—	**—**	—
Other debtors	**92,625**	79,546	**917**	38,339
Amounts owed by subsidiary undertakings	**—**	—	**9,332,249**	8,082,382
Impairment of amounts owed by subsidiary	**—**	—	**(9,332,249)**	(6,420,000)
Prepayments and accrued income	**458,120**	58,685	**458,120**	58,685
	680,590	233,889	**562,671**	1,818,206

	Group		Charity	
	2025 £	2024 £	**2025 £**	2024 £
Amounts falling due after more than one year:				
Other debtors	**90,000**	60,000	**—**	—
	90,000	60,000	**—**	—

The amounts owed by subsidiary undertakings is subject to interest at a rate linked to the base rate of Barclays Bank and is secured by a fixed and floating charge over the assets of the subsidiary company. The balance is repayable on demand.

In February 2023, the trustees agreed to waive interest of £563,660 which had previously been charged in respect of the period from 1 April 2020 to 31 December 2021. With effect from 1 January 2022, the interest rate applicable to the amounts owed by subsidiary undertakings was also revised from the previous rate of 5% per annum above the Barclays Bank base rate to 2%.

Under a Deed of Priority dated 10 January 2020, amounts due to the parent charity rank behind amounts due to the lenders specified in that deed.

At the year end, the trustees reviewed the recoverability of the amount due from the subsidiary company. Having regard to the subsidiary's financial position and the uncertainty over the extent to which the balance will ultimately be recovered, the trustees have recognised a cumulative impairment provision of £9,332,249 (2024: £6,420,000) against the amounts owed by subsidiary undertakings.

17 Creditors: amounts falling due within one year

	Group		Charity	
	2025	2024	**2025**	2024
	£	£	**£**	£
Bank loans (note 18)	**13,876,591**	15,361,107	**9,213,582**	7,943,594
Other taxation and social security	**19,674**	17,501	**19,674**	17,501
Trade creditors	**1,586,978**	1,329,186	**1,586,978**	1,329,186
Other creditors	**45,895**	325,015	**45,895**	325,015
Accruals and deferred income	**748,276**	825,045	**375,563**	227,846
Tax payable	**—**	79,190	**—**	—
	16,277,414	17,937,044	**11,241,692**	9,843,142

18 Creditors: amounts falling due after one year

	Group		Charity	
	2025	2024	**2025**	2024
	£	£	**£**	£
Bank loans	**—**	903,500	**—**	903,500
	—	903,500	**—**	903,500

As at 31 March 2025, the parent charitable company had three loans:

1) A loan with United Trust with an outstanding amount of £2,963,751 (2024: £2,603,441) secured against assets of the charity. The loan was due for repayment in February 2024. This was renegotiated to extend the repayment dates ultimately to October 2024 which was further extended to April 2026. The loan was subsequently fully repaid in April 2026.

2) Two Charity Bank loans with an outstanding amount of £695,000 (2024: £903,500) secured against assets of the charity, repayable in April 2025 bearing interest at 0.67% a month. As at the date of signing these accounts, the loan was repaid fully.

3) A loan from GRE Finance Lendco Limited with an outstanding balance of £5,554,831 at 31 March 2025 (2024: £nil), secured over freehold property of The Sons of Divine Providence. The facility arose following the assignment of the Molesey Senior Limited loan to GRE Finance Lendco Limited in September 2024. At 31 March 2024, £4,720,153 was outstanding to Molesey Senior Limited. Following the assignment and subsequent movements on the facility, £5,554,831 was outstanding to GRE Finance Lendco Limited at 31 March 2025. The loan was fully repaid in September 2025.

As at 31 March 2025, the subsidiary company had two loans:

1) A senior loan from United Trust Bank with an outstanding balance of £221,253 (2024: £3,472,768) in the form of discounted loan notes bearing interest of 11.9% per annum. The borrowing was secured by fixed charges over specified development properties. As at the date of signing these accounts, the loan was repaid fully.

2) A junior loan from United Trust Bank with a balance outstanding at the year end of £4,441,756 (2024: £3,944,745) bearing interest at a minimum of 11.68% per annum. The borrowing was secured by fixed charges over specified development properties. As at the date of signing these accounts, the loan was repaid fully.

In addition to the above facilities, at 31 March 2024 the subsidiary company had a Coronavirus Business Interruption Loan of £280,000, bearing interest at 3.49% above the Bank of England Base Rate, and a Microloan Electron facility of £340,000, bearing interest at 24% per annum. Both facilities were fully repaid during the year ended 31 March 2025 and, accordingly, no amounts were outstanding in respect of these loans at 31 March 2025.

19 Provision for liabilities

	Group		Charity	
	2025	2024	**2025**	2024
	£	£	**£**	£
Rent overcharge provision	**87,840**	87,840	**87,840**	87,840
	87,840	87,840	**87,840**	87,840

In 2020 the charity commissioned a review of how it applied the Rent Standard. The review identified that the charity had not fully complied with the Rent Standard and, over a period of years, had overcharged some tenants in its social housing by £151,343. The charity is implementing the recommendations of the review, including a refund of rent to the affected tenants.

20 Retirement benefit schemes

The group operates two defined contribution pension schemes for all qualifying employees. The assets of the schemes are held separately from those of the charity in independently administered funds. The charge to the Statement of Comprehensive Income in respect of defined contribution schemes was £8,850 (2024: £8,831).

21 Restricted funds

The income funds of the group and charity include restricted funds comprising the following unexpended balances of donations and grants held on trust to be applied for specific purposes:

	At 1 April 2024 £	Income £	Expenditure £	Transfers £	At 31 March 2025 £
Bread of Life (Child Sponsorship)	**13,075**	**2,660**	**(89)**	**—**	**15,646**
Friends of Don Orione pilgrimages	**18,347**	**—**	**—**	**—**	**18,347**
1000 club	**686**	**2,920**	**(1,680)**	**—**	**1,926**
Mission	**(2,989)**	**20**	**(3,547)**	**—**	**(6,516)**
Covid support grant	**(8,207)**	**—**	**—**	**—**	**(8,207)**
Group total	**20,912**	**5,600**	**(5,316)**	**—**	**21,196**

	At 1 April 2023 £	*Income £*	*Expenditure £*	*Transfers £*	*At 31 March 2024 £*
Bread of Life (Child Sponsorship)	*26,767*	*5,029*	*(18,721)*	—	*13,075*
Friends of Don Orione pilgrimages	*18,347*	—	—	—	*18,347*
1000 club	—	*3,451*	*(2,764)*	—	*686*
Mission	—	*25*	*(3,014)*	—	*(2,989)*
Covid support grants	*(8,207)*	—	—	—	*(8,207)*
Group total	*36,907*	*8,505*	*(24,500)*	—	*20,912*

Bread of Life (Child Sponsorship)

Bread of Life supports poor children in the developing nations by providing food, water, clothing, medicine, education, and life skill training.

Friends of Don Orione pilgrimages

The fund supports pilgrimages to either the Holy Land, Rome or the religious sites of Italy.

22 Analysis of net assets between funds

Group	Unrestricted funds £	Restricted funds £	Total 2025 £
Fund balances at 31 March 2025 are represented by:			
Tangible assets	**7,887,695**	**—**	**7,887,695**
Investment properties	**1,600,000**	**—**	**1,600,000**
Investments	**13,387**	**—**	**13,387**
Current assets/(liabilities)	**(10,130,551)**	**21,196**	**(10,109,355)**
Long term liabilities	**—**	**—**	**—**
Provisions	**(87,840)**	**—**	**(87,840)**
Total net assets	**(717,309)**	**21,196**	**(696,113)**

Group	*Unrestricted funds £*	*Restricted funds £*	*Total 2024 £*
Fund balances at 31 March 2024 are represented by:			
Tangible assets	*10,471,977*	*—*	*10,471,977*
Investment properties	*1,840,000*	*—*	*1,840,000*
Investments	*13,387*	*—*	*13,387*
Current assets/(liabilities)	*(8,553,623)*	*20,912*	*(8,532,711)*
Long term liabilities	*(903,500)*	*—*	*(903,500)*
Provisions	*(87,840)*	*—*	*(87,840)*
Total net assets	*2,780,401*	*20,912*	*2,801,313*

Charity	**Unrestricted funds £**	**Restricted funds £**	**Total 2025 £**
Fund balances at 31 March 2025 are represented by:			
Tangible assets	**7,887,695**	**—**	**7,887,695**
Investment properties	**600,000**	**—**	**600,000**
Investments	**13,387**	**—**	**13,387**
Current assets/(liabilities)	**(10,339,070)**	**21,196**	**(10,317,874)**
Long term liabilities	**—**	**—**	**—**
Provisions	**(87,840)**	**—**	**(87,840)**
Total net assets	**(1,925,828)**	**21,196**	**(1,904,632)**

Charity	*Unrestricted funds £*	*Restricted funds £*	*Total 2024 £*
Fund balances at 31 March 2024 are represented by:			
Tangible assets	*10,471,977*	*—*	*10,471,977*
Investment properties	*840,000*	*—*	*840,000*
Investments	*13,387*	*—*	*13,387*
Current assets/(liabilities)	*(8,012,299)*	*20,912*	*(7,991,387)*
Long term liabilities	*(903,500)*	*—*	*(903,500)*
Provisions	*(87,840)*	*—*	*(87,840)*
Total net assets	*2,321,725*	*20,912*	*2,342,637*

23 Operating lease commitments

Lessee

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

Group	**2025** **£**	2024 £
Within one year	**—**	—
Within two to five years	**—**	—
	—	—

Lessor

At the reporting end date the group had contracted with tenants for the following minimum lease payments:

Group	**2025** **£**	2024 £
Within one year	**30,000**	30,000
Within two to five years	**—**	—
	30,000	30,000

The operating lease represents an agreement which allows the lessee to retain ground rent on the freehold land in exchange for £30,000 per annum for 125 years with a rolling 12 month break clause for the lessee.

24 Capital commitments

At 31 March 2025, The Sons of Divine Providence Developments Limited, the charity's wholly owned subsidiary, had contracted capital commitments of approximately £200,000 (2024: £500,000) in respect of the redevelopment of 29 Lower Teddington Road.

The charity also has a commitment under a Section 106 Agreement with the London Borough of Richmond Council to convert Number 23 Lower Teddington Road into social housing, this was completed in October 2025.

25 Related party transactions

Transactions with subsidiaries are described in note 26.

The charity forms part of the congregation of the Little Work of Divine Providence (Piccola Opera della Divina Provvidenza), also known as the Sons of Divine Providence, a Religious Institute of Pontifical Right of the Catholic Church. The General Curia of the Congregation is based in Rome.

The Sons of Divine Providence in Ireland (Irish Charity No. CHY 6038) is a sister charity within the Congregation of The Little Work of Divine Providence and is considered to be a related party of the charity. A number of the Congregation Trustees of The Sons of Divine Providence also serve on the board of the Irish charity. During the year, the charity repaid £290,000 in respect of amounts previously owed to The Sons of Divine Providence in Ireland. The balance was repaid in full in November 2024 and no amount remained outstanding at 31 March 2025.

There are formal governance links between the charity and the wider congregation. The charity's membership includes senior members of the congregation and members of the congregation may be appointed as trustees of the charity. In addition, certain matters are reserved to the members of the charity and the Superior Delegate of the congregation appoints the Chair of the Board of Trustees.

Accordingly, the General Curia of the congregation of the Little Work of Divine Providence is considered to be a related party of the charity. There were no transactions with the General Curia in the year to 31 March 2025.

The financial assistance provided by the General Curia represents intra-congregational financial support between entities forming part of the same worldwide Religious Institute.

26 Subsidiaries

Details of the charity's subsidiaries at 31 March 2025 are as follows:

Name of undertaking	Country of incorporation	Nature of business	Class of shares held	% Held Direct
Sons of Divine Providence Developments Limited	England and Wales	Property development	Ordinary	100
SDP Ventures Limited	England and Wales	Dormant	Ordinary	100

During the period, management charges of £147,700 (2024: £102,300) were charged to The Sons of Divine Providence Developments Limited in accordance with the agreement for the sharing of head office facilities and staff time. During the year, interest of £525,067 (2024: £425,877) was charged on the intercompany loan balance. These transactions are recognised in the individual financial statements of the charity and the subsidiary but are eliminated on consolidation and therefore have no impact on the income or expenditure reported in the consolidated financial statements.

At 31 March 2025, the gross amount due from The Sons of Divine Providence Developments Limited was £9,332,249 (2024: £8,082,382). Following an assessment of the recoverability of the balance, the charity recognised an impairment provision of £9,332,249 (2024: £6,420,000). Accordingly, the net carrying amount of the balance due from the subsidiary at 31 March 2025 was £nil (2024: £1,662,382).

The intercompany debtor and corresponding creditor, together with the associated impairment provision, are eliminated on consolidation. Accordingly, neither the intercompany balance nor the impairment provision is recognised in the consolidated statement of financial position.

The increase in the impairment provision reflects the trustees' reassessment of the recoverability of the intercompany balance at the reporting date, taking account of the financial position of the subsidiary and the expected recoverability of amounts due to the charity.

The charity's subsidiaries are limited companies wholly owned by the parent charity as noted above. The companies are not registered charities, nor are they registered social landlords. The Sons of Divine Providence Developments Ltd was established to redevelop the site of the former Orione House care home and 29 Lower Teddington Road. SDP Ventures Ltd was established to carry out the proposed re-development of the Molesey Venture site to provide improved accommodation for current tenants and residents, plus additional social and market housing. The registered office of both subsidiaries is 23 Lower Teddington Road, Hampton Wick, Kingston Upon Thames, Surrey, United Kingdom, KT1 4EU.

27 Events after the balance sheet date

Following the year end, the charity entered into a number of significant financing and restructuring arrangements as part of the completion of its wider property and operational restructuring programme.

Project Chrysalis and operational restructuring

Following the reporting date, the charity substantially implemented Project Chrysalis, its programme to simplify its property portfolio, reduce external borrowing and transition away from the direct provision of residential care and social housing. As part of this restructuring, the charity ceased its residential care and social housing activities and all employees left the charity on 30 September 2025 following completion of a redundancy programme. A limited number of residential properties remain to be sold as the charity completes its property disposal programme.

Financing and repayment of external borrowings

Following the year end, the group repaid the external borrowings outstanding at 31 March 2025 as part of its wider financial restructuring. The repayments were funded from property disposal proceeds and, in part, by financial support provided by the General Curia of the Sons of Divine Providence.

The charity entered into three unsecured, interest-free loan arrangements with the General Curia, under which total financial support of approximately £6m was provided. Part of this funding was subsequently advanced to The Sons of Divine Providence Developments Limited to facilitate the refinancing and settlement of liabilities associated with its development activities.

The principal external loans outstanding at 31 March 2025 and subsequently repaid were as follows:

Charity loans:

1) The loan with United Trust, with an outstanding amount of £2,963,751 at 31 March 2025, was due for repayment in October 2024 which was further extended to April 2026. The loan was subsequently repaid in full.

2) The loan from Charity Bank loans with an outstanding amount of £695,000 at 31 March 2025, was subsequently repaid in full.

3) The loan from GRE Finance Lendco Limited, with an outstanding balance of £5,554,831 at 31 March 2025, was subsequently repaid in full.

Subsidiary loans:

1) The senior loan from United Trust Bank, with an outstanding balance of £221,253 at 31 March 2025, was subsequently repaid in full.

2) A junior loan from United Trust Bank, with an outstanding balance of £4,441,756 at 31 March 2025, was subsequently repaid in full.

At the date of approval of these financial statements, all external bank and commercial borrowings outstanding at 31 March 2025 had been repaid in full. The group's remaining financing arrangements comprise amounts advanced by the General Curia of the Sons of Divine Providence, together with intra-group financing arrangements which are eliminated on consolidation.

Development and financing arrangements

On 24 July 2025, the charity entered into a Development Agreement with Lifestyle Residences Limited in relation to Mulberry Court. Under the agreement, on practical completion of the development works, the charity will transfer its shares in The Sons of Divine Providence Developments Limited and title to Mulberry Court to the developer. In return, the developer will write off all sums owed to it by the charity and its subsidiary.

On 24 June 2026, the existing arrangements were amended by Deeds of Variation and associated financing agreements. These arrangements preserved an existing intra-group liability of £300,000 and provided for a new secured loan of £3,488,698 to The Sons of Divine Providence Developments Limited. The funds underlying this new loan were advanced by the General Curia of the Sons of Divine Providence to the Charity and subsequently made available to The Sons of Divine Providence Developments Limited. The loan is secured against the remaining unsold properties at Melburry Court and 29 Lower Teddington Road.

At 31 March 2025, the amount due from The Sons of Divine Providence Developments Limited to the Charity was £9,332,249. As part of the arrangements associated with the proposed sale of The Sons of Divine Providence Developments Limited to Lifestyle, for which heads of terms were signed in July 2025, it was agreed that the existing amounts due to and from the Charity would be removed as part of the transaction. Accordingly, apart from the £300,000 liability preserved under the revised arrangements and the new £3,488,698 secured funding referred to above, the remaining balance of £5,543,551 was to be released as part of the proposed transaction arrangements.

The amount due from The Sons of Divine Providence Developments Limited at 31 March 2025 had already been fully provided against in the Charity's financial statements. Consequently, the subsequent restructuring and proposed release of the remaining balance does not give rise to any further charge to the Charity's statement of financial activities.

Further information regarding amounts due from The Sons of Divine Providence Developments Limited is provided in note 26.

Property disposals

As part of Project Chrysalis, the charity completed a number of significant property disposals following the reporting date. The principal disposals were as follows:

Property	Completion Date	Proceeds £
St Gabriel's Close	2 June 2025	**600,000**
7 Claremont Gardens	3 June 2025	**700,000**
19-21 Lower Teddington Road	3 June 2025	**800,000**
35 Lower Teddington Road	7 August 2025	**700,000**
Pipes Place	15 August 2025	**600,000**
The Orchard Lane	29 August 2025	**2,500,000**
31/33 Lower Teddington Road	27 September 2025	**1,100,000**
13 Lower Teddington Road	1 October 2025	**570,000**
Cardinal Heenan House	15 January 2026	**500,000**
		£8,070,000

Subsequent to the year end, the works associated with the charity's obligations under the Section 106 Agreement with the London Borough of Richmond upon Thames in respect of 23 Lower Teddington Road were completed in October 2025.

Regulator of Social Housing

Following the disposal of the charity's social housing portfolio and the cessation of its social housing activities, the trustees commenced the process of voluntary deregistration with the Regulator of Social Housing. The application was formally submitted in April 2026 and remained under consideration at the date of approval of these financial statements.

Charity Commission statutory inquiry

On 1 July 2026, the Charity Commission commenced a statutory inquiry under section 46 of the Charities Act 2011 and issued an Order under section 84 requiring the charity to complete and submit its outstanding Trustees' Annual Report, Annual Accounts and Annual Return for the year ended 31 March 2025 by 1 October 2026. The trustees have continued to engage with the Charity Commission and their professional advisers to address the outstanding filing requirements and strengthen the charity's financial reporting procedures.

Accounting treatment of events after the reporting period

The trustees have considered the above events in accordance with FRS 102 Section 32. The transactions and events described above principally arose after the reporting date and are therefore non-adjusting events. Where information arising after the reporting date provides evidence of conditions that existed at 31 March 2025, that information has been taken into account in determining the amounts recognised in these financial statements. The above disclosures include material events occurring up to the date on which these financial statements were approved by the trustees. The subsequent events have also been considered by the trustees in their assessment of going concern, which covers a period of at least twelve months from the date of approval of these financial statements.