East End Community Foundation

(a company limited by guarantee)

Annual report and financial statements

For the year ended 31 March 2026

Charity registration number 1147789
Company registration number 08104415

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Reference and administrative information

For the year ended 31 March 2026

Trustees	Bronek Masojada (Chairman) Katherine Webster (Vice Chair) Alkhad Ali Babu Bhattacherjee Laurence Everitt Rev Jeremy Fraser Jim MacHale Catherine McGuinness Tim Musgrave Sahidur Rahman Rick Watson
Charity registered number	1147789
Company registered number	08104415
Company secretary	John Dawson
Principal office	EECF Jack Dash House 2 Lawn House Close London E14 9YQ
Bankers	Barclays Bank Plc 1 Churchill Place London E14 5HP
Independent auditor	Buzzacott LLP 130 Wood Street London EC2V 6DL
Investment managers	CCLA Senator House 85 Queen Victoria St London EC4V 4ET Cazenove Capital 1 London Wall Place London EC2Y 5AU

Chairman's report

For the year ended 31 March 2026

Following another busy and positive year, I am pleased to present you with our Trustees' Report and Financial Statements to 31st March 2026.

Across the East End, residents and local community groups continue to face significant challenges. Demand for services remains high, driven by persistent poverty, inequality and financial hardship across our boroughs, while funding opportunities remain limited and competitive. Against this backdrop, EECF has continued to play a vital role in supporting grassroots organisations that are working tirelessly to improve lives across our communities.

During the last year, EECF received 515 funding requests totalling approximately £3.95 million. While we were only able to support a proportion of these applications, we awarded 152 grants totalling approximately £1.47 million to local organisations addressing a wide range of social needs. However, the gap between the funding requested and the funding available serves as a stark reminder of both the scale of need across the East End and the importance of continuing to grow our support for local communities.

Alongside our grant making, we celebrated several significant milestones during the year. Through our Connecting Communities initiative, we distributed our 2,000th digital device, helping individuals and families overcome digital exclusion and access the opportunities, services and support that many of us take for granted. We also marked the 20th anniversary of the East End Tea Dance, a much-loved event that continues to bring older residents together, tackling loneliness and social isolation while celebrating the rich diversity of our communities.

I am also delighted by the continued success of our collaborative-giving Life Chances campaign. By bringing donors together around shared priorities, the campaign (which is now in its fifth year) has enabled us collectively to support impactful work tackling issues including youth unemployment and pensioner poverty. These remain two of the most pressing challenges facing our boroughs, and it is encouraging to see the positive difference that collective philanthropy can make.

As we look ahead, we remain committed to our mission of connecting people who care with causes that matter. The need across our communities is considerable, but so too is the determination, resilience and innovation of the local organisations and community groups we are privileged to support.

On behalf of the Board of Trustees, I would like to thank our donors, partners, volunteers and community organisations for their continued support.

Bronek Masojada
Chairman



Date: 22nd September 2026

Trustee's report (continued)

For the year ended 31 March 2026

The East End Community Foundation (EECF) has been advising and co-ordinating charitable giving since 1990. Our purpose is to promote the relief of poverty, and we do this by staying abreast of social needs locally and awarding grants to charitable organisations at a grassroots level to address these issues using our own philanthropic resources. In addition, we advise, match and administer charitable donations on behalf of individuals, companies and statutory bodies committed to supporting those most in need in Tower Hamlets, Hackney, Newham and the City of London.

As a grassroots grant maker we have excellent knowledge of the charitable sector across East London, and we are uniquely connected to its people and challenges. Our experience, expertise and research provide us with a thorough understanding of the causes and solutions to tackling poverty and our services are tailored to meet the specific requirements of both the community and our fund holders and donors.

As an advisor, we are committed to ensuring our fund holders and donors get the most from their charitable investments, educating them on local issues and bringing them closer to the causes they are seeking to support. Our team of experienced staff provides our fund holders and donors with a comprehensive service of support, including advice on effective charitable giving in the East End through to full management of their funds. Throughout the process, donors have full control of decision making.

For our grantees, we are a vital source of financial support and we work closely with them from application stage through to monitoring and evaluation. We also provide a Funding Plus+ offer through which we deliver a volunteer brokerage service, sourcing corporate volunteers to support them with a wide range of needs, as well as delivering workshops to promote funding opportunities and advice on crafting good quality grant requests.

In addition, when the need arises and we are best placed to do so, EECF also directly delivers programmes that tackle inequality and address the East End's most pressing social needs.

STRUCTURE, GOVERNANCE AND MANAGEMENT

The East End Community Foundation (EECF) is a registered charity (No. 1147789) and company limited by guarantee (08104415). It was incorporated on 13th June 2012 and became operational on 1st October 2012, following the merger of Isle of Dogs Community Foundation (IDCF) and St Katharine & Shadwell Trust (SKST). The trustees, who are also Directors of the charitable company, present their report and audited financial statements for the year ending 31st March 2026. In presenting this report the trustees have complied with the Statement of Recommended Practice, Accounting and Reporting by Charities (FRS102) (the Charities' SORP), the Companies Act 2006 and applicable United Kingdom Generally Accepted Accounting Practice.

EECF is a membership organisation with four classes of membership (voluntary sector, business, statutory and individual) and only fully paid-up members can stand for a seat on the board when a vacancy arises. Prospective trustees are interviewed by our Nominations Committee which makes a recommendation to the full Board. The Board has the power to make appointments, but these must be presented to members at the AGM for ratification.

The board of trustees may consist of no more than 15 trustees or no fewer than 9. Our Articles state trustees can serve a term of 3 years before having to stand for re-election. Trustees who have served 3 consecutive terms shall not serve for a further term commencing earlier than the end of the Annual General Meeting following that at which they retired from office. On the 31st March 2026 EECF had 12 trustees. EECF seeks to possess a Board that has equal representation from the following classes of membership classes: Business, Statutory/Individual and Voluntary.

Trustees' report (continued)

For the year ended 31 March 2026

Trustees may co-opt up to 5 individuals who bring specific skills or expertise not already represented on the Board. Further expertise is also brought in the form of 'contributors'. These individuals support specific aspects of EECF's work and their involvement is generally confined to a committee. Neither co-optees nor contributors have voting rights, their appointments are for a term of 12 months and are reviewed annually by the Board. On the 31st March 2026 EECF had 4 co-optees as well as an honorary treasurer, introduced to support our finance function.

Board of trustees

For the purposes of the Companies Act 2006, the Board of trustees is regarded as the Board of Directors of the company.

EECF has a formal trustee induction process that includes receipt of a trustee handbook and a one-to-one meeting with the Chief Executive. Where appropriate this is followed by a further meeting prior to their first board meeting to take them through the agenda and provide useful background information. Trustees are also encouraged to visit some of our grantees to better understand the needs of the community and the impact of our work.

No remuneration or expenses were paid to trustees or co-optees during the year. All declarations of interest are held on a formal register and trustees must raise these, where relevant, at the start of every board and committee meeting. In those cases, this is noted in the meeting minutes and trustees are excluded from the discussion and decision-making process.

The trustees of the Charity during the year ended 31st March 2026 and up to the date of approval of this report were:

Trustee Name	Member Name	Membership Class
Alkhad Ali	SPLASH	Voluntary
Babu Bhattacherjee	The LETTA Trust	Voluntary
Laurence Everitt	Northern Trust	Business
Jeremy Fraser	Church of England	Voluntary Statutory
Jim MacHale	Clifford Chance	Business
Bronek Masojada (Chair)		Individual
Catherine McGuinness		Individual
Tim Musgrave	Career Milestones	Business
Guy Nicholson (to 02/12/25)	London Borough of Hackney	Statutory
Joe Walker (from 27/01/26 to 07/05/26)	London Borough of Hackney	Statutory
Sahidur Rahman	Limehouse Boxing Academy	Voluntary
Rick Watson	AFME	Business
Katherine Webster (Vice Chair)		Individual

Management

The day to day running of the charity is delegated to the Chief Executive, Tracey Walsh. The Board is responsible for setting strategies and policies for the charity and ensuring they are implemented. To assist the Board with its work, EECF had four Committees and a working group, the functions of which and members and contributors for the period ending 31st March 2026 were as follows:

Trustees' report (continued)

For the year ended 31 March 2026

Finance & Administration
Rick Watson (Chair)
Bronek Masojada
Jim MacHale
Katherine Webster

Co-optees / Contributors
Adrian Greenwood
Mark Sherlock
John Jack

Development & Communications
Guy Nicholson (Chair)
Bronek Masojada

Grants
Katherine Webster (Chair)
Jim MacHale
Sahidur Rahman
Alkhad Ali
Catherine McGuinness
Babu Bhattacherjee
Tim Musgrave

Co-optees / Contributors
Stella Bailey
Dot Hodgson
Lara Rufus Fayemi
Jo Ellis

Nominations
Jim MacHale (Chair)
Sahidur Rahman
Katherine Webster

Workhouse Working Group
Jeremy Fraser (Chair)

Co-optees / Contributors
Wendy Miller

Staff Remuneration

Staff salaries are set in line with similar sized charitable organisations and are benchmarked with recruitment consultants. In addition to trustees, key management personnel in the period to 31st March 2026 were Tracey Walsh (CEO), Allan Anderson (Head of Grants and Programmes) and Marisa McDermott (Senior Finance Manager). All staff, including key management personnel, are eligible for an annual salary increase based on CPIH subject to meeting a specific grade as part of EECF's appraisal process. At the end of this financial year and reviewing its policy, all eligible staff were awarded an increase of 5%.

Trustees are not remunerated for their role with the Foundation. They can claim relevant expenses such as travel, but no expenses were claimed in the period.

Risk Management

Alongside the Finance & Administration committee, the Senior Finance Manager and CEO identify and review the major risks to which the charity is exposed and have established systems to mitigate those risks. In line with Charity Commission guidance, EECF has restructured its Risk Register resulting in a more robust framework. EECF's most significant potential risk remains the potential drop in value and performance of its endowments, leading to a loss of income, which would materialise as a reduction in grant making and contribution to overheads. In addressing this issue, the charity regularly reviews its investment strategy and the performance of its investment managers, details of which are listed on page 2. The loss of key staff is also considered a significant risk, so the Foundation regularly undertakes salary benchmarking, has an employee assistance programme which offers access to wellbeing and mental health advice and support and continues to offer hybrid working arrangements.

Equal Opportunities

EECF is committed to a policy of equal opportunities in the selection, training, career development and promotion of all people, regardless of gender, marital status, race, colour, religion, disability or sexual orientation. The charity encourages people with a disability to participate fully in organisational activities, consistent with their ability, so that they can maximise the use of their knowledge, experience and skills in the charity's work.

Trustees' report (continued)

For the year ended 31 March 2026

Grant Making

As a grassroots grant maker, EECF's funding is open to registered charities, voluntary and community groups and other not for profit organisations that have their own constitution and bank account. Grantees are based within or delivering services directly benefiting residents in Tower Hamlets, Hackney, Newham and City of London.

Transparency is important to the Foundation, so all awarded grants are published on our website which is updated at regular intervals throughout the year. We are a long-standing member of IVAR and are committed to its eight pillars of grant making, reflecting our open and trusting relationships with both applicants and grantees, only asking for information we genuinely require and offering support and flexibility when grantee delivery may need adaption.

As a Community Foundation our mission is to invest in grassroots activities and, as such, our grant programmes have been designed to do just that. Grants vary in value depending on the guidelines and objectives of each grant making fund we manage and start from £200. Funded activities and services are wide- ranging and can be for one-off items of expenditure, e.g. equipment, social activities and training, through to initiatives addressing the acute levels of unemployment that exist locally. Our grant application and monitoring processes are reflective of the value and purpose of grants being sought and awarded i.e. lower value grant requests have a simplified application form and monitoring requirement compared to higher value grants.

Grants are awarded from three resources; EECF's own financial resources, through our collaborative giving fund (Life Chances) and the charitable donor advised funds we manage on behalf of our fund holders and third parties. Full details of all grant awards are listed in Note 6.

Other Charitable Activity

As a philanthropy advisor, EECF is focused on understanding the community's needs and directing donor funds to the charitable organisations best placed to deliver. In addition, EECF provides a Funding Plus+ offer which directly delivers a small number of initiatives for the benefit of the community. Our Funding Plus+ offer supports the voluntary sector with capacity building activities including sourcing corporate volunteers and delivering on-line workshops on funding opportunities and advice on how to construct a strong case for support. We also provide 1-2-1 support to applicants, particularly those smaller volunteer-led organisations.

Our Winter Appeal is an example of direct delivery that complements our grant making. Starting in November through to the end of January EECF co-ordinates the delivery of care packages for older people experiencing hardship. Our Winter Appeal initiative has run for almost two decades. EECF is supported in the packing and distribution of care packages by City and Canary Wharf based employees as well as voluntary sector organisations. In 2025, our care packages, that included electric blankets, were distributed to 1,734 isolated and low income pensioners living within our area of benefit.

Our Connecting Communities initiative is a further example of direct delivery through which we tackle digital inequality for low income families locally through the coordination and distribution of a new IT device, 12 months free broadband and training to stay safe on line and maximise use of the kit.

Aims and Objectives for the Public Benefit

EECF exists and operates for the public benefit. Through its grant making and co-ordination of charitable giving locally it works to reduce inequality and poverty within its geographical remit.

The formal objective of EECF, as set out in the Memorandum and Articles of Association, is to promote the relief of poverty and sickness of persons within the London Boroughs of Tower Hamlets, Hackney, Newham and City

Trustees' report (continued)

For the year ended 31 March 2026

of London. With the full breadth of social needs existing in the East End, EECF has prioritised support for young people, older people and families experiencing digital exclusion based on learning derived from its consultation, youth advisory group, Vital Issues research report and our on-going grant making.

The Board is satisfied that its wide range of grant making programmes and the other charitable activities which EECF delivers meet the requirement of providing public benefit as defined by the Charity Commission.

FINANCIAL REVIEW

Investment Strategy

To complement the skills and expertise of the Finance & Administration Committee, EECF continues to benefit from independent pro-bono guidance from John Jack as Honorary Treasurer and Mark Sherlock of Hermes Investment Management in reviewing and monitoring the performance of our investment managers as well as its investment policy.

Both of EECF's investment managers (CCLA and Cazenove Capital) engaged in regular communication with our Senior Finance Officer and the Finance & Administration Committee to discuss performance and investment strategy in addition to providing quarterly performance reports. During the year the Committee took the decision to move a significant proportion of its restricted endowment away from CCLA to Cazenove in the hope of achieving a better return. This decision was approved by the Board in late 2025/26. However, due to the required notice period and associated transition arrangements, the actual transfer did not take place until after the financial year end.

EECF's Investment Policy, which has a strong ESG focus, sets out the Foundation's remit to maintain the level of income in real terms, seeking a return of at least 4%, and to increase capital growth based on a real return of at least 6%.

Reserves Policy

EECF's reserves policy states the charity should aim to keep a minimum reserve of £500k of unrestricted funds to enable it to deliver a grants programme addressing social needs across its area of benefit, to meet the associated administrative costs of grant making and having core staff focused on donor development. At 31 March 2026, EECF had total resources of £31.1m of which £25.5m was designated or restricted for a specific purpose. The unrestricted balance of the funds totalled £6.7m which is more than adequately meets the reserves policy requirement.

EECF also has a designated fund of £1.7m in the form of our endowment match incentive programme as a resource to attract new endowment holders.

Review of the period

The year ending 31 March 2026 was a positive and productive period. The Charity:

- Celebrated its 35th anniversary throughout the year with several events and reflective stories
- Delivered the first year of Phase II of its successful collaborative giving funds (Life Chances) focused on supporting digital inequality, and the increasing needs of young people and older people locally
- achieved our aim to invest £1.7m in charitable spend
- continued work on our IT transformation initiative
- secured a new Donor Advised Fund that will support Care Leavers and their journey to independent living

Trustees' report (continued)

For the year ended 31 March 2026

EECF continues to grow and improve the impact of its grant making. Regardless of the challenges that come our way, to effectively and meaningfully invest in our local communities remains our priority. 2025/26 was a positive year with a broad ranging grant offer including higher-value multi-year commitments, first-time donors joining our collaborative giving campaign and releasing a series of interviews and case studies reflecting our work and impact of the past 35 years.

Income for the period to 31 March 2026 totalled £2,762,286 (2025: £2,889,889) against which total expenditure of £2,452,267 (2025: £2,017,075) was incurred. As a result, income exceeded expenditure by £310,019 during the year. EECF defines its donor categories as Business, Trusts & Foundations, Statutory and Individuals.

All Board and Committee meetings went ahead as scheduled and trustees and supporters remained actively engaged.

EECF's business plan to 31st March 2028 was agreed in March 2023 with clear criteria to guide the work of the charity. For 2025/26 we operated in line with our approved budget and continued to focus our efforts on progressing our collaborative-giving Life Chances campaign as a means of achieving greater social outcomes. Information on our wider objectives for the year ending 31st March 2026 are detailed below. A key highlight of the year was our increased communications celebrating EECF's 35th anniversary, reflecting on the significant impact we have achieved and how lives have been improved because of the support we provided.

Grant Making

In the twelve months to 31st March 2026, EECF received 479 funding requests totalling £3,698,068. We awarded 151 grants totalling £1,468,541 based on budget availability to support a wide range of social needs. Grants ranged from £400 to £75,000.

EECF has always respected and embraced the diversity of our community and the ability that only local grassroots community organisations can have in identifying and reaching those most in need of support. As in previous years we have awarded funding to a diverse range of not-for-profit organisations serving our vibrant community here in the East End.

In addition to the financial support in the form of grants, we continued to deliver well attended workshops to the local voluntary sector to advise on funding opportunities and how to craft quality grant applications. We also provided the same audience with our corporate volunteer brokerage service to aid their work, and continued to deliver our Winter Appeal, Connecting Communities and YES programme to directly support the needs of vulnerable people locally.

Business Development

Despite neighbouring the wealthy areas of Canary Wharf and the City of London, the East End of London suffers from high levels of entrenched deprivation, adversely affecting young people and older people. Unfortunately, these needs and the localised approach required to effectively address them are often overlooked by those with the ability to give in favour of higher profile national charities.

To significantly improve our impact and achieve meaningful long-term change for the communities we serve, EECF remained focused on highlighting the social needs that existing locally to influence the approach of donors. It is an ambition to see a more collaborative approach to community investment within our area of benefit. Our Life Chances campaign is an example of this work well and as we concluded the fourth year of six we are proud that it has delivered our predictions of higher value investment in selected local charitable organisations leads to higher quality social outcomes.

Trustees' report (continued)

For the year ended 31 March 2026

Develop plans for our freehold property in Poplar

Although there has been no progress on this matter due to access rights and the poor economic climate, EECF remains committed to ensuring we have a comprehensive offer that is right for both the charity and local community. During the year we continued to resolve the access issues to our site, created due to an oversight by the original freeholder – the London Docklands Development Corporation. The London Borough of Tower Hamlets (LBTH) agreed to grant access to the north of the site in exchange for overage arrangement relating to any housing built on the site. Later in the year it transpired that LBTH also holds access rights to the south of our site, not TfL as original believed.

Staff and Trustee Recruitment

We operated for much of the year with a full staff resource but experienced a few periods with fewer Grant staff than anticipated. With the departure of our Senior Grants Officer in the summer of 2025 we were able to offer an internal promotion, leaving us with a more junior vacancy to fill. Shortly after the year end we saw the departure of our Communications Officer, Project Officer and Grants Officer. This presented both an opportunity and challenge but with clear resourcing and plans in place we are progressing in all areas as intended.

Trustees remained engaged throughout 2025/26 and alternated Board meetings between in-person and on-line. We saw the departure of one trustee, Guy Nicholson of Hackney Council, having served his full term. His seat was filled by Joe Walker, also representing Hackney Council. Local elections in May 2026 saw a political change of leadership in Hackney leading to Joe Walker losing his seat and therefore having to step down. However Hackney Council remains a member of EECF.

All trustees are detailed on Page 4. With a committed and engaged Board no active recruitment was undertaken during the year but discussions have taken place about several trustee retirements in the 2026/27 financial year. At the time of preparing these accounts the Foundation continues to possess an engaged and cohesive board of trustees.

Plans for the future

Throughout 2026/27, EECF will focus its efforts on achieving the following:

- Raising its profile, prioritising PR and thought leadership
- Reviewing its Articles of Association to ensure the Foundation's governance remains current and fit for purpose
- Preparing for the departure of several trustees who will have served their full term
- Commencing discussions on the future direction of Life Chances, our collaborative giving fund
- Progressing conversation with neighbours and key stakeholders as a means of progressing redevelopment of EECF's freehold in South Poplar.

Trustees' report (continued)

For the year ended 31 March 2026

Statement of Trustees' Responsibilities

The trustees are responsible for preparing the trustees' 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 in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). Under company law the Trustees must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the charity and of the income and expenditure of the charity for that period. In preparing these financial statements, the Trustees are required to:

- Select suitable accounting policies and then apply them consistently;
- Observe the methods and principles of the Charities' SORP, Accounting and Reporting by Charities;
- Make judgements and accounting estimates that are reasonable and prudent;
- State whether applicable United Kingdom Accounting Standards have been followed, disclosing and explaining any departures therefrom in the financial statements;
- Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

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

Audit information

So far as each of the trustees is aware, at the time the trustees' report is approved:

(a) There is no relevant information of which the auditors are unaware; and
(b) They have taken all relevant steps they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditors are aware of that information.

This confirmation is given and should be interpreted in accordance with the provisions of section 418 of the companies Act 2006.

Auditors

Buzzacott LLP are appointed as our auditors. A resolution proposing their reappointment will be submitted at the Annual General Meeting.

The accounts have been prepared in accordance with the special provisions of Section 415A of the Companies Act 2006 relating to small entities.

On behalf of the trustees



Bronek Masojada
Date: 22nd September 2026

independent auditor's report

For the year ended 31 March 2026

Independent auditor's report to the members of East End Community Foundation

Opinion

We have audited the financial statements of East End Community Foundation (the 'charitable company') for the year ended 31 March 2026 which comprise the statement of financial activities, the balance sheet, and statement of cash flows, and the notes to the financial statements including details of the principal accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 March 2026 and of its income and expenditure for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the charitable company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charitable company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

Other information

The other information comprises the information included in the annual report and financial statements, including the trustees' report, other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information contained within the annual report.

Independent auditor's report (continued)

For the year ended 31 March 2026

Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2006

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

- the information given in the trustees' report, which is also the directors' report for the purposes of company law, 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, has been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the trustees' report. We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 requires us to report to you if, in our opinion:

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

Responsibilities of trustees

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

Independent auditor's report (continued)

For the year ended 31 March 2026

misstatement, whether due to fraud or error.

In preparing the financial statements, the trustees are responsible for assessing the charitable company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the charitable company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

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

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: Our approach to identifying and assessing the risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, was as follows:

- The senior statutory auditor ensured that the engagement team collectively had the appropriate competence, capabilities and skills to identify or recognise non-compliance with applicable laws and regulations;
- We identified laws and regulations applicable to the charitable company through discussions with directors and other management, and from our knowledge and experience of the charity sector;
- Identified laws and regulations were communicated within the audit team regularly and the team remained alert to instances of non-compliance throughout the audit;
- We focused on specific laws and regulations which we considered may have a direct material affect on the financial statements or the activities of the charitable company. These included but were not limited to the Charities Act 2011, Companies Act 2006, data protection and anti-money laundering regulations; and
- We assessed the extent of compliance with the laws and regulations identified above through making enquiries of management and reviewing the minutes of the meetings of trustees.

We assessed the susceptibility of the charitable company's financial statements to material misstatement, including obtaining an understanding of how fraud might occur, by:

Making enquiries of management and those charged with governance as to where they considered

- there was susceptibility to fraud, their knowledge of actual, suspected and alleged fraud; and
- Considering the internal controls in place to mitigate risks of fraud and non-compliance with laws and

Independent auditor's report (continued)

For the year ended 31 March 2026

regulations.

To address the risk of fraud through management bias and override of controls, we:

- Performed analytical procedures to identify any unusual or unexpected relationships;
- Reviewed journal entries to identify unusual transactions;
- Assessed whether judgements and assumptions made in determining the accounting estimates were indicative of potential bias; and
- Investigated the rationale behind significant or unusual transactions.

In response to the risk of irregularities and non-compliance with laws and regulations, we designed procedures which included, but were not limited to:

- Agreeing financial statement disclosures to underlying supporting documentation;
- Reviewing the minutes of meetings of trustees; and
- Enquiring of management and those charged with governance as to actual and potential litigation and claims.

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.

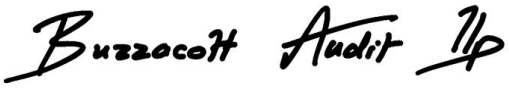
A further description of our responsibilities is available on the Financial Reporting Council's website at www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

Use of our report

This report is made solely to the charitable company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the charitable company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charitable company and the charitable company's members as a body, for our audit work, for this report, or for the opinions we have formed.

Independent auditor's report (continued)

For the year ended 31 March 2026



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

Date: 24 September 2026

Statement of financial activities (incorporating income and expenditure account)
For the year ended 31 March 2026

	Note	Unrestricted £	Restricted £	Endowment £	2026 Total £	2025 Total £
Income from:						
Donations and legacies	**2**	39,136	1,570,601	-	**1,609,737**	1,753,494
Other trading activities	**3**	10,757	5,429	-	**16,186**	14,603
Investments	**4**	682,882	376,096	77,385	**1,136,363**	1,121,792
Total income		732,775	1,952,126	77,385	**2,762,286**	2,889,889
Expenditure on:						
Raising funds	**5**	223,404	-	-	**223,404**	163,282
Charitable activities:						
Grant making	**5**	265,952	1,468,541	-	**1,734,493**	1,566,097
Other charitable activities	**5**	229,706	264,664	-	**494,370**	287,696
Total expenditure		719,062	1,733,205	-	**2,452,267**	2,017,075
Net income before net gains on investments		13,713	218,921	77,385	**310,019**	872,814
Net gains / (losses) on investments		528,591	(6,684)	(1,293,450)	**(771,543)**	(1,105,735)
Net income / expenditure for the year	**7**	542,304	212,237	(1,216,065)	**(461,524)**	(232,921)
Transfers between funds	**18**	1,439,156	(1,187,777)	(251,379)	**-**	-
Net movements in funds		1,981,460	(975,540)	(1,467,444)	**(461,524)**	(232,921)
Total funds brought forward as previously stated		6,473,916	5,018,568	20,100,780	**31,593,264**	31,826,185
Total funds carried forward		8,455,376	4,043,028	18,633,336	**31,131,740**	31,593,264

All of the above results are derived from continuing activities. There were no other recognised gains or losses other than those stated above. Movements in funds are disclosed in Note 18 to the financial statements. A separate summary income and expenditure account has not been prepared as this would simply reflect the movements on the unrestricted and restricted column above.
The accounting policies and notes on pages 20 to 42 form part of these financial statements.

Statement of financial activities (incorporating income and expenditure account)

For the year ended 31 March 2025

	Note	Unrestricted £	Restricted £	Endowment £	2025 Total £
Income from:					
Donations and legacies	**2**	36,214	1,707,444	9,836	**1,753,494**
Other trading activities	**3**	10,123	4,480	-	**14,603**
Investments	**4**	653,822	386,616	81,354	**1,121,792**
Total income		700,159	2,098,540	91,190	**2,889,889**
Expenditure on:					
Raising funds	**5**	163,282	-	-	**163,282**
Charitable activities:					
Grant making	**5**	292,880	1,273,217	-	**1,566,097**
Other charitable activities	**5**	168,575	119,121	-	**287,696**
Total expenditure		624,737	1,392,338	-	**2,017,075**
Net income before net gains on investments		75,422	706,202	91,190	**872,814**
Net gains on investments		(338,226)	(5,314)	(762,195)	**(1,105,735)**
Net (expenditure) / income for the year	**7**	(262,804)	700,888	(671,005)	**(232,921)**
Transfers between funds	**18**	4,197	878,797	(882,994)	**-**
Net movements in funds		(258,607)	1,579,685	(1,553,999)	**(232,921)**
Total funds brought forward as previously stated		6,732,523	3,438,883	21,654,779	**31,826,185**
Total funds carried forward		**6,473,916**	**5,018,568**	**20,100,780**	**31,593,264**

All of the above results are derived from continuing activities. There were no other recognised gains or losses other than those stated above. Movements in funds are disclosed in Note 18 to the financial statements.

A separate summary income and expenditure account has not been prepared as this would simply reflect the movements on the unrestricted and restricted column above.

The accounting policies and notes on pages 20 to 42 form part of these financial statements.

Balance sheet

As at 31 March 2026

	Note	2026 £	2026 £	2025 £	2025 £
Fixed assets:					
Tangible assets	12		**6,172**		6,527
Intangible assets	12		**27,383**		22,607
Listed investment	13		**25,526,324**		26,374,724
Cash held in investment portfolio	20		**5,958,046**		4,849,275
			31,517,925		31,253,133
Current assets:					
Debtors	14	**149,542**		264,028	
Cash and bank and in hand	20	**157,819**		683,768	
		307,361		947,796	
Liabilities:					
Creditors: amounts falling due within one year	15	**(693,546)**		(607,665)	
Net currents (liabilities) / assets			**(386,185)**		340,131
Total assets less current liabilities			**31,131,740**		31,593,264
Total net assets			**31,131,740**		31,593,264
The funds of the charity:					
Restricted income funds	18		**4,043,028**		5,018,568
Unrestricted income funds:					
Designated funds		**1,795,291**		1,131,758	
General funds		**6,660,085**		5,342,158	
Total unrestricted funds			**8,455,376**		6,473,916
Endowment funds			**18,633,336**		20,100,780
Total charity funds			**31,131,740**		31,593,264

The trustees acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of the financial statements.

The financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime and in accordance with the provisions of FRS 102.

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

Bronek Masojada
Chairman and Trustee

Date: 22 September 2026

The notes on pages 20 to 42 form part of these financial statements.

Statement of cash flows

For the year ended 31 March 2026

	Note	2026		2025	
		£	£	£	£
Cash flows from operating activities					
Net cash used in operating activities	19		**(622,848)**		(222,398)
Cash flows from investing activities:					
Dividends and interest from investments		**1,136,363**		1,121,792	
Purchase of tangible and intangible fixed assets		**(7,551)**		(11,273)	
Proceeds from sale of investments		**290,520**		1,189,796	
Purchase of investments		**(213,662)**		(366,349)	
Net cash provided by investing activities			**1,205,670**		1,933,966
Change in cash and cash equivalents in the year			**582,822**		1,711,568
Cash and cash equivalents at the beginning of the year			**5,533,043**		3,821,475
Cash and cash equivalents at the end of the year	20		**6,115,865**		5,533,043

The accounting policies and notes on pages 20 to 42 from part of these financial statements.

Notes to the financial statements

For the year ended 31 March 2026

1. Principal accounting policies

a) Basis of preparation

EECF is a registered charity, limited by guarantee, in the United Kingdom. In the event of the charity being wound up, the liability in respect of the guarantee is limited to £1 per member of the charity. The address of the registered office is given in the charity information on page 1 of these financial statements. The nature of the charity's operation and principal activities are to promote the relief of poverty and sickness of persons within the London Boroughs of Tower Hamlets, Hackney, Newham and City of London. The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019) - (Charities SORP), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006.

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

b) Public benefit entity

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

c) Going concern

The trustees have considered the working capital requirements of the company. The trustees believe that the company has adequate financial resources to continue in operational existence for the foreseeable future and meet its liabilities and obligations as they fall due for at least the next twelve months. The trustees consider that there are no material uncertainties about the charitable company's ability to continue as a going concern.

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

d) Income

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

For legacies, entitlement is taken as the earlier of the date on which either: the charity is aware that probate has been granted, the estate has been finalised and notification has been made by the executor(s) to the charity that a distribution will be made, or when a distribution is received from the estate. Receipt of a legacy, in whole or in part, is only considered probable when the amount can be measured reliably and the charity has been notified of the executor’s intention to make a distribution. Where legacies have been notified to the charity, or the charity is aware of the granting of probate, and the criteria for income recognition have not been met, then the legacy is a treated as a contingent asset and disclosed if material.

Income received in advance of the provision of a specified service is deferred until the criteria for income recognition are met. Investment income is earned through holding assets for investment purposes such as shares and property. It includes dividends, interest and rent. Where it is not practicable to identify investment management costs incurred within a scheme with reasonable accuracy the investment income is reported net of these costs. It is included when the amount can be measured reliably. Interest income is recognised using the effective interest method and dividend and rent income is recognised as the charity’s right to receive payment is established.

Notes to the financial statements (continued)

For the year ended 31 March 2026

e) Donations of gifts, services and facilities

Donated facilities are recognised as income when the charity has control over the item or received the service, any conditions associated with the donation have been met, the receipt of economic benefit from the use by the charity of the item is probable and that economic benefit can be measured reliably. In accordance with the Charities SORP, volunteer time is not recognised.

f) Interest receivable

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

g) Gift Aid

Gift Aid is recovered by EECF and third parties on behalf of EECF, on donations from UK taxpayers and is recognised in the accounts when it is received.

h) Fund accounting

Restricted funds are to be used for specific purposes as laid down by the donor. Expenditure which meets these criteria is charged to the fund.

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

Designated funds are unrestricted funds earmarked by the trustees for particular purposes. Endowment Funds represent those assets which must be held permanently by the charity in line with the donor's wishes.

i) Expenditure and irrecoverable VAT

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

Raising funds relate to the costs incurred by the charitable company in inducing third parties to make voluntary contributions to it, including investment managers fee, as well as the cost of any activities with a fundraising purpose.

Charitable activities include the costs of delivering services and activities undertaken to further the purposes of the charity and their associated support costs, as well as the payment of grants.

Grants payable to third parties are within the charitable objectives. Where unconditional grants are offered, this is accrued as soon as the recipient is notified of the grant, as this gives rise to a reasonable expectation that the recipient will receive the grants. Where grants are conditional relating to performance then the grant is only accrued when any unfulfilled conditions are outside of the control of the charity.

j) Allocation of support costs

Support costs are those that assist the work of the charity but do not directly represent charitable activities and include office costs, governance costs, administrative payroll costs. They are incurred directly in support of expenditure on the objects of the charity and include project management carried out at Headquarters. Where support costs cannot be directly attributed to particular headings they have been allocated to cost of raising funds and expenditure on charitable activities on a basis consistent with use of the resources.

Notes to the financial statements (continued)

For the year ended 31 March 2026

k) Operating leases

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

l) Tangible Fixed assets

Items of equipment are capitalised where the purchase price exceeds £500. Depreciation costs are allocated to activities on the basis of the use of the related assets in those activities. Assets are reviewed for impairment if circumstances indicate their carrying value may exceed their net realisable value and value in use.

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

Office equipment	- over 4 years
Computer equipment	- over 4 years

The charity is the legal owner of various properties within the East London area which have been offered to third parties under long-lease arrangement at peppercorn rent for the benefit of the local community. It is the trustees' intention to offer these properties to third parties for the benefit of the community for the foreseeable future. As such these properties have not been recognised in these accounts.

The charity is also the legal owner of a property situated in Poplar, currently occupied by a college under a short form lease arrangement. As disclosed within note 22, EECF intends for the property to be redeveloped in the near future as part of a wider regeneration plan for the local area, following which, this property will also be offered for community benefit for the long term. At present, due to fluctuating regeneration plans in the local area, there is significant difficulty in determining a fair value for the site. In addition, consent is required from the Greater London Authority before any works may take place. Given the aforementioned, no value has been placed on this property within these accounts.

Intangible fixed assets

Comprise amounts incurred for the development of software for use in the charity's activities. Software is depreciated over its estimated useful life (5 years) from the date at which it is brought into use. At 31st March 2025, the software development had not yet been completed.

m) Listed investments

Listed Investments are a form of basic financial instrument and are initially recognised at their transaction value and subsequently measured at their fair value as at the balance sheet date using the closing quoted market price. Any change in fair value will be recognised in the statement of financial activities. The charity does not acquire put options, derivatives or other complex financial instruments.

n) Debtors

Trade and other debtors are recognised at the settlement amount due after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

o) Cash at bank and in hand

Cash at bank and cash in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account. Cash held as part of the investment portfolio is intended for longer term investment and therefore shown on the balance sheet as a fixed asset; however the cash balances are instantly accessible and therefore deemed to be a cash equivalent. Cash balances exclude any funds held on behalf of service users.

Notes to the financial statements (continued)

For the year ended 31 March 2026

p) Creditors and provisions

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

The charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value.

q) Pensions

The charity provides an auto enrolment pension scheme to staff and contributions are accounted for when they arise.

r) Judgements and key sources of estimation uncertainty

The preparation of the financial statements requires judgements, estimations, and assumptions to be made that affect the reported values of assets, liabilities, revenues and expenses. The nature of estimation and judgement means that actual outcome could differ from expectation. The areas of the financial statements where significant estimates or judgements have been applied include:

- The judgement applied in determining whether the Foundation's Workhouse site in Poplar should be included on the balance sheet – further information is provided within note 22 to the financial statements.
- The basis on which support costs have been allocated across expenditure activity headings; and
- The assumption adopted in determining the value of any designation of unrestricted funds.

2. Income from donations and legacies

	Unrestricted	Restricted	Endowment	2026 Total
	£	£	£	£
Business	**10,525**	**913,198**	**-**	**923,723**
Individuals	**2,006**	**171,930**	**-**	**173,936**
Trusts & Foundations	**7,000**	**485,473**	**-**	**492,473**
Statutory	**-**	**-**	**-**	**-**
Membership Fees	**4,605**	**-**	**-**	**4,605**
Gift in Kind	**15,000**	**-**	**-**	**15,000**
	39,136	**1,570,601**	**-**	**1,609,737**

	£	£	£	2025 Total £
Business	**5,172**	**1,198,234**	**9,836**	**1,213,242**
Individuals	**2,722**	**57,022**	**-**	**59,744**
Trusts & Foundations	**8,000**	**469,016**	**-**	**477,016**
Statutory	**-**	**(16,828)**	**-**	**(16,828)**
Membership Fees	**5,320**	**-**	**-**	**5,320**
Gift in Kind	**15,000**	**-**	**-**	**15,000**
	36,214	**1,707,444**	**9,836**	**1,753,494**

Gift in Kind represents rent free office accommodation provided by London Borough of Tower Hamlets.

Notes to the financial statements (continued)

For the year ended 31 March 2026

3. Income from other trading activities

2026	Unrestricted	Restricted	Total
	£	£	£
Rental income	**10,000**	**-**	**10,000**
Other	**757**	**5,429**	**6,186**
	10,757	**5,429**	**16,186**

2025	Unrestricted	Restricted	Total
	£	£	£
Rental income	**10,119**	**-**	**10,119**
Other	**4**	**4,480**	**4,484**
	10,123	**4,480**	**14,603**

4. Income from investments

2026	Unrestricted	Restricted	Endowment	Total
	£	£	£	£
Dividends from investments	**682,882**	**376,096**	**77,385**	**1,136,363**
	682,882	**376,096**	**77,385**	**1,136,363**

2025	Unrestricted	Restricted	Endowment	Total
	£	£	£	£
Dividends from investments	653,822	386,616	81,354	1,121,792
	653,822	386,616	81,354	1,121,792

Notes to the financial statements (continued)

For the year ended 31 March 2026

5. Analysis of expenditure

		Charitable activities					
	Cost of raising funds	Grant making	Other charitable activities	Governance costs	Support costs	**2026 Total**	2025 Total
	£	£	£	£	£	**£**	£
Staff costs (Note 8)	116,842	148,379	128,156	51,420	78,569	**523,366**	454,232
Investment management fees	13,978	-	-	-	-	**13,978**	13,347
Charitable activities direct costs	-	1,468,541	264,664	-	-	**1,733,205**	1,392,338
Rent	-	-	-	-	15,000	**15,000**	15,000
Marketing & advertising	-	-	-	-	30,208	**30,208**	6,286
IT costs	-	-	-	-	18,882	**18,882**	21,159
Office costs	-	-	-	-	2,017	**2,017**	1,865
Telephone	-	-	-	-	2,502	**2,502**	1,735
Postage & courier	-	-	-	-	35	**35**	53
Subscriptions & publications	-	-	-	-	18,758	**18,758**	15,842
Legal & professional	-	-	-	5,852	-	**5,852**	1,775
Audit fees	-	-	-	15,320	-	**15,320**	14,200
Insurance	-	-		-	1,721	**1,721**	2,365
Freelance workers	-	-	-	-	51,631	**51,631**	59,151
Recruitment	-	-	-	-	6,018	**6,018**	10,800
Other costs	-	-	-	-	13,775	**13,775**	6,927
	130,820	1,616,920	392,820	72,592	239,116	**2,452,268**	2,017,075
Support costs	71,023	90,192	77,901	-	(239,116)	**-**	-
Governance costs	21,561	27,381	23,650	(72,592)	-	**-**	-
Total expenditure 2026	**223,404**	**1,734,493**	**494,371**	**-**	**-**	**2,452,268**	2,017,075
Total expenditure 2025	163,282	1,566,097	287,696	-	-	2,017,075	

Of the total expenditure, £719,062 was unrestricted (2025: £624,737) and £1,733,205 restricted (2025: £1,392,338).

Notes to the financial statements (continued)

For the year ended 31 March 2026

6. Grant making

Year ended 31 March 2026

Poplar HARCA Fund		£
Purpose: Supporting initiatives that improve the lives of communities living in and around Poplar Harca estates		
Tower Hamlets Youth League United	Community football project for women and girls	5,000
First Love Foundation	Advocacy and advice service for Poplar Harca residents	15,000
The Aberfeldy Project	Community football project	2,000
Place Guild Network CIC	Capital costs of refurbishing the Teviot Estate community kitchen	10,000
		32,000

Isle of Dogs Grants Chest		
Purpose: Supporting community activities on the Isle of		
Island House Community Centre	Community activities for residents	5,000
Canaan Project	Community activities for girls	8,000
SPLASH	Employment support project	10,000
Will Crooks Tenants and Residents Association	Community activities for residents	6,250
Isle of Dogs Bangladeshi Association and Cultural Centre	Community activities for older residents	10,000
Beyond the Bias Ltd	Core costs to implement new organisational strategy	6,500
Mudchute Association	Core operational costs for park and farm	10,000
WeJam Foundation	Music sessions in local schools	4,600
St Andrews Youth Development Trust	Summer activities project for children and young people	9,600
Social Action for Health	Circus skills for older people	9,930
		79,880

Societe Generale UK Foundation Fund		
Purpose: Supporting skills development and employability of young people and adults furthest from the job market		
Well Grounded Jobs CIC	Skills and employment project	14,595
Empire Fighting Chance	Skills and employment project for young people	26,178
Cardboard Citizens	Skills and employment project	26,178
YOH Ltd	Skills and employment project for young people	26,178
Social Ark CIC	Skills and employment project for young people	26,178
		119,307

Notes to the financial statements (continued)

For the year ended 31 March 2026

London Dock Community Fund

Purpose: Summer holiday provision for children and young people in Shadwell and St Katherine's and Wapping

Wapping High School	Summer activities for young people	4,936
Pollyanna Training Theatre	Summer activities for young people	5,000
SocietyLinks Tower Hamlets	Summer activities for young people	800
E1 Community Gardeners	Community gardening project	400
Purple Moon Drama	Summer activities for young people	5,000
Shadwell Basin Outdoor Activity Centre	Summer activities for young people	5,000
The Shadwell Community Project	Summer activities for young people	5,000
Cable Street Community Gardens	Community gardening project	864
		27,000

EECF Life Chances Fund

Purpose: EECF Strategic Goal to improve well-being and employment opportunities of young people

Newham Community Renewal Programme	Wellbeing activities for young people including young carers	23,667
London Sportif	Holiday activities for young people	15,000
SPLASH	Wellbeing activities for young people	25,000
Hackney Shed	Wellbeing activities for young people	19,352
Laburnum Boat Club	Wellbeing activities for young people	24,240
West Silvertown Village Community Foundation	Wellbeing activities for young people	20,000
H.O.P.E at Morningside	Wellbeing activities for young people	22,050
Ambition, Aspire, Achieve (AAA)	Wellbeing activities for young people	20,350
Beckton Skills Centre	Holiday activities for young people	11,366
Bonny Downs Community Association	Wellbeing activities for young people	25,000
VOYAGE	Wellbeing activities for young people	20,500
Beyond the Bias Ltd	Wellbeing activities for young people	13,000
East London Dance	Holiday activities for young people	14,998
East London Out Project (elop)	Wellbeing activities for LGBTQ+ young people	15,000
Half Moon Young People's Theatre	Holiday activities for young people	16,290
In Touch/ Kids United	Wellbeing activities for young people	8,670
London Legacy Development Corporation	Holiday activities for young people	70,000
Streets of Growth	Holiday activities for young	20,000
Spark2Life	Skills and employment for young people	34,000
Fight for Peace	Skills and employment for young people	34,000
Mudchute Association	Skills and employment for young people	32,000
Well Grounded Jobs CIC	Skills and employment for young people	34,000
Poplar HARCA	Skills and employment for young people	34,000
Circle Community	Skills and employment for young people	34,000
		586,483

Notes to the financial statements (continued)

For the year ended 31 March 2026

EECF Life Chances		
Purpose: EECF Strategic Goal of addressing isolation and tackling pensioner poverty		
Neighbours In Poplar	Tackling pensioner poverty	22,660
Skills Enterprise	Tackling pensioner poverty	20,600
Aishah Help	Tackling pensioner poverty	20,600
Families Support Group	Tackling pensioner poverty	10,300
Island House Community Centre	Tackling pensioner poverty	20,600
Bonny Downs Community Association	Tackling pensioner poverty	10,000
		104,760

EECF Life Chances		
Purpose: **:** EECF Strategic Goal to promote digital exclusion		
Sandringham Primary School	Provision of AlexOI educational platform	1,000
Old Palace Primary School	Provision of AlexOI educational platform	1,000
Bonner Primary School	Provision of AlexOI educational platform	1,000
		3,000

L&Q Foundation: Haggerston Estate Community Fund		
Purpose: Projects providing support to residents within and round the Haggerston and Kingsland Estate		
Valued Green C.I.C.	Provision of food and essential items	4,285
Hoxton Health	Wellbeing for older people	4,984
Clean Slate Training & Employment	Quids in! Money Guidance project	9,017
YOH Ltd	Education and employment support for young people	9,880
The Catalyst Collective Organisation CIC	Mentoring programme of young women	5,527
Laburnum Boat Club	Boating activities for residents	4,050
		37,743

CWG Community Grant Programme		
Purpose: Supporting initiatives that have the greatest impact for residents most in need in Tower Hamlets		
Circus for Survivors	Wellbeing activities for women impacted by domestic violence	5,000
SocietyLinks Tower Hamlets	Homework club	5,000
Tower Hamlets Schools Library Service	Tower Hamlets book awards	5,000
It's Your Life	Education support for young people	6,000
Public Works	Health and wellbeing workshops for residents]	4,000
A Team Arts Education	Art and design residential for young people	6,000
The Shadwell Community Project	Workshops and outdoor activities for children	4,090
Tower Hamlets Education Booster	Homework club	5,000
Bags of Taste	Food and nutrition support	5,000
Thames Bengali Association	Literacy, health and life skills workshops for young people	6,000
Nour Domestic Violence Charity	Support from women who have experienced domestic violence	7,000
Clean Slate Training & Employment	Employment workshops	6,383
Newark Youth London	Skills and employment project for young people	8,000
YOH	Skills and employment project for young people	8,345

Notes to the financial statements (continued)

For the year ended 31 March 2026

Engage Here	Art workshops for older people	2,500
Tower Hamlets Cycling Club	Cycling session for women	2,600
Mindful Photo Lab CIC	Community photography workshops	4,000
London Borough of Tower Hamlets	Mayor's Football Tournament	5,000
The Girls' Network	Mentoring programme for girls	5,000
Head Held High	Workshops for vulnerable young people	4,900
East London Children's Choir	Music workshops for children	2,000
SPLASH play	Play club for young people	5,000
Ability Bow	Adapted Exercise for Autistic Adults	4,000
Auto Italia South East	LGBTQ+ anti-hate crime project	5,000
AT The Bus	Art therapy for children	5,000
Beyond Sight Loss	Social network for blind and visual sighted	4,000
Bennu	Mental health awareness training for children	7,205
Bodies in Action	Wellbeing activities for LGBTQ+ community	5,000
Cayley Primary School	Re-establishing school library	2,000
Climate Ed	Environmental workshops for children and young people	5,000
Debt Talk CIC	Benefits advice for Bengali community	2,500
Drum Works CIC	Drum workshops for children and young people with SEND	3,520
Eat Club	Food and nutrition workshops for children and young people	3,053
Globe Community Project	Wellbeing activities for residents	3,200
Island House Community Centre	Skills and employment project for residents	5,000
Island House Craft Club	Craft club for residents	500
Intergenerational Music Making	Music workshops for children and older people	5,000
Leaders in Community	Social action project for young people	9,960
Martial Attitude CIC	Martial arts workshops for people with visual impairments	6,000
Outside Edge Theatre Company	Drama workshops for people recovering from addiction	5,000
Phytology/Bethnal Green Nature Reserve	Gardening and environmental project for residents	6,000
Positive East	Peer support for people living with HIV	5,502
Place Guild Network CIC	Towards running costs	500
Real	Employment support for young people living with physical disabilities	10,000
Stitches in Time	Sewing workshops for women	9,000
St Peters Community Wellbeing Projects	Wellbeing support for women	5,000
Samuda Estate Women's Association	Wellbeing workshops for women	5,000
SHEWISE	Support from women who have experienced domestic violence	9,360
St Paul's Arts Trust	Skills and employment support for residents	7,185
Social Action for Health	Wellbeing support for those with long-term health conditions	4,504
Southeast and East Asian Centre CIC	Skills and employment support for women	5,000
The Switch Charity LTD	Financial and literacy support for children with SEND	4,822
The Aberfeldy Project	Skills and employment support for young women	3,000

Notes to the financial statements (continued)

For the year ended 31 March 2026

THE FAMILIES SUPPORT GROUP (FSG)	Wellbeing workshops for the franco-lingual community	4,000
The Talent Foundry Trust	Skills and employment support for residents	7,176
The Bangladesh Youth Movement	Skills and employment support for women	4,995
University School Trust	Environmental workshops for children and young people	4,000
Will Crooks Tenants and Residents Association	Skills and employment support for women	5,000
Weavers Adventure Playground Association	Play activities and workshops	4,500
Sport Inspired	Sports clubs for young people	3,200
		300,500

SWEF Grants For Young Entrepreneurs

Purpose: Supporting young entrepreneurs through start up and business development grants

Elizabeth Araromi	Business startup and development	500
Kieran Costello	Business startup and development	500
CareAlgo	Business startup and development	2,000
Ms Nelly Ballo	Business startup and development	2,000
Miss Danielle McMahon	Business startup and development	500
Mr Tyrese Clayton	Business startup and development	454
Miss Momina Ferdous	Business startup and development	1,748
Speaking Voices	Business startup and development	1,500
Sevensdollhouse	Business startup and development	450
CareAlgo	Business startup and development	500
Emerald Close Consultancy	Business startup and development	1,000
Multifacture	Business start-up and development	500
LifeSmart Education	Business startup and development	1,950
		13,602

HAC Fund

Purpose: To support activities for residents within and around social housing estates in Tower Hamlets

YOH Ltd	Wellbeing activities for young people	5,000
Women's Inclusive Team (WIT)	Wellbeing activities for young people	5,000
Thames Bengali Association	Financial support for residents	4,530
Sculpt	Mental health and wellbeing festival for young people	4,975
OpenMat Pilates CIC	Pilates sessions for residents	5,000
Capital Kids Cricket	Wellbeing sessions for women from Bengali community	5,000
Canary Wharf Football Academy	Youth club	4,958
Ability Bow	Adapted Exercise for Autistic Adults	1,973
		36,436

Section 106

Purpose: To support activities for residents of the Isle of Dogs and South Poplar

St. Matthias Community Centre	Core costs of the community centre	35,000
Limehouse Boxing Academy	Core costs for the boxing club	3,000
Island Advice Centre	Training programme of benefits advisors	40,000
		78,000

Notes to the financial statements (continued)

For the year ended 31 March 2026

EECF Sponsorship Fund		
Purpose: Sponsoring events and initiatives in EECF's area of benefit		
The Clyde Best Story	Sponsorship for the Clyde Best Film Documentary	2,700
		2,700
Masojada Family Fund		
Purpose: To support young people access employment opportunities in the City		
Vision Path	Skills and employment support for young people	47,130
		47,130
Total grants awarded		**1,468,541**

7. Net (expenditure)/income for the year

This is stated after charging:

	2026	2025
	£	£
Depreciation	**3,130**	3,043
Auditors' remuneration:		
Audit	**15,320**	14,200

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

Staff costs were as follows:

	2026	2025
	£	£
Salaries and wages	**452,127**	458,868
Social security costs	**46,667**	41,218
Employer's contribution to auto enrolment pension schemes	**24,572**	24,353
	523,366	524,439

The following number of employees received employee benefits (excluding employer pension costs) during the year between:

	2026	**2025**
	No.	**No.**
£60,000 - £70,000	**1**	1
£80,001 - £90,000	**1**	1

Notes to the financial statements (continued)

For the year ended 31 March 2026

The total employee benefits including pension contributions of the key management personnel were £227,661 (2025: £209,565). The key management personnel comprise the trustees and the senior management team, who have the authority and responsibility for planning, directing and controlling the activities of the charity, under the guidance of the trustees.

The charity trustees were not paid or received any other benefits from employment with the charity in the year (2025: £nil). No charity trustee received payment for professional or other services supplied to the charity (2025: £nil).

Trustees did not claim reimbursement of expenses during the year (2025: £nil).

9. Staff numbers

The average number of employees (head count based on number of staff employed) during the year was as follows:

	2026	2025
	No.	No.
Raising funds	**2.4**	**1.5**
Grant Making	**3.0**	**3.5**
Other Charitable Activities	**3.1**	**2.0**
Governance	**0.8**	**0.7**
Support	**2.0**	**2.5**
	11.3	10.2

10. Related party transactions

The following trustees represent organisations that donated funds to EECF during the financial year. All amounts pledged were received in full during the financial year and there were no unsettled amount at the start or the end of the year.

	Donation value	
	2026	2025
	£	£
Babu Bhattacharjee – Poplar HARCA*	60,000	120,000
Babu Bhattacharjee – Letta Trust	2,320	-
Bronek Masojada – Masojada Family Trust	12,000	12,000
Laurence Everitt - Northern Trust	25,775	25,000
Rick Watson - AFME	3,600	6,500

* Donor-advised fund

A number of trustees also made personal donations directly to the charity totalling £102,383 (2025: £5,636).

The following trustees are associated with organisations that have received financial support from EECF during the financial year. The conflicted trustees have not participated in the decisions making process in relation to these awards. (All amounts awarded were paid in full during the financial year and there were no unsettled amounted at the start or the end of the year).

	Grant award value	
	2026	2025
	£	£

Notes to the financial statements (continued)

For the year ended 31 March 2026

Alkhad Ali – SPLASH	40,000	25,000
Babu Bhattacharjee – Poplar HARCA	34,000	31,800
Sahidur Rahman – Limehouse Boxing Academy	3,000	15,000

11. Taxation

EECF is a registered charity and therefore not liable to income or corporation tax on income derived from its charitable activities as it falls within the various exemptions to registered charities.

12. Fixed assets

Tangible assets	**Computer Equipment**	**Office Equipment**	**Total**
	£	**£**	**£**
Cost			
At the start of the year	**27,002**	**2,117**	**29,119**
Additions in year	**2,775**	**-**	**2,775**
At the end of the year	**29,777**	**2,117**	**31,894**
Depreciation			
At the start of the year	**21,219**	**1,373**	**22,592**
Charge for the year	**2,863**	**267**	**3,130**
At the end of the year	**24,082**	**1,640**	**25,722**
Net book value			
At the end of the year	**5,695**	**477**	**6,172**
At the start of the year	5,783	744	6,527

Notes to the financial statements (continued)

For the year ended 31 March 2026

Intangible assets	Software
Cost	
At the start of the year	**22,607**
Additions	**4,776**
At the end of the year	**27,383**
Amortisation	
At the start of the year	**-**
At the end of the year	**-**
Net book value	
At the end of the year	**27,383**
At the start of the year	22,607

All of the above assets are used for charitable purposes.

13. Listed investments

	2026	2025
	£	£
Market value at the start of the year	**26,374,725**	28,303,906
Additions at cost	**213,662**	366,349
Disposal proceeds	**(290,520)**	(1,189,796)
Gains and losses on revaluation and disposals	**(771,543)**	(1,105,735)
Market value at the end of the year	**25,526,324**	26,374,724

13a. Analysis of investments

	2026	2025
	£	£
Overseas Equities	**16,994,573**	17,073,698
UK Equities	**1,350,222**	1,995,661
Fixed Income	**1,809,078**	2,669,643
Infrastructure & Operating	**843,962**	1,718,456
Property	**1,056,098**	1,139,533
Other	**3,472,391**	1,777,733
Total	**25,526,324**	26,374,724

14. Debtors

	2026	2025
	£	£
Trade debtors	**8,800**	133,400
Prepayment and other debtors	**23,093**	8,914
Accrued income	**117,649**	121,714
	149,542	264,028

Notes to the financial statements (continued)

For the year ended 31 March 2026

15. Creditors: amounts falling due within one year

	2026	2025
	£	£
Grants payable	**172,568**	130,060
Trade and other creditors	**13,592**	10,112
Deferred Income	**469,970**	431,690
Taxation and social security	**12,227**	10,223
Accruals	**18,343**	17,500
Cash held on behalf of third parties	**6,846**	8,080
	693,546	607,665

Deferred income relates to funding where the donor has specified in the funding agreement that the income is in relation to a future period and the funds should not be expended until that time. It also includes the value of any rental income received in advance.

Movements on deferred income during the year were as follows:

	2026	2025
	£	£
Balance brought forward as at 1 April	**431,690**	340,000
Amount released to income in the financial year	**(431,690)**	(340,000)
Amounts received and deferred to future periods.	**469,970**	431,690
Balance carried forward to next financial year	**469,970**	431,690

16. Pension scheme

EECF operates an Auto Enrolment Pension Plan from 1 May 2018 staging date, which benefits all members of staff. EECF total contribution to the scheme during the year, of £24,572 (2025: £20,854).

17. Analysis of net assets between funds

2026	Restricted	Endowment	Unrestricted	Total funds
	£	£	£	£
Tangible fixed assets	-	-	6,172	6,172
Intangible fixed assets	-	-	27,383	27,383
Investments	4,043,028	18,633,336	8,808,006	31,484,370
Net current assets	-	-	(386,185)	(386,185)
Net assets at the end of the year	**4,043,028**	**18,633,336**	**8,455,376**	**31,131,740**

2025	Restricted	Endowment	Unrestricted	Total funds
	£	£	£	£
Tangible fixed assets	-	-	6,527	**6,527**
Intangible fixed assets	-	-	22,607	**22,607**
Investments	5,018,568	20,100,780	6,104,651	**31,223,999**
Net current assets	-	-	340,131	**340,131**
Net assets at the end of the year	5,018,568	20,100,780	6,473,916	**31,593,264**

Notes to the financial statements (continued)

For the year ended 31 March 2026

18. Funds

	At the start of the year	Income	Expenditure	Gains/(losses)	Transfers	At the end of the year
	£	£	£	£	£	£
Restricted Funds:						
Millwall Park	116,701	21,010	-	-	-	**137,711**
Grassroots City	5,565	623	-	-	-	**6,188**
Evening Standard	23,036	7,994	-	-	-	**31,030**
Dispossessed Elders Fund	7,939	10,815	-	-	1,756	**20,510**
Peter Wade Memorial Fund	10,659	1,419	-	-	(25)	**12,053**
Linklaters Fund	4,543	2,463	-	-	-	**7,006**
20 Fenchurch Street	978	1,029	-	-	-	**2,007**
EECF Sponsorship Fund	2,700	-	(2,700)	-	-	**0**
Philanthropy club Endowment	-	5,998	-	-	(5,764)	**234**
Bags of Taste	6,458		-	-	(6,458)	**0**
S106 Grant making	744,586	28,870	(78,000)	-	(15,500)	**679,956**
EECF Hackney	414,914	-	-	-	(410,616)	**4,298**
EECF Newham	390,363	-	-	-	(386,251)	**4,112**
EECF Tower Hamlets	396,973	-	-	-	(392,929)	**4,044**
EECF Charity Commission Funds	358,345	-	-	(6,684)	(297,543)	**54,118**
Grant making:						
Societe Generale	(3,784)	136,091	(119,307)	-	(13,000)	**0**
Fund for Tower Hamlets	123,317	63,382	-	-	1,756	**188,455**
Fund for Hackney	128,981	64,101	-	-	-	**193,082**
Isle of Dogs Grants Chest	162,189	112,151	(79,880)	-	-	**194,460**
Fund for Newham	107,455	52,834	-	-	-	**160,289**
London Dock Community Fund	-	30,000	(27,000)	-	(3,000)	**0**
Philanthropy Club Grant making	62,272	6,648	-	-	3,125	**72,045**
Vital Grants	75,303	-	-	-	-	**75,303**

Notes to the financial statements (continued)

For the year ended 31 March 2026

Millwall Capital Project	100,000	-	-	-	-	**100,000**
Life Chances	1,574,586	673,299	(958,907)	-	300,680	**1,589,658**
HAC (Housing Association Consortium)	26,200	31,000	(36,436)	-	(10,764)	**10,000**
Haggerston Estate Community Fund	7,743	40,000	(37,743)	-	(4,000)	**6,000**
Sucden Financial Community Fund	15,588	81	-	-	-	**15,669**
Grant Making (continued)			-	-	-	
Birketts Fund	21,219	21,289	-	-	(40,000)	**2,508**
CWG Community Grants Programme	-	338,500	(300,500)	-	(38,000)	**0**
Poplar Harca Fund	15,209	60,000	(32,000)	-	(1,100)	**42,109**
SWEF Fund	3,420	11,432	(13,602)	-	(1,250)	**0**
Wakefield and Tetley	-	100,000	-	-	-	**100,000**
Masojada Family Fund	-	125,000	(47,130)	-	-	**77,870**
Women and Girls Fund	-	2,035		-	131,106	**133,141**
In House Projects						
Island Exchange	1,140		-	-	-	**1,140**
50+ Forum (formerly Docklands 50+)	30,118		-	-	-	**30,118**
General						
St Matthias Church	83,852	4,062	-	-	-	**87,914**
	5,018,568	**1,952,126**	**(1,733,205)**	**(6,684)**	**(1,187,777)**	**4,043,028**
Endowment funds						
Education & Training	1,446,881	-	-	(123,352)	-	**1,323,529**
Employment and Training (THTF)	182,639	-	-	(15,571)	-	**167,068**
Millwall Park	715,043	-	-	(60,960)	-	**654,083**
Stoneyard Lane Leisure	971,814	-	-	(82,894)	500	**889,420**
Main endowment fund	4,696,524	-	-	-	-	**4,696,524**
LDDC Community Grants	2,369,981	-	-	(202,050)	-	**2,167,931**
Grassroots Tower Hamlets	449,325	-	-	(43,206)	64,643	**470,762**

Notes to the financial statements (continued)

For the year ended 31 March 2026

Grassroots Newham	372,684	-	-	(31,773)	-	**340,911**
Grassroots Hackney	306,166	-	-	(26,102)	-	**280,064**
Grassroots City	21,215	-	-	(1,809)	-	**19,406**
Evening Standard Dispossessed	272,056	-	-	(23,194)	-	**248,862**
Linklaters	125,443	1,222	-	(10,694)	(1,223)	**114,748**
Elders Endowment	435,993	4,614	-	(43,022)	72,596	**470,181**
Peter Wade Memorial	70,993	692	-	(6,052)	(656)	**64,977**
20 Fenchurch Street Legacy Fund	36,194	-	-	(3,214)	978	**33,958**
EECF Hackney	2,806,330	27,354	-	(239,251)	(27,354)	**2,567,079**
EECF Tower Hamlets	2,153,722	20,993	-	(183,614)	(20,993)	**1,970,108**
EECF Newham	2,519,241	20,791	-	(181,846)	(407,041)	**1,951,145**
Philanthropy Club/East End Giving	69,215	-	-	(6,041)	8,889	**72,063**
Birketts	79,321	1,719	-	(8,805)	58,282	**130,517**
Total endowment Funds	**20,100,780**	**77,385**	**-**	**(1,293,450)**	**(251,379)**	**18,633,336**
Unrestricted Funds:						
Designated Funds:						
Endowment Building incentive	1,131,758	-	-	-	663,533	**1,795,291**
	1,131,758	-	-	-	663,533	**1,795,291**
Other Funds						
Ropemakers Fund	448,028	9,293	-	(26,964)	-	**430,357**
Stoneyard Lane	161,710	28,570	-	-	-	**190,280**
General EECF Fund	4,732,420	694,912	(719,062)	555,555	775,623	**6,039,448**
	5,342,158	732,775	(719,062)	528,591	775,623	**6,660,085**
Total unrestricted funds	**6,473,916**	**732,775**	**(719,062)**	**528,591**	**1,439,156**	**8,455,376**
Total funds	**31,593,264**	**2,762,286**	**(2,452,267)**	**(771,543)**	**-**	**31,131,740**

Notes to the financial statements (continued)

For the year ended 31 March 2026

Purposes of restricted funds

Isle of Dogs Grants Chest. Income from the LDDC Community Grants and the LDDC Education & Training endowments are used to form this fund along with individual donations.

Fund for Tower Hamlets. Income from the Employment & Training and Grassroots Tower Hamlets endowments.

Fund for Hackney. Income from EECF's Community First and Grassroots Hackney endowments, and other small donations for Hackney form this fund.

Fund for Newham. Income from EECF's Community First and Grassroots Newham endowments for this fund.

Philanthropy Club/East End Giving. Income from the Philanthropy Club members to benefit the local community. 50% of annual donation are committed to the Club's endowment fund.

Grassroots City. Income from the Grassroots City Endowment Fund is available to fund provision that benefits the local community in the City area of London.

Millwall Park. Income from the Millwall Park Endowment Fund is available to fund provision that benefits the local community in the Millwall Park area on the Isle of Dogs (Tower Hamlets).

Poplar HARCA Fund. Poplar HARCA's fund is used to deliver a grants programme in the Tower Hamlets wards of Poplar, Lansbury, Mile End, Bromley South and Bromley North, as directed by the donor.

Evening Standard Dispossessed Fund is changeable and directed by The Evening Standard.

London Dock Community Fund – St George. The developer established this fund to support community activities close its development in Wapping, Tower Hamlets. The Fund specifically supports the wards of St Katharine's & Wapping and Shadwell.

Birketts Fund. Established by Birketts LLP in 2022, this is a donor-advised endowed fund to address the philanthropic priorities of the firm's London office.

Vital Grants. Established by EECF from its unrestricted resources to address community cohesion in Tower Hamlets as identified by the community survey undertaken as part of our Vital Signs research

Societe Generale UK Foundation Fund. Established to support young people of Tower Hamlets, Newham and Hackney, improving their educational development, through sport, arts or cultural activities and improving literacy.

Sponsorship Fund. Established by EECF to sponsor local events or initiatives with a strong East End focus or connection that may not naturally fit our typical grant criteria.

S106. This fund is made up of two programmes; Millennium Quarter (MQ) and Riverside South (RS). The fund has been established with Tower Hamlets Council and is ring-fenced to activities serving residents on the Isle of Dogs (MQ) and the Isle of Dogs and South Poplar (RS).

Notes to the financial statements (continued)

For the year ended 31 March 2026

Millwall Park Capital Project. This fund was established using income from the Millwall Park Endowment and is designated for a planned capital project in the park.

Elders Fund. Support elders activities in Tower Hamlets. Income is from the Elders Endowment, provided by anonymous donor.

Life Chances. Supporting the most vulnerable people in the east end to recover from the pandemic and supporting lasting change

Housing Association Consortium. Projects providing support residents within and around social housing estates in Tower Hamlets

Canary Wharf Group. Supporting initiatives that have the greatest impact for residents most in need in Tower Hamlets

SWEF Grants For Young Entrepreneurs. Supporting young entrepreneurs through start up and business development grant

EECF Charity Commission Funds. To secure the release of dormant charitable funds specific to EECF's area of benefit

Haggesterston Estate Community Fund. Projects providing support to residents within/around the Haggerston and Kingsland Estate

Masojada Family Fund. To support young people access employment opportunities in the City

Wakefield and Tetley. T**o** provide grants to support charitable and voluntary activity in the London Borough of Tower Hamlets, improving the lives of people and communities experiencing disadvantage

Island Exchange. Supporting community provision on the Isle of Dogs

50+ Forum. Restricted for older people in the Isle of Dogs

St Matthias Church. To support the St Matthias community centre

Purpose of Endowment Funds

Education & Training. The support of education and training project whose aim is to improve the prospect of residents living in the Isle of Dogs to secure employment

Employment & Training. The support education and training projects in Tower Hamlets

Millwall Park. Carrying out improvements to the environment and the provision or improvement of public leisure amenities or in the absence of such need other charitable provision to benefit the community in the Millwall Park area

Main Endowment Fund. To support EECF's core costs

LDDC Community Grants. To implement an annual programme of grants for the benefit of the community on the Isle of Dogs

Grassroots Tower Hamlets. To respond to the diverse needs of the communities in Tower Hamlets

Grassroots Newham. To respond to the diverse needs of the communities in Newham

Notes to the financial statements (continued)

For the year ended 31 March 2026

Evening Standard Dispossessed. To benefit residents and communities in East London, as directed by the donor

Linklaters. For charitable projects that relate to social action at a local level by way of grant or social investment, as directed by the donor

Elders Endowment. To support projects working with older people to reduce isolation and increase involvement in the community across EECF's area of benefit

Peter Wade Memorial. Community activities in EECF area of benefit, as directed by the donor

20 Fenchurch Street Legacy. For the benefit of communities in EECF's area of benefit, as directed by the donors

Hackney Community Foundation. For charitable projects in Hackney that relate to social action at a local level by way of grant or social investment

Tower Hamlets Community Foundation. For charitable projects in Tower Hamlets that relate to social action at a local level by way of grant or social investment

Newham Community Foundation. For charitable projects in Newham that relate to social action at a local level by way of grant or social investment . Philanthropy Club. Alleviation of poverty in EECF's area of benefit

Stoneyard Lane Leisure. To support charitable work connected to Stoneyard Lane

Notes to the financial statements (continued)

For the year ended 31 March 2026

19. Reconciliation of net (expenditure) / income to net cash flow from operating activities

	2026	2025
	£	£
Net expenditure for the reporting period		
(as per the statement of financial activities)	**(461,524)**	(232,921)
Losses on investments	**771,543**	1,105,735
Depreciation	**3,130**	3,042
Dividends and interest from investments	**(1,136,363)**	(1,121,792)
Decrease / (Increase) in debtors	**114,486**	(72,481)
Increase in creditors	**85,880**	96,019
Net cash used in / provided by operating activities	**(622,848)**	(222,398)

20. Analysis of cash and cash equivalents

	At 1 April 2025	Cash flows	Other changes	At 31 March 2026
	£	£	£	£
Cash in hand	683,768	(525,949)	-	**157,819**
Cash held in investment accounts	4,849,275	1,108,771	-	**5,958,046**
Total cash and cash equivalents	5,533,043	582,822	-	**6,115,865**

21. Legal status of the charity

The charity is a company limited by guarantee and has no share capital. The liability of each member in the event of winding up is limited to £1.

22. Properties

The London Docklands Development Corporation, as part of its de-designation transferred the freeholds of numerous properties in the area occupied on long leases at nominal rent. The duty as freeholder is to ensure that the properties continue to be used for community benefit. The opportunity for EECF to financially benefit from these properties remains remote or subject to many contingent matters prior to valuation, therefore no amounts are included in these financial statements. The exception to this is the Workhouse site at Poplar that is on a short term lease and is an area deemed for redevelopment. EECF has a professional team of advisors and having developed a brief they marketed the redevelopment opportunity for this site in the summer of 2019. Applicants were shortlisted in early 2022 which led to significant interest from reputable property developers. A preferred development partner was identified and Head of Terms signed. EECF put contract negotiations on hold in July 2024 after receiving a revised financial offer that it deemed unsuitable. EECF will review its position during 2026. When a contract is signed and planning permission is secured, the value of the site will be clear and the asset will be brought on to the balance sheet.