Charity no. 1183118



Bricks

Report and Unaudited Financial Statements

31 March 2026

Bricks

Reference and administrative details

For the year ended 31 March 2026

Charity number	1183118
Registered office and operational address	St. Anne's House St. Anne's Road St. Anne's Park Bristol BS4 4AB
Trustees	The trustees who served during the year and up to the date of this report were as follows:

Patricia Brown	Resigned 27 February 2026
Helen Gaffney	
Eleanor George	
Robin Hague	
Georgina James	Appointed 22 July 2025
Joanna Lathwood	Chair
Stephen Le Fanu	Treasurer
Juliet Lennox	
Benjamin Lowndes	
Liam O'Connor	Resigned 10 June 2025
Rebecca Peters	
Sabita Ravi	
Dr Tarek Virani	Resigned 4 April 2025

Chief Executive Officer	John (Jack) Gibbon

Bankers	Metro Bank One Southampton Row London WC1B 5HA	Cooperative Bank 1 Balloon Street Manchester M4 4BE

Independent examiners	Godfrey Wilson Limited Chartered accountants and statutory auditors 2nd Floor – South One Castle Park Tower Hill Bristol BS2 0JA

Bricks

Report of the trustees

For the year ended 31 March 2026

Reference and administrative information set out on page 1 forms part of this report. The financial statements comply with current statutory requirements, the Constitution and the Statement of Recommended Practice - Accounting and Reporting by Charities (effective from January 2019).

Charity overview
We believe that community and creativity have the power to change the world. We believe that everyone should have a voice in the place that they call home. We know that when local, social enterprise and creative communities come together and are heard and supported, incredible things happen.

That's why we're dedicated to fostering long-term, creative, community-led spaces and projects where everyone is able to grow, connect, and thrive.

We are here to serve the communities of which we are a part. Communities are the best at knowing what they need, and we believe they should be the ones leading the way. Together with partners that understand the power of meaningful collaboration and mutual support, we have the abilities and the answers for whatever comes next.

Bricks vision
Thriving communities collaborating through creativity.

Bricks mission
Bricks mission is to build the resilience of Bristol's creative, local and social enterprise communities in ways that are creative and mutually supportive.

Bricks values
Creative: We believe in the power of creativity inside everyone.
Collaborative: We believe in the magic and added value of collaboration.
Hospitable: We are welcoming and want to bring people together.
Sustainable: We are financially and environmentally sustainable and conscientious.
Local: We are locally rooted and accountable. We support local voices.
Inclusive: We listen to people and are people-led.
Entrepreneurial: We believe in new ways of doing things and connecting value.
Civic: We are for all people in our city.

We:
- Respond directly to community interests and help realise community ambitions in an asset-based way;
- We follow a companion planting model, co-locating creative, social enterprise and local communities to enable mutual support and benefit;
- Actively foster relationships between local and creative communities;
- Strengthen the economy and develop people's skills for the future;
- Help tackle the climate emergency, social connection and food justice;
- Fill the city with locally rooted public art; and
- Are on the lookout for more spaces to fill with creativity and joy.

Bricks

Report of the trustees

For the year ended 31 March 2026

Objectives and activities
The object of the CIO is to advance the arts for the public benefit through the establishing and maintaining of an art gallery, the promotion of contemporary art, the education of the public in the understanding and appreciation of contemporary art and the provision of workspace and services to artists.

Bricks reviewed its charitable objects in 2025/26 which resulted in an application to the Charity Commission to alter them to better reflect the charity's activity. This remains pending a decision.

Public benefit
Bricks trustees have complied with their duty to have due regard to the guidance on public benefit published by the Charity Commission in exercising their powers and duties.

Achievements, performance and impact
This report provides an overview of the charity's activities and performance during 2025/26. For a more detailed account of the difference our work has made, please see our Annual Social Impact Report, available at Bricks Impact Report 2026.

2025/26 has been about consolidating work done to date, building stronger internal infrastructure and resilience within the organisation and putting the groundwork into ready ourselves for the next stage of work.

Highlights from our year
The last year has been overwhelmingly positive for Bricks, with a full house at St Anne's House (SAH) and exciting projects across the city.

This year we…
- Were awarded the best Visual Arts Venue Bristol Legends Awards (St Anne's House) by Bristol 24/7;
- Wrote the Castle Park Public Art and Heritage Interpretation Strategy as part of this major re-thinking of the role of Castle Park;
- Became Community Connector for Brislington for the Community Infrastructure Levy, through nomination by Brislington's councillors;
- Saw the community at St Anne's House respond with resilience and strength to recover from the 9 break ins that started the year;
- Launched a community Crowdfunder, with donations of £32,000 from 534 supporters;
- Received our biggest grant to date, as part of the Bristol Impact Fund, with £185,000 over four years for work with communities local to St Anne's House;
- Achieved improved financial resilience, meeting our reserve target for the year and bringing in 75% of income from non-grant sources; and
- Welcomed new team members, with the Bricks team growing in size and ambition.

This year has seen us develop lots of plans that are still in the pipeline and get involved in long-term projects that we're excited to see develop. We have been working hard to finalise the purchase of St Anne's House, as well as new spaces that we hope to open and fill.

Our year in numbers

- 55,000+ Total visits to St Anne's House;
- 13,575 hours of people spending time together at Bricks run community activities;
- £30,500+ paid to local practitioners via Bricks activities;
- 87 artist, social enterprise or local resident tenants, totalling 162 individuals based from St Anne's House;
- 1,400 - visitors to our annual Open House weekend;
- 354 meals made and shared together by teenagers at Open Access;
- 241 free half term lunches for local families cooked up by Cibomatto Canteen;
- 7 Bricks produced programmes which were artist led;
- 9 thriving resident-led groups meeting in the community living room on a regular basis;
- £11,500+ paid to creative practitioners through Bricks projects;
- 10,600 followers on social media; and
- 12 meetings with our local action group.

Public art

- Appointed by Bristol City Council as part of a multidisciplinary design team to test and develop the Design and Delivery Plan for Castle Park. With Bricks focusing on Public Art (new opportunities and existing works), heritage interpretation, memorials, and contribution to the reuse of the heritage assets, Vaulted Chambers and St Peter's Church;
- Continuation of work at Dovercourt Road, with Goram Homes and Vistry Partnership. Delivering against the public art plan through the appointment of artists Denman + Gould;
- Continuation of the work at Cameron Centre and Branwhite Close for Bristol City Council Housing Revenue Account through public art plan writing and delivery;
- Work on collaborative partnership bid led by University of Bristol for LUCIA. Though unsuccessful, started to explore actions from the Temple Quarter Public Art working group;
- Appointed to write and deliver a public art programme for Lidl Thornbury;
- Appointed to write and deliver a public art plan for Claremont School; and
- Appointed to write a public art plan for Plot 9000, Severnside.

Creative infrastructure

- Consultancy work for Clarion on Boatyard, Bath Road;
- Negotiations to take on two units in St Phillips Marsh via S106; and
- Business Development work setting up a pipeline of projects for the new financial year.

St Anne's House - programme

- A three year programme strategy has been developed to guide and clarify the priorities of the St Anne's House programme; and
- A full year of programming at SAH has enabled approximately 51,000+ visits, 8,400+ hours of participation in Bricks produced programmes and over 1,400 visitors to our annual Open House event.

St Anne's House - programme - youth

- Our youth programme has moved from a pilot to a full year round set of activities for young people, ranging from regular low threshold activities to longer term creative projects. This includes:
  - Regular weekly Open Access youth sessions;
  - Free holiday activities, including summer drop-in activities and easter creative residency programme;
  - Regular free one-off creative activities, primarily run in partnership with creative practitioners; and
  - Youth-led social action programming.
- Highlights include the development of a youth-led climate zine exploring sustainable transport and youth mobility, and a week-long easter programme of young 'residents' in our exhibition space, culminating in a youth-led exhibition of their work.

St Anne's House - programme - community & engagement

- Our Community and Engagement programme has continued to develop, with clarified focus on three pillars: Food Justice, Climate and Nature Action and Community Bridging.

Food Justice:

- 241 free half term meals provided for local families in partnership with Cibomatto;
- 354 meals cooked together with teenagers at Open Access Youth; and
- Two cohorts of Batch Cook Club completed.

Community Bridging:

- 9 regular resident-led groups have been supported to run, making use of the community living room. 3 new groups were started this year, including Play for Planet, Tarot Club and Creative Circle;
- ESOL conversation club started, creating a weekly space for English language learning; and
- 4 events led by local refugee and asylum seeker communities, including a community iftar and cross-cultural mothers celebration.

Climate Action:

- Quarterly Climate Gatherings taking place, convening community members to continue to activate the priorities of the Brislington Community Climate Action Plan;
- Partnership with Green Week, hosting a week of creative green activities; and
- Activation of the Community Climate Plan through ecology and nature activities, including a bioblitz, bat walk and work with local Friends Of green space groups.

St Anne's House - programme - publishing & arts

- A Summer issue of Briz magazine printed and distributed, with an associated font making workshop delivered at Open House and the St Anne's Park community picnic;
- A commission for two local artists enabled artist-led climate action projects to enrich regular community led activities;
- Collaboration with the Bristol-wide From Ashes project, hosting their participatory arts workshops with various community groups; and
- Supporting the establishment of Friendly Neighbourhood Films, with creative producers supported to test a new creative project based on a local-resident initiated idea. This culminated in a partnership with local families at 4 o'clock club for a packed family screening.

St Anne's House - operations - building

- No more break ins during 2025/26, with measures put in place to reduce future break ins;
- New hireable room 'Wellbeing Room' created on the first floor;
- MAYK vacated their space, due to the closure of their organisation, and an open recruitment process resulted in Ad Infinitum joining as new tenants; and
- New fire panel, and planned maintenance delivered in line with risk assessments.

St Anne's House - tenants & room use, hires & internal events

- Successful Spring and Winter Markets;
- Quiz nights programme extended;
- Film Nights trialled;
- Start of new Car Boot sale programme;
- SAH used as a polling station; and
- Tenant Gallery Wall programme developed in the cafe area.

St Anne's House - capital and future use

- Architecture 00 work funded by City Leap completed to shape a phased approach to capital retrofit plans and explore quick wins that trial energy saving measures in the cafe, mill room, community living room area;
- "Bristol Climate and Nature Partnership - Net Zero Finance Lab - Investment Prospectus" work to develop a case study on SAH and the opportunity to invest in our retrofit;
- Continued work on long term plans including retrofit and opportunity for new extensions on roof and car park;
- Unsuccessful Creative Foundations Fund bid developed for DCMS in partnership with Architecture 00; and
- Kirsty Falconer appointed as consultant to deliver Capital Fundraising Strategy, prospect list and timeline, case for support and prospectus.

Communications

- Successful crowdfunder campaign led by SAH Programme/ Communications team; and
- Clearer communications strategy developed.

Fundraising

- This year saw an increased fundraising push for core funding and multi year funding, working from the collateral produced with external fundraising consultant Naomi Miller (in the last financial year with funding from Bristol City Council Community Asset Management Fund). This included; Case For Support, master bid, prospecting and pipeline/ funding timeline;
- Love SAH crowdfunder, started in the previous financial year, concluded at the start of this year. Resulted in a total of £32,000 of unrestricted funding;
- Successful multi-year grant application to The Nisbet Trust for ongoing support of Youth Programme, with £20,000/annum awarded for three financial years;
- £20,000 secured as core funding from Garfield Weston Foundation;
- Successful Engagement project grants awarded, including Awards For All £20,000, Catalyst £4,000, Quartet Express Grant £5,000, Community Recovery Fund £4,970 and Grateful Society £2,500;
- Successful Youth project grants awarded, including Summer Creative Sessions grant from Clarion Futures £7,500 and Climate Action Fund project from Bloomberg via Centre for Sustainable Energy/BCC £3,500;
- Successful grant for improved cycle parking and tools to be installed for a total of £3,500; and
- Successful bid to Bristol Impact Fund 3 grant for a four year grant of £46,000/annum.

Social impact

During the year, we introduced organisation wide impact monitoring aligned with our Theory of Change, enabling us to better understand, evidence and communicate the outcomes of our work. This culminated in the publication of our first Annual Social Impact Report, which can be viewed in full at Bricks Impact Report 2026.

St Anne's House tenure

Lease

A five year lease agreement was entered into for St Anne's House from Bristol City Council, starting December 2024, with no break on the main building and rear car park, but a three month break on the front and side car park after nine months.

Freehold

23rd July 2025 Bristol City Council agreed to sell Bricks the freehold of St Anne's House via an Option to Purchase agreement, at 31st March 2026 this is still being contracted.

Financial review

Bricks is a social enterprise focused on building economic resilience. While grant funding remains an important source of support, accounting for 24% of total income during the year, we continue to work towards greater financial sustainability by diversifying income streams and strengthening our earned-income model.

Total income for 2025/26 was £530,635 (2024/25: £363,374) and total expenditure was £490,775 (2024/25: £352,648), generating a surplus for the year of £39,860. The significant increase in both income and expenditure compared to the previous year reflects the consolidation of all activities from the trading subsidiary into the charity.

The year began with significant financial challenges. The organisation had very low levels of free reserves and was experiencing cashflow pressures, alongside rising energy costs and the impact of multiple break-ins at St Anne's House. Despite these challenges, careful financial management, improved operational performance, and a continued focus on financial resilience have enabled us to strengthen our position during the year.

To support effective decision-making, strengthen financial oversight and mitigate organisational risks, a number of improvements were implemented during the year, including:

- Monthly balance sheet reviews with the Treasurer;
- Enhanced budgeting and financial forecasting processes;
- Strengthened fraud prevention and financial control measures; and
- Development of a visual management accounting report for trustees, incorporating graphs, charts and key performance indicators to provide clearer insights into financial performance, trends and organisational sustainability.

These improvements have enhanced the Board's ability to monitor performance, identify risks and make informed strategic decisions.

We also developed and adopted a Fiscal Hosting Policy, enabling us to support local unincorporated groups whose aims align with our charitable objectives. We are currently providing fiscal hosting support to our first partner group, Friends of Brislington Brook, which was awarded £12,860 in Community Infrastructure Levy (CIL) funding. As fiscal host, we are responsible for holding and administering these funds on the group's behalf, helping to build the capacity of local community organisations and enabling them to access funding that may otherwise be unavailable to them.

During the year, Bricks secured a £25,000 loan from Bristol & Bath Regional Capital as part of its strategy to expand work focused on securing sustainable spaces for creatives and communities in Bristol. The loan provides investment capital to develop new opportunities and supports the organisation's long-term goal of increasing the availability of affordable community and creative infrastructure.

To ensure future stability, we continue to undertake scenario planning and apply prudent budget assumptions. Looking ahead, we will continue to collaborate with partners to strengthen income streams, identify cost-saving opportunities and maintain strong financial governance, supporting our charitable mission and long-term strategic objectives. We also remain committed to building and maintaining reserves at an appropriate level to safeguard the organisation's future sustainability.

Reserves
Total reserves at 31 March 2026 stood at £117,101 (2024/25: £77,241), of which £2,035 (2024/25: £22,787) was restricted and £115,066 (2024/25: £54,454) was unrestricted. Included within unrestricted reserves are fixed assets of £70,417 (2024/25: £53,880) and total non-current liabilities of £17,831 (2024/25: £nil), leaving net current assets of £62,480 (2024/25: £574) as free reserves.

The Board's reserves policy aims to maintain free reserves equivalent to a minimum of three months' employment costs, three months' overhead costs and one year's loan repayments, equating to approximately £105,000. During the year, the Board set an interim target of achieving 50% of this level (£52,500) by 31 March 2026. Free reserves exceeded this milestone, reaching £62,480 by year end. Whilst this remains below the full target level, the significant improvement in reserves represents an important step towards strengthening the organisation's long-term financial resilience. The aim is to achieve the full reserves target by 31 March 2027.

Bricks Trading Limited
With effect from 1 April 2025, all activities previously carried out by Bricks Trading Limited were transferred to Bricks CIO. Bricks Trading Limited was subsequently closed on 14 October 2025, on which date all remaining assets and liabilities were formally transferred to the charity. This restructuring was undertaken to simplify the organisation's legal and financial structure, and the work carried out by the organisation remains unchanged.

Risk Management
The trustees recognise that effective risk management is essential to achieving the charity's objectives and safeguarding its assets, staff, beneficiaries and reputation. The charity maintains a comprehensive risk management framework through which risks are identified, assessed, monitored and reviewed on a regular basis.

Risks are assessed according to their likelihood and potential impact using a scoring matrix. Each risk is assigned a score before and after mitigating controls are applied, enabling the organisation to evaluate both the inherent and residual level of risk. During the year, we enhanced our risk reporting by introducing trend analysis, allowing trustees to monitor whether risks are increasing, decreasing or remaining stable over time. Risks exceeding agreed thresholds, or those showing a worsening trend, are highlighted for additional scrutiny and action.

Oversight of risk management is delegated to the Finance and Risk Subcommittee, which meets four times each year. Membership includes the Treasurer, two additional trustees, the Chief Executive Officer, Head of Finance & Operations and Head of Programme. The committee reviews the organisation's Finance and Operational Risk Registers. Key risks, actions and recommendations are subsequently reported to the full Board of Trustees.

The principal risks identified during the year were:

- **Financial sustainability** – the risk of failing to achieve grant funding and earned income targets, together with the impact of unforeseen expenditure;
- **Health and safety** – risks relating to the safety of staff, tenants, volunteers, visitors and users of our buildings and services;
- **Staffing and organisational capacity** – the risk of insufficient staffing capacity, recruitment challenges, or loss of key personnel affecting service delivery and organisational effectiveness; and
- **Building infrastructure** – the risk of significant failure of critical building systems, particularly the ageing boiler, which may require replacement. Given the poor insulation of the building, a prolonged heating failure during winter months could significantly affect building users, tenants and organisational operations.

Mitigation measures include regular financial monitoring and forecasting, diversification of income streams, robust health and safety procedures, staff development and succession planning, ongoing governance reviews, preventative maintenance programmes, and the development of contingency plans for critical building infrastructure.

Our team

The charity continued to operate with a Senior Management Team comprising the Chief Executive Officer, Head of Operations, Head of Finance and Head of Programme. During the year, we introduced a new employment contract format for all staff and improved our recruitment process, including the use of standardised application forms and anonymised shortlisting to support fairness and equality of opportunity.

Following notification of the planned retirement of the Head of Operations on 31 March 2026, the organisation undertook a review of its staffing structure to ensure it remained fit for purpose and aligned with future strategic priorities. As a result, a number of changes were implemented, including:

- Creation of a new Facilities Coordinator role;
- Creation of a new Fundraising Lead role;
- Restructuring of the existing job-share Head of Finance role, with one postholder assuming the newly created Head of Finance and Operations position, including responsibility for HR and St Anne's House facilities management;
- Revision of the Tenant and Facilities Coordinator role, which was renamed Tenant and Administration Coordinator to better reflect operational responsibilities; and
- Commencement of recruitment for a new Head of Creative Infrastructure and Public Art position, with appointment scheduled for 2026/27.

Recruitment activity during the year included the appointment of:

- Public Art Producer;
- Community and Engagement Producer;
- Bookings and Events Coordinator; and
- Communications Producer.

During the year, one of the Head of Finance job-share postholders commenced maternity leave. Appropriate arrangements were implemented to ensure continuity of financial management and organisational oversight.

A pay review was undertaken by the Senior Management Team and Trustees, resulting in salary increases designed to support staff retention, recognise increased responsibilities and ensure pay remained competitive within the sector.

The charity remains committed to staff development and wellbeing. During the year, we introduced an online learning platform to manage mandatory training requirements and provide staff with access to a wider range of professional development opportunities. We also held a team away day at Redcatch Community Garden, strengthening team relationships and providing valuable opportunities for reflection and learning. This was delivered as part of a reciprocal arrangement, with Redcatch Community Garden subsequently using space at St Anne's House for their own team development activities.

Structure, governance and management

All subcommittees have been realigned into a quarterly schedule, to bring efficiency via alignment with external reporting.

This year we reviewed our scheme of delegation and how the subcommittees interact with each other and the full board to clarify responsibilities, delegated authority and interdependencies.

Our subcommittee system brings Trustees and SMT together around different organisational areas, each with a different SMT Lead and Trustee Chair:

- Finance and risk;
- Income and impact;
- Operations and HR; and
- SAH capital project.

We also worked with trustees and wider team to reaffirm our values, and agree our new mission and vision statements as:

- Bricks Vision: Thriving communities collaborating through creativity; and
- Bricks Mission: Bricks mission is to build the resilience of Bristol's creative, local and social enterprise communities in ways that are creative and mutually supportive.

Appointment & retirement of trustees

Following the resignation of Trustee with legal experience on our board, we ran another open process to appoint a new Trustee with legal experience.

In accordance with Bricks Constitution we followed the following procedure:
Appointment of charity trustees:

- Apart from the first charity trustees, every trustee must be appointed for a term of three years by a resolution passed at a properly convened meeting of the charity trustees; and
- In selecting individuals for appointment as charity trustees, the charity trustees must have regard to the skills, knowledge and experience needed for the effective administration of the CIO.

Statement of responsibilities of the trustees

The trustees are responsible for preparing the trustees' report and the financial statements in accordance with 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).

The law applicable to charities in England and Wales requires the trustees to prepare financial statements for each financial year, which give a true and fair view of the state of affairs of the charity and the incoming resources and application of resources, including the net income or expenditure, of the charity for the year. In preparing those financial statements the trustees are required to:

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

The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and which enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the constitution. The trustees 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.

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

Members of the charity are not required to contribute any amounts to the assets of the charity in the event of winding up. The trustees are members of the charity but this entitles them only to voting rights. The trustees have no beneficial interest in the charity.

Independent examiners
Godfrey Wilson Limited were re-appointed as independent examiners to the charity during the year and have expressed their willingness to continue in that capacity.

Approved by the trustees on 4 July 2026 and signed on their behalf by



Joanna Lathwood - Chair

Independent examiner's report

To the trustees of

Bricks

I report to the trustees on my examination of the accounts of Bricks (the CIO) for the year ended 31 March 2026, which are set out on pages 14 to 29.

Responsibilities and basis of report
As the charity trustees of the CIO you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the CIO's accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement
Since the CIO's gross income exceeded £250,000 your examiner must be a member of a body listed in section 145 of the 2011 Act. I confirm that I am qualified to undertake the examination because I am a member of the Institute of Chartered Accountants in England and Wales (ICAEW), which is one of the listed bodies.

Godfrey Wilson Limited also provides consulting services to the CIO. I confirm that as a member of the ICAEW I am subject to the FRC's Revised Ethical Standard 2024, which I have applied with respect to this engagement.

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

(1) accounting records were not kept in respect of the CIO as required by section 130 of the Act; or
(2) the accounts do not accord with those records; or
(3) the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair view' which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

Jennifer Dickinson

Date: 4 July 2026
Jennifer Dickinson ACA
Member of the ICAEW
For and on behalf of:
Godfrey Wilson Limited
Chartered accountants and statutory auditors
2nd Floor – South
One Castle Park
Tower Hill
Bristol
BS2 0JA

Bricks

Statement of financial activities

For the year ended 31 March 2026

	Note	Restricted £	Unrestricted £	**2026 Total £**	2025 Total £
Income from:					
Donations and legacies	3	123,978	73,108	**197,086**	201,178
Charitable activities	4	-	331,093	**331,093**	66,908
Other trading activities	5	-	2,111	**2,111**	94,479
Investments		-	345	**345**	809
Total income		123,978	406,657	**530,635**	363,374
Expenditure on:					
Raising funds		-	50,035	**50,035**	42,967
Charitable activities		140,585	300,155	**440,740**	309,681
Total expenditure	7	140,585	350,190	**490,775**	352,648
Net income / (expenditure)		(16,607)	56,467	**39,860**	10,726
Transfers between funds		(4,145)	4,145	**-**	-
Net movement in funds	8	(20,752)	60,612	**39,860**	10,726
Reconciliation of funds:					
Total funds brought forward		22,787	54,454	**77,241**	66,515
Total funds carried forward		2,035	115,066	**117,101**	77,241

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 accounts.

Bricks

Balance sheet

As at 31 March 2026

	Note	£	2026 £	2025 £
Fixed assets				
Tangible assets	11		**70,417**	53,880
Current assets				
Debtors	12	**21,703**		36,810
Cash at bank and in hand		**112,646**		18,970
		134,349		55,780
Liabilities				
Creditors: amounts falling due within 1 year	13	**69,834**		32,419
Net current assets			**64,515**	23,361
Total assets less current liabilities			**134,932**	77,241
Creditors: amounts falling due after more than 1 year			**17,831**	-
Net assets	16		**117,101**	77,241
Funds	18			
Restricted funds			**2,035**	22,787
Unrestricted funds			**115,066**	54,454
Total charity funds			**117,101**	77,241

Approved by the trustees on 4 July 2026 and signed on their behalf by

Joanna Lathwood - Chair

Bricks

Statement of cash flows

For the year ended 31 March 2026

	2026	2025
	£	£
Cash used in operating activities:		
Net movement in funds	**39,860**	10,726
Adjustments for:		
Depreciation charges	**28,431**	10,736
Dividends, interest and rents from investments	**(345)**	(809)
Transfer of net assets from acquisition of trading subsidiary	**5,813**	-
Decrease / (increase) in debtors	**15,107**	(25,616)
(Decrease) / increase in creditors	**(1,454)**	15,994
Net cash provided by operating activities	**87,412**	11,031
Cash flows from investing activities:		
Dividends, interest and rents from investments	**345**	809
Purchase of tangible fixed assets	**(11,399)**	(64,415)
Net cash used in investing activities	**(11,054)**	(63,606)
Cash flows from financing activities:		
Repayment of borrowing	**(7,682)**	-
Cash inflows from new borrowing	**25,000**	-
Net cash provided by financing activities	**17,318**	-
Increase / (decrease) in cash and cash equivalents in the year	**93,676**	(52,575)
Cash and cash equivalents at the beginning of the year	**18,970**	71,545
Cash and cash equivalents at the end of the year	**112,646**	18,970

Analysis of net changes in debt are given in note 17.

1. Accounting policies

a) General information and basis of preparation

Bricks is a charitable incorporated organisation registered in England and Wales. The registered office address is St. Anne's House, St. Anne's Road, St. Anne's Park, Bristol, BS4 4AB.

The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities in 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 (FRS 102)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

Bricks meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy note.

b) Subsidiary undertaking

For part of the year, the charity had one wholly controlled subsidiary, Bricks Trading Limited, a registered company in England and Wales (12359038). All assets and liabilities were transferred into Bricks CIO on 14 October 2025 and the company has been closed.

c) Going concern basis of accounting

The accounts have been prepared on the assumption that the charity is able to continue as a going concern, which the trustees consider appropriate having regard to the current level of unrestricted reserves. There are no material uncertainties about the charity's ability to continue as a going concern.

d) Income

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

Income from the government and other grants, whether 'capital' grants or 'revenue' grants, is recognised when the charity has entitlement to the funds, any performance conditions attached to the grants have been met, it is probable that the income will be received and the amount can be measured reliably and is not deferred.

Income received in advance of provision of contracted services is deferred until criteria for income recognition are met.

e) 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.

f) Funds accounting

Unrestricted funds are available to spend on activities that further any of the purposes of the charity. Restricted funds are donations which the donor has specified are to be solely used for particular areas of the charity's work or for specific projects being undertaken by the charity.

1. Accounting policies (continued)

g) 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.

Irrecoverable VAT is charged as a cost against the activity for which the expenditure was incurred.

h) Allocation of support and governance costs

Support costs are those functions that assist the work of the charity but do not directly undertake charitable activities. Governance costs are the costs associated with the governance arrangements of the charity, including the costs of complying with constitutional and statutory requirements and any costs associated with the strategic management of the charity's activities. These costs have been allocated between cost of raising funds and expenditure on charitable activities based on the proportion of staff time as follows:

	2026	2025
Raising funds	**10.2%**	12.2%
Charitable activities	**89.8%**	87.8%

i) Tangible fixed assets

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	3 years
Fixtures and fittings	4 years
Leasehold improvements	5 years

Items of equipment are capitalised where the purchase price exceeds £2,000.

j) Investments in subsidiary undertakings

Investments in subsidiaries are measured at cost less impairment.

k) 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.

l) 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.

m) Creditors

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.

1. Accounting policies (continued)

n) Financial instruments

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

o) Pension costs

The charity operates a defined contribution pension scheme for its employees. There are no further liabilities other than that already recognised in the SOFA.

p) Accounting estimates and key judgements

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

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

The key sources of estimation uncertainty that have a significant effect on the amounts recognised in the financial statements are depreciation as described in note 1i) above.

2. Prior period comparatives: statement of financial activities

	Restricted £	Unrestricted £	2025 Total £
Income from:			
Donations and legacies	163,269	37,909	201,178
Charitable activities	-	66,908	66,908
Other trading activities	-	94,479	94,479
Investments	-	809	809
Total income	163,269	200,105	363,374
Expenditure on:			
Raising funds	-	42,967	42,967
Charitable activities	238,157	71,524	309,681
Total expenditure	238,157	114,491	352,648
Net income/(expenditure) and net movement in funds	(74,888)	85,614	10,726

3. Income from donations and legacies

	Restricted £	Unrestricted £	**2026 Total £**
Donations	-	15,606	**15,606**
Donations from trading subsidiary	-	19,143	**19,143**
Grants:			
Bristol City Council	25,704	-	**25,704**
Garfield Weston Foundation	-	20,000	**20,000**
Nisbet Trust - Youth Programme	20,000	-	**20,000**
Awards for All	19,876	-	**19,876**
Clarion Futures	18,675	-	**18,675**
Van Neste Foundation	-	15,000	**15,000**
Feeding Bristol	13,961	-	**13,961**
Centre for Sustainability	10,500	-	**10,500**
Quartet Community Foundation	9,970	-	**9,970**
Grateful Society	2,500	-	**2,500**
Grants < £2k	2,792	3,359	**6,151**
Total income from donations and legacies	**123,978**	**73,108**	**197,086**

Prior period comparative:

	Restricted £	Unrestricted £	2025 Total £
Donations	-	25,155	25,155
Grants:			
Bristol City Council	86,069	-	86,069
Quartet Community Foundation	21,092	-	21,092
Nisbet Trust - Youth Programme	15,000	-	15,000
Clarion Futures	9,410	-	9,410
Feeding Bristol	8,874	-	8,874
Centre for Sustainability	6,490	-	6,490
Take A Part	-	6,000	6,000
Bristol Climate and Nature Partnership	4,650	-	4,650
Power to Change	4,000	-	4,000
UWE Bristol - Hydroponics	-	3,276	3,276
Knowle West Health Partnership	3,200	-	3,200
Grants < £2k	4,484	3,478	7,962
Total income from donations and legacies	163,269	37,909	201,178

4. Income from charitable activities

	2026	2025
	£	£
St Anne's House - rent and hire	**303,435**	61,908
Consultancy work	**27,658**	5,000
Total income from charitable activities	**331,093**	66,908

All income from charitable activities in the current and prior year was unrestricted.

5. Income from other trading activities

	2026	2025
	£	£
Management and rent cross charges	**-**	90,630
Other income	**2,111**	3,849
Total income from other trading activities	**2,111**	94,479

All income from other trading activities in the current and prior year was unrestricted.

6. Government grants

The charity receives government grants, defined as funding from Bristol City Council to fund charitable activities. The total value of such grants in the period ending 31 March 2026 was £25,704 (2025: £86,069). There are no unfulfilled conditions or contingencies attaching to these grants.

7. Total expenditure

	Raising funds £	Charitable activities £	Support and governance costs £	**2026 Total £**
Staff costs (note 9)	28,604	99,209	136,972	**264,785**
Activity costs	-	50,609	-	**50,609**
St Anne's House costs	-	125,105	-	**125,105**
Depreciation	-	-	28,430	**28,430**
Accountancy	-	-	7,234	**7,234**
Insurance	-	-	2,866	**2,866**
Office costs	-	-	5,675	**5,675**
Loan arrangement fee	-	-	2,500	**2,500**
Bank fees	-	-	54	**54**
Advertising and marketing	2,630	-	-	**2,630**
IT and software	-	-	680	**680**
Travel and subsistence	-	207	-	**207**
Sub-total	31,234	275,130	184,411	**490,775**
Allocation of support and governance costs	18,801	165,610	(184,411)	-
Total expenditure	**50,035**	**440,740**	**-**	**490,775**

Total governance costs were £3,600 (2025: £3,000)

7. Total expenditure (continued)

Prior period comparative

	Raising funds £	Charitable activities £	Support and governance costs £	2025 Total £
Staff costs (note 9)	25,839	122,114	117,484	265,437
Activity costs	-	48,824	-	48,824
St Anne's House costs	-	18,591	-	18,591
Depreciation	-	-	10,736	10,736
Accountancy	-	-	5,350	5,350
Insurance	-	-	948	948
Office costs	-	-	744	744
Professional fees	-	-	617	617
Bank fees	-	-	471	471
Advertising and marketing	462	-	-	462
IT and software	-	-	438	438
Travel and subsistence	-	30	-	30
Sub-total	26,301	189,559	136,788	352,648
Allocation of support and governance costs	16,666	120,122	(136,788)	-
Total expenditure	42,967	309,681	**-**	352,648

8. Net movement in funds

This is stated after charging:

	2026	2025
	£	£
Depreciation	**28,431**	10,736
Trustees' remuneration	**Nil**	Nil
Trustees' reimbursed expenses	**Nil**	Nil
Independent examiner's remuneration:		
▪ Independent examination (excluding VAT)	**3,000**	2,500

In common with other charities of our size and nature we use our independent examiners to assist with the preparation of the financial statements. Our independent examiners have also provided consulting services to the charity during the year.

9. Staff costs and numbers

Staff costs were as follows:

	2026	2025
	£	£
Salaries and wages	**242,164**	246,794
Social security costs	**17,659**	13,771
Pension costs	**4,962**	4,872
	264,785	265,437

No employee earned more than £60,000 during the year.

The key management personnel of the charity comprise the Trustees, Chief Executive Officer, Head of Finance, Head of Programme St Anne's House, and Head of Operations. The total employee benefits of the key management personnel were £154,745 (2025: the Trustees, Chief Executive Officer, Head of Finance and Head of Programme St Anne's House: £85,293).

	2026	2025
	No.	No.
Average head count	**13**	15

10. Taxation

The charity is exempt from corporation tax as all its income is charitable and is applied for charitable purposes.

11. Tangible fixed assets

	Leasehold improvement £	Office equipment £	Fixtures and fittings £	Total £
Cost				
At 1 April 2025	-	13,035	52,580	**65,615**
Additions in year	33,399	170	11,399	**44,968**
At 31 March 2026	33,399	13,205	63,979	**110,583**
Depreciation				
At 1 April 2025	-	4,067	7,668	**11,735**
Charge for the year	10,547	4,048	13,836	**28,431**
At 31 March 2026	10,547	8,115	21,504	**40,166**
Net book value				
At 31 March 2026	**22,852**	**5,090**	**42,475**	**70,417**
At 31 March 2025	-	8,968	44,912	53,880

12. Debtors

	2026 £	2025 £
Trade debtors	**6,128**	9,760
Prepayments	**4,555**	632
Accrued income	**11,020**	26,418
	21,703	36,810

13. Creditors: amounts falling due within 1 year

	2026 £	2025 £
Trade creditors	**11,388**	13,290
Accruals	**9,398**	3,393
Other taxation and social security	**-**	4,896
Conduit funds (see note 15)	**5,280**	-
Other creditors	**18,093**	4,441
Loan repayments due <1 year (see note 14)	**25,675**	-
Amounts owed to group undertakings	**-**	6,399
	69,834	32,419

14. Creditors: amounts falling after 1 year

	2026	2025
	£	£
Loan repayments due >1 year	**17,831**	-

Loan balance comprises:
A 3 year interest free unsecured loan was received from Bristol & Bath Regional Capital CIC for £25,000, plus a further loan in respect of the arrangement fee. The final repayment date 16 July 2028.

A loan with a remaining term of 2 years and 3 months from Social Investment Business was transferred from Bricks Trading limited to Bricks CIO in April 2025 during a repayment holiday. The outstanding value of the loan transferred was £24,855. Repayments recommenced on 1 January 2026 and the final repayment date is 1 July 2027.

15. Conduit funding

	2026	2025
	£	£
Balance at start of year	**-**	-
Funding received during year	**12,860**	-
Funding distributed during year	**(7,580)**	-
Balance at end of year	**5,280**	-

Conduit funding represents donations received and administered on behalf of partner organisations. The charity does not include income and expenditure in the SOFA for these funds.

16. Analysis of net assets between funds

	Restricted funds £	General funds £	**Total funds £**
Tangible fixed assets	-	70,417	**70,417**
Current assets	10,173	124,176	**134,349**
Current liabilities	(8,138)	(61,696)	**(69,834)**
Non-current liabilities	-	(17,831)	**(17,831)**
Net assets at 31 March 2026	**2,035**	**115,066**	**117,101**

Prior year comparative	Restricted funds £	General funds £	Total funds £
Tangible fixed assets	-	53,880	53,880
Current assets	34,756	21,024	55,780
Current liabilities	(11,969)	(20,450)	(32,419)
Net assets at 31 March 2025	22,787	54,454	77,241

17. Analysis of changes in net debt

	At 1 April 2025 £	Cashflows £	Non cash movements £	**At 31 March 2026 £**
Cash	18,970	93,676	-	**112,646**
Loans	-	17,318	26,188	**43,506**
Total	18,970	110,994	26,188	**156,152**

Non cash movements in loans represents the transfer of a loan from Bricks Trading limited to Bricks CIO as described in note 14, and further movements in interest and capital since that date.

18. Movements in funds

	At 1 April 2025 £	Income £	Expenditure £	Transfers £	**At 31 March 2026 £**
Restricted funds					
Engagement	21,092	51,207	(71,099)	-	**1,200**
Publishing	642	1,208	(1,850)	-	**-**
Youth	353	46,796	(46,314)	-	**835**
St Anne's House: community asset development	700	24,767	(21,322)	(4,145)	**-**
Total restricted funds	22,787	123,978	(140,585)	(4,145)	**2,035**
Unrestricted funds					
General funds	54,454	406,657	(350,190)	4,145	**115,066**
Total unrestricted funds	54,454	406,657	(350,190)	4,145	**115,066**
Total funds	**77,241**	**530,635**	**(490,775)**	**-**	**117,101**

Purposes of restricted funds

Engagement	Funds related to the community activities at St Anne's House including those funded by UKSPF, Quartet and Bristol Green Capital Partnership.
Publishing	Funds related to the publishing of BRIZ magazine including those funded by Clarion Futures.
Youth	Funds related to the youth programme at St Anne's House including those funded by Nisbet Trust, Bristol City Council and the Quartet Foundation.
St Anne's House: community asset development	Funds related to long term development of St Anne's House including those funded by Bristol City Council, Bristol City Leap and Bristol Climate and Nature Partnership.

Purposes of transfer between funds

Transfers between funds represent purchase of unrestricted capital assets from a restricted fund. The asset will be depreciated against unrestricted funds.

18. Movements in funds (continued)

Prior year comparative

	At 1 April 2024 £	Income £	Expenditure £	Transfers £	At 31 March 2025 £
Restricted funds					
Organisational development	-	3,560	(3,560)	-	-
Engagement	17,334	60,166	(56,408)	-	21,092
Publishing	3,832	4,833	(8,023)	-	642
Youth	17,836	43,795	(61,278)	-	353
St Anne's House maintenance	27,000	18,750	(77,423)	31,673	-
St Anne's House: community asset development	-	32,165	(31,465)	-	700
Total restricted funds	66,002	163,269	(238,157)	31,673	22,787
Unrestricted funds					
General funds	513	200,105	(114,491)	(31,673)	54,454
Total unrestricted funds	513	200,105	(114,491)	(31,673)	54,454
Total funds	66,515	363,374	(352,648)	-	77,241

19. Related party transactions

Until 14 October 2025, the charity had a wholly-owned trading subsidiary Bricks Trading Limited. At its closure, Bricks Trading Limited donated net assets worth £19,143 (as set out in note 3). In the prior year, the charity received £nil donations from Bricks Trading Limited. In the prior year, Bricks CIO also recharged £83,184 of staff costs and £7,446 of rent cross charges to Bricks Trading Limited. At 31 March 2025, Bricks CIO owed £6,399 to Bricks Trading Limited.