Lazarus UK Homes Foundation
Charitable Incorporated Organisation in England
www.lazarushomes.org.uk

REPORT AND ACCOUNTS

FOR THE YEAR ENDED

31 DECEMBER 2025
Lazarus UK Homes Foundation

Registered Charity Number: 1195359

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity No.	1195359
TRUSTEES	
	Véronique Raynaud Timothée Barre Nicolas Treguer
Address	61 Kirkstall Road London SW24HE
Bankers	HSBC Bank 69 Pall Mall SW1Y 5EY London

TRUSTEES' ANNUAL REPORT FOR THE YEAR ENDED 31 DECEMBER 2023

The financial statements have been prepared in accordance with section 7 of the Charities and Trustee Investment (Scotland) Act 2005 and section 2 of the Charities Act (Northern Ireland)2008.

OBJECTS & ACTIVITIES OF THE CHARITY

The objects of the CIO are:

- to relieve hardship and distress among people who are homeless or at risk of becoming homeless; and
- to promote social inclusion for the public benefit by preventing people from becoming socially excluded, relieving the needs of those people who are socially excluded and assisting them to integrate or reintegrate into society,

In particular by providing accommodation and support towards reintegration within community of young working adults and families.

The current Trustees are appointed for a period of 3 years.

On 30th June 2025, Loic Luisetto and Etienne Rougier have resigned from their roles of Trustees and have been replaced by Nicolas Treguer and Timothee Barre from this date.

TRUSTEES' ANNUAL REPORT FOR THE YEAR ENDED 31 DECEMBER 2023 (continued)

PUBLIC BENEFIT

The Trustees confirm that they have carefully referred to the guidance contained in the Charity Commission's general guidance on Public Benefit when reviewing the Charity's aims and objectives, and in planning future activities. In particular, Trustees consider how planned activities will contribute to the aims and objectives they have set.

ACHIEVEMENTS AND REVIEW OF THE YEAR

Lazarus UK Homes Foundations was registered on 30th of July 2021. Since 2021, our main objectives have been:

- To identify options in London to rent a property to welcome our first 8 residents,
- To continue developing relationship with other charities which could be potential partners in the future: homeless referral, job training/offer, medical/psychological support etc.,
- To develop a network of Lazarus friends around our project to increase advocacy and support.

Lazarus shared accommodation model as a reminder:

- Single sex shared accommodation with half young professional people and half former homeless people (from 6 to 8 on average)
- A supporting family to help with any issue that may arise in the shared accommodation
- A sustainable business model with self-funded rent, each tenant paying the same level of rent
- An advisory board to assist the shared accommodation and volunteers in specialised topics
- A network of partner associations to assist with legal, social, reintegration or any other social topic

2025 activities and outcomes

- After a period of relative calm, 2025 has seen good momentum being built again with the re-mobilization of a team of a dozen volunteers working across:
    - Economic Model & Fundraising
    - Property
    - Community Outreach
    - Communication & Events
    - Compliance
- Advanced discussions took place with homeless charity Providence Row for a building on their estate, but the building was subsequently sold to a commercial developer for a higher price
- Needs assessment and site viability have been the primary focus to find the suitable location for the first Lazarus house in the UK
- A number of outreach meetings were held, including building a close working partnership with the Central London Catholic Church (CLCC) based at Farm Street Parish in Mayfair and presenting Lazarus to organisations such as the Mayfair Neighbourhood Forum (MNF)
- Recruitment of homeless people, young professionals and supporting families have not started yet and are pending identification of a suitable property

Rental strategy

- Given very early stage of Lazarus Homes foundations, no room rental has taken place yet.

FINANCIAL REVIEW

As the charity was newly created in July 2021, and is still searching for suitable accommodation, fundraising activities have not yet taken place at large scale. However, private donations have been given via Stripe in 2023 and 2024.

PLANS FOR THE FUTURE

Our focus in 2027 will be to find the property, raise funds to refurbish the property and make it suitable for the Lazarus project in London. Volunteer architects have joined the project to that effect. Other volunteers have started fundraising activities.

TRUSTEES' ANNUAL REPORT FOR THE YEAR ENDED 31 DECEMBER 2023 (continued)

APPRECIATION AND THANKS

We are most grateful to Lazare France for their on-going advice and support.

We would also like to thank all the volunteers of Lazarus UK.

STATEMENT OF TRUSTEES RESPONSIBILITIES

The Trustees are responsible for preparing the Trustees' Annual Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

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

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

The Trustees are responsible for keeping proper accounting records which 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 Charities Act 2011, the applicable Charity (Accounts and Reports) Regulations 2008 and with the charity's own constitution. 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.

Approved by the Trustees on 27 October 2026 and signed on their behalf by:

V. Raynaud
Trustee

STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31 DECEMBER 2023

	2025 Total £	2024 Total £	2023 Total £
INCOME AND ENDOWMENTS:			
Voluntary income			
Donations and gifts	-	114.62	2,854.25
HSBC refund of maintenance fees			
Advance Payment of Legal Fees	-	-	-
	0	**114.62**	**2,854.25**
EXPENDITURE:			
Charitable activities			
HSBC maintenance charges	-	55	59.81
Legal Charges			
	0	**55**	**59.81**
Net Income/(expenditure)	**0**	**59.62**	**2,794.44**
Account Balance	**5,178.71**	**5,178.71**	**5,119.09**