COMMUNITIES AND HOUSING INVESTMENT IN PEOPLE
(A Charitable Incorporated Organisation)

ANNUAL REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED

30 June 2026

Charity No. 1198974

COMMUNITIES AND HOUSING INVESTMENT IN PEOPLE

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LEGAL AND ADMINISTRATIVE INFORMATION

Trustees

F J Bentley
T J O'Brien
S Payling (Resigned 25/09/2025)
J Stringer
G D Shirley
S T J Porter (Appointed 10/12/2025)

Registered Office:

84 Spencer Street, Birmingham, B18 6DS

Bankers:

Handelsbanken, 4th Floor, 103 Colmore Row, Birmingham, B3 3AG

Charity Registration Number

1198974

Independent Examiners:

Michael Nielsen
Associate Director
UHY Hacker Young (Birmingham) LLP, 9 – 11 Vittoria Street, Birmingham, B1 3ND

TRUSTEES' REPORT FOR THE YEAR ENDED 30 JUNE 2026

The Trustees present their Annual Report together with the Financial Statements and Examiner's Report of the charitable organisation for the year ended 30 June 2026.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Constitution

The Charity is a charitable incorporated organisation (CIO) with no share capital (Registration Number: 1198974). The Trustees of CHIP are also the Trustees of the charity for the purposes of charity law. The CIO is known as CHIP and is a corporate body with limited liabilities. The Charity was registered by the Charity Commission in May 2022 and is governed by a Constitution document dated 16 May 2022.

As set out in its Constitution, CHIP is governed by a Board of Trustees. The Trustees, of whom there are currently 5, are elected for an initial period of three years. Details of the trustees who served during the year are included in the Reference and Administrative Details on page 1.

OBJECTIVES AND ACTIVITIES

Public Benefit

A review of CHIP's activities during the year ended 30 June 2026 is presented below. The Trustees are satisfied that these activities both meet the required public benefit test and are in line with the Charity's objectives – outlined below:

- The promotion of, and assisting in the provision of, vocational skills training and apprenticeships; and
- The relief of unemployment for the benefit of the public including assistance and support to find employment especially among people who are disadvantaged due to financial hardship, disability, ill health, discrimination, or poor educational or skills attainment.

STRATEGIC REPORT

Achievements and Performance

CHIP's main donor during the year was Communities and Housing Investment Consortium Ltd (CHIC) which made a donation of £223,146 in June 2026. It also contributed to the costs of the Annual Awards Dinner - held in June 2026, to the value of £27,884. The donation was to fund CHIP's work in supporting employment initiatives and community projects. The size of this donation, which is an annual commitment by CHIC, currently determines the scale of charitable activities the Charity is able to support in each financial year.

In the financial year to 30 June 2026 CHIP worked with 8 Local Employment Groups (LEGs) - an increase of 1 from the previous year. Funding provided to them helped support 143 individuals into employment both via apprenticeships and training courses. In terms of the latter this involved a range of courses from short courses helping with improving life skills through to professional qualifications. The individuals targeted are disadvantaged in terms of being young people not in education, ex-offenders, ex-military, young people facing homelessness, individuals facing mental illness and social deprivation and also individuals from ethnically diverse backgrounds.The total value of social value delivered was estimated to be circa £3 million as calculated using the approved HACT social value model.

The LEGs receiving funding in the year were the Bounce Back Foundation (Lambeth in London), the Jericho Foundation (Sutton Coldfield), St Giles Trust (Coventry), St Basils (Birmingham), Black Country Housing Group (Dudley), Built Environment Shared Apprentice Scheme (all over the UK), Working Chance (countrywide) and Cardiff Community Housing Association (Wales).

CHIP also provides grant funding - known as its Community Chest Fund (CCF), to local community groups and projects to make a real difference to peoples lives. Funding of up to £5,000 per group/project per year is provided and during the 2025/26 financial year funding totalling £122,803 was allocated to 20 organisations. A selection of the organisations granted funding are detailed below:

TRUSTEES' REPORT FOR THE YEAR ENDED 30 JUNE 2026 (cont'd)

Achievements and Performance (cont'd)

- Green Futures - the Garden Classroom (London) - to support 15 young people, facing multiple deprivations and barriers, to access nature-based volunteering and training opportunities.

- Southcourt Baptist Church - Bridge the Gap project (Aylesbury, Buckinghamshire) - to support the local community at Christmas by providing more services to everyone. This included a toy bank and cooked Christmas meal for those in need.

- Lola's Cooking Academy (Telford, Shropshire) - a project aiming to teach individuals and families how to cook a meal on a budget, and how to look for deals when shopping, in addition to reducing food waste.

- Taff Housing (Cardiff) -a project to provide much needed 'House to Home' packs to support vulnerable individuals within their properties.

- Shropshire Good Food Partnership (Shropshire) - to support individuals in the most disadvantaged areas to access healthy food, allowing them to develop skills to grow, cook and share healthy foods whilst spending time building connections in the community.

- The Veterans Hub (Weymouth, Dorset) - a range of activities designed to reduce isolation and improve mental health for veterans.

- Hastings Emergency Action Response (Hastings, Sussex) - to provide individuals with digital support to make appointments and apply for benefits in housing, health promotion support to enable them to live healthier lives and provide free transportation to NHS appointments.

- Edshift (Halifax) - project using arts as a therapeutic tool to support children and young people affected by domestic abuse, helping to process and break down barriers of expression.

- Open House Community Group (Kings Norton, Birmingham) - provision of a weekly open access youth club on the Three Estate, Kings Norton, to keep young people off the streets.

The total social value delivered in all Community Chest Grant funded projects is deemed to be in excess of £60 million.

The Annual CHIP Dinner and Awards event goes from strength to strength. The latest event (the fourth) was held in early June 2026 at the Telford International Centre in Shropshire. Circa 250 guests were in attendance and enjoyed a gala dinner, presentation of awards and a fundraising raffle took place. The latter raised nearly £4,000 towards CHIP's charitable objectives. The event celebrates both the work of the Charity during the year and also that of individuals and partner organisations which it has funded.

The Trustees are of the opinion that CHIP has met its charitable objectives during the year and continues to be in a strong position to further increase its support for the programmes and groups it funds during the 2026/27 financial year.

Going Concern

After making appropriate enquiries, the Board of Trustees has a reasonable expectation that the Charity has adequate resources to continue in operational existence for the foreseeable future. For this reason it continues to adopt the going concern basis in preparing the financial statements. Further details regarding the adoption of the going concern basis can be found in the Statement of Accounting policies.

TRUSTEES' REPORT FOR THE YEAR ENDED 30 JUNE 2026 (cont'd)

FINANCIAL REVIEW

Overview

The Charity generated a net deficit for the year of £35,773 (2025: surplus of £36,731). The financial model adopted by the Charity revolves around receiving funding from its main donor and income generation from other fundraising activities in the latter months of the financial period, which are then utilised for charitable activities within the following accounting period. The Trustees feel the current level of reserves are sufficient to both fund the planned activities in 2026/27 and also enable CHIP to plan further ahead for its core activities.

CHIP is indebted to its major funder Communities and Housing Investment Consortium Ltd (CHIC) which donated funds in the value of £223,146 (2025: £170,779) during the year. They also paid £27,884 (2025: £24,701) towards the costs of CHIP's Annual Awards dinner. This funding will enable the Charity to continue to deliver its charitable activities during 2026/27.

Financial and Risk Management Objectives and Policies

The Charity's financial and risk management objectives are documented in its:

- Budgets
- Scheme of delegation

Reserves Policy

The Trustees review the reserve levels of the Charity annually. This review encompasses the nature of income and expenditure streams, the need to match income with commitments and the nature of reserves. The Trustees have determined that the appropriate level of reserves at year end should equate to its proposed budget for funding charitable activities in the following financial year plus a small balance of around £20,000 as contingency funds. The reserves balance as at 30 June 2026 is in line with this.

Reserves as at 30 June 2026 were £283,672 (2025: £319,445).

Investment Policy

All investments are made in accordance with the policy of the Charity. The Charity's policy on investments is one of minimum risk with all investments being held with the Charity's bankers. The Charity will nevertheless seek to maximise interest receipts within this arrangement. Investments are made with regard to Charity Commission guidance in relation to investments.

PRINCIPAL RISKS AND UNCERTAINTIES

The Trustees have considered the risks faced by the Charity throughout its normal operational business. It has sought to address the risks faced by the Charity by establishing appropriate governance and management arrangements and establishing robust operational and reporting procedures. The Trustees consider that these arrangements have been effective throughout the period being reported.

The Trustees intend to build on this success by reviewing and updating all procedural documents, as and when necessary, which will continue to enable checks to be systematic in nature.

Risk Management

At the time of reporting, the Charity's identified key risks are:

- funding from its major donor is either removed or reduced to a level where it is unable to carry out its charitable objectives in full;
- failure to market its Community Chest Fund adequately, meaning insufficient applications are received from prospective recipients; and
- Local Employment Groups (LEGs) fail to meet their commitments and do not deliver outcomes in line with their Service Level Agreements (SLAs).

Mitigating action, both current and planned, has been identified to address these risks. This is also true of all other risks that have been formally identified which have a lower level of impact and/or likelihood.

TRUSTEES' REPORT FOR THE YEAR ENDED 30 JUNE 2026 (cont'd)

Fundraising

Under the provisions of the Charities (Protection and Social Investment) Act 2016 , the Charity will run fundraising events to raise money for other charities or for the Charity itself. The Charity does not work with any professional fundraisers. Where money is raised, this is collected and receipted appropriately. The Charity has a complaints procedure to ensure any concerns can be reported.

Plans for Future Periods

CHIP aims to build on 2025/26 performance, by targeting to achieve the following in 2026/27:

- to provide funding to both currently supported and potentially new LEGs to support in the region of 250 learners into sustainable employment;
- to build on the previous two years of Community Chest funding for community based projects and aim to make grants during 2026/27 in excess of £110,000; and
- to continue to hold an annual awards and fundraising dinner in the early Summer of 2027 to celebrate the achievements of individuals and companies who excelled in achieving or supporting apprenticeships and training in the workplace.

Independent Examiner

In so far as the Trustees are aware:

- there is no relevant information of which the charitable incorporated organisation's independent examiner is unaware;
- the Trustees have taken all steps that they ought to have taken to make themselves aware of any relevant examination information and to establish that the independent examiner is aware of that information.

The Independent Examiner, UHY Hacker Young (Birmingham) LLP, is willing to continue in office and a resolution to re-appoint them will be proposed to the Trustees.

The Trustees' Report incorporating a strategic report was approved by the Board of Trustees on 23 September 2026 and signed on their behalf by:



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T J O'Brien
Chair of Trustees
23 September 2026

STATEMENT OF TRUSTEES' RESPONSIBILITIES FOR THE YEAR ENDED 30 JUNE 2026

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

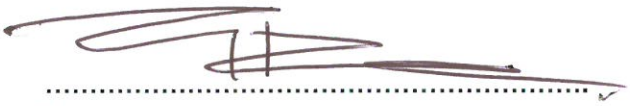
The law applicable to charities in England and Wales requires the Trustees to prepare financial statements for each financial period which give a true and fair view of the state of affairs of the Charity and of the incoming resources and application of resources of the Charity for that period.

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

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP 2019;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable UK accounting standards have been followed, subject to any 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 accounting records that disclose with reasonable accuracy at any time the financial position of the Charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008, Financial Reporting Standard (FRS 102) and the provisions of the 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 and signed on their behalf by:



T J O'Brien
Chair of Trustees
23 September 2026

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF COMMUNITIES AND HOUSING INVESTMENT IN PEOPLE FOR THE YEAR ENDED 30 JUNE 2026

I report to the Charity Trustees on my examination of the accounts of the charitable incorporated organisation (CIO) for the year ended 30 June 2026.

Responsibilities and basis of report

As the charitable incorporated organisation's Trustees 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 charitable incorporated organisation's accounts carried out under section 145 of the 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

The charity's gross income exceeded £250,000 and I am qualified to undertake the examination by being a qualified member of ICAEW.

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:

- accounting records were not kept in respect of the charitable incorporated organisation as required by section 130 of the Act; or
- the accounts do not accord with those records; or
- 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.



.....

Michael Nielsen ACA

UHY Hacker Young (Birmingham) LLP
9-11 Vittoria Street
Birmingham
B1 3ND

23 September 2026

STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 30 JUNE 2026

	Note	Unrestricted Funds £	Total Year Ended 30.06.26 £	Total Year Ended 30.06.25 £
INCOMING RESOURCES				
Incoming resources from generated funds				
Voluntary Income				
Donations	6	11,490	11,490	5,466
Donations from CHIC	6	223,146	223,146	170,779
Incoming resources from charitable activities:				
Fundraising	7	23,275	23,275	24,740
Investment Income		2,934	2,934	5,813
RESOURCES		**260,845**	**260,845**	**206,798**
RESOURCES EXPENDED				
Charitable Activities	8	287,360	287,360	161,608
Management and Administration	9	9,258	9,258	8,459
EXPENDED		**296,618**	**296,618**	**170,067**
NET INCOMING RESOURCES		**(35,773)**	**(35,773)**	**36,731**
Transfers between Funds		-	-	-
NET MOVEMENT IN FUNDS		**(35,773)**	**(35,773)**	**36,731**
Fund Balances brought forward		319,445	319,445	282,714
FUND BALANCES CARRIED	4	**283,672**	**283,672**	**319,445**

BALANCE SHEET AS AT 30 JUNE 2026

	Note	Total As at 30 June 2026 £	Total As at 30 June 2025 £
CURRENT ASSETS			
Debtors	2	5,085	8,860
Cash at Bank and in Hand		287,445	314,352
		292,530	**323,212**
LIABILITIES			
Amounts due within one year	3	8,858	3,767
NET CURRENT ASSETS		**283,672**	**319,445**
TOTAL ASSETS LESS CURRENT LIABILITIES		**283,672**	**319,445**
FUNDS			
Unrestricted Funds	4	283,672	319,445
TOTAL FUNDS		**283,672**	**319,445**

The financial statements on pages 8 to 14 were approved by the Trustees and authorised for issue on 23 September 2026 and signed on their behalf by:

.....

T J O'Brien
Chair of Trustees
23 September 2026

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2026

1 Statement of Accounting Policies

A summary of principal accounting policies adopted (which have been applied consistently, except where noted), judgements and key sources of estimation uncertainty, is set out below.

Basis of Preparation

The financial statements of the Charity, which is a public benefit entity under FRS 102, have been prepared under the historical cost convention in accordance with the Financial Reporting Standard Applicable in the UK and Republic of Ireland (FRS 102), the 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) (Charities SORP (FRS 102)), and the Charities Act 2011.

Communities and Housing Investment in People (CHIP) meets the definition of a public benefit entity under FRS 102.

Going Concern

The Trustees assess whether the use of going concern is appropriate i.e. whether there are any material uncertainties related to events or conditions that may cast significant doubt on the ability of the Charity to continue as a going concern. The Trustees make this assessment in respect of a period of at least one year from the date of authorisation for issue of the financial statements and have concluded that the Charity has adequate resources to continue in operational existence for the foreseeable future and there are no material uncertainties about the Charity's ability to continue as a going concern, thus they continue to adopt the going concern basis of accounting in preparing the financial statements.

Income

All incoming resources are recognised when the Charity has entitlement to the funds, the receipt is probable and the amount can be measured reliably.

- **Donations**
  Donations are recognised on a receivable basis where there is certainty of receipt and the amount can be reliably measured.
- **Other income**
  Other income, including the fundraising income is recognised in the period it is receivable and to the extent the Charity has provided the goods or services.

Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably.

- **Charitable Activities**
  These are costs incurred in furtherance of the charity's objectives, including grants awarded through the Local Employment Groups and Community Chest Fund programmes.

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2026 (cont'd)

1 Statement of Accounting Policies (Cont'd)

Expenditure (Cont'd)

- **Charitable Activities (Cont'd)**
  Grants payable are recognised as expenditure once there is a legal or constructive obligation to make the grant, it is probable that settlement will be required and the amount of the obligation can be measured reliably. A constructive obligation arises when the grant has been approved by the Trustees and communicated to the recipient.

All resources expended are inclusive of irrecoverable VAT.

Financial Instruments

The Charity only holds basic financial instruments as defined in FRS 102. The financial assets and financial liabilities of the Charity and their measurement basis are as follows:

Financial assets - trade and other debtors are basic financial instruments and are debt instruments measured at amortised cost as detailed in note 2.

Cash at bank - is classified as a basic financial instrument and is measured at face value.

Financial liabilities - trade creditors, accruals and other creditors are basic financial instruments, and are measured at amortised cost as detailed in note 3.

Fund Accounting

Unrestricted income funds represent those resources which may be used towards meeting any of the charitable objects of the Charity at the discretion of the Trustees.

Designated funds are those that have been designated for specific purposes by Trustees and are expected to be spent on the intended purpose within 12 months.

Critical areas of judgement

There are no critical judgements that the Trustees have made in the process of applying the Charity's accounting policies on the amounts recognised in the statutory financial statements.

		Year ended 30 June 2026	Year ended 30 June 2025
2	**DEBTORS**	£	£
	Trade Debtors	5,085	8,860
		5,085	**8,860**

		Year ended 30 June 2026	Year ended 30 June 2025
3	**LIABILITIES**		
	Amounts due within one year:	£	£
	Accruals	3,358	3,767
	Trade Creditors	5,500	-
		8,858	**3,767**

		Year ended 30 June 2026 Unrestricted Funds	Year ended 30 June 2025 Unrestricted Funds
4	**FUNDS**	£	£
	Fund Balances brought forward	319,445	282,714
	(Deficit)/Surplus for year	(35,773)	36,731
	Transfers between funds	-	-
	At 30 June 2026	**283,672**	**319,445**

	Year ended 30 June 2026	Year ended 30 June 2025
Funds are as follows:	£	£
- General Unrestricted Reserves	283,672	319,445
	283,672	**319,445**

5 UNRESTRICTED FUNDS

The Charity is carrying funds of £283,672 (2025: £319,445) which are general unrestricted reserves.

	Unrestricted Funds
	£
Analysis of Net Assets between funds	
Net Current Assets	283,672
	283,672

6 DONATIONS	Year ended 30 June 2026	Year ended 30 June 2025
Donations (See Note 11)	£	£
- Unrestricted funds	234,636	176,245
	234,636	**176,245**

7 FUNDRAISING INCOME	Year ended 30 June 2026	Year ended 30 June 2025
Fundraising Income	£	£
- Unrestricted	23,275	24,740
	23,275	**24,740**

8 RESOURCES EXPENDED	Unrestricted Funds	Year ended 30 June 2026	Year ended 30 June 2025
Charitable Expenditure	£	£	£
Charitable Activities	287,360	287,360	161,608
	287,360	**287,360**	**161,608**

9 RESOURCES EXPENDED	Unrestricted Funds	Year ended 30 June 2026	Year ended 30 June 2025
Management & Administration	£	£	£
Governance Costs (Note 10)	3,260	3,260	2,470
Sundry Costs	1,661	1,661	1,760
Bank Charges	52	52	69
Professional Fees	4,285	4,285	4,160
	9,258	**9,258**	**8,459**

10 GOVERNANCE COSTS	Year ended 30 June 2026	Year ended 30 June 2025
	£	£
Fees paid to Independent Examiner	2,160	2,118
Trustee expenses	1,100	352
	3,260	**2,470**

11 DONATIONS	Unrestricted Funds £	Year ended 30 June 2026 £	Year ended 30 June 2025 £
Other Donations from the Public	11,490	11,490	5,466
Other Donations from CHIC	223,146	223,146	170,779
	234,636	**234,636**	**176,245**

12 TRUSTEES' REMUNERATION & EXPENSES

Trustee expenses amounting to £1,100 (2025: £352) were recognised during the year.

Of this amount, £140 (2025: £202) was reimbursed directly to trustees for expenses incurred in carrying out their duties. The remaining costs were paid directly by the charity to third parties on behalf of trustees.

13 RELATED PARTY TRANSACTIONS

Communities and Housing Investment Consortium Limited ("CHIC") is considered a related party of the Charity by virtue of the common trustees, J Stringer and S Porter, who serve as trustees of the Charity and hold positions within CHIC, enabling CHIC to exercise significant influence over the Charity.

CHIC provided staff, premises and administrative support to the Charity without charge. The value of this support has not been recognised in the financial statements as the trustees consider that it cannot be measured reliably.