CHARITY COMMISSION
FOR ENGLAND AND WALES

Trustees' Annual Report for the period

From 1st January 2025 To 31st December 2025

Charity name: GUISEPPE CONLON HOUSE CIO

Charity registration number: 1205029

Objectives and Activities

	SORP reference	
Summary of the purposes of the charity as set out in its governing document	Para 1.17	**To relieve poverty, financial hardship and homelessness by providing housing, pastoral and practical support and education of the public on the nature, causes and effects of poverty and homelessness.**
Summary of the main activities in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts.	Para 1.17 and 1.19	**The Charity exists to operate the house of hospitality at 49 Mattison Road N4, and the church building next door at St Augustine's Church. The main work of this project is to provide accommodation and support for destitute asylum seekers and other homeless migrants.** **During 2025, we had space for ten adult male homeless and asylum seekers and other destitute migrants at a time, in our community house. We usually host them long term until their immigration status can be regularlsed, and appropriate alternative housing obtained. In order to achieve this, we worked together with other organisations to help our house guests find usually rented accommodation.** **We do not provide just basic accommodation, but holistic wrap around support and advocacy for those who stay with us. We provide food, toiletries, some clothing and other basic needs. We provide pastoral and emotional support, a small destitution allowance, phone credit and some travel expenses for essential appointments. Signposting for immigration and other advice: help with navigating health and welfare systems, for our house guests, who not are usually not familiar with British systems, but also struggle to understand information due to language, cultural and other barriers.**

		In addition the comprehensive support described above for the men who stay in our house, from March to November, we also opened a basic night shelter in our big hall for ten men in the same kinds of situations as the men in the house. **Guests at the night shelter stayed for up to six months until either they were able to move on to more permanent accommodation, or to winter shelters when we had to close our shelter in November.** **After November, we were preparing to re-open our night shelter as a temporary winter shelter for three months in partnership with Martha House, another charity in Haringey.** **For night shelter guests we provided a hot evening meal and breakfast, as well as toiletries. We worked together with other charities to enable our shelter guests to move on.** **All the above work is of public benefit by assisting homeless people. Prevention of homelessness and regularisation of immigration status, assists with social cohesion and peace in society generally, improving the quality of life for everybody. All this was done by volunteers and our live in intentional community, and relying overwhelmingly on donations in kind and in money, providing positive social benefit out of proportion to our financial resources.** **Our live in community members who run the accommodation project, also helped with other charities and community groups. These included HMSC (Haringey Migrant Support Centre), St Ann's Food Hub, and the Gospel Centre Food Bank.** **Operating the night shelter in particular, required recruiting and training a significant pool of volunteers who came in to help run the shelter. Both the community between them, and the positive encounter with the realities of life for our guests, contribute to public benefit through growth in connection and learning through mutual understanding.**
Statement confirming whether the trustees have had regard to the guidance	Para 1.18	**The trustees have had regard to the guidance issued by the Charity Commission on public benefit, and**

issued by the Charity Commission on public benefit		**consider that this is met by the work outlined above.** **All the above work is of public benefit by assisting homeless people. Prevention of homelessness and regularisation of immigration status, assists with social cohesion and peace in society generally, improving the quality of life for everybody. All this was done by volunteers and our live in intentional community, and relying overwhelmingly on donations in kind and in money, providing positive social benefit out of proportion to our financial resources.** **Operating the night shelter also required recruiting and training a significant pool of volunteers who came in to help run the shelter. Both the community between them, and the positive encounter with the realities of life for our guests, contribute to public benefit through growth in connection and learning through mutual understanding.**

Additional information (optional)
You may choose to include further statements where relevant about:

	SORP reference	
Policy on grant making	Para 1.38	**n/a**
Policy on social investment including program related investment	Para 1.38	**n/a**
Contribution made by volunteers	Para 1.38	**The charity relies on a volunteer live-in intentional community, as well as other volunteers, for all the day to day work of the Charity. Other specialised work, for example vital maintenance work, was carried out by contractors, where volunteers were not available.**
Other		**n/a**

Achievements and Performance

	SORP reference	

Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole.	Para 1.20	**The achievements of the Charity during this period consist primarily in continuing to operate the accommodation and support for homeless asylum seekers and other destitute migrants with very few resources, as described above. In particular, during 2025, we opened additional accommodation in the form of the emergency night shelter. This required improvements to our buildings, both to ensure the best quality of stay for our guests, and to ensure it did not adversely affect those living in the community house. Further work was done at the end of the year, to prepare for re-opening of the night shelter in early 2026. This work included especially heat and noise insulation, to considerably reduce the cost of heating and further minimise disruption elsewhere.** **During 2025, the project accommodated 10 homeless adult men in a community house setting. Plus 10 more in the new night shelter in the former church hall.** **The first and most fundamental level of our work and achievements includes providing accommodation, food and other basic needs for those who stay with us. That foundation enables us to also assist further those we accommodate in a number of ways: we work with their caseworkers to help resolve their housing and immigration issues: we provide personal and emotional support: befriending: signposting to other services: building community to counteract isolation, loneliness and depression: and advocacy. We are also able to provide small destitution allowances so that the men who we accommodate can have the dignity of deciding how best to meet their own needs, and allowing them more possibilities to participate in wider society.** **The above work constitutes significant achievements on behalf of those we serve. This work provides significant public benefit by meeting the needs of a group of men among the most marginalised and stigmatised groups in our society, who also have no income. Because we rely entirely on volunteers, including a live-in community, with no paid staff, we are able to provide this benefit at extremely good value for our**

		donors and supporters.

Additional information (optional)

You may choose to include further statements where relevant about:

Achievements against objectives set	Para 1.41	**Our objectives for the period reported on were to continue to develop and enhance the work of providing accommodation and support for homeless asylum seekers and other destitute migrants, as described above. These objectives were achieved during the reporting period of 2025.**
Performance of fundraising activities against objectives set	Para 1.41	**Our financial objectives were to make sure sufficient funds were available to continue the work of the Mattison Road project, and ensure sufficient balances were available to continue the work into the future with sufficient security and without undue anxiety. This was achieved. The Charity received a legacy during the period which has given us an extra degree of financial security.**
Investment performance against objectives	Para 1.41	**n/a**
Other		

Financial Review

Review of the charity's financial position at the end of the period	Para 1.21	**At the end of the period, our bank balances totalled £23,205. In addition to our own individual donors, and the legacy from the Brian Arthur estate, received in February 2026, just after the end of the period of this report, we continue to receive financial support from the London Catholic Worker (LCW) association. We also continued to receive some small grants from other charities. Due to the LCW having a longstanding regular donor base and commitment to continuing to support our work, we are confident that ongoing income from the LCW, together with our own donors and grant income, will be sufficient for our needs going forward.**
Statement explaining the policy for holding reserves stating why they are held	Para 1.22	**We aim to have financial reserves in the form of bank balances equivalent to at least 1 year of turnover. This is to protect the operation of the Charity against unexpected costs arising, and short term declines in donor income. Because we do not rely mainly on grants or contracts, but on many ongoing individual donors, we believe our income is relatively stable, and so we do not need larger reserves.**
Amount of reserves held	Para 1.22	**£0**
Reasons for holding zero reserves	Para 1.22	**Since members of the London Catholic Worker association are committed to continuing to support the Charity from the income and balances of the LCW association, this provides added security for the Charity. In addition, the Charity relies on regular donors we are confident will continue to provide a regular source of income. We were also anticipating expecting a legacy of £100,000, which arrived in February 2026.**
Details of fund materially in deficit	Para 1.24	**n/a**
Explanation of any uncertainties about the charity continuing as a going concern	Para 1.23	**Uncertainties and risks to the future continuance of the charity as a going concern consist of: lack of volunteers, especially the live in community: extraordinary building maintenance costs beyond our capacity to meet. At this point, we are confident these circumstances will not arise in the foreseeable future. Of course we cannot predict possible 'acts of God' which could severely damage the buildings we use for our work. However, appropriate insurance is in place to mitigate these and other risks.**

Additional information (optional)

You may choose to include further statements where relevant about:

The charity's principal sources of funds (including any fundraising)	Para 1.47	**Our principal sources of income for the Charity during the reporting period were a legacy from the estate of Brian Arthur, and also from the London Catholic Worker association. In the near future, we expect our income to come from: individual donors: and the regular grants from the LCW. We are also in the process Gift Aid for the first time since we started operating in 2024.**
Investment policy and objectives including any social investment policy adopted	Para 1.46	**n/a**
A description of the principal risks facing the charity	Para 1.46	**As above**
Other		

Structure, Governance and Management

Description of charity's trusts:		
Type of governing document (trust deed, royal charter)	Para 1.25	**Trust Deed**
How is the charity constituted? (e.g unincorporated association, CIO)	Para 1.25	**CIO**
Trustee selection methods including details of any constitutional provisions e.g. election to post or name of any person or body entitled to appoint one or more trustees	Para 1.25	**Appointment by vote of existing trustees**

Additional information (optional)
You may choose to include further statements where relevant about:

Policies and procedures adopted for the induction and training of trustees	Para 1.51	**Due diligence is carried out regarding all new Trustees, as recommended by the Charity Commission. New Trustees are sent and required to read the Charity Commission information regarding the duties and responsibilities of Charity Trustees.**
The charity's organisational structure and any wider network with which the charity works	Para 1.51	**The Charity is managed by the Charity Trustees, with the day to day work being carried out and organised by the live-in volunteer community, with the assistance of other volunteers and the Trustees. The Community Leads co-ordinate the work of the live-in community, and report to and co-operate with the Trustees.** **The Charity is a member of NACCOM (No Accommodation Network): the Housing Justice Night Shelter Network.**
Relationship with any related parties	Para 1.51	**During the period being reported on, the Charity continued to receive grants from the LCW association, as stated above, in order to meet our charitable purposes. We were also, in collaboration with Martha House, preparing to operate the winter night shelter in 2026**
Other		

Reference and Administrative details

Charity name	Giuseppe Conlon House CIO
Other name the charity uses	
Registered charity number	1205029

Charity’s principal address	49 Mattison Road London N4 1BG

Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	Martin Newell	Chair		
2	Alison Kerr			
3	Barbara Kentish			
4	Tom Dennehy-Caddick			
5	Peter Timmer	Treasurer	From 26 / 2 / 25	
6	Joseph Ryan		From 26 / 2 / 25	
7	Jack Weeks		From 26 / 2 / 25	
8	Michael Calderbank	Secretary	From 23 / 10 / 25	
9				
10				
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15				
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17				
18				
19				
20				

Corporate trustees – names of the directors at the date the report was approved

Director name		

Name of trustees holding title to property belonging to the charity

Trustee name	Dates acted if not for whole year	

Funds held as custodian trustees on behalf of others

Description of the assets held in this capacity	n/a
Name and objects of the charity on whose behalf the assets are held and how this falls within the custodian charity's objects	n/a
Details of arrangements for safe custody and segregation of such assets from the charity's own assets	n/a

Additional information (optional)

Names and addresses of advisers (Optional information)

Type of adviser	Name	Address
Solicitors		
External examiners	Colin Kerr	1 Park Avenue Wood Green N22 7HA

Name of chief executive or names of senior staff members (Optional information)

Thomas Frost : Moya Barnett : Harry Wills : Naomi Orrell

Exemptions from disclosure

Reason for non-disclosure of key personnel details

n/a

Other optional information

Declarations

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

Signature(s)	Martin Newell	Peter Timmer
Full name(s)	Martin John Newell	Peter Robin Timmer
Position (eg Secretary, Chair, etc)	Chair	Treasurer
Date	6th October 2026	

CHARITY COMMISSION FOR ENGLAND AND WALES

GIUSEPPE CONLON HOUSE CIO	1205029

Receipts and payments accounts

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For the period from	Period start date 01/01/2025	To	Period end date 31/12/2025

Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
A1 Receipts					
Donations	30 094	-	-	30 094	5 000
Charitable activities	-	-	-	-	-
Interest	514	-	-	514	23
Legacies	-	-	-	-	40 000
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
***Sub total** (Gross income for AR)*	30 608	-	-	30 608	45 023
A2 Asset and investment sales, (see table).					
None	-	-	-	-	
	-	-	-	-	-
Sub total	-	-	-	-	-
Total receipts	30 608	-	-	30 608	45 023
A3 Payments					
Projects	24 590	-	-	24 590	-
Energy	8 712	-	-	8 712	-
Housekeeping	4 152	-	-	4 152	-
Maintenance	3 287	-	-	3 287	-
Council tax	1 472	-	-	1 472	-
Volunteer expenses	8 080	-	-	8 080	-
Car	1 120	-	-	1 120	-
Guest allowance	4 050	-	-	4 050	-
Other	5 423	-	-	5 423	38
Sub total	60 886	-	-	60 886	38
A4 Asset and investment purchases, (see table)					
None	-	-	-	-	
	-	-	-	-	
Sub total	-	-	-	-	-
Total payments	60 886	-	-	60 886	38
Net of receipts/(payments)	- 30 278	-	-	- 30 278	44 985
A5 Transfers between funds	-	-	-	-	-
A6 Cash funds last year end	-	-	-	-	-
Cash funds this year end	- 30 278	-	-	- 30 278	44 985

Section B Statement of assets and liabilities at the end of the period

B1 Cash funds

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
	CAF Bank	20 102	-	-
	Co-Op Bank	1 261	-	-
	Soldo & PayPal	1 842	-	-
	Total cash funds	23 205	-	-
	(agree balances with receipts and payments account(s))	Agreement Error	OK	OK

B2 Other monetary assets

Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
None	-	-	-
	-	-	-
	-	-	-
	-	-	-
	-	-	-
	-	-	-

B3 Investment assets

Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
None		-	-
		-	-
		-	-
		-	-
		-	-

B4 Assets retained for the charity's own use

Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
None		-	-
		-	-
		-	-
		-	-
		-	-
		-	-
		-	-
		-	-
		-	-

B5 Liabilities

Details	Fund to which liability relates	Amount due (optional)	When due (optional)
None		-	
		-	
		-	
		-	
		-	

Signed by one or two trustees on behalf of all the trustees

Signature	Print Name	Date of approval
Peter Timmer	Peter Timmer	27/08/2026

INDEPENDENT EXAMINER'S REPORT YEAR 2025
GUISEPPE CONLON HOUSE - A CHARITY

ACCOUNTS YEAR ENDED 31 DECEMBER 2025

I report to the trustees on my examination of the accounts of the above charity ('the Trust') for the year ended 2025.

As the charity'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 Trust'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 EXAMINERS STATEMENT

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination which gives me cause to believe that in any material respect:
the accounting records were not kept in accordance with section 130 of the Charities Act; or
the accounts did not accord with the accounting records; or
the accounts did 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 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.

Colin William Kerr Architect
BA(Hons)Manc BArch DiplCons(Iccrom)
7 October 2026