LONDON HOMELESSNESS FOUNDATION LIMITED

Financial Statements

Year ended
31 March 2026

Company Number 01226903
Registered Charity Number 270178

LONDON HOMELESSNESS FOUNDATION LIMITED

Report of the Trustees and financial statements for the year ended 31 March 2026

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Trustees

Mr Ian Brady (Chair)
Mr Simon Dow
Mr John Stebbing
Ms Clare Miller
Ms Eleanor Stringer
Mr Derek Joseph
Mr Nick Hardwick
Ms Elly Shepherd
Ms Lydia Lewinson
Ms Kendra Schneller

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Company Number

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Statutory Auditor

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Registered Charity Number

270178

LONDON HOMELESSNESS FOUNDATION LIMITED

REPORT OF THE TRUSTEES (INCLUDING THE DIRECTORS' REPORT)
Year ended 31 March 2026

The Trustees submit their report and financial statements for the year ended 31 March 2026 for the London Homelessness Foundation Limited ("The Foundation").

The Trustees, who are also directors of the Foundation for the purposes of the Companies Act, submit their annual report and the audited financial statements for the year ended 31 March 2026. The Trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019) (Charities SORP (FRS 102)) in preparing the annual report and financial statements of the Foundation.

TRUSTEES

The Trustees who have served during the year, unless otherwise stated, together with their interests in the ordinary shares of the charitable company are as follows:

	£1 ordinary shares	
	At 31 March 2026	**At 1 April 2025**
Mr Ian Brady, Chair	1	1
Mr Simon Dow	1	1
Mr John Stebbing	1	1
Ms Clare Miller	1	1
Ms Eleanor Stringer	1	1
Mr Derek Joseph	1	1
Mr Nick Hardwick	1	1
Ms Elly Shepherd	1	1
Ms Lydia Lewinson	1	1
Ms Kendra Schneller	1	1
	10	10

Statement of Trustees' responsibilities

The Trustees (who are also directors for the purpose of company law) are responsible for preparing the Report of the Trustees and the financial statements in accordance with applicable law and regulations.

Company law requires the Trustees to prepare financial statements for each financial year. Under that law the Trustees have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). Under company law the Trustees must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the charitable company and the results of the charitable company 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 (FRS 102 2019);
- make judgments and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards 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 charitable company will continue in business.

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

Insofar as the Trustees are aware:

- there is no relevant audit information of which the charitable company's auditor is unaware; and
- the Trustees have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditor is aware of that information.

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

GOVERNANCE, OBJECTIVES AND MANAGEMENT

Governing document

The Foundation is a charitable company limited by shares, established in 1991 as a grant providing registered charity from the residual assets of the Central YMCA Housing Association Limited. It is governed by its Memorandum and Articles of Association which were amended and registered with both the Registrar of Companies and the Charity Commission in July 2008 and later in April 2017 and May 2018. These amendments enable the Chairman to receive limited remuneration for an executive role, and for the Secretary to be appointed as a Trustee. Only a minority of other trustees can be paid but only for professional services provided and no Trustee can derive benefit from their shareholding.

The Trustees amended the name from the 'London Housing Foundation' to the 'London Homelessness Foundation' to better reflect its core purposes. The change was registered by the Registrar of Companies on 9th July 2025.

The amendments in 2017 also widened the objectives so agencies could be supported that provide wider support for communities.

On winding up or dissolution of the Foundation any assets remaining after satisfaction of debts and liabilities must be transferred to another charitable institution having similar objectives to those of the Foundation.

Principal objective

The Foundation was set up to ease the plight of homeless single people in Greater London, although it is not limited to this geographical area. It achieves this through strengthening the capacity of the agencies who provide services to this client group. The available funds are used to provide grants, provision of consultancy and advisory services, assembling reference information, funding training and development work.

Risk management

The Trustees have assessed the major risks to which the Foundation is exposed, in particular those related to the operations and finances of the Foundation and are satisfied that systems are in place to manage our exposure to the major risks. There is an annual review of strategy and risk as well as an on-going review of economic and fiscal trends, which is delegated to the Finance and Investment Committee.

The key risks and mitigating actions identified by the Trustees are:

Reductions in investment returns and the capital values of these investments – investments are made on professional advice and spread over a number of sectors, governments and companies utilising different financial instruments including bonds, equities and deposits.

Poor governance – the Trustees regularly review their membership, skills and controls. Where found wanting, there are procedures in place to ensure improvement and performance monitoring.

Insufficient suitable grants or monies spent not properly monitored – the Foundation has systems to encourage new suitable applicants to come forward for a rigorous selection process followed by detailed and regular monitoring.

The Foundation maintains a risk register which the Trustees regularly review. As part of this review process, a programme of assessing ongoing performance and future risk management including consultation with our clients is ongoing. In response to the increasing use of electronic communications and banking, the Trustees have developed an IT risk review which is regularly updated and considered.

Recruitment and election of trustees

One-third of the Trustees stand for re-election each year by the shareholders in general meeting. When a vacancy occurs, care is taken to ensure that new Trustees are able to contribute effectively alongside the existing board by providing complementary skills. Trustees are keen to ensure both continuity and renewal. Trustees who are long serving are encouraged to stand down when new potential Trustees are identified whilst ensuring that the Trustees retain the necessary skill base.

Public benefit and governance

We have referred to the guidance contained in the Charity Commission's general guidance on public benefit and Code of Governance when reviewing our aims and objectives, governance arrangements and in planning our future activities, more details of which are described below.

ACTIVITIES

The principal objective of the Foundation is to increase the capacity of the voluntary sector organisations that provide services principally to single people in London who are either homeless or vulnerable to homelessness.

The majority of our income is used to fund our core and committed projects such as the annual London Homelessness Awards, our Leadership and Management Programme with London South Bank University (LSBU) and our funding and project management of the online London Homeless 'Atlas' as well as our continuing support of the Depaul International initiatives in support of homeless people in Ukraine.

Every year part of our resources is used to respond to grant requests that help us meet our objectives. Occasionally we commission our own research where this fits with our prospective programmes, but we do not normally provide grants for research or campaigns.
Increasingly the Foundation is investing time and resources to preserve services for homeless people in London which are threatened because of the financial circumstances of the provider. During 2025/26 this role was ongoing with several service providers particularly those with continuing financial concerns.

Board and Staff

The Foundation has a part time Administrator and two 'on–call' consultants who handle the bulk of the day-to-day workload. They are supported by an Executive Chair and a part time Company Secretary / Investment Manager. As a small charity the Foundation's expert board of directors are also involved in supporting the operations.

Leadership and Management Programme with LSBU

In 2014 LHF developed a Leadership and Management Programme with LSBU leading to a bespoke PG Certificate in Leadership and Management: Homelessness and Housing, aimed at attracting up-and-coming leaders in the homelessness and allied sectors.

The number of participants each year is listed below:

Year	Participants
2015	18
2016	12
2017	12
2018	16
2019	37*
2020	16
2021	16
2022	29
2023	18
2024	19
2025	16

*To cope with demand, two cohorts were enrolled during 2019

Typically, around 90% of students complete the course and meet the exam criteria.

Each course is substantially oversubscribed, over 70 students expressed an interest in the 2025 course, with priority given to those who have had reduced educational opportunity, those with a commitment to the sector and those where their employer sees prospects for the future. All graduates responded to the end of course survey. All respondents agreed (with most strongly agreeing) that the course positively impacts the way they work and that they had made helpful new connections through the course.
Some members of the LHF Board were previously students on the first ever course and later went on to be CEO of some of the largest homelessness agencies and some have served in senior positions in the government departments dealing with homelessness policy. Lydia Lewinson who was recently appointed to the board is a more recent graduate.

The Atlas

An interactive website providing a unique overview of London's rough sleeping services. Commissioned to Homeless Link, involves collecting and triangulating data and creating user-friendly

visualisation. The audience is those working in homelessness including policy research and service development. The structure of the website includes a facility for updating the base information annually. The number of unique users of the Atlas website has been increasing as new services and updated data is added with, during a typical month, more than 500 discrete users.

The Atlas juxtaposes exclusive information on responses to rough sleeping (hostels, hotels, outreach services), alongside data on scale of the problem (rough sleeping figures); information not found elsewhere including number of social rented homes designated for former rough sleepers boroughs; and provides data in visual, downloadable format. Recent developments include, at the request of London Councils, a housing options service.

Post-Programme Skills Development

For students graduating from the Leadership Programme LHF ran two Presentation Skills short courses to develop skills ahead of course presentations with 20 students [2025: 15] attending. A comparative cost analysis shows this is cheaper than commercial courses with an average cost of around £350 per delegate.

London Homelessness Awards

LHF supports the London Homelessness Awards (until 2015 named The Andy Ludlow Awards) to showcase the best of innovative and unique work in the field of homelessness services. Recently the Foundation has taken a more prominent role in the promotion and administration of the Awards where we work alongside London Councils' Housing Directors Group, Shelter, Crisis and the GLA as co-sponsors of the Awards.

The 2025 prize money of £60k was shared between 3 projects selected from 35 submitted. As part of the awards, a film is made about a selected project to encourage innovation and shared working.

The 2025 winner was Crisis UK who received a prize of £30,000 to further support their creation of the Brent SHPS Refugee Housing & Integration Service; in response to the rising risk of homelessness among newly recognised refugees in Brent. The project provides housing and integration support at a critical transition point - before people leave Home Office accommodation following a positive asylum decision. Without help, many individuals face immediate homelessness, as they lose NASS provision and must quickly navigate housing, benefits and employment systems in a new country.

Homelessness in other countries

The Foundation believes strongly that Homeless Agencies working in London and the UK can learn from other agencies carrying out similar work abroad. For many years LHF provided bursaries for individuals working in London who wish to visit agencies abroad and we have also organised reciprocal trips to allow foreign agencies to see the work carried out in London. Recently we have concentrated our funding of bursaries in support of our Leadership Programme and we have supported Depaul International in its humanitarian work with rough sleepers in Eastern Europe, particularly in Kharkov near Crimea in the Ukraine. For 2025/26 the funding of the Ukraine projects was continued and for the first time for many years a brief visit was arranged for 3 of the LHF Trustees.

Working with other agencies took place to review a project in Croatia and the possibility of assisting migrants returning home to Romania, as well as a village housing project in India.

International Work

Ukraine

LHF's grants to Depaul includes £50k for Ukraine to help support the running costs of a homelessness day centre in Odessa. This was the primary access point for around 2,000 homeless people each year helping them with food, medical care, social support and legal advice. Since the start of the war in March 2022, the team have managed to do remarkable work in the most difficult circumstances. The centre continues to operate and helps to distributes food and to support the local community. In December 2023 an emergency shelter was opened for people suffering drug and alcohol problems. In the first three months after opening, the shelter supported 619 people. During 2025/26 a further £5k was awarded for providing respite opportunities to the staff at the centre.

Responsive Grants

Besides our 'core' programmes outlined above the Foundation makes grants directly to agencies. We have three current areas of interest where the Board wants to concentrate on making responsive grants.

Sector collaboration and consolidation

There are a large number of agencies delivering services to homeless people in London and from time-to-time new service providers arrive. There can be advantages to this diversity, but LHF believes there could be benefits to agencies exploring the added value that might be gained through collaboration and consolidation. It is expected that with the financial difficulties some agencies are facing, this will continue to be an important priority.

An example of one of these services given support is the charity Solace Women's Aid who run the The Women's Rough Sleeping Census; bringing together councils, outreach teams, charities, government bodies and health partners to improve data, influence policy and strengthen gender-informed homelessness support across London.

Proof of concept and early-stage development

The second area of LHF grant making relates to assisting agencies to develop early 'proofs of concept' for innovative services or products that are new to the sector. We look for products or services that should, once demonstrated, have strong potential to be supported after a relatively short period of time by statutory or independent funders or be able to demonstrate that they can achieve break-even point.

An example of this is the support given to The Peoples Recovery Project, a registered charity with the aim of better organising placing community members into appropriate residential treatment to kickstart their path to a better and useful quality of life. Over the past year, the project established a dedicated women's recovery programme, built strong local partnerships, launched weekly preparation groups, and successfully supported women experiencing homelessness and addiction into treatment. The project launched a dedicated women's recovery programme, delivered 10 preparation sessions for 9 women, and supported 3 women into residential rehabilitation and 4 detox admissions.

Organisational Strengthening

The key spend under this heading included within the projects heading such as the Leadership Programme and the Skills Development Programme described previously. To support this work for agency specific needs, some direct grants are available.

An example of this support is LHF support for the Change Please Foundation who have strengthened and expand their employment programme, enabling 9 trainees facing homelessness or housing insecurity to complete training, with 7 progressing into internships, secondments or employment. The funding also supported deeper wrap-around support, stronger employer partnerships and improved long-term outcomes through the new 12-week skills-builder model. In addition, LHF Board member Simon Dow has joined the Change Please Board to provide advice and support.

This also applies to our support for the Spitalfields Crypt Trust that has strengthened the Housing First Service, helping expand long-term housing and wrap-around support for 23 people experiencing severe homelessness, with 83% sustaining tenancies. The funding increased organisational credibility, secured further multi-year investment, and enabled SCT to build specialist expertise supporting women facing homelessness, trauma and addiction.

SOCIAL INVESTMENT

Supportive Loan Finance

Between November 2016 and June 2018 LHF utilised some of its investment funds to provide a loan to Depaul UK to fund the refurbishment of a building to provide offices and a service hub for its work. These works were completed in September 2017 and the loan balance crystallised in June 2018. Depaul UK is now repaying the loan over 15 years.

The Foundation is open to assisting more agencies in this manner and expects that the current financial pressures will identify areas of reorganisation and consolidation of service providers that this loan finance can support. Currently LHF are assessing a proposal to provide part of the finance needed to enable the continuation of the services provided by a Youth Hub.

'Rescue' Services

Some agencies providing services to vulnerable people have had to curtail their activities or consider closure because of financial problems. These services built on work in the previous year when LHF provided grants, consultants as well as temporary loans to assist in preserving essential services. The Trustees believe that this will be a growing area of work in the foreseeable future. Currently LHF is supporting other agencies going through this transition whilst longer term strategies can be developed to help protect service provision.

ACHIEVEMENTS AND PERFORMANCE

Direct Grants

During the year grants were awarded to 11 agencies [2025: 12]. Some agencies received more than one grant, particularly where there was follow-on work to help with guidance for other agencies or the expansion of a successful programme. Some grants include an element of professional or technical support from consultants and staff either commissioned or employed by the Foundation. These additional costs are recognised in the costs of internal resources allocated to the programme.

Grants are loosely categorised under three key headings, examples of which are described below:

- Agency support – grants to initiate or increase the availability of services to young homeless people including 'quality of life'. An example of this support from LHF to London Network of Nurses and Midwives (LNNM) is described below.

  LHF funding has helped LNNM consolidate and develop its work by sustaining core staff capacity, strengthening governance and enabling a clear strategic plan. The £20,000 grant funded a Development Manager and supported conferences, case sessions and training places, engaging over 100 delegates and 75 practitioners, while increasing membership satisfaction and building a stronger, more sustainable network.

- Criminal Justice System interface – grants to agencies assisting homeless people who are either due to be released from prison or in danger of being given custodial sentence. An example of this support with Depaul Croatia is described below.

  LHF support has helped to strengthen Depaul International's work in Croatia by enabling expansion of its prison-based resettlement programme, supporting people at rick of homelessness after release. The initiative provides structured preparation, psychological support and reintegration planning, with 31 participants supported in its first year, improving continuity from custody into stable housing pathways.

- Organisational Strengthening – these are grants and support available to agencies to provide training and leadership skills for key staff, as well as initiatives to make their operating more effective. A key programme in this work is the Leadership Programme described above.

During the year a total of £313,384 [2025: 394,093] was paid as grants analysed as:

- Agency support – £235,884 [2025: £297,591]
- Criminal Justice System interface – £40,000 [2025: £91,500]
- Research and specials – £37,500 [2025: £5,000]

A note to the accounts lists each of the awards (Note 20). In addition, £121,084 [2025: £114,752] of internal resources was allocated to the grants programme. Total value of the programme was £434,468 [2025: £508,845].

Organisational Strengthening (Projects)

The projects involve a series of research, training and support activities that assist homelessness agencies to develop their capacity to deliver more effective results for their clients. These projects are sector-wide rather than concentrating on particular agencies. Much of the administrative work for these projects is managed by LHF's own resources. During the year the core elements of these programmes were:

- The Leadership Programme sponsored by LHF to provide skills training and wider experience to up and coming managers in the sector at direct costs of around £79,000 per annum.

- The London Homelessness Awards which identify innovative projects in the sector at a net direct cost to LHF of around £42,000 per annum.

- The development of 'The Atlas' to provide an interactive database of available services throughout London for agencies working with homeless people at a cost of around £40,000 per annum.

During 2025/26 total spending on these programmes net of charitable contributions £56,600 [2025: £59,000] amounted to £190,433 [2025: £201,361] of external costs and £121,084 [2025: £114,753] of internal allocated resources making a total of £311,517 [2025: £316,114].

Total Charitable Expenditure

Total charitable expenditure, net of charitable contributions, for the year was £745,985 [2025: £824,959] as detailed in the Statement of Financial Activities on Page 16.

Plans for the Future

The Foundation sets its grants and projects strategies on a three-year moving cycle and the current strategy is in the second year of that cycle with the Trustees during 2025/26 reviewed the current strategy and agreed to maintain that strategy for at least a further year. With a more difficult economic climate for both young homeless people and the agencies themselves, it is likely that the change of emphasis from grants to projects which is reflected in the recent accounts will continue as the Foundation seeks to assist agencies in becoming more sustainable in a difficult economic climate. The Trustees are also aware of the need to maintain support even though there is continuing pressure on the Foundation's investment income.

The medium-term financial objectives for 2026/27 and the following financial years is to maintain in real terms a similar total of grants and project spend as for 2025/26. It is realised that with a less favourable economic climate this may need to be reviewed to avoid material depletion of reserves by achieving a position where total spend is restricted to the expectations for investment income.

FINANCIAL REVIEW

Results for the Year

Investment income was £775,524 [2025: £780,636], net gain on revaluation of tradable investments for the year was £1,518,247 [2025: £144,760] and net deficit on disposal of investments was £241,125 [2025: Loss: £nil].

Charitable expenditure during the year on grants was £313,384 [2025: £394,093] and on projects £247,033 [2025: £260,361] with charitable contributions to offset some of the cost of £56,600 [2025: £59,000]. Support costs totalled £242,168 [2025: £229,505].

Contribution to the deficit of the defined benefit pension schemes is included in expenses. Changes to the valuation of the liability was a deficit of £5,470 [2025: deficit of £19,887] and shown separately in the Statement of Financial Activities. Total fund balances at 31 March 2026 were £15,740,759 [2025: £14,454,831].

Investment Policy

The London Homelessness Foundation may only hold cash deposits with high rated credit institutions. At any one time at least £500k is held in cash deposits (max 95 days' notice). The amount of money that can be invested in equities or bonds is also restricted to a percentage of total funds available. The management of the investment is delegated to the Finance & Investment Committee which monitors performance on a regular basis. The portfolio is held principally through ungeared funds to spread and reduce risk. Funds are selected to those providing distributions in accordance with the grant policy with sufficient expectation of growth to meet a target of growing income, at least in line with price inflation.

All investments other than deposits and loans to charitable partners are tradable on a recognised 'senior' market.

Details of the spread of investments by instruments and category with movements of the portfolio during the year are given in Note 11 to the accounts.

Reserves Policy

Since it was set up in 1991, most of the investment income available to the Foundation has been used to support and promote agencies and projects that improve the quality of life for single homeless people in London.

As at 31 March 2026 unrestricted general funds have amounted to £15,672,602 (2025: £14,386,674) partly from retention of profits £10,082,973 (2025: £8,797,055) and partly through the realised profits on the sale of commercial property of £5,589,629 (2025: £5,589,629). This has enabled the annual support programme to increase, at least, in line with inflation. With the sale in previous years of all the properties owned by Bramah House Limited assets are held either in cash and liquid investments of £15,489,512 (2025: £14,137,325), or social investments £251,247 (2025: £317,506) (Note 18).

It is the policy of the Trustees to spend or distribute all of the annual income subject to maintaining sufficient reserves and investments to enable likely cash flow calls to be met and an increasing annual programme. The Trustees have confirmed that should significant projects be identified which would make a material difference to achieving the Foundation's objectives, there would be no restriction on using accumulated reserves and to accept reductions in future support programmes.

Current policy is for at least £500k of reserves to be kept in a liquid deposit (max 95 days' notice). The balance is invested between term cash deposits, equities and bonds principally through ungeared funds. The investment objective, in the medium term, is to sufficiently grow the reserves so that grant giving can increase by at least the rate of price inflation.

The free reserves which are made up of unrestricted funds excluding designated funds at 31 March 2026 are £15.7m (2025: £14.5m) which the Trustees regard as sufficient to support the planned future activities of the Foundation.

Following on from the Covid-19 pandemic followed by the economic effects of the war in Ukraine as well as the current Middle East conflict, the Board of LHF reviewed the likely effect on both the capital value and potential future income levels. Although LHF has reserves significantly higher than its committed expenditure – see note 16 and available fund balances described above – new revenue targets were set to move towards eliminating any planned revenue deficits. With little obvious stability in the economic and fiscal environment, the move is to keep this under continuing review being delegated to the recently formed Finance & Investment Committee.

DESIGNATED FUNDS

The Foundation holds £68,157 (2025: £68,157) in a designated fund on which an undertaking has been given that the monies should only be utilised on grants which would have been possible under the objectives of the Elmfield Charitable Trust (ECT). The monies arose from 50% of the net rents on properties gifted to a subsidiary of the Foundation and then later disposed of in 2009. It was expected that some of the monies still held would be spent by the end of the 2023/24 financial year. This has now been delayed to 2026/27. Note 19 provides further details.

PENSION LIABILITY

In compliance with FRS102 a long-term liability of £77,000 (2025: £98,000) has been created to reflect the advice from the Social Housing Pension Scheme (SHPs) of the allocated plan deficit, see Note 21. During the current year £26,470 (2025: £23,887) was applied to reduce the deficit. An equivalent sum has been allocated from reserves to support this liability. Notes 19 and 21 provide further details. Prior to 1 April 2018 the allocated deficit was not available and an estimate of the deficit based on the 2013 triennial valuation had been applied. The estimate was adjusted on a prior year base in the 2016/17 accounts to reflect this information. If the Foundation was to cease to have any members of the scheme, a capital sum would be payable that could be significantly higher than the plan deficit, depending on circumstances at the time.

AUDITORS

Price Bailey LLP has expressed its willingness to continue in office and a resolution for their reappointment will be proposed at the Annual General Meeting.

SMALL COMPANIES' EXEMPTION

This report has been prepared in accordance with the special provisions for small companies under Part 15 of the Companies Act 2006.

By order of the Board



DEREK JOSEPH

Secretary

29th September 2026

Independent Auditor's Report to the Members of London Housing Foundation Limited

Opinion

We have audited the financial statements of London Homelessness Foundation Limited (the 'charitable company') for the year ended 31 March 2026 which comprise the Statement of Financial Activities incorporating the Income and Expenditure account, the Charitable Company Balance Sheet, the Statement of changes in equity, the statement of cash flows and the related notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

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

Basis for opinion

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

Conclusions relating to going concern

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

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

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

Other information

The other information comprises the information included in the trustees' annual report, other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information contained within the annual report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

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

We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2006

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

- the information given in the trustees' report (incorporating the directors' report) for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the directors' report included within the trustees' report has been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the directors' report included within the Trustees' report.

We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 requires us to report to you if, in our opinion:

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

Responsibilities of trustees

As explained more fully in the trustees' responsibilities statement, the trustees (who are also the directors of the charitable company for the purposes of company law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

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

Auditor's responsibilities for the audit of the financial statements

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

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

We gained an understanding of the legal and regulatory framework applicable to the Charitable Company and the sector in which it operates and considered the risk of the Charitable Company not complying with the applicable laws and regulations including fraud in particular those regulations directly related to the financial statements, including financial reporting, and tax legislation. In relation to the operations of the Charitable Company this included compliance with the Companies Act 2006, Charities Act 2011 and SORP 2019, GDPR, employment law, safeguarding and health and safety.

The risks were discussed with the audit team and we remained alert to any indications of non-compliance throughout the audit. We carried out specific procedures to address the risks identified. These included the following:

Reviewing minutes of Board meetings, reviewing any correspondence with the Charity Commission, agreeing the financial statement disclosures to underlying supporting documentation, making enquiries of management and officers of the Charitable Company and a review of the risk management processes and procedures in place including a review of the risk register maintained by the Charitable Company. We have procedures in place for the reporting of any incidents to the Trustee Board, including serious incident reporting of these matters as necessary with the Charity Commission as well as a review of legal fees during the period.

Management override: To address the risk of management override of controls, we carried out testing of journal entries and other adjustment for appropriateness. We also assessed management bias in relation to the accounting policies adopted and in determining significant accounting estimates.

Because of the inherent limitations of an audit, there is the risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involved intentional concealment, forgery, collusion, omission or misrepresentation.

A further description of our responsibilities is available on the Financial Reporting Council's website at:

https://www.frc.org.uk/Our-Work/Audit/Audit-and-assurance/Standards-and-guidance/Standards-and-guidance-for-auditors/Auditors-responsibilities-for-audit/Description-of-auditors-responsibilities-for-audit.aspx.

This description forms part of our auditor's report.

Use of our report

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



Michael Cooper-Davis FCCA ACA (Senior Statutory Auditor)
for and on behalf of
Price Bailey LLP
Chartered Accountants
Statutory Auditors

24 Old Bond Street
London
W1S 4AP

Date: 5 October 2026

LONDON HOMELESSNESS FOUNDATION LIMITED

STATEMENT OF FINANCIAL ACTIVITIES (incorporating an income and expenditure account)
For the year ended 31 March 2026

	Note	Total Unrestricted Funds 2026 £	2025 £
INCOME:			
Investments	2	775,524	780,636
TOTAL INCOME		775,524	780,636
EXPENDITURE ON:			
Raising funds			
Investment management fees		15,263	15,770
Charitable expenditure			
Criminal Justice System Interface		40,000	91,500
Research and Specials		37,500	5,000
Agencies Support		725,085	787,459
Charitable Contributions	8	(56,600)	(59,000)
		745,985	824,959
TOTAL EXPENDITURE	5	761,248	840,729
NET INCOME/(EXPENDITURE) FOR THE YEAR BEFORE OTHER RECOGNISED GAINS OR (LOSSES)	6	14,276	(60,093)
Gains/(losses) on investment assets	11	1,277,122	144,760
Actuarial (losses) defined benefit pension scheme	19	(5,470)	(19,887)
NET MOVEMENT IN FUNDS FOR THE YEAR		1,285,928	64,780
Fund balances brought forward		14,454,831	14,390,051
FUND BALANCES CARRIED FORWARD		15,740,759	14,454,831

All amounts relate to continuing activities.
The notes on Pages [20-36] form part of these financial statements.

LONDON HOMELESSNESS FOUNDATION LIMITED

BALANCE SHEET
31 March 2026

	Note	2026 £	2026 £	2025 £	2025 £
FIXED ASSETS					
Investment in subsidiary undertaking	10		100		100
Quoted investments	11		14,569,704		13,496,874
			14,569,804		13,496,974
SOCIAL INVESTMENTS					
Depaul UK	18		251,247		317,506
CURRENT ASSETS					
Debtors	12	68,278		105,425	
Cash at bank and in hand		981,682		765,353	
		1,049,960		870,778	
CREDITORS: amounts falling due within one year	13	(53,252)		(132,427)	
NET CURRENT ASSETS			996,708		738,351
LONG TERM LIABILITIES					
Pension scheme deficit	21		(77,000)		(98,000)
NET ASSETS			15,740,759		14,454,831
CAPITAL AND RESERVES					
Called up share capital	14		10		10
Unrestricted funds General			15,595,592		14,288,664
Designated	19		68,157		68,157
Pension Reserve	19		77,000		98,000
			15,740,759		14,454,831

LONDON HOMELESSNESS FOUNDATION LIMITED

BALANCE SHEET
31 March 2026

STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 31 MARCH 2026

	Called up share capital £	*Total Reserves £	Total £
At 31 March 2025	10	14,454,821	14,454,831
Issue of new share capital	-	-	-
Net Comprehensive Income	-	1,285,928	1,285,928
At 31 March 2025	10	15,740,749	15,740,759

These financial statements have been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies.

These financial statements were approved by the Trustees and authorised for issue on 29th September 2026 and signed on their behalf by:



Ian Brady
Chair
29th September 2026

Company Number 1226903

The notes on pages 20-36 form part of these financial statements

LONDON HOMELESSNESS FOUNDATION LIMITED

CASH FLOW STATEMENT
31 March 2026

Cash flows from operating activities:	Note	2026 £	2025 £
Net cash (used in) / provided by operating activities	(a)	(829,746)	(820,682)
Long term assets			
Loan advances		(66,259)	53,011
Cash flows from investing activities:			
Dividends and interest from investments		775,524	780,636
Proceeds from sale of investments		4,007,588	0
Purchase of investments		(3,803,289)	(233,147)
Net cash (used in) / provided by investing activities		83,818	600,500
Change in cash and cash equivalents in the reporting period		216,329	(220,182)
Cash and cash equivalents at the beginning of the reporting period	(b)	765,353	985,535
Cash and cash equivalents at the end of the reporting period	(b)	981,682	765,353

a) Reconciliation of net income (expenditure) to net cash flow from operating activities

Net income/(expenditure) for the reporting period (as per the Statement of Financial Activities for:	14,276	(60,093)
Dividends and interest from investments	(775,524)	(780,636)
(Increase)/decrease in debtors	37,147	(5,333)
(Decrease)/increase in creditors	(79,175)	49,267
FRS102 pension scheme costs	-	-
Contribution to pension scheme deficit	(26,470)	(23,887)
Net cash (used in) / provided by operating activities	(829,746)	(820,682)

b) Analysis of cash and cash equivalents

Cash on fixed term deposit	-	-
Cash at bank and in hand	981,682	765,353
	981,682	765,353
Total cash and cash equivalents		
Analysis of changes in net debt		
Cash and cash equivalents at period start	765,353	985,535
Cash Flows	216,329	(220,182)
Cash and Cash Equivalents at period end	981,682	765,353

1 ACCOUNTING POLICIES

Basis of accounting and assessment of going concern

The Accounts have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019) – (Charities SORP (FRS 102)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006.

The Charity constitutes a public benefit entity as defined by FRS 102.

The Trustees consider that there are no material uncertainties about the Charity's ability to continue as a going concern. The Charity at 31 March 2026 had total net assets of £15.7 m of which £14.6m were investments quoted on a recognised exchange and £1.0m was cash and after paying all creditors, was a cash balance of £1.0m. The only significant liabilities were £0.08m of pension scheme deficit and £0.42m of potential grant liabilities. Since 1 April 2026 no new significant liabilities have been identified and cash balances at 30 June 2026 were similar to those at the start of the year. The value of the investments have been impacted by global disruptions. At 30th June 2026 the total valuation of the investment portfolio was approximately £250k higher than at 31st March 2026.

There are no significant areas of judgement or key assumptions that affect items in the financial statements other than those included within the accounting policies described below. With respect to the next reporting period for the year ended 31 March 2026, the most significant areas of uncertainty that affect the carrying value of assets held by the charity are the level of investment return and the performance of the investment markets (see the investment policy and performance and risk management sections of the Trustees' Report for more information).

The following principal accounting policies have been applied:

Basis of consolidation

No consolidated financial statements have been produced as the trading subsidiary was dormant for both the financial year and the preceding financial year.

Income recognition

Investment income is recognised on a receivable basis. Interest is apportioned relating to the period and dividends on a received basis.

Charitable Contributions

Where partners or agencies make contributions to LHF initiated agency support projects, these are requested from the partner or agency at commencement of the project or relevant phase of the project in which they are involved and recognised over the life of the project or the relevant phase (Note 8 provides further details).

Expenditure recognition

All expenditure is accounted for on an accruals basis and is recognised where there is a legal and constructive obligation to pay for the expenditure.

The cost of raising funds includes all costs associated with the letting of office accommodation and internal investment management.

Charitable expenditure includes all costs relating to the furtherance of the charitable objectives.

Governance costs include those incurred in the governance of the Foundation and its assets and are primarily associated with constitutional and statutory requirements.

Support costs include central functions and have been allocated to activity cost categories on a basis of staff time spent on those activities.

Grants payable

Grants payable are recognised in the Statement of Financial Activity ('SOFA') as charitable expenditure in the period in which the grant is authorised and any preconditions have been met. A list of grants payable can be found in Note 20.

Investments

Investments are a form of basic financial instrument and are initially recognised at their transaction value and subsequently measured at their fair value as at the balance sheet date using the closing bid quoted market price. In previous years the quoted mid-market price was used the difference in total valuation would not be material. The Statement of Financial Activities includes the net gains and losses arising on revaluation and disposals throughout the year.

The investment portfolio does not acquire put options, derivatives or other complex financial instruments.

The main form of financial risk faced by the charity is that of volatility in equity markets and investment markets due to wider economic conditions, the attitude of investors to investment risk, and changes in sentiment concerning equities and within particular sectors or sub sectors.

All gains and losses are taken to the Statement of Financial Activities as they arise. Realised gains and losses on investments are calculated as the difference between sales proceeds and their opening carrying value or their purchase value if acquired subsequent to the first day of the financial year. Unrealised gains and losses are calculated as the difference between the fair value at the year end and their carrying value. Realised and unrealised investment gains and losses are combined in the Statement of Financial Activities.

Designated funds

The Trustees, at their discretion, may set aside funds to cover specific future costs. Such funds are shown as designated funds within unrestricted funds. Where the Trustees decide such funds are no longer required for the purposes intended, they may be released by transfer to general unrestricted funds.

Pension costs

The Charity makes contributions to The Social Housing Pension Scheme (SHPS), a multi-employer defined benefit scheme. Further details of this scheme is provided in note 21.

2 INVESTMENT INCOME

	2026 £	2025 £
Income receivable from investments quoted on the UK Stock Exchange	744,620	725,058
Bank and loan interest receivable	30,904	55,578
	775,524	780,636

3 TRUSTEES' TRANSACTIONS

None of the Trustees received any emoluments for their duties as a Trustee and total expenses reimbursed during the year for costs other than relating to travel were £nil (2025: £ nil). Attention is drawn to the remuneration of Ian Brady, the Executive Chair, and Derek Joseph, the Company Secretary and Investment Manager, details of which are included in Note 17 'Related Party Transactions'.

4 EMPLOYEE INFORMATION

As at 31 March 2026 the Foundation had equivalent two (2025: 2) part-time employees being one and a third full-time employees (2025: 1.33). Total remuneration and benefits of £90,951 (2025: £88,510) were charged in the year. Otherwise, the Foundation uses professional advisors for administration purposes. No employee has total reportable remuneration and benefits above £60,000 (2025: none).

Staff Cost note

	2026 £	2025 £
Wages and salaries	84,131	80,141
Social security	2,350	4,292
Pension (excluding deficit funding contributions)	4,470	4,077
	90,951	88,510

The Foundation considers its key management personnel to comprise the trustees including the Executive Chairman. On 1 October 2021 Simon Dow stepped down from his role as Executive Chairman but remained as an unremunerated Trustee, and Ian Brady was elected for the role. He receives remuneration at the rate of £41,415 per annum and receives no other benefits having opted not to join the SHP pension scheme. These arrangements are governed by the Memorandum & Articles of Association of the Foundation.

5 TOTAL EXPENDITURE

	Grants (Note 20)	Project costs	Direct Costs	Support costs	Governance costs	2026 Total
	£	£	£	£	£	£
Costs of raising funds						
Investment management			15,263			15,263
Charitable expenditure						
Grant making	313,384			90,814	30,270	434,468
Organisational Strengthening (Projects)		190,433		90,814	30,270	311,517
TOTAL EXPENDITURE	313,384	190,433	15,263	181,628	60,540	761,248

Comparative Expenditure For 2025

	Grants	Project Costs	Direct Costs	Support Costs	Governance Costs	2025 Total
	£	£	£	£	£	£
Cost of raising funds						
Investment Management	-	-	15,770	-	-	15,770
Charitable expenditure						
Grant making	394,093	-	-	86,064	28,688	508,845
Organisational Strengthening (Projects)	-	201,361	-	86,064	28,689	316,114
TOTAL EXPENDITURE	394,093	201,361	15,770	172,128	57,377	840,729

Expenditure on agencies support (projects) is net of charitable contributions from partners or agencies involved in the projects, further details are shown in Note 8.

Support costs comprise:	2026 £	2025 £
Overheads, secretarial and accounting services	111,338	101,341
Legal fees	150	0
Subscriptions	318	2,261
Bank charges	1,609	2,144
Staff costs	68,213	66,382
	181,628	172,128
Governance costs comprise:		
Overheads, secretarial and accounting services	37,113	33,780
Legal fees	50	0
Subscriptions	105	757
Bank charges	534	715
Interest costs (DB pension scheme)	0	0
Staff costs	22,738	22,218
	60,540	57,377

Following the requirements of FRS102 and the Charities SORP governance costs for the year are allocated to the categories of charitable expenditure listed in the Statement of Financial Activities (SOFA) pro rata to the expenditure shown for each of the four headings.

6 NET EXPENDITURE

Is stated after charging:	2026 £	2025 £
Auditor's remuneration - audit	15,936	15,738

7 TAXATION

London Homelessness Foundation is a registered charity and is therefore potentially exempt from taxation on its income and gains as the Foundation falls within the definition of a charitable company as defined in Part 1, Schedule 6 of the Finance Act 2010. No tax charge has arisen during the year.

8 CHARITABLE CONTRIBUTIONS

Contributions by partners and agencies for LHF initiated projects to support and develop the work of agencies in supporting homeless persons:

	2026	2025
	£	£
Leadership Programme	13,200	15,600
Homelessness Awards	43,400	43,400
Other	0	0
Totals	56,600	59,000

These amounts are deducted from the total spend on these projects to reflect the amount of LHF committed during the year. The net totals are shown in Note 5 for expenditure on these projects during the year.

9 FIXED ASSETS

The Foundation has no tangible fixed assets.

10 INVESTMENT IN SUBSIDIARY UNDERTAKING

	Charitable Company	
	2026	2025
	£	£
Shares in subsidiary undertaking	100	100

The Foundation holds 99 of the 100 issued shares, the other 1 share is held by a Trustee of the Foundation on its behalf, of Bramah House Limited (company number 02805022), a company which was previously engaged in the letting of office accommodation including to charitable organisations and was contracted to manage part of a previous leadership programme. The company ceased trading prior to 31 March 2010 and has remained dormant since. The reserves at 31 March 2026 were £100 (2025: £100).

11 QUOTED INVESTMENTS

	2026 £	2025 £
Market value at period start	13,496,874	13,118,974
Disposal Proceeds	(4,007,588)	0
Purchases	3,803,289	233,140
Net gain on investment assets	1,277,128	144,760
Market value at period end	14,569,703	13,496,874
Historical cost at period start	12,736,055	12,546,769
Historical cost at period end	12,290,636	12,736,055
These investments comprise:		
Property Funds	435,063	433,823
UK government stock	1,381,669	1,091,709
Bond Funds	3,314,128	3,319,107
Direct Bond Investment	1,317,882	1,203,989
Equity Funds	7,742,445	6,551,206
Direct Equity Investment	378,516	897,040
	14,569,703	13,496,874

12 DEBTORS

Amounts receivable within one year:

	2026 £	2025 £
Other debtors	6,350	34,007
Accrued income and prepayments	61,928	71,418
	68,278	105,425

13 CREDITORS

Amounts falling due within one year:	2026 £	2025 £
Due to subsidiary undertaking	100	100
Other creditors	33,812	113,054
Accruals	19,340	19,273
	53,252	132,427

14 SHARE CAPITAL

	2026	2025
	£	£
Allotted, called up and fully paid:		
At beginning of year	10	9
Shares cancelled during year	-	(1)
Shares issued during year	-	2
At end of year	10	10

The members of the charitable company have no interest in the unrestricted funds of the charitable company. If upon the winding up or dissolution of the charitable company there remains, after the satisfaction of all its debts and liabilities, any property whatsoever, it shall not be paid to or distributed among the members of the charitable company but shall be given or transferred to some other charitable institutions having objects similar to the objects of the charity company.

15 CAPITAL COMMITMENTS AND OPERATING LEASES

At 31 March 2026 the charity had £nil capital commitments (2025: nil), total commitments under non-cancellable operating leases expiring on 28 September 2026 as follows:

	2026	2025
Amounts due:	£	£
Within one year	14,942	22,890
Within two to five years	0	14,942

16 GRANT COMMITMENTS

At 31 March 2026, grants and projects where the Trustees have agreed an allocation of resources but where the preconditions have not been met amounted to £417,500 (2025: £409,354).

17 RELATED PARTY TRANSACTIONS

On 1 January 2016 Ian Brady, a trustee of the Foundation, was appointed Chief Operating Officer of De Paul International. On 1 October 2021 after leaving Depaul International he was elected Executive Chair of the Foundation. During the year Depaul International received grants of £64,875 (2025: £113,015) from the Foundation of which £55,000 (2025: £100,000) is in respect of continuing projects including a hostel and supporting work in Ukraine. By an agreement dated 9 November 2016 the Foundation provided a loan to Depaul UK of up to £950,000 to assist in the refurbishment of a leasehold building as offices and a service hub, details are given in Note 18. These amounts are in respect of a continuing and on-going programmes.

During the year, DMJ Consulting Services Ltd (DMJ) provides secretarial, accounting and investment management services to the Foundation totalling £52,092 (2025: £51,959) of which £13,224 (2025: £12,960) was outstanding at the year end. Derek Joseph, the Secretary and a Trustee of the Foundation, is a Director and one-third shareholder, the other two shareholders are close family members, in DMJ Consulting and receives consultancy fees for services provided. DMJ Consulting also occasionally provides project assistance to the Foundation for particular projects requiring financial and governance support – see above.

The offices currently occupied by the Foundation are held on a joint and several lease with a commercial company, Altair Consultancy & Advisory Services Ltd. The lease ends on 28 September 2026. The Foundation meet 30% of the office cost and Altair 70%. Rent paid during the year was £22,890 (2025: £22,890). Derek Joseph is a Director and significant shareholder in the parent of Altair, Aquila Services Group plc. There were no other related party transactions.

18 SOCIAL INVESTMENT

Starting in 2016, the Foundation provided a loan facility to Depaul UK of up to £950,000 to refurbish a leasehold building as offices and a service hub. The facility could be drawn down over 18 months ending 31 December 2017 after which it is repayable in instalments over 13.5 years ending 30 June 2030. The loan is secured, interest is charged at 4% on the outstanding balance and the loan can be repaid in whole or part at any time without penalty. At 31 December 2017 the loan was closed totalling £695,993 including any outstanding interest. The first interest and capital instalment was paid by the charity at 30 June 2018. At 31 March 2026 the outstanding loan was £251,247 (2025: £317,506).

19 FUNDS

Net assets are represented by unrestricted funds, these included the following designated funds.

ELMFIELD CHARITABLE TRUST ('ECT')

The Trust was a registered charity which was entitled to 50% of the rent receivable after deducting management costs on two properties which were previously owned and managed by the Foundation's wholly owned subsidiary, Bramah House Limited. The properties were disposed of in April 2009 to the occupying charitable agency. Since the transfer of the assets of ECT to the Foundation in 2005, the net rents have been held in a designated account to be spent on suitable grants. The trustees of LHF plan to use the funds to support a project which would best fit the objectives of the Enfield Trust

	2026 £	2025 £
Balance at start of year	68,157	68,157
Less: Spend during year	-	-
Balance at end of year	68,157	68,157

The designated account reflects the funds available and appropriate grants will be separately accounted for within this account.

In April 2009 the two buildings were sold to Thames Reach, the principal tenants. After consultation with the Charity Commission, the entitlement was determined at the point of sale as the purchaser was a suitable beneficiary of Elmfield.

PENSION RESERVE

	2026 £	2025 £
Balance at start of year	98,000	102,000
Less: Contributions to past deficit	(26,470)	(23,887)
Add: Increase/(Decrease) in deficit valuation	5,470	19,887
Balance at end of year	77,000	98,000

For details of the deficit calculation and contributions see Notes 21 and 22.

20 GRANTS PROVIDED TO INSTITUTIONS DURING 12 MONTHS ENDED 31 MARCH 2026

	2026	2025
	£	£
PACT	-	50,000
LNNM	17,000	17,000
Depaul Croatia	3,015	-
Depaul International	61,860	113,015
Streetwise Opera	13,415	0
SHP	30,000	30,000
Your Place	15,000	-
Prisoners Abroad	40,000	41,740
Boost Up	-	27,900
Change Please	-	43,500
Peoples Recovery Project	32,500	15,000
The Connection	3,381	-
Solace Women's Aid	17,500	-
Marylebone Project	34,677	17,338
The Running Charity	30,000	15,000
Groundswell	-	3,000
RTU	-	5,000
Spitalfields Crypt	15,000	15,000
	313,384	394,093
Analysis	**£**	**£**
Agency Support	235,884	297,593
Criminal Justice System Interface	40,000	91,500
Research and Specials	37,500	5,000
	313,384	394,093

21 PENSION NOTE

One employee is an active member of SHPS (Social Housing Pension Scheme) under an option for a defined contribution pension known as the CARE scheme. The Foundation also has historic liabilities being a past member of the defined benefit scheme which has a significant capital shortfall. If at any time the Foundation ceases to have a member of the scheme, then there is a potential capital contribution – this is a last man standing scheme. The amount of such capital contribution will depend on the financial position of the scheme at the time but is likely to be significantly higher than the present value of the defined benefit obligation less fair value of the assets described below.

The charity participates in a multi-employer defined benefit pension scheme (SHPS). As sufficient information is not available to account for the scheme as a defined benefit plan, it is accounted for as a defined contribution plan. A liability is recognised for the present value of the charity's agreed deficit recovery contributions under the funding plan. At the balance sheet date, this liability amounted to £77,000, based on information provided by the scheme administrators. This amount is consistent with the charity's allocated share of the scheme deficit under the recovery plan.

Contributions payable to the scheme for the year were £4,470 (2025: £6,590). Included within other creditors at 31 March 2026 was £nil (2025: £nil) relating to outstanding pension payments.

The scheme is subject to the funding legislation outlined in the Pensions Act 2004 which came into force on 30 December 2005. This, together with documents issued by the Pensions Regulator and Technical Actuarial Standards issued by the Financial Reporting Council, set out the framework for funding defined benefit occupational pension schemes in the UK.

The contribution to both schemes are determined by a qualified actuary on the basis of a triennial valuation the most recent of which is dated 30 September 2024. The latest accounting valuation had an effective date of 30 September 2024. These figures were rolled forward for year end 31 December 2025. Key elements of the valuation are:

- The scheme Assets at 31 December 2025 are £2,620bn, with liabilities of £2,886bn and an overall deficit position of £0.266bn.

- Key assumptions used for the valuation at 31 March 2026 are: Price inflation of CPI 3.53%. Discount rate of 5.58%. Pensionable earnings growth of 4.02%.

- Increased future service contribution rates are payable.

As stated above, the actuarial report recommended increased deficit contributions to be paid starting from 1 April 2021. As a result of this, London Housing Foundation entered into a deficit contribution arrangement with the Pension scheme. The repayment plan required instalments of £23,887 per annum in the year beginning 1 April 2024 and increasing annually with instalments due for the year commencing 1 April 2025 of £26,460, an increase of approximately 10.8%. During the year the Foundation paid £26,470 (2025: £23,887) to SHPs as a contribution towards the past deficit of the defined benefits scheme. Additional contributions will be payable in future years towards the deficit until the deficit is cleared. The amount of contribution will be reviewed depending on the annual computation of the net liability.

FRS 102 – Section 28 Accounting Disclosures for the period ended 31 March 2025

Present values of defined benefit obligation, fair value of assets and defined benefit asset (liability)

	31 March 2026 (£000s)	31 March 2025 (£000s)
Fair Value of plan assets	528	500
Present value of defined benefit obligation	605	598
Surplus (deficit) in plan	(77)	(98)
Unrecognised surplus	-	-
Defined benefit asset (liability) to be recognised	(77)	(98)
Deferred tax	-	-
Net defined benefit asset (liability) to be recognised	-	-

Reconciliation of Opening and Closing Balances of the Defined Benefit Obligation

	Period ended 31 March 2026 (£000s)	Period ended 31 March 2025 (£000s)
Defined benefit obligation at start of period	598	599
Current service cost	-	-
Expenses	2	2
Interest expense	31	28
Member contribution	-	-
Actuarial losses (gains) due to scheme experience	9	44
Actuarial losses (gains) due to change in demographic assumptions	8	-
Actuarial losses (gains) due to changes in financial assumptions	(5)	(29)
Benefits paid and expenses	(48)	(46)
Liabilities acquired in a business combination	-	-
Liabilities extinguished on settlements	-	-
Losses (gains) on curtailments	-	-
Losses (gains) due to benefit changes	-	-
Exchange rate charges	-	-
Defined benefit obligations at end of period	605	598

Reconciliation of Opening and Closing Balances of the Fair Value of Plan Assets

	Period ended 31 March 2026 (£000s)	Period ended 31 March 2025 (£000s)
Fair value of plan assets at start of period	500	497
Interest income	27	23
Experience on plan assets (excluding amounts included in interest income) – gain(loss)	20	-
Employer contributions	29	26
Member contributions	-	-
Benefits paid and expenses	(48)	(46)
Assets acquired in a business combination	-	-
Assets distributed on settlements	-	-
Exchange rate changes	-	-
Fair value of plan assets at end of period	528	500

The actual return on the plan assets (including any changes in share of assets) over the period from 31 March 2025 to 31 March 2026 was £47,000.

Defined Benefit Costs Recognised in Statement of Comprehensive Income (SOCI)

	Period from 31 March 2026 (£000s)	Period from 31 March 2025 (£000s)
Current service cost	-	-
Expenses	2	2
Net interest expense	4	5
Losses (gains) on business combinations	-	-
Losses (gains) on settlements	-	-
Losses (gains) on curtailments	-	-
Losses (gains) due to benefit changes	-	-
	-	-
Defined benefit costs recognised in statement of comprehensive income (SOCI)	6	7

Defined Benefit Costs Recognised in Other Comprehensive Income	Period ended 31 March 2026 (£000s)	Period ended 31 March 2025 (£000s)
Experience on plan assets (excluding amounts included in net interest cost) – gain(loss)	20	-
Experience gains and losses arising on the plan liabilities – gain(loss)	(9)	(44)
Effects of changes in the demographic assumptions underlying the present value of the defined benefit obligations – gain(loss)	(8)	-
Effects of changes in the financial assumptions underlying the present value of the defined benefit obligation – gain(loss)	(5)	29
Total actuarial gains and losses (before restriction due to some of the surplus not being recognisable) – gain(loss)	(2)	(15)
Effects of changes in the amount of surplus that is not recoverable (excluding amounts included in net interest cost) – gain (loss)	-	-
Total amount recognised in other comprehensive income – gain(loss)	(4)	(15)

Assets		
	31 March 2026 (£000s)	31 March 2025 (£000s)
Global Equity	58	56
Absolute Return		
Distressed Opportunities		
Credit Relative Value		
Alternative Risk Premia		
Liquid Alternatives	94	93
Emerging Markets Debt		
Risk Sharing		
Insurance-Linked Securities	1	2
Property	26	25
Infrastructure	-	-
Private equity	1	-
Real Assets	50	60
Private Debt		
Opportunistic Illiquid Credit		
Private Credit	64	61
Credit	21	19
Investment Grade Credit	31	15
Corporate Bond Fund		
High Yield		
Opportunistic Credit		
Cash	7	7
Liquid Credit		
Long Lease Property		
Secure Income	16	8
Liability Driven Investment	161	152
Currency Hedging		1
Net Current Assets	5	1
Total Assets	528	500

None of the fair values of the assets shown above include any direct investments in the employer's own financial instruments or any property occupied by, or other assets used by, the employer.

Key Assumptions

	31 March 2026 % per annum	31 March 2025 % per annum
Discount Rate	5.58	5.46
Inflation (RPI)	3.53	3.21
Inflation (CPI)	3.02	2.68
Salary Growth	4.02	3.68
Allowance for commutation of pension for cash at retirement	**75% of maximum allowance**	**75% of maximum allowance**

The mortality assumptions adopted at 31 March 2026 imply the following life expectancies:

	Life expectancy at age 65 (Years)
Male retiring in 2026	20.9
Female retiring in 2026	23.2
Male retiring in 2046	22.2
Female retiring in 2046	24.6