



LandAid Charitable Trust Limited
(Limited by Guarantee)

Annual Report and Consolidated Financial Statements
for the year ended
31st March 2023

Company Number: 2049135

Charity Number: 295157

**LandAid Charitable Trust Limited
(Limited by Guarantee)
DIRECTORS AND OFFICERS**

Directors and Trustees: Neil Slater, Chairman Appointed 1/04/2022
Andrew Gulliford
Melanie Leech, CBE
Scott Parsons
Claire Milton
Susan Hickey
Gillian Bowen
Dan Hughes
Anna Stewart
Gemma Kataký Appointed 1/04/2022
Damian Wild Appointed 1/04/2022
David Partridge

Chief Executive: Paul Morrish

Charity Number: 295157

Company Number: 2049135

Registered Office and Principal Address: St Albans House
5th Floor
57-59 Haymarket
London
SW1Y 4QX

Website: www.LandAid.org

Bankers: Bank of Scotland plc
33 Old Broad Street
London
BX2 1LB

Lloyds plc
98 Victoria Street
London
SW1E 5JL

Auditors: Moore Kingston Smith LLP
9 Appold Street
London
EC2A 2AP

Legal Advisers: Bates Wells & Braithwaite LLP
2-6 Cannon Street
London
EC4M 6YH

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2022-2023 – LANDAID'S YEAR AT A GLANCE

1. It was a successful year, and we awarded grants totalling £1,423,035 during the year, providing 474 bedspaces towards our target.
2. During the year our pro bono programme brokered 50 pro bono projects to the value of £440,868 (compared with 95 in 2021-22). A total of 167 businesses are now members of our pro bono network (compared with 150 in 2021-22).
3. In response to the war in Ukraine, and with funds donated by our corporate supporters, we awarded 31 grants, totalling £145,325 to projects working with refugees here in the UK.
4. Employment projects supported by LandAid worked with 131 young people, with 16 of those getting paid employment.
5. We've been continuing to develop our social value calculator and have been using it as part of our grant assessment process.
6. Gross income was £4,830,655 up 28.3% against budget, and up 31.8% against 2021-22.
7. We ended the year with a total of 94 corporate partners, up by nine from the previous year.
8. We secured our highest value partnership to date, with CBRE, and delivered some exemplar strategic partnerships, which model the route towards significant income growth for the organisation, including with Lendlease, SEGRO, Savills and Landsec.
9. Our events fundraising remained buoyant, with over £677,000 coming from our most successful SleepOut event ever. The LandAid 10k raised over £115,000, and our two virtual industry-wide events (Tour de LandAid and Steptober) raised between them a total of £175,000. LandAid received £504,500 of the funds raised by our close partner StreetSmart during their 2022 Christmas campaign (representing 65% of the total funds raised).
10. We were able to strengthen the support we give our five Regional Boards, with income increasing by over 200% thanks to a significant increase in the number of regional events.
11. We also established our newest Regional Board, in Scotland, following a successful first SleepOut event in Glasgow.
12. We developed and launched a new Communications & Engagement Strategy for LandAid, outlining the approach we will take to inspire our supporters, connect them more closely to our cause, and grow our audience base to generate wider engagement across the industry.
13. We redesigned the LandAid website, giving the impact of our work more prominence, and improving how we communicate what we do to supporters and charity beneficiaries alike.
14. We have made significant progress in developing our data capabilities and will be rolling our redeveloped and redesigned CRM system, using Salesforce, in Q2 of 2023.
15. In addition, a new Partnerships Strategy was approved by the Trustees, setting out practical goals for how our partnerships programme and offer can align with our partners shift away from CSR, and towards ESG.
16. New staff joined all LandAid's departments, bringing fresh expertise and skills to our work, particularly in our fundraising and impact teams, and helping us progress our much-needed re-development of our database.
17. Gross salary costs of £922,820, represented 19% of total gross income. With all other operational costs included, our total overheads represented 30% of total gross income.
18. However, the last part of the year has been overshadowed by the illness and then tragic death of our colleague Kevin Hunter. Kevin joined us as Grants Programme Manager in 2022 and had just been promoted to head of Programmes & Impact when he was diagnosed with cancer. He was 44. We miss him hugely.

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OBJECTIVES & ACTIVITIES

Our overarching aims, the issues we tackle, and the changes we seek

LandAid's mission is to end youth homelessness in the UK. We work to achieve our mission by bringing together a single industry to help tackle this single issue, creating a unique corporate movement for social change. Working exclusively with companies involved in every aspect of property and the built environment, right across the UK, we harness their generosity, ingenuity and creativity to create safe, secure and affordable accommodation for young people who have been or are at risk of homelessness.

According to youth homelessness charity, Centrepoin, in 2021 to 2022, 129,000 young people aged between 16 and 25 across the United Kingdom sought help from a local council as they were homeless or at risk of homelessness. This represents another year-on-year increase, a pattern seen in each of the last six years. Many of these young people will be sleeping on people's floors or in inadequate and overcrowded accommodation but a small number will find themselves sleeping rough and, worryingly, there has been a steady increase in that number.

Homelessness does not affect young people equally – young women, young people from BAME communities, young people with experience of care, and young people who are LGBTQ+ are all more likely to experience homelessness than other groups. While the support needs of each group may be different, the common factor for all young people experiencing homelessness is the need for safe, secure, and affordable accommodation. Working with leading charities across the UK, LandAid's ambition is to help address this need.

Our short term and longer term aims and objectives

We are about to enter the final year of our ambitious three-year strategy, which sets out three core aims that have been the driver for our activity over the past two years, and which we will continue to strive towards in 2023-24:

- To provide 1,000 bedspaces for young people by 2024
- To provide charities with over £1,000,000 of pro bono professional expertise and support per annum on a pro bono basis by 2024, and
- To be recognised as the most effective way in which the property industry can work together to end youth homelessness.

Achieving our aims

As a charitable foundation supported by the property and built environment industry, LandAid:

1. Offers financial support through our grants programme to frontline charities supporting young people who are homeless.
2. Brokers free professional property advice for charities across the UK, including both our grant recipients and other charities working with young homeless people.

Our grant-making is enabled through fundraising activity we undertake with our industry partners, and through corporate donations made to LandAid. This work is supported by our regional boards as well as by a number of networks and groups we have established to promote our work and to deepen our engagement across the industry. These networks also help promote opportunities for pro bono work as well.

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Increasingly, we look to additional and alternative means to engage our industry in tackling youth homelessness to complement our primary funding and pro bono activities. These include exploring means of introducing social investment from the property industry to youth homelessness charities and testing sector-specific initiatives such as our work with the Build to Rent sector.

Progress against these priorities is described in the *Achievements and Performance* section.

How we measure success

We record and report the total funds we raise, the total funds provided (or available) for grants, and the volume of free property advice we broker. We also try to measure the impact we achieve, and for the last seven years have requested impact reports from funded charities.

In terms of our free property advice, we normally ask those who offer professional advice to provide a record of the value of the work and time they have donated. We ask those charities who benefit for details of the financial and organisational impact they accrue from that advice.

We have also put significant effort into developing our social value reporting, putting in to practice our Social Value Calculator, which we developed in conjunction with the Housing Associations Charitable Trust (HACT).

Our grant making policy and how it contributes to our aims

Our grants team works closely with our grants committee, our board, and with external partners to ensure that our grant making policy and delivery plan are both fit for purpose, realistic and achievable.

Specifically, we are keen to ensure that both our policy and our delivery plan reflect broader initiatives and approaches to tackling youth homelessness. Our delivery plan aligns with the Positive Pathway for young people facing homelessness¹, a first in UK grant-making, and illustrates where in the pathway LandAid's contributions are being targeted.

We also recognise more clearly how we appreciate and want to respond to the experiences and challenges of youth homelessness faced by young people who identify as LBGQTQ+, by young women, and by young people from black, minority and other ethnic communities.

¹ <https://stbasils.org.uk/about-us/the-positive-pathway/>

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ACHIEVEMENTS AND PERFORMANCE

Review of progress against objectives

The table below reports on the progress we made against our key priorities within the year.

Objective	Progress	Notes on Performance
We will provide 1,000 units of accommodation for young people by March 2024		During the year, we awarded funding for 474 bedspaces during the year against our 2023 target of 150. As at the end of March 2023, we had funded a total of 539 bedspaces against our 1,000-bedspace target.
We will broker £1m of pro bono support a year for UK charities by March 2024		We exceeded our 2023 pro bono target, brokering 50 projects with 44 companies valued at £434,000.
To support our first two objectives, we will raise £3.5m in 2022-23		We raised over £4m in gross income (cash and pro bono value donated)
Specifically, we will raise £500,000 from 1000 participants in the 2023 LandAid SleepOut		We delivered our biggest ever event, with 1300 participants from 185 companies raising over £675,000.
We will invest in, retain and develop our corporate supporter base.		We increased overall number of corporate partners from 83 to 94
We will continue to enhance staff effectiveness, wellbeing, and motivation		We've invested in new roles, new IT, better learning & development and digital transformation. Staff report high levels of satisfaction and engagement.

The only area of concern, and the area where the board and Leadership Teams are applying most effort and thought, is delivering our bedspace target. In this area, and with regard to our pro bono programme, the Leadership has developed and is implementing detailed delivery plans to help ensure we deliver our ambitions in full.

Our impact this year

Grant-making

The following table shows the number of grants made over the past five years, the total funds awarded, the average grant made, and the resulting bedspaces funded. Please note that the figures for 2020-21 include only Core Grants for bedspaces and do not include grants made under our Emergency Appeal of that year.

The grants awarded in 2022-23 will realise 474 bedspaces for young people against our target of 1,000 bedspaces by 2024, underscoring the importance of the delivery plan in setting out how those remaining bedspaces will be provided.

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	2017-2021	2021-2022	2022-2023
Number of grants	94	25	41
Grants awarded (£)	£5,855,387	£1,363,827	£1,423,035
Average grant	£62,291	£20,982	£34,708
Bedspaces funded	578	65	474

Innovation in Impact

Recognising the limitations of conventional grant making alone in achieving our bedspace target, we continue to progress a number of innovative approaches to delivering our intended impact. Our board-level working group has met through the year to explore ways in which we could enable social investment to deliver bedspaces across the country. Progress has been a little slow, but definite proposals are taking shape.

Supporting young people into meaningful work

We began work with SEGRO to explore ways in which we could further develop the charity partnerships they had funded over previous years, by providing opportunities for employment. We have joint funded employability projects in four locations across the UK, supported by funding from both SEGRO and LandAid as a pilot. We see this as a potential growth area for LandAid alongside capital grants, to provide sustainable routes out of homelessness for young people and to provide the real estate industry with the tools and knowledge it needs to support vulnerable young people into the workplace. The pilot has so far supported 131 young people, with 16 of those having secured paid employment. This has resulted in further funding from Landsec and Hilton UK Foundation.

Developing innovative solutions to youth homelessness with the Build to Rent sector

We have also been working with the Build to Rent sector to encourage operators and investors to allocate a small number of units at heavily discounted rents, and for fixed terms, to charity partners for the young people they support. 2021-22 saw considerable development and engagement work and the first young people started to move in early in 2022-23. So far, we have secured 6 units of accommodation for young people in Liverpool (1) and Harrow (5) and have a target of 100 units for the year ahead. Our partners, Stantec, have offered funding to support rent deposits for young people in Harrow, helping to ensure that accessing high quality homes is as affordable as possible.

Supporting Ukrainian refugees here in the UK

Following Russia's invasion of Ukraine in February 2022, and with support from Frontier Estates, CBRE, the Mace Foundation, British Land, and others, we devised and rolled out an emergency grants programme specifically for projects around the UK supporting Ukrainian refugees. We gave out 31 grants totalling £145,235, and in doing so, complemented efforts and donations from many other companies across the property industry.

We continue to work with leading charities, funders, and philanthropists to develop a rent deposit programme specifically for refugees with some of the remaining, restricted funds we received.

Though by no means core work, our singular position within the property industry gave us the opportunity to act on behalf of concerned businesses and aggregate positive social impact.

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Social Impact and Social Value

While we have traditionally measured our success through the number of bedspaces delivered, and while we will continue to do so, we recognise that our social impact is significantly greater than a simple count of units of accommodation. Many of our corporate supporters are similarly looking at their social impact and value more thoughtfully and expect LandAid to tell a richer story about our impact than we have previously done.

In 2021-22 we worked with social impact specialists HACT to develop a bespoke calculator to help understand our impact through social value metrics. The calculator is being tested thoroughly and worked on with our grants committee but will be providing data on both the savings to the public purse as a result of our work, but also, importantly, on the wellbeing measures of our investments on the lives of those young people we support.

To find out more about our impact, please visit: <https://www.landaid.org/our-impact>

Pro Bono Programme

In the 2022/23 financial year, the volume and range of support brokered for charities by the LandAid Pro Bono programme has grown, as have the numbers of charity and corporate partners who have signed-up to be part of the network. The programme has also become more strategically focussed to ensure continued growth, efficiency, and sustainability in future years.

During the year, and as we work towards brokering £1m worth of pro bono professional property services for charity partners each year, we achieved the following:

- 44 companies provided charities with professional services for free.
- Over 50 charities were supported by those companies to deliver projects.
- A total of £434k of pro bono support was provided for charities, taking the total delivered since 2020/21 to over £1.1m.

Our partnership with Computers 4 Charity has seen 138 PCs and Laptops with a combined value of £46,000 donated by 5 property industry organisations refurbished, updated and passed on to 10 different youth homelessness charities. In addition to the impact this will have on the beneficiaries, and by giving equipment a second life, we've helped to save around 22.2 tonnes of CO₂ emissions.

We also embarked on a partnership with Vodafone as part of their 'charities.connected' programme, helping to increase the distribution of SIM cards with free calls and data to young people facing homelessness. We brokered the distribution of 18,201 SIM cards across 45 youth homelessness charities, representing a value of over £1.6m.

As we enter the final year of our three-year strategy, work is underway to better target the network of organisations signed up to the Pro Bono Programme and encourage more engagement with the programme from the existing supporter base, as well as aiming to improve matching rates through focussing on those service lines that we're well-resourced to support and that are of a high value. We have also identified a small number of charity partners with significant property portfolios to work with and create a more predictable foundation of support, to establish higher volume support from some corporate partners over a longer period, alongside the more ad hoc activity.

As well as facilitating free advice on behalf of other charities, LandAid has received free advice and support from the following companies and individuals: Chris Forshaw, CoStar, Estates Gazette, ECN Property Week, and React News.

Of particular note has been the support we have received again from Knight Frank who have very generously provided outstanding workspace and office facilities to our team in their Baker Street

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head office. You can find out more about our comms and media support we have also received in the *Engaging our supporters* section below.

We remain very grateful to the Directors and Staff of Redwood Consulting for their invaluable free advice and support to LandAid and our communications activity and to all those who have donated their time and resources to helping us deliver our mission.

Our fundraising this year

Partnerships

Our Strategic and Foundation Partners are our bed rock and give an annual donation of at least £30,000 and £10,000 respectively to support our cause. At the end of 2022/23, LandAid had 21 Strategic Partners and 73 Foundation Partners (22 Strategic Partners and 66 Foundation Partners in 2020-21). At the same point we had 140 Corporate Supporters providing event and media support, general fundraising and/or free property advice (104 in 2020-21). A list of all our corporate supporters is included at Appendix 1.

We were also extremely grateful for the opportunity to model our refreshed approach to corporate partnerships, which seeks to facilitate the transition away from a 'membership model' of support, towards one that delivers meaningful, tangible and measured impact for our corporate partners.

Partnerships with StreetSmart, CBRE, Lendlease, Landsec and Segro in particular have provided significant financial support, and impact, to specific LandAid projects.

We received donations totalling £411,179 drawn from the dormant 'legacy' funds held by four of our corporate partners, in no small part thanks to our indemnity policy, which protects LandAid against the risk that clients are later identified after the donation is received.

Events

We have been delighted to see an increase in the volume of 'Supporter Events' organised by our partners and supporters in which LandAid is the benefitting charity. A huge thank you to all of those who dedicated time and effort raising funds for our work in this way.

Brazilian Jiu Jitsu - Bristol Open	LaSalle Charity Quiz
British Land Peak to Peak Cycling Challenge	LREF
CamPropFest + Eastern Echo Awards	LRWA Awards & Gala Dinner
Carter Jonas Business Fives	MIPIM Tennis Classic
Carter Jonas Christmas Fundraiser	Mudathon 2022
Chetwoods Architects Christmas Campaign	Not Going To MIPIM (Overbury PLC)
Commonwealth Cup Football Tournament	Pexhurst Golf Day
CO-RE Charity Triathlon	Pinsent Masons Quiz
Coyote Poker Night	Property Race Day
Edozo Christmas Jumper Day	Property Week Awards
Geodata Football Tournament	RBS/NatWest Quiz
Glovers Charity Quiz	ROC Consulting Trek
Hilton UK Foundation Fundraising Ball	Selborne Chambers Quiz Night
Iceni's International Women's Day Cycle	Shaftesbury Treasure Hunt
ING Christmas Lunch	Surveyor 7s Rugby Match
Landsec Quiz	Tattoo Artists Against Homelessness
	Telford Homes – Run Through Lee Valley
	VeloPark for LandAid

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Telford Homes Pub Rally
The Big Give Christmas Challenge
The Steele-Bodger Rugby Match

Vesta Construction 5-a-side
YEP Bristol Charity Quiz

We were also extremely grateful for the outstanding efforts of some individual supporters, who took on huge challenges on behalf of LandAid. They included Mark Bourgeois (Cycle around Yorkshire), Tom Johnson (Abseiling Extravaganza), Natasha Godfrey and Mark Day (London Marathon), and Ross Whitehead (Chicago Marathon).

Regional support

The last 12 months was a significant year for our work across the regions and nations of the UK, as each of our existing Regional Boards strengthened their engagement and support and help us embed our ambitions more firmly within the local industry.

Driven by their Regional Chairs, every board has become more focused (albeit with differing priorities and strategies for tackling each objective) and better able to raise LandAid's profile, increase their regional fundraising and impact. The Regional Boards feel more connected than they previously were, with better engagement between regional boards and our Executive Team, and between regional boards themselves. This remains something we are looking to improve further.

We are also looking to integrate our work more into the strategic homelessness priorities within the regions in which we currently operate, although this is a mid-term goal.

This year also marked significant growth in our regional fundraising, both through engagement with our own flagship events. The success of this year's SleepOut was in no small part down to the enthusiastic support of regional fundraisers who raised a combined total of £299,261 - 44% of the overall total. Other significant events included:

North West Gala Dinner	£44,000	North West 10K	£12,600
St Modwen Charity Run (Midlands)	£38,000	Yorkshire Ambassador Quiz	£3,804
Commonwealth Cup (Midlands)	£6,682	South West Tag Rugby	£7,032
Day of the Dead (North West)	£5,500		

And finally, we were delighted to welcome our sixth Board to the fold. With a different legislative and policy framework, our new Scotland board will be working with charities and companies there to explore how best we can support an end to youth homelessness north of the border.

Engaging our supporters

Under the leadership of our new Head of Communications & Engagement, Tim Hudson, we developed and launched a refreshed Communications & Engagement Strategy. This outlines the ways in which we will support LandAid's wider strategic goals through our communications, with goals to inspire supporters, connect them more closely to our cause, and grow our audience base. The strategy also sets out how we plan to achieve these goals, including through the production of a new brand video, and the initiation of regular in-depth audience research in 2023-24.

During the year, we completed the redevelopment of our website, working with web agency Fat Beehive to improve the user journey, give more prominence to the impact of our work, and align the design of the site more closely with our brand.

We also benefited from more pro bono support with our communications work last year. We continue to work with the excellent team at Redwood Consulting on all of our media relations, but

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we also received outstanding support from creative agencies, J2 and DS.Emotion in the production of creative assets, campaign planning, and strategic development. Towards the end of the year, we were delighted to hear that the team at Holistic Insight would work with us on our audience research project in 2023-24, also on a pro bono basis.

Ambassadors

Building on the review of this programme for the next generation and rising stars of the real estate industry, we refreshed the Ambassador network’s membership and objectives, and spent much of the year developing the infrastructure required to support the network effectively. The Ambassador programme is now based around three core workstreams:

- Fundraising –recruiting participants to LandAid events and organising and hosting their own fundraising events.
- Profile – raising awareness of our work within their own companies and external networks.
- Impact - supporting LandAid to maximise our impact, raising awareness and supporting the development of the pro bono and grants programmes.

These workstreams are intended to align Ambassadors’ skills and interests with LandAid’s work, and each stream is supported by a ‘champion’ on the Exec team. The new, improved programme was launched in June 2022, and we now have 89 Ambassadors across the UK. We would like to thank LandAid Trustee, and former Lead Ambassador, Anna Stewart for her support and input during the year.

Patrons

During 2022-23, we launched our new Patrons Network. The brainchild of former trustee and chair of the Board, Rob Bould, the Network is creating a community of senior property professionals with influence and experience, who are committed to LandAid’s goals and ambitions, and are able to leverage support and impact through their own expertise and networks. We ended the year with 61 Patrons, benefiting from invaluable insight in areas such as our Build to Rent initiative, and introductions to partners such as the Hilton UK Foundation which led to a donation of £65,000 over three years for our employability programme.

Networks against Homelessness (NWAH)

This network of networks is designed to bring together property sector communities behind our mission to end youth homelessness, helping each network to support us by raising funds and awareness for our work. Each network’s profile-raising capability, sharing of our message with their members, is one of the initiative’s key benefits enabling us to reach a far wider audience than we could on our own. NWAH also helps us partner with diversity networks to explore the intersections between youth homelessness, ethnicity, sexuality and to explore some of the disproportionate disadvantages that affect young people in these communities.

Knowing where we need to improve

Each year, we identify several areas in which we need to improve. The table below sets out the progress we have made in each of these areas:

Objective	Progress	Notes on Performance
Concluding our Governance Review fully		This was completed and almost every action agreed has been actioned. We are now focusing on new areas of work including Equity, Diversity & inclusion

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Objective	Progress	Notes on Performance
		within our board, team, and programmes, as well as refreshing board and committee membership.
Embedding our new values into the way we work		We developed and launched a fantastic set of new values which inform every aspect of the work we do. You can find out more about our values here .
Developing and rolling out a new competency framework		We have not progressed this significantly in year, although we have a clear road map to completion.
Reviewing and improving our digital security		All staff received training, and new systems and procedures have been put in place to help protect our people and data. However, this inevitably needs revisiting each year, as new risks emerge.
Reviewing our current accounting software and systems		We looked at alternative accounting packages and concluded, not least because of the on-going work we were doing on our CRM, to remain with Xero.
Reviewing quality and compliance through use of the Charity Excellence Framework		So far, we have looked at two areas of our work through the CEF. We plan to conclude this work over the coming months.

We have, in addition, continued to develop workstreams from the previous financial year, including:

- Continuing to improve agile working and collaboration.
- Investing further in staff learning & development, with more staff on accredited programmes of professional development than at any time before.
- Improving our CRM system, with a Salesforce development partner commissioned to redesign and develop our database, and good progress made in all areas.

For the coming year, in addition to concluding outstanding work, our improvement priorities are:

- Introducing a new approach to Equity, Diversity & Inclusion.
- Reviewing our approach to hybrid working.
- Supporting ways in which we enable colleagues to use their creativity and innovation better.

Plans are now in hand to address each of these areas.

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FINANCIAL REVIEW

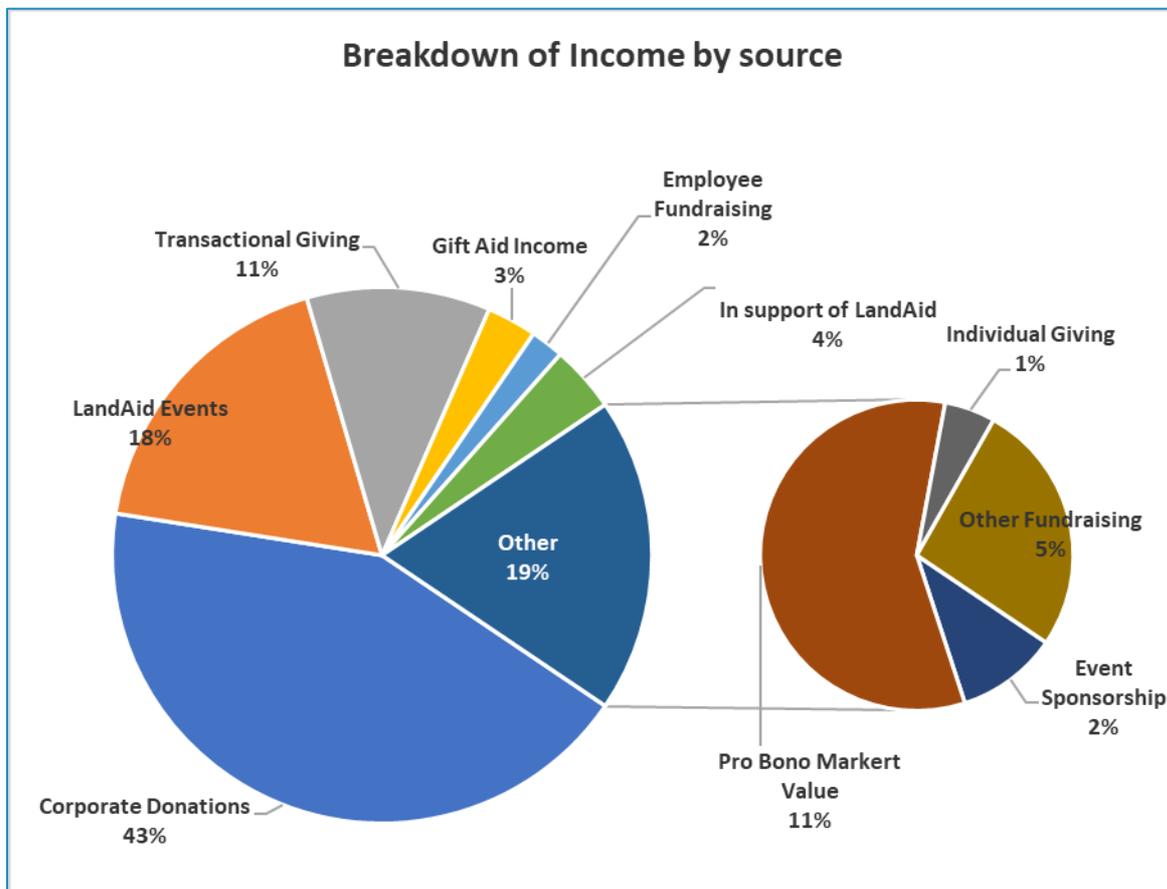
Total income for the year as reported in the Statement of Financial Activities was £4,830,655 (£3,292,810 in 2021-22). Income from charitable activities and donations was up (58%) to £3,932,617 (£2,488,181 in 2021-22). Income from trading activities rose to £879,445 (£789,725 in 2021-22). For more information about our sources of income and performance, please see the section above, *Achievements and Performance*.

Total expenditure for the year was £2,841,846 (£2,489,895 in 2021-22), an increase of £351,951 (14%). The reasons for this are explained above in our Review of the Year.

The current assets show a significant level of cash reserves of £4,050,967 (£3,394,859 in 2021-22). Total Net Assets at the year-end totalled £986,230 (£2,007,584 in 2021-22).

As a fundraising foundation, LandAid only commits to grants when the funds are raised. The difference between reserves and free cash will be committed to grants in 2023-24, except for those funds designated for, or restricted to specific projects. These funds are expected to be fully spent by March 2024.

In terms of the breakdown of sources of income in 2022-2023, 43% of income came from charitable donations from our corporate supporters and a further 18% came from LandAid fundraising events. The remaining 39% came from Transactional Giving (11%), Gift Aid (3%), Individual Giving (1%), Employee Fundraising (2%), Events in Support of LandAid (4%), Event Sponsorship (2%), Pro Bono Market Value (11%) and other fundraising (5%).



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Factors likely to affect our performance going forwards

We are wholly dependent for our income on the generosity of the property industry – both at a corporate and an individual level. Clearly, anything that affects the industry's confidence, and its profitable activity threatens the discretionary support that the industry might provide the charities it supports, including LandAid. Continuing economic uncertainty is impacting the industry, but we are not seeing this translate into diminishing levels of support for LandAid. Indeed, the greater interest in ESG within the industry is prompting an ever-greater focus on the societal impact that businesses and their employees have, a trend we are keen to ensure benefits our work.

Investment in our regional work provides a significant opportunity to understand youth homelessness within more specific local areas, and respond in a more tailored fashion, area by area, engaging local businesses more effectively, and we expect this to inform future strategic thinking.

Increasingly, we see promising opportunities to enable the industry and its more progressive members to lead distinct areas of work. Opportunities to engage the BTR sector, or to utilise dormant client account funds, can be multiplied with the hugely valuable support we benefit from, from industry leaders and their teams, and this in turn should impact how we operate as a team.

However, one of the key areas likely to impact performance most will be capacity and skills. Just as for many organisations, recruitment and retention are critical issues as we grow further this year and the market for talent is very competitive. As we juggle the search for great new colleagues to join the team, our biggest challenge will remain ensuring sufficient focus on delivering our principal objective within the final year of our current strategy.

LandAid's principal risks and our plans for managing them

The Board of Trustees has a risk management strategy, which comprises:

- A regular review of the risks the charity may face.
- The establishment of systems and procedures to mitigate such risks as are identified.
- The implementation of procedures designed to minimise any potential impact on the charity should such risks materialise.

The principal areas of risk we focused on mitigating during 2022-23 was the economic impact and fall-out from the war in Ukraine and the cost-of-living crisis that ensued. We responded by bolstering our key relationships with corporate partners, while also seeking to offer young people emergency funding to help tackle the rising costs of food and heating. We also provided our own staff with Cost-of-Living increases, recognising the difficulties they faced.

Our principal anticipated risk relates (as indicated above) to staffing and recruitment. In the current climate, recruiting and retaining talented colleagues who share our values is a priority and failure to do so risks impacting culture, performance and impact. We continue to focus on paying good salaries (we signed up to the Living Wage Foundation during the year), investing in people and their development, and creating an outstanding culture in which to work.

We take nothing for granted however, so, as in previous years, we continue to diversify our income streams, to strengthen engagement with our Corporate Partners, to develop our communications around impact and the value we add, and to underscore the essential role we play in bringing great charities and great businesses together to make a lasting difference.

Other areas of significant risk which we seek to mitigate through careful planning remain:

- Reputational risk

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- Theft or fraud
- Failure to secure data held by us or under our control.

There was one incident this year that had the potential to impact our reputation. It was managed thoughtfully and with careful consideration and did not materialise.

Theft and fraud are continuing concerns for all businesses, and charities are no exception. We continue to review our financial policies and procedures and provide staff training on fraud risk.

Linked to concerns over fraud is the risk that our IT systems might be breached with a resulting loss or compromising of data. We continue to work closely with our IT services provider to ensure all measures required are taken and implemented effectively.

Our investment policy

LandAid has a duty to ensure that it looks after the funds that it raises, and, within reason, to secure some interest on any funds invested pending being given out as grants. Trustees have approved an Investment Policy setting out how best the funds that we hold could be invested to ensure a reasonable return and without compromising our ability to draw those funds down for grant commitments in a timely fashion. Trustees are keen to ensure that LandAid's funds are invested ethically, and this desire will be set out more clearly within our investment policy in 2023-24. Most of our funds are held in a low interest deposit and saving account.

Total funds held at the end of the period

As at the end of the reporting year, LandAid held funds totalling £2,986,230 (£2,007,584 in 2021-22).

We also held restricted funds totalling £1,984,593 (£1,004,709 in 2021-22). Our restricted funds are, in the main, those funds raised through our supporters St Basils Live and Work, Depaul Nightstop, Palmer Capital and Streetsmart and other specific projects.

Returned or withdrawn grants

We agreed with charity partners to withdraw 2 grants worth a total of £10,175 (compared to 4 grants returned/withdrawn in 2021-22 worth £52,550).

Reasons for returning or withdrawing grants ranged from problems securing planning permission to a reappraisal of risk as a consequence of the pandemic.

LandAid's Reserves

The Trustees are committed to ensuring the charity has sufficient reserves available both for operations to continue during any period of reduced income and to provide the cash required to meet the costs of major fundraising events where outgoings may precede income.

The current policy of the Board of Trustees is to maintain free reserves of at least six months general running costs as well as three months' salary costs for the CEO, Finance Manager, and an Office Manager. This sum has been calculated to be equivalent to £275,000. The difference between free reserves (which were at least £250,000 throughout the year) and cash will be committed as grants.

Trustees have decided to retain reserves in the trading subsidiary and consequently to pay tax in respect of LandAid Functions Ltd.'s profit for the year 2022-23.

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Our approach to fundraising

The trustees are fully aware of their individual responsibility and accountability to ensure that the charity fundraises legally, responsibly, and effectively. They are aware of the Charity Commission CC20 guidance and use this and the accompanying checklist to help them evaluate the charity's fundraising performance, and to ensure that we do not target vulnerable people.

We continue to be a levy-paying member of the Fundraising Regulator and subscribe to the associated fundraising codes of practice. We suppress individual supporter records against the Mailing Preference Service, Telephone Preference Service and the Fundraising Preference Service which ensures we do not approach individuals who have expressly requested that we do not contact them. We received no FPS suppression requests during the year (2021-22: nil).

The charity did not engage with a professional fundraiser/commercial participator in the year.

Complaints

The charity has a published complaints procedure, available on its website, and endeavours to respond to enquiries and complaints within the stated timeframe. In 2022-23 we received no complaints (0 in 2021-22).

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PLANS FOR FUTURE PERIODS

Our ambition remains, by 2024, to:

- Provide 1,000 homes for young people who are homeless.
- Broker £1m of pro bono professional services from the property industry.
- Become the most effective means by which the property industry can tackle youth homelessness.

Over the final year of our current strategy, we are putting plans in place to source and fund the remaining bedspaces required to meet our target, and to ramp up our pro bono programme. This will require some further consolidation and expansion in our fundraising and comms teams.

At the same time as we do this, we are developing our forward strategy for the period beyond 2024. Early work with trustees has suggested that the next period of work should be informed by the following ten principles:

1. Our mission should remain working to end youth homelessness in the UK.
2. We should be more ambitious and more focused in the impact we seek to achieve.
3. We should be informed by evidence of what works well.
4. If we are to end youth homelessness, we should support a wider range of interventions.
5. We should respond to the distinct needs of specific groups of young people.
6. We should do more through strategic engagement in our regions and nations.
7. We should collaborate and join forces with like-minded organisations to achieve our goals.
8. We should communicate our work, our impact and our 'value add' better.
9. We should educate and inform our supporters about youth homelessness, and about 'best-in-class' engagement.
10. We should use the experience and expertise of our charity partners and the young people they serve, to advocate and help shape better social policy.

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STRUCTURE, GOVERNANCE AND MANAGEMENT

Our organisational structure

LandAid Charitable Trust Limited is a charity and a company limited by guarantee governed by its Memorandum and Articles of Association dated 8 August 1986, as amended on 12 March 2007 and which were further amended on 21 August 2013, when the objects were updated to the following:

- To relieve poverty and sickness in the UK and anywhere in the world, in particular responding to disadvantage that impacts on children and young people, including homelessness.
- To advance education in hunger and disaster-stricken countries around the world.
- To advance all other purposes that are charitable under the laws of England and Wales, Scotland and Northern Ireland from time to time.

The charity is governed by the Board and there are four standing committees: Finance, Governance and Risk Committee (FGRC), Fundraising Committee (FRC), LandAid Grants & Impact Committee (LGIC), and the Nominations Committee.

With respect to the Board, the trustees may admit individuals or organisations into membership but in practice this is restricted to trustees of the charity. At the end of 2022-23 there were 12 members (13 at the end of 2021-22). Each Trustee agrees to contribute £1 in the event of the charitable company being wound up.

There were no changes to the board during the course of the year.

Diversity and inclusion

Over the past year, we have continued our work to ensure that the Board, its committees and Regional Boards, and its staff team better reflect social diversity. As at 31 March 2023, half our trustees were women (40% in 2022), and the average age of Trustees was 52 (58 in 2022).

So far, we have been collecting data on gender and age within the Board exclusively. Over the coming year, we will be researching a broader range of protected characteristics within Trustees, committee, regional board members and the staff team, including social background and education.

During 2023-24, we will develop and adopt a clearer policy and approach to ED&I, setting clear ambitions around recruitment to our governing and regional boards and committees and to our staff team. This work, aside from underscoring our own commitment to diversity and inclusion, is intended to materially enhance the quality of governance and performance within the charity.

Separately, the Executive will explore ways in which the charity's operations (its fundraising, communications and engagement, and grant making) can be better informed by robust ED&I principles. Our goal is to ensure that there are as few barriers to supporting our work as possible, and that we reach especially those communities of young people facing homelessness, who are most disadvantaged or excluded.

The resources we have at our disposal

As a charitable foundation, without endowment, LandAid must fundraise for every pound it gives out in grants. During the course of the year we undertook a review of our operational structure and recognised the need to invest in several key areas of the team. During the year we steadily implemented a new structure, taking on new staff and filling gaps in the team as some colleagues

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left, and augmenting the role of our Deputy CEO, Alice Lamb, with responsibility for all our external-facing operations – fundraising, impact, and comms and engagement.

As a result, at the end of the reporting year, LandAid had a team of 23 (19 in 2021-22) with a monthly average number throughout the year of 20. Led by the Chief Executive, Paul Morrish, and Deputy Chief Executive and Director of Operations, Alice Lamb. The team comprised:

- A team to manage our grants and free property advice programmes (5 posts)
- A team to lead on partnerships, fundraising and events management (10 posts, up from 8 the previous year)
- A team to manage communications and marketing (3 posts)
- A team to manage our finance function (2 posts), and
- A part-time data manager (1 post).

Total staff costs in the financial year were £1,004,492 (up from £738,948 in 2021-22), representing 21% of our total annual income (22% in 2021-22).

The contribution made by interns, volunteers and Ambassadors

Our Trustees, Committee Members and Regional Board members all volunteer their time to help us. We are hugely grateful to all of them – we couldn't begin to achieve what we do without their support, encouragement, and good offices.

LandAid's work is supported by a network of 89 young professionals known as 'LandAid Ambassadors', while our Patrons Network, comprising more senior and more experienced industry leaders who support LandAid, numbered 61 members at year end.

Public Benefit

The Trustees confirm that they comply with their duty under Section 17 of the Charities Act 2011 to have regard to the guidance on public benefit published by the Charity Commission in exercising their powers and duties.

Related parties

The Trustees and their companies donated a total of £211,808 to LandAid Charitable Trust in the year (£216,949 in 2021-22). LandAid Functions received £nil of events and sponsorship income from the Trustees and their companies (£37,800 in 2021-22).

The charity has a wholly owned subsidiary, LandAid Functions Limited, a company registered in England and Wales (number 02012882), which organises commercial fundraising events and gift aids its full taxable profits to the charity.

Our Networks

LandAid, and its senior staff, were, in the year 2022-23, members of:

- The Association of Chief Executives of Voluntary Organisations (**ACEVO**).
- **Homeless Link**, the national membership charity for organisations working directly with people who become homeless in England.
- The **Chartered Institute of Fundraising** (CioF), the professional membership body for UK fundraising.

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- The National Council for Voluntary Organisations (**NCVO**), the membership organisation for the voluntary sector in England.
- **CharityComms**, the membership network for communications professionals working in UK charities.
- **Charity Finance Group**, the networking body providing support for finance professionals working across the charity sector across England and Wales.

Inducting and Training our Trustees

When considering candidates for nomination, the Board of Trustees has regard to the need of the charity to ensure a full skill set on the board, the candidate's position within the property industry (from which the charity's support is drawn), their influence and willingness to solicit support for the charity and their ability to participate fully in the charity's governance and activities. The board is also determined to ensure that its members better reflect societal diversity.

Trustees have a formal induction session introducing them to the team, the breadth of our work and advising them of their obligations under charity and company law. They receive a copy of the Memorandum and Articles of Association as well as recent financial statements and board papers. They also receive details of the committee and sub-committee structure of the charity, including decision-making powers, and are briefed on the current strategy of the charity and its future plans.

How we make decisions and who makes them

The board of trustees is responsible for setting the policy and direction of the charity and meets four times a year. There are four sub-committees covering Fundraising, Impact, Finance, Governance & Risk, and Nominations. The first three meet quarterly and, as well as Trustees, include other senior members of the property industry who volunteer their time, expertise and insight. The Nominations Committee meets on an ad hoc basis and comprises only trustees.

The Chief Executive is appointed by the trustees to manage the day-to-day operations of the charity. To facilitate effective operations, the Chief Executive has delegated authority, within terms approved by the trustees, for operational matters including finance, employment and fundraising.

How we set pay and remuneration

In January 2020 we introduced a new pay policy for all staff building on the previous year's review, establishing clear pay bands for all roles across the organisation and a policy for advancement through these bands. In March 2021, the board agreed that the Finance, Governance & Risk Committee should also oversee remuneration, noting the Chief Executive's decisions relating to staff pay and making recommendations to the board on the matter of senior pay.

LandAid trustees are not paid for their work as directors of the charity. They are entitled, however, to be reimbursed for reasonable out of pocket expenses incurred in the course of their duties for LandAid. No reimbursement was claimed by or made to any trustee in the financial year.

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REFERENCE AND ADMINISTRATIVE DETAILS

Reference and administrative details are given on page 1.

Provision of information to the Auditors

The trustees in office at the date of approval of this report confirm, as far as they are aware, that there is no relevant audit information of which the auditors are unaware. Each of the directors has confirmed that they have taken all the steps that they ought to have taken as directors to make themselves aware of any relevant audit information and to establish that it has been communicated to the auditors.

Auditors

A resolution to reappoint Moore Kingston Smith LLP, Chartered Accountants, as auditors will be put to the annual general meeting.

This report has been prepared in accordance with the provisions of the Companies Act 2006 relating to small companies and with the Statement of Recommended Practice, Accounting and Reporting by Charities (FRS 102) effective 1 January 2015 including update bulletin 2.

Approved by the Board on 18 July 2023 and signed on its behalf by:



Mr. Neil Slater,
Chair of the Trustees

**LandAid Charitable Trust Limited
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Trustees' Report
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Appendix - LandAid's Corporate Supporters

The Trustees would like to take this opportunity to extend their heartfelt thanks to all of our Strategic Partners, Foundation Partners, Supporters and pro bono partner companies (in italics), and their staff, right across the property and construction industry – without whom we would be unable to make the difference we do. Thank you.

Strategic Partners

Blackstone
British Land Company PLC
British Property Federation
Carter Jonas LLP
CBRE Limited
Fiera Real Estate UK Limited
Grainger Plc
Hilton Foundation
JLL U.K. Ltd
Knight Frank LLP
Landsec Limited
LaSalle Investment Management
Lendlease
Logicor (UK) Limited
Sage Homes
Savills (UK) Limited
SEGRO Properties Limited
Shaftesbury Plc
Siren Media Limited
St. Modwen Logistics
StreetSmart
The Blackstone Group
The Property Race Day

Foundation Partners

Abrdn
Abstract Securities Limited
Allsop LLP
Ashdown Phillips & Partners Limited
Aviva Investors Real Estate Limited
BidX1 UK
BNP Paribas Real Estate Advisory & Property Management UK Limited
Bryan Cave Leighton Paisner LLP
bValued
Capital & Counties CG Limited
CLS Holdings PLC
CMS Cameron McKenna Nabarro Olswang LLP
CoStar UK Limited

Cushman & Wakefield (UK) LLP
Dalbergia Group Limited
Derwent London PLC
Dolphin Living Limited
Dowley Turner Real Estate LLP
Eversheds Sutherland (International) LLP
Frogmore Property Company Ltd
Gerald Eve LLP
GLP Limited
Granger Reis Limited
Grosvenor Britain & Ireland Hammerson Plc
Heitman
Helical PLC
Henry Boot PLC
Hollis Global Ltd
Home REIT PLC
Howard de Walden Estate Limited
James Andrew International Limited
LandTech (UK) Limited
Legal & General Group PLC
Liquid Roofing and Waterproofing Association (LRWA)
LondonMetric PLC
M&G Real Estate Limited
M7 Real Estate Ltd
Mace Foundation
Mansford Capital Limited
Mayer Brown International LLP
Michael Sparks Associates
Montagu Evans LLP
Muse
NatWest Group PLC
Newcore Capital Management LLP
Ocorian Real Estate
Orega
Orion Capital Managers (UK) Limited
Panther Investment Properties Ltd

Paragon Building Consultancy Limited
Pinsent Masons LLP
Pioneer FM
Prestbury Investment Holdings Ltd
Prologis UK Limited
PropSki
RBA Ltd
Redevco UK Limited
Regis
Revantage
Richard Boothroyd & Associates Ltd
Stantec
Stride Treglown Limited
Telereal Trillium Limited
Telford Homes PLC
TFT
The Arch Company
Trammell Crow
Trident Building Consultancy Limited
Trowers & Hamblins LLP
Turley Properties Limited
Unibail-Rodamco-Westfield Verdion
View The Space (VTS)

LandAid Supporters

Alec French Architects
Alpha Property Insight Ltd
Ambit Moat Ltd
Amelore Limited
Andrews Property Group
ARA Venn
Ardent Management
Argent (Property Development) Services LLP
Ashby Capital
Atkins Global Limited
Auxesia Homes
Avamore Capital Limited
Avison Young (UK) Limited
AWW Design Limited
Be Known Communications

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Beard Construction	Gallagher Group Limited	Project Management & Building Consultancy Limited
Billing Better Ltd	Gardiner & Theobald	Project Metrology Ltd
Blackburn & Co	Gleeson Recruitment Group	<i>Property Week</i>
Blackstock	Goodman Derrick LLP	<i>Pure Surveyors</i>
Blayze Consulting Group	<i>Gowling WLG (UK) LLP</i>	<i>PwC</i>
Bould Consulting Limited	Greater Manchester Mayors Charity	Q Communications
Bruntwood Estates Limited	<i>Greengage Environmental</i>	Ramboll UK
Build Recruitment	GreenZone Cleaning & Support Services Ltd	Realty Income Limited
Burges Salmon LLP	GUNN Associates (Architects) Limited	Reed Midem Limited
Buro Four Project Services	Hannan Associates	Rhubarb Property LTD
Bury Council	<i>Hicks Baker</i>	Richardson
Caddick Group PLC	Hilton UK Foundation	ROC Consulting
CapitaLand	Hunter Ops	Round Hill Capital UK Limited
Chancerygate Group Limited	<i>Hydrock</i>	<i>rpp</i>
Cheffins	Iceni Projects Limited	<i>Scarborough Group</i>
Civic Engineers Ltd	ING Media	<i>Scropton & Partners</i>
Clancy Consulting	Innovex Technologies Ltd	Selborne Chambers Limited
Coadjute	Kiki Concepts Limited	Shoosmiths
<i>Colliers International Property Consultants Limited</i>	KMC Transport Planning	<i>Simmons & Simmons LLP</i>
<i>Conisbee</i>	KPMG LLP	<i>Socius Development</i>
Construction Rocks	Lambert Smith Hampton	<i>Spatia Real Estate Limited</i>
Coop Foundation	Leach Rhodes Walker	Squire Patton Boggs UK LLP
<i>Coyote Group Ltd</i>	Livingcity Ltd	Starwood Capital
<i>Crookes Walker Consulting</i>	Lloyds Banking Group	<i>SWECO</i>
<i>Crown Workspace</i>	Lowe Guardians Ltd	Tandem Property Asset Management LLP
Cumming Group EMEA	M J Mapp Ltd	<i>Thames Laboratories</i>
Delancey Real Estate Asset Management Ltd	MAPP Ltd	The Buying Solution
Delva Patman Redler LLP	Marcol Group	The Completely Group Limited
DEX Property Management Limited	Mark Stolkin Foundation	The Jaspar Foundation
DLA Piper UK LLP	MBA Consulting Engineers	The Simon Gibson Charitable Trust
<i>Domec Professional Services</i>	<i>MDLR Architects</i>	Thorpe Charitable Trust
Douglas Dickson Property Management Ltd	MEPC Ltd	TMT Commercial Contractors
DTZ Investors UK Limited	Morgan Sindall Group plc	Touchstone
DWF LLP	Mott MacDonald Limited	Trace Solutions
<i>E.C.F</i>	<i>MPC</i>	<i>Travers Smith</i>
eB7 Limited	MRI Software	Tritax
Edelman UK	Network Space Ltd	<i>TrustedLand Ltd</i>
<i>Edozo Limited</i>	Nolan Redshaw	<i>Trustek</i>
<i>EG</i>	<i>Northen Surveyors</i>	Tythegeston Green Ventures Ltd
Experience Makers	Octink	UKAA Limited
Fairbriar Development Salford	<i>Osborne Clarke</i>	UKREiIF
<i>Faithful + Gould Limited</i>	<i>Out the Box Consulting</i>	<i>Urban Splash Group Ltd</i>
<i>Farebrother Services Limited</i>	Oxford Brookes Real Estate Management Society	Urban&Civic PLC
Firefly Holdings Manchester Ltd	Oxford Economics	VU.CITY Limited
Firethorn Real Estate Management LLP	Oyster Partnership Limited	Wates Foundation
Forelle Estates Limited	Pexhurst	Willis Towers Watson
Fox and Sons Ltd	Picton Capital Limited	Willmott Dixon Construction Limited
FTI Consulting LLP	PMP Ltd	Wring Group Ltd
	<i>Polestar PLC</i>	Zimmermann Wear Pty Ltd
	PP Comms Ltd	

**LandAid Charitable Trust Limited
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Statement of Trustees' Responsibilities
For the year ended 31st March 2023**

The trustees (who for the purposes of company law are directors) are responsible for preparing the Annual Report and the financial statements in accordance with applicable law.

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 company and of the profit or loss of the charity for that period. In preparing these financial statements, the trustees are required to:

- a. select suitable accounting policies and then apply these consistently;
- b. observe the methods and principles in the Charities SORP;
- c. make judgements and estimates that are reasonable and prudent;
- d. state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- e. prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business

The trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the charity's transactions and disclose with reasonable accuracy at any time the financial position of the 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 company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The trustees are responsible for the maintenance and integrity of the corporate and financial information included on the LandAid Charitable Trust Limited website.

Legislation in the United Kingdom governing the preparation and dissemination of the financial statements may differ from legislation in other jurisdictions.

Independent Auditor's Report to the Members & Trustees of LandAid Charitable Trust Limited

OPINION

We have audited the financial statements of Landaid Charitable Trust Limited (the 'company') for the year ended 31 March 2023 which comprise the Group Statement of Financial Activities, the Group and Parent Charitable Company Balance Sheets, the Group Cash Flow Statement and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 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 groups and the parent charitable company's affairs as at 31 March 2023 and of the group's 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 and the Charities Act 2011.

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 annual report, other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information. 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.

Independent Auditor's Report to the Members & Trustees of LandAid Charitable Trust Limited

In connection with our audit of the financial statements, 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 audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. 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' annual report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the trustees' annual report have 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 group and parent charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the trustees' annual report.

We have nothing to report in respect of the following matters where the Companies Act 2006 and the Charities Act 2011 require us to report to you if, in our opinion:

- the parent charitable company has not kept adequate and sufficient accounting records, or returns adequate for our audit have not been received from branches not visited by us; or
- the parent charitable company's 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; or
- the trustees were not entitled to prepare the financial statements in accordance with the small companies' regime and take advantage of the small companies' exemption in preparing the Trustees' Annual Report and from preparing 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 group and parent 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 group or parent 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

Independent Auditor's Report to the Members & Trustees of LandAid Charitable Trust Limited

We have been appointed as auditor under the Companies Act 2006 and section 151 of the Charities Act 2011 and report in accordance with those Acts.

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 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.

Explanation as to what extent the audit was considered capable of detecting irregularities, including fraud

The objectives of our audit in respect of fraud, are; to identify and assess the risks of material misstatement of the financial statements due to fraud; to obtain sufficient appropriate audit evidence regarding the assessed risks of material misstatement due to fraud, through designing and implementing appropriate responses to those assessed risks; and to respond appropriately to instances of fraud or suspected fraud identified during the audit. However, the primary responsibility for the prevention and detection of fraud rests with both management and those charged with governance of the charitable company.

Our approach was as follows:

- We obtained an understanding of the legal and regulatory requirements applicable to the charitable company and considered that the most significant are the Companies Act 2006, the Charities Act 2011, the Charity SORP, and UK financial reporting standards as issued by the Financial Reporting Council
- We obtained an understanding of how the charitable company complies with these requirements by discussions with management.
- We assessed the risk of material misstatement of the financial statements, including the risk of material misstatement due to fraud and how it might occur, by holding discussions with management.
- We inquired of management and those charged with governance as to any known instances of non-compliance or suspected non-compliance with laws and regulations.
- Based on this understanding, we designed specific appropriate audit procedures to identify instances of non-compliance with laws and regulations. This included making enquiries of management and obtaining additional corroborative evidence as required.

As part of an audit in accordance with ISAs (UK) we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

Independent Auditor's Report to the Members & Trustees of LandAid Charitable Trust Limited

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purposes of expressing an opinion on the effectiveness of the group and parent charitable company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the trustees.
- Conclude on the appropriateness of the trustees' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the group and parent charitable company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the group or parent charitable company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit report.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

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 and, in respect of the consolidated financial statements, to the charity's trustees, as a body, in accordance with Chapter 3 of Part 8 of the Charities Act 2011. Our audit work has been undertaken so that we might state to the charitable company's members and trustees those matters which 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 any party other than the charitable company, the charitable company's members, as a body, and the charity's trustees, as a body, for our audit work, for this report, or for the opinion we have formed.

Moore Kingston Smith LLP

Luke Holt (Senior Statutory Auditor)
for and on behalf of Moore Kingston Smith LLP, Statutory Auditor

Date: 30 October 2023
Moore Kingston Smith LLP
9 Appold Street
London
EC2A 2AP

Moore Kingston Smith LLP is eligible to act as auditor in terms of Section 1212 of the Companies Act 2006.

LandAid Charitable Trust Limited
(Limited by Guarantee)
Consolidated Statement of Financial Activities
(Including Income and Expenditure Account)
For the year ended 31st March 2023

	Notes	Unrestricted Funds £	Restricted Funds £	Total 2023 £	Total 2022 £
Income					
Income from charitable activities					
Donations	3a	1,622,433	2,310,184	3,932,617	2,488,181
Income from trading activities	3b	879,445	-	879,445	789,725
Investment income	3c	18,593	-	18,593	14,904
Total Income		<u>2,520,471</u>	<u>2,310,184</u>	<u>4,830,655</u>	<u>3,292,810</u>
Expenditure					
Expenditure on raising funds					
Direct fundraising	4a	473,079	-	473,079	343,291
Fundraising events	4a	537,084	-	537,084	311,397
Expenditure on charitable activities	4b	1,511,546	1,330,300	2,841,846	2,489,895
Total Expenditure		<u>2,521,709</u>	<u>1,330,300</u>	<u>3,852,009</u>	<u>3,144,583</u>
Net Income/Expenditure		<u>(1,238)</u>	<u>979,884</u>	<u>978,646</u>	<u>148,227</u>
Transfer between funds	13	-	-	-	-
Net movement in funds/deficit		<u>(1,238)</u>	<u>979,884</u>	<u>978,646</u>	<u>148,227</u>
Total funds brought forward	13	<u>1,002,875</u>	<u>1,004,709</u>	<u>2,007,584</u>	<u>1,859,356</u>
Total funds carried forward	12	<u>1,001,637</u>	<u>1,984,593</u>	<u>2,986,230</u>	<u>2,007,583</u>

All amounts relate to continuing activities. There are no recognised gains and losses other than those dealt with in the above Statement of Financial Activities.

The accompanying notes form part of these financial statements.

LandAid Charitable Trust Limited
(Limited by Guarantee)
Balance Sheet
as at 31st March 2023

	Notes	Group 2023 £	Group 2022 £	Charity 2023 £	Charity 2022 £
Fixed Assets					
Tangible Fixed Assets	6	68,694	26,377	68,694	26,377
Investments	7	-	-	2	2
		<u>68,694</u>	<u>26,377</u>	<u>68,696</u>	<u>26,379</u>
Current Assets					
Debtors	8	634,293	428,663	635,509	374,408
Cash at bank and in hand		<u>4,050,967</u>	<u>3,394,859</u>	<u>3,871,472</u>	<u>3,313,955</u>
		4,685,260	3,823,522	4,506,981	3,688,363
Creditors: Amounts falling due within one year	9	(1,767,024)	(1,842,315)	(1,733,766)	(1,789,193)
Net Current Assets		<u>2,918,236</u>	<u>1,981,207</u>	<u>2,773,215</u>	<u>1,899,170</u>
Total Net Assets		<u><u>2,986,930</u></u>	<u><u>2,007,584</u></u>	<u><u>2,841,911</u></u>	<u><u>1,925,549</u></u>
Funds					
Unrestricted funds	11 & 12	1,001,637	1,002,875	857,318	1,013,127
Restricted funds	13	1,984,593	1,004,709	1,984,593	912,422
		<u>2,986,230</u>	<u>2,007,584</u>	<u>2,841,911</u>	<u>1,925,549</u>

The accompanying notes form part of these financial statements.

No separate SOFA has been presented for the charity alone, as permitted by section 408 of the Companies Act 2006. The charity's income for the year was £4,134,076 (2022: £3,302,044) and the surplus for the year was £916,362 (2022: £1,772,871)

The financial statements were approved by the Board and authorised for issue on 18 July 2023
and signed on its behalf by:

Neil Slater

Neil Slater
Chairman

Company number: 2049135

**LandAid Charitable Trust Limited
(Limited by Guarantee)
Statement of Cashflows**

For the year ended 31st March 2023

	Notes	2023 £	2022 £
Cash flows from operating activities			
Cash used in/ generated from operations		637,515	334,501
Net cash inflow from operating activities	15	<u>637,515</u>	<u>334,501</u>
 Cash flows from investing activities			
Interest received		18,593	14,904
Purchase of property, plant and equipment		-	-
Net cash provided by (used in) investing activities		<u>18,593</u>	<u>14,904</u>
 Change in cash and cash equivalents in the reporting period		<u>656,108</u>	<u>349,405</u>
 Cash and cash equivalents at the beginning of the reporting period		3,394,859	3,045,454
 Cash and cash equivalents at the end of the reporting period		<u>4,050,967</u>	<u>3,394,859</u>
 Cash and cash equivalents consist of:			
Cash at bank and hand		<u>4,050,967</u>	<u>3,394,859</u>
		-	

**LandAid Charitable Trust Limited
(Limited by Guarantee)
Notes to the Financial Statements
For the year ended 31st March 2022**

1 Accounting Policies

i) Company Information

LandAid Charitable Trust Limited is a charitable company limited by guarantee and incorporated in England and Wales, registration number: 2049135 and the registered company office is St Albans House, 5th Floor, 57-59 Haymarket, London, SW1Y 4QX.

ii) Basis of Preparation

These financial statements have been prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" (The FRS 102 Charities SORP including Update Bulletin 2) and the requirements of the Companies Act 2006.

The Charitable Company and its subsidiary are a public benefit group for the purposes of FRS 102 and therefore the Charity also prepared its financial statements in accordance with the 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 (The FRS 102 Charities SORP), the Companies Act 2006 and the Charities Act 2011.

These financial statements are prepared on the going concern basis, under the historical cost convention. The principal accounting policies are set out below.

The financial statements are prepared in sterling, which is the functional currency of the Company. Monetary amounts in these financial statements are rounded to the nearest pound.

Group Financial Statements

The Group comprise LandAid Charitable Trust Limited and LandAid Functions Limited.

The assets, liabilities and results of the wholly owned subsidiary company LandAid Functions Limited, are consolidated into these financial statements. Summarised details of the subsidiary entity are set out in Note 7a.

All activities in the Consolidated Statement of Financial Activities (SOFA) relate to continuing operations.

The total incoming resources for the Group in 2023 was £4,830,55 (2022: £3,292,810) and net income for the Group in 2023 was a surplus of £978,646 (2022: surplus £148,227).

LandAid Charitable Trust Limited has taken advantage of the exemption in section 408 of the Companies Act 2006 from disclosing its individual SOFA. LandAid Charitable Trust Limited's unconsolidated net income was £916,362 (2022: £72,871).

(iii) Going Concern

The trustees have considered possible events or conditions that might cast significant doubt on the ability of the charitable company to continue as a going concern. The trustees have made their assessment for a period of at least one year from the date of the approval of these financial statements. In particular, the trustees have considered the charitable company's forecasts and projections upon the viability of the charitable group. After making enquires, the trustees have concluded that there is a reasonable expectation that the charitable company has adequate resources to continue in operational existence for the foreseeable future and for the period of not less than 12 months from the date of signing the financial statements. The charitable company therefore continues to adopt the going concern basis in preparing its financial statement.

(iv) Government Grant Policy

Income from government or other grants is recognised when the charity has entitlement to the funds, any performance conditions attached to the grant have been met, it is probable the income will be received and the amount can be reliably measured.

LandAid Charitable Trust Limited
(Limited by Guarantee)
Notes to the Financial Statements
For the year ended 31st March 2022

1 Accounting Policies (continued)

(v) Income

Voluntary income including donations, gifts and legacies and grants are recognised where there is entitlement, possibility of receipt and the amount can be measured with sufficient reliability. Such income is only deferred when:

- The donor specifies a time condition such that the grant or donation must only be expensed in future accounting periods; or
- The donor has imposed conditions which must be met before the charity has unconditional entitlement.

Income from commercial trading activities is recognised as earned (as the related goods and services are provided).

Income relating to events is recognised once the event has taken place.

Investment income is recognised on an accruals basis.

Gifts in kind are recognised at the charity's best estimate of "the cost of acquiring the gift on the open market."

(vi) Expenditure

Expenditure is recognised when a liability is incurred inclusive of VAT which cannot be recovered. Contractual arrangements are recognised as goods and services are supplied. Grant payments are recognised when a constructive obligation arises. Expenditure is only deferred when an obligation for payment occurs in advance of the event to which it relates.

Direct costs are allocated to the activity to which they relate.

Direct fundraising are those costs incurred in attracting voluntary income and those incurred in fundraising activities.

Expenditure on charitable activities relates to the awarding of grants and an apportionment of support costs.

Support costs are apportioned on the basis of staff time spent on each activity.

Governance costs comprise all costs involving the public accountability of the charity and its compliance with regulation and good practice. Governance costs are included in support costs and apportioned to activities based on the amount of staff time spent on each activity.

(vii) Fund accounting

Restricted funds are separately recorded where a donor requires that a donation must be spent on a particular purpose or where funds have been raised for a specific purpose.

Designated funds represent monies set aside by the Trustees out of unrestricted general funds for a specific purpose.

Unrestricted general funds may be used towards meeting the charitable objectives of the charity at the discretion of the Trustees.

(viii) Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently at cost less depreciation and impairment losses. Assets that cost less than £1,000 are expensed.

LandAid Charitable Trust Limited
(Limited by Guarantee)
Notes to the Financial Statements (continued)
For the year ended 31st March 2023

1 Accounting Policies (continued)

(ix) Operating leases

Rentals payable under operating leases, including any lease incentives received, are charged to income on a straight line basis over the term of the relevant lease except where another more systematic basis is more representative of the time pattern in which economic benefits from the lease asset are consumed.

(x) Taxation

The organisation is a registered charity and is exempt from taxation on income arising from and expended on its charitable activities.

(xi) Retirement Benefits

The charity operates a defined contribution plan for its employees. A defined contribution plan is a pension plan under which the Charity pays fixed contributions into a separate entity. The assets of the plan are held separately from the company in independently administered funds. Costs are accounted for as they occur.

(xii) Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less.

(xiii) Financial instruments

Basic financial instruments are measured at amortised cost other than investments which are measured at fair value.

Debtors and creditors

Debtors and creditors receivable or payable within one year of the reporting date are carried at their transaction price and subsequently measured at amortised cost less any impairment.

(xiv) Employee benefits

The costs of short-term employee benefits are recognised as a liability and an expense.

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the Charity is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

2 Critical accounting estimates and judgements

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

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

There were no material judgements, estimates or assumptions made by the Board in preparing these financial statements.

LandAid Charitable Trust Limited
(Limited by Guarantee)
Notes to the Financial Statements (continued)
For the year ended 31st March 2023

3 Income	Total 2023	Total 2022
	£	£
3a Donations and legacies		
<i>Unrestricted funds</i>		
Donations	1,111,565	1,014,830
Gift in Kind (Pro Bono value donated)	440,868	698,764
Gift in Kind (Rent)	70,000	70,000
<i>Restricted funds</i>		
Donations	2,310,184	704,587
Total Donations and legacies	<u>3,932,617</u>	<u>2,488,181</u>
3b Other trading activity		
<i>Unrestricted funds</i>		
Events - LandAid Charitable Trust	717,161	526,815
Events - LandAid Functions	162,284	90,000
<i>Restricted funds</i>		
Events - LandAid Charitable Trust	-	172,910
Total other trading activity	<u>879,445</u>	<u>789,725</u>
3c Investments		
<i>Unrestricted funds</i>		
Bank interest	18,593	14,904
4 Expenditure on	Total 2023	Total 2022
	£	£
4a Raising funds		
Direct fundraising	-	-
Support costs	473,079	343,291
	<u>473,079</u>	<u>343,291</u>
Fundraising events		
<i>Unrestricted funds</i>		
Direct costs - LandAid Charitable Trust	134,392	39,928
Direct costs - LandAid Functions	-	-
Support costs	402,692	271,469
	<u>537,084</u>	<u>311,397</u>

LandAid Charitable Trust Limited
(Limited by Guarantee)
Notes to the Financial Statements (continued)
For the year ended 31st March 2023

4 Expenditure on (continued)	Notes	Unrestricted Funds	Restricted Funds	Total 2023
4b Charitable activities		£	£	£
For the year ended 31st March 2023				
<i>Grants payable to Institutions:</i>				
Andrew's Charitable Trust			61,575	61,575
Centrerpoint		183,176		183,176
Depaul - Manchester		57,100		57,100
Deptford Ragged Trust		90,000		90,000
Foyer Federation		120,000		120,000
Foyles Women's Aid		1,100		1,100
Greater Manchester		10,000	10,000	20,000
Hope Nottingham		1,300	1,300	2,600
Look Ahead			133,166	133,166
Roundabout			80,000	80,000
St. Basil's		24,000	5,000	29,000
St. Basil's Live and Work			240,000	240,000
StreetSmart			431,057	431,057
Trac Cambridge		15,000	35,000	50,000
YMCA London City & North		1,250		1,250
YMCA St Paul			30,000	30,000
YMCA Together			50,000	50,000
1625 Independent People			25,000	25,000
Aspire Oxford			7,500	7,500
Association of Ukrainians in GB - various			44,711	44,711
Beverley Cherry Tree Community Centre			10,000	10,000
Refugee Support & Resettlement - various			40,360	40,360
East Street Mews			6,000	6,000
Herts Youth Homeless			11,400	11,400
Investing in People and Culture			4,800	4,800
Latch Ltd			20,000	20,000
Local Solutions			12,825	12,825
Pendle New Neighbours			5,000	5,000
Positive Action in Housing Ltd			10,000	10,000
Shelter			14,603	14,603
The Albert Kennedy Trust			17,103	17,103
The Clock Tower Sanctuary			4,600	4,600
YMCA Norfolk & Trinity Group			19,300	19,300
Total Grants		502,926	1,330,300	1,833,226
Support costs		577,927		577,927
Returned grants		(10,175)		(10,175)
Gift in Kind (Pro Bono valued expended)		440,868		440,868
TOTAL		1,511,546	1,330,300	2,841,846

LandAid Charitable Trust Limited
(Limited by Guarantee)
Notes to the Financial Statements (continued)
For the year ended 31st March 2023

	Unrestricted Funds	Restricted Funds	Total 2022
4b Charitable activities	£	£	£
For the year ended 31st March 2022			
<i>Grants payable to Institutions:</i>			
			-
Helping Hands Community Outreach	20,000		20,000
YMCA Bolton	95,000		95,000
One YMCA	108,900		108,900
Ymca North Tyneside		81,950	81,950
LATCH		44,987	44,987
Crossroads Derbyshire		24,500	24,500
Park Lodge	110,000		110,000
YMCA Thames Gateway	75,000		75,000
YMCA Thames Gateway	12,500		12,500
YMCA East Surrey	100,000		100,000
YMCA DownsLink Group	66,500		66,500
1625 Independent People, Bristol	41,916		41,916
Andrew's Charitable Trust	100,000		100,000
The Amber Foundation	14,880		14,880
YMCA Cornwall		50,000	50,000
New Horizon Youth Centre	42,228	18,772	61,000
New Horizon Youth Centre	40,000		40,000
Homeless Link	15,300		15,300
Look Ahead		45,000	45,000
Depaul UK		10,034	10,034
StreetSmart	120,000		120,000
The Beam Foundation		30,000	30,000
Shelter from the Storm	26,360		26,360
Segro Employability Fund	20,000		20,000
Centerpoint	35,397	14,603	50,000
City YMCA (LandAid House)	45,000	5,000	50,000
YMCA Trinity Group		23,303	23,303
<i>Total Grants</i>	<u>1,088,981</u>	<u>348,149</u>	<u>1,437,130</u>
Support costs	406,551	-	406,551
Returned Grants	(52,550)	-	(52,550)
Gift in Kind (Pro Bono valued expended)	698,764		698,764
TOTAL	<u><u>2,141,746</u></u>	<u><u>348,149</u></u>	<u><u>2,489,895</u></u>

LandAid Charitable Trust Limited
(Limited by Guarantee)
Notes to the Financial Statements (continued)
For the year ended 31st March 2023

	Total 2023	Total 2022
4c Governance costs		
Unrestricted funds		
Audit		
- LandAid charity - Audit fee	13,944	9,680
- LandAid charity - under provision for prior year	2,026	2,441
- LandAid Functions - Audit fee	7,008	4,530
- LandAid Functions - under/(over) provision for prior year	0	340
TOTAL	22,978	16,991
	Total 2023	Total 2022
4d Support costs		
Unrestricted funds		
Wages and salaries	971,565	731,889
Recruitment expenses	36,771	13,350
Consultancy fees	52,611	7,722
Marketing	37,802	32,181
Miscellaneous	33,332	4,341
Travel, accommodation and subsistence	33,188	6,296
Office supplies	5,742	4,907
Rent and service costs	75,082	87,174
Insurance	5,083	3,823
Bank charges	3,102	1,782
IT expenses	26,131	20,344
Governance costs	22,978	16,991
HR Expenses	2,967	8,848
Training	31,647	15,618
Depreciation	13,707	7,364
Tax Charge	14,318	-
Movement on bad debt provision	87,672	58,681
TOTAL	1,453,698	1,021,311

**LandAid Charitable Trust Limited
(Limited by Guarantee)
Notes to the Financial Statements (continued)
For the year ended 31st March 2023**

4d Support costs (continued)	2023	2022
	£	£
Allocated, on the basis of estimated time spent, to:		
Direct fundraising	473,079	343,291
Charitable activities	577,927	406,551
Fundraising events	402,692	271,469
TOTAL	1,453,698	1,021,311

5 Staff Costs

a) Analysis of total employee costs	2023	2022
	£	£
Salaries and wages	840,305	625,275
Social security costs	82,515	58,333
Recruitment costs	36,771	13,350
Settlement costs	-	7,000
Pension costs:		
Defined contribution schemes	44,901	34,990
	1,004,492	738,948

b) Employee costs

The number of employees whose emoluments exceeded £60,000 were:

	Group	Group
	2023	2022
£60,001 - £70,000	1	1
£70,001 - £80,000	-	-
£80,001 - £90,000	-	1
£90,001 - £100,000	1	-

The pension contribution for these employee's under defined contribution schemes was £13,499 (2022: £12,279).

c) Average monthly number of employees

	Group	Group
	2023	2022
Office and management	21	16

d) Trustees and key management personnel

No trustee received remuneration during the year (2022: nil) and no Trustees received any reimbursed expenses (2022: nil).

Key Management Personnel include the Trustees and 6 members of the senior management team (2022: 3 members). The total remuneration received by Key Management Personnel was £384,543 (2022: £241,937). Pension contributions relating to senior management were £23,969 (2022: £15,517).

There are no employees within LandAid Functions.

**LandAid Charitable Trust Limited
(Limited by Guarantee)
Notes to the Financial Statements (continued)
For the year ended 31st March 2023**

6 Tangible Fixed Assets	Computer equipment Group & Charity
	£
Cost	
At 1 April 2022	36,034
Additions	56,024
Disposals	-
As at 31 March 2023	92,058
Depreciation	
At 1 April 2022	9,657
Depreciation charged in the year	13,707
Disposal	-
As at 31 March 2023	23,364
Carrying amount	
As at 31 March 2023	68,694
As at 31 March 2022	26,377

7 Investments	Group 2023	Group 2022	Charity 2023	Charity 2022
Investment in LandAid Functions Ltd (note 7a)	2	2	2	2
	2	2	2	2

7a LandAid Functions Limited

The Charity owns the whole of the issued ordinary share capital of LandAid Functions Limited. The company is incorporated and registered in England and Wales, registration number: 02012882, and covenants its taxable profits to the Charity by Gift Aid. The principal activity of the company is to organise charity fundraising events on behalf of its parent company.

A summary of LandAid Functions Limited's trading results are shown below:

Statement of income and retained earnings	2023	2022
	£	£
Turnover	161,750	90,765
Cost of sales	-	-
Gross profit	161,750	90,765
Administration expenses	(85,147)	(15,409)
Profit	76,603	75,356
Tax on profit on ordinary activities	(14,318)	-
Retained earnings brought forward	75,356	123,770
Donation to parent charity	-	(123,770)
Retained earnings carried forward	137,641	75,356

LandAid Charitable Trust Limited
(Limited by Guarantee)
Notes to the Financial Statements (continued)
For the year ended 31st March 2023

7a LandAid Functions Limited (continued)

Balance Sheet

Current assets

Debtors	46,620	74,612
Cash at bank	179,495	74,271
	<u>226,115</u>	<u>148,883</u>

Current liabilities

Creditors	(88,472)	(73,526)
Net Assets	<u>137,643</u>	<u>75,357</u>

Called up share capital	2	2
Retained earnings	137,641	75,355
Shareholder funds	<u>137,643</u>	<u>75,357</u>

8 Debtors	Group 2023	Group 2022	Charity 2023	Charity 2022
	£	£	£	£
Trade debtors	41,700	49,860	-	-
Other debtors	403,878	311,330	403,878	311,285
Bad Debt Provision	(201,131)	(113,460)	(195,731)	(103,260)
Amounts owed by group undertakings	-	-	47,836	-
Prepayments & accrued income	389,846	180,933	379,526	166,383
	<u>634,293</u>	<u>428,663</u>	<u>635,509</u>	<u>374,408</u>

9 Creditors: Amounts falling due within one year

	Group 2023	Group 2022	Charity 2023	Charity 2022
	£	£	£	£
Trade creditors	31,948	2,253	31,948	2,254
Amounts owed to group undertakings	-	-	-	20,402
Other creditors - Grants payable	1,645,342	1,630,393	1,645,342	1,630,393
Other creditors - Pension payable	7,990	5,778	7,990	5,778
Taxation and social security	42,057	34,823	30,697	19,917
Accruals & deferred income	39,687	169,068	17,789	110,449
	<u>1,767,024</u>	<u>1,842,315</u>	<u>1,733,766</u>	<u>1,789,193</u>

10 Deferred income

	Group 2023	Group 2022	Charity 2023	Charity 2022
	£	£	£	£
At 1 April	153,750	30,050	100,000	-
Released in the year	(153,750)	-	(100,000)	-
Deferred in the year	7,250	123,700	-	100,000
	<u>7,250</u>	<u>153,750</u>	<u>-</u>	<u>100,000</u>
At 31 March	<u>7,250</u>	<u>153,750</u>	<u>-</u>	<u>100,000</u>

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11 Capital and reserves

The company is limited by guarantee and does not have share capital. Each member gives a guarantee to contribute a sum, not exceeding £1, to the company should it be wound up. At 31 March 2023 there were 16 members (2022: 16).

12 Analysis of Group Net Assets between Funds

31 March 2023	Restricted Funds £	Designated Funds £	Unrestricted Funds £	Total Funds £
Tangible assets				
Fixed assets	-	-	68,694	68,694
Net current assets	1,984,593	-	932,943	2,917,536
	<u>1,984,593</u>	<u>-</u>	<u>1,001,637</u>	<u>2,986,230</u>
31 March 2022	Restricted Funds £	Designated Funds £	Unrestricted Funds £	Total Funds £
Tangible assets				
Fixed assets	-	-	26,377	26,377
Net current assets	1,004,709	-	976,498	1,981,207
	<u>1,004,709</u>	<u>-</u>	<u>1,002,875</u>	<u>2,007,584</u>

Within the Unrestricted Funds the amount of £62,285 (2022: £75,355) relating to LandAid Functions.

13 Statement of Funds - Group

	1st April 2022 £	Incoming Resources £	Outgoing Resources £	Fund Transfers & losses £	31st March 2023 £
Restricted Funds					
M&G (YMCA St Pauls)	-	25,000	-		25,000
Property Race Day	120,571	100,251	(128,188)		92,634
Knight Frank - Day of Giving	29,205	3,773	(29,205)		3,773
StreetSmart	487,500	520,000	(431,057)		576,443
St Basils (Live and work)	205,724	176,953	(240,350)		142,327
Employability fund (SEGRO)	-	85,000	(20,028)		64,972
CBRE (Legacy Impact Fund)	-	250,000	(176,659)		73,341
Stantec (Depaul UK)	-	8,000	-		8,000
Frontier (Milton Keynes)	-	170,000	-		170,000
Lendlease	-	50,000	(25,000)		25,000
Fundraising income from sleepout (Regions)	135,426	156,366	(56,579)		235,213
Palmer Capital (Social Investment)	-	423,575	-		423,575
Palmer Capital (Ukraine Appeal)	-	228,130	(141,485)		86,645
CBRE (Ukraine operational costs)	-	50,000	(23,100)		26,900
Eastern Region	26,149	28,136	(23,649)		30,636
Trac Cambridge	-	35,000	(35,000)		-
Emergency COVID-19 Appeal	134	-	-		134
Total Restricted Funds	<u>1,004,709</u>	<u>2,310,184</u>	<u>(1,330,300)</u>	<u>-</u>	<u>1,984,593</u>
Total Unrestricted Funds	<u>1,002,875</u>	<u>2,520,471</u>	<u>(2,521,709)</u>		<u>1,001,637</u>
Total Funds	<u>2,007,584</u>	<u>4,830,655</u>	<u>(3,852,009)</u>	<u>-</u>	<u>2,986,230</u>

LandAid Charitable Trust Limited
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13 Statement of Funds - Group and Company (continued)

Restricted Funds

Property Race Day

Property Race Day fund are restricted , the amount raised by the event will help create a home for young people leaving the care system.

StreetSmart

Donations received from StreetSmart is for a variety of projects across the UK, creating safe, secure accommodation for young people experiencing homelessness.

Live and Work project

The amount raised from Birmingham sleepout is restricted to the Live and Work project.

Palmer Capital (Social Investment)

This sum was received in June 2022 to fund the projected LandAid Social Investment programme where it is planned to purchase a property for refurbishment to provide accommodation for young homeless individuals

Knight Frank - Day of Giving

The amount raised from Knight Frank (Day of Giving event) is restricted to Shelter, AKT and Centerpoint

Frontier (Milton Keynes)

Received in June 2022 from Fiera Real Estates to fund refurbishment works to provide accommodation for young homeless individuals

Transfer and Losses

Regions - SleepOut

Fundraised income from the sleepout is restricted to projects in the Midlands, Northwest, Southwest & Wales, Yorkshire, London SE & Cambridge.

For the year ended 31st March 2022

	1 st April 2021	Incoming Resources	Outgoing Resources	Fund Transfers & losses	31 st March 2022
	£	£	£	£	£
Restricted Funds					
LandAid House - City YMCA	-	5,000	(5,000)	-	-
Renew Leeds	-	-	-	-	-
Property Race Day	103,925	16,646	-	-	120,571
Knight Frank - Day of Giving	-	43,808	(14,603)	-	29,205
StreetSmart	100,000	387,500	-	-	487,500
St Basils (Live and work)	72,298	133,426	-	-	205,724
Cambridge Sleepeasy	5,250	18,053	(23,303)	-	-
M7	-	-	-	-	-
Segro (Look Ahead)	-	-	-	-	-
Story of Christmas (Look Ahead)	45,000	-	(45,000)	-	-
First Step Appeal	109,591	150,652	(260,243)	-	-
Fundraising income from sleepout (Regions)	122,008	95,798	-	(82,380)	135,426
1625 IP	-	332	-	(332)	-
Eastern Region	-	26,149	-	-	26,149
Emergency COVID-19 Appeal	-	134	-	-	134
Total Restricted Funds	558,072	877,498	(348,149)	(82,712)	1,004,709
Total Unrestricted Funds	1,301,284	2,415,313	(2,796,434)	82,712	1,002,875
Total Funds	1,859,356	3,292,811	(3,144,583)	-	2,007,584

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14 Related Party Transactions

The charity has a close working relationship with the British Property Federation (BPF) within whose offices its own office is situated. The BPF have provided office space and offers additional logistical and office services for an annual service charge of £4,040 (2022: £16,211) including VAT and promotes the work of the charity. The charity has now moved into Knight Frank office in Baker Street with who they have a close working relationship. Knight Frank have provided office space to the charity worth £70,000 as a gift in kind.

The Trustees and their companies donated a total of £211,808 to LandAid Charitable Trust in the year (£216,949 in 2021/22). LandAid Functions also received £nil of events and sponsorship income from the Trustees and their companies (£37,800 in 2021/22).

15 Reconciliation of net incoming resources to net cash inflow from operating activities

	2023	2022
	£	£
Net (Outgoing)/ Incoming resources for the year	871,969	248,227
Depreciation charges	(42,317)	(20,913)
Interest received	(18,593)	(14,904)
Loss on investments	-	-
(Decrease) in debtors	(205,629)	(128,205)
Decrease in creditors	32,085	250,296
	<u>637,515</u>	<u>334,501</u>
Net cash (outflow)/ inflow from operating activities	-	-

16 Pension Scheme

The Charity operates a defined contribution pension scheme on behalf of certain employees. The assets of the scheme are held separately from those of the company in an independently administered fund. The outstanding commitment for contributions due under this scheme as at 31 March 2023 is £7,990 (2022: £5,778).

17 Agency Transactions

In accordance with the SORP, agency transactions are excluded from the accounts.

The amounts excluded are as follows:

	2023	2022
	£	£
Bal B/fwd	28,896	107,582
Income	107,600	31,545
Expenditure	(114,803)	(110,231)
	<u>21,693</u>	<u>28,896</u>

LandSec

Landsec is a property company that creates places that make a lasting positive contribution to communities and our planet. Landsec is a LandAid Strategic Partner. LandAid manages a Landsec grants programme under a management agreement. The decisions regarding the projects supported through this programme are made by the trustees of Landsec. Therefore SORP requires these transactions to be treated as agency transactions. At the balance sheet date the charity held £21,693 (2022: £28,896) which it had received from Landsec, but not yet spent on projects approved by Landsec.

Accordingly, in line with the Statement of Recommended Practice ("SORP") on charity accounts the transactions related to the above funding requires that they are treated as having been received by the charitable funds as an agent, and in line with the SORP these transactions are recognised in neither the Statement of Financial Activities nor the balance sheet of the charitable funds. Details of those transactions are set out in this note above.