

**Andrews**  
Charitable Trust



# IMPACT REPORT

**2024**

Strengthening charitable organisations that  
support people, homes and communities

[www.andrewscharitabletrust.org.uk](http://www.andrewscharitabletrust.org.uk)

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“

**We are privileged to be pioneers.**

**Our example will help others, stimulating them to succeed.**

We shall never know the grand total that all our work sets going, but though we can only cure a tiny part of the problems of poverty and hunger, we could stimulate others to help ten or fifty times as many!

*Cecil Jackson Cole on his Voluntary & Christian Service initiative*

”

2024 was tough for Andrews Charitable Trust (ACT), with minimal income restricting our ambition and holding back our ability to start new things. Yet, even in challenging times, we remain proud that we have continued to make a difference.

Our founder, Cecil Jackson Cole, challenged us to be pioneers who spark new ideas, forge partnerships and amplify impact through inspiring others to do the same. Throughout this report, you will find examples of how ACT humbly helps to galvanise networks, collaborations and alliances to drive change.

This year, we have focused on funding frontline service providers with expertise in supporting individuals who have faced difficult or traumatic circumstances. At the same time, we have worked with other funders to highlight best practices and address overlooked issues. By engaging with local government and other sectors, we are shaping meaningful conversations. While the outcomes can be hard to quantify, we are making an impact—bringing people together, unlocking new resources, and influencing the systems that shape community well-being.

A key driver of our success is the unwavering support of Andrews Property Group. Their expertise in housing management and landlord services underpins our Establish programme, while their contributions to IT, marketing, finance, and compliance have strengthened our foundation. Beyond this, they have brought energy and dedication to fundraising and volunteering, making a direct impact on the charities we work with.

This report captures the stories and numbers behind our work over the past year. We hope you find it inspiring.



**Siân Edwards**  
**Executive Director**



## Our Mission

**Our founder, Cecil Jackson-Cole created Andrews Charitable Trust to tackle poverty, sickness and distress anywhere in the world, as an expression of Christian love.**

Today, we focus on strengthening charitable organisations that support people and communities to address housing-related poverty.

We are Christian in identity, but seek to help people of all faiths and none without prejudice or alternative intention.

We continue to mentor and advise our charity partners to achieve growth and resilience in order to deliver a better life for many people. As part of this work we do with charities and social enterprises, we make the most of our relationship with Andrews Property Group.

Cecil bequeathed Andrews Property Group to ACT, creating a unique link between us and allowing us to benefit from our complementary skills, knowledge, and expertise.



## 1 Establish Affordable Homes

Through the Establish programme we purchase residential property, close to Andrews businesses, for use as safe and affordable homes for young people in housing need, including those leaving the care system. We select charity partners to support our tenants in developing life skills, so that they are better able to transition successfully into adult life. We encourage Andrews and other local businesses to offer work experience, mentoring and other into-work opportunities to young people. This includes providing advice on a pro-bono basis (e.g. on property matters).

## 2 Housing Related Poverty

We look for inspirational young organisations with ground-breaking ideas that tackle housing-related poverty. Our aim is for these initiatives to successfully implement and grow their change models, and that we support them to become more resilient. To do this, we offer core funding, support, advice and networks that can help them to develop and replicate their approach. We work with a small number of organisations in any given year but support these organisations over a number of years whilst they become more established.

## 3 Christian Community Grants

### **Supporting churches to serve their communities:**

When funding is available, we look for Christian organisations that are supporting churches to set up social action projects, providing start up grants and support with capacity building or to facilitate the replication of models that can work more widely. In addition to small grants, we also aim to encourage other Christian funders to collaborate and to work together to amplify our impact.

### **Placing good books in Communities: Speaking Volumes**

We offer grants to libraries in community spaces for the purchase of comforting and useful books, written from a Christian perspective. To benefit from Christian love this is managed through a separate website [www.speakingvolumes.org.uk](http://www.speakingvolumes.org.uk). Books are available to all types of libraries; anywhere where books can be borrowed and are accessible to many.

In 2024 we welcomed 9 new residents into our Establish homes. We now have 7 Establish homes with a total of 21 bed spaces, that have housed 30 people within the year.



| OUTCOMES                                            | 2024 | SINCE PROJECT START |
|-----------------------------------------------------|------|---------------------|
| Number of young tenants housed                      | 30   | 59                  |
| Number of tenants in work at the end of the year    | 19   | 30                  |
| Number of leavers in the year                       | 9    | 38                  |
| Leavers into independent living or positive move on | 6    | 35                  |
| Number of tenants in arrears                        | 4    | 14                  |

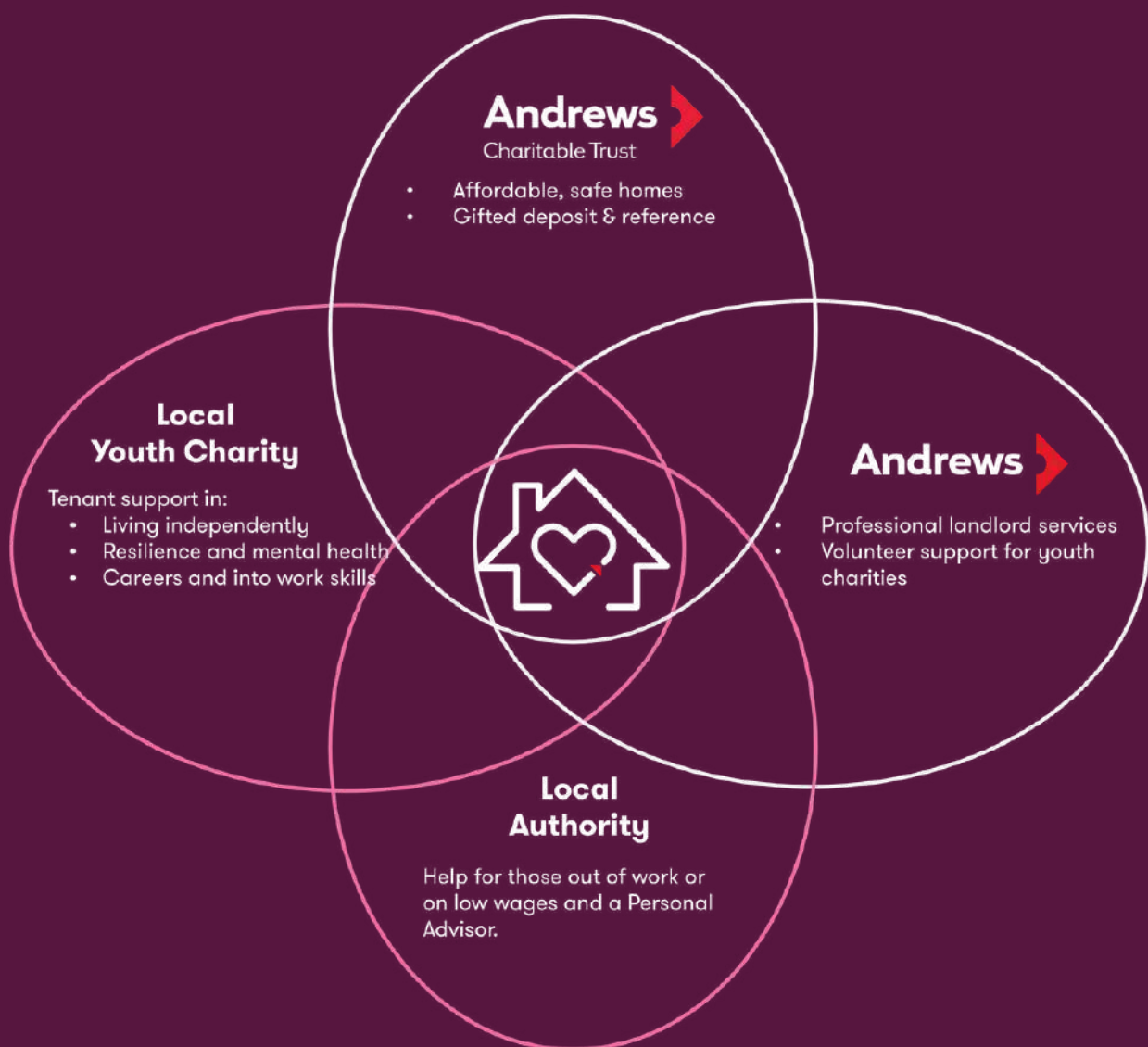
We thank our charity partners for supporting the young people in our Establish homes.



## A New Housing Model

In 2024, we and our charity partners agreed to move responsibility for housing management to Andrews Property Group, enabling partners to focus on supporting our tenants. We also significantly clarified roles and responsibilities across all partners to improve delivery and accountability.

Andrews Property Group provides professional housing management service for ACT. Young people liaise directly with Andrews, whilst they develop essential tenancy skills like handling repairs, understanding their rights and managing money. As Andrews handles all aspects of housing management, charity partners can concentrate on helping tenants develop their skills and move towards sustainable employment.



## Case study of an Establish tenant supported by



At just 17, Jill was evicted from her overcrowded family home. With nowhere else to go, she turned to CAYSH for help. Moving into a shared property, she worked hard to keep her Universal Credit claims up to date, manage rent shortfalls, and adjust to communal living—a challenge many young people face. With regular guidance from CAYSH, she developed the skills to manage her responsibilities and build confidence.

In 2023, Jill took a major step forward. With CAYSH's continued support, she moved into an Establish property in Sutton, gaining stability and a space to focus on her future. The affordable rent allowed her to manage her finances more effectively, reducing stress while she secured full-time work in the security industry. Having a safe home with lower costs meant she could plan ahead and build financial independence.

But Jill's progress wasn't just financial—it was personal. With ongoing encouragement from CAYSH, she rebuilt her relationship with her mother and reconnected with family in Sheffield. The weight of housing insecurity lifted, and she became more confident in living independently.



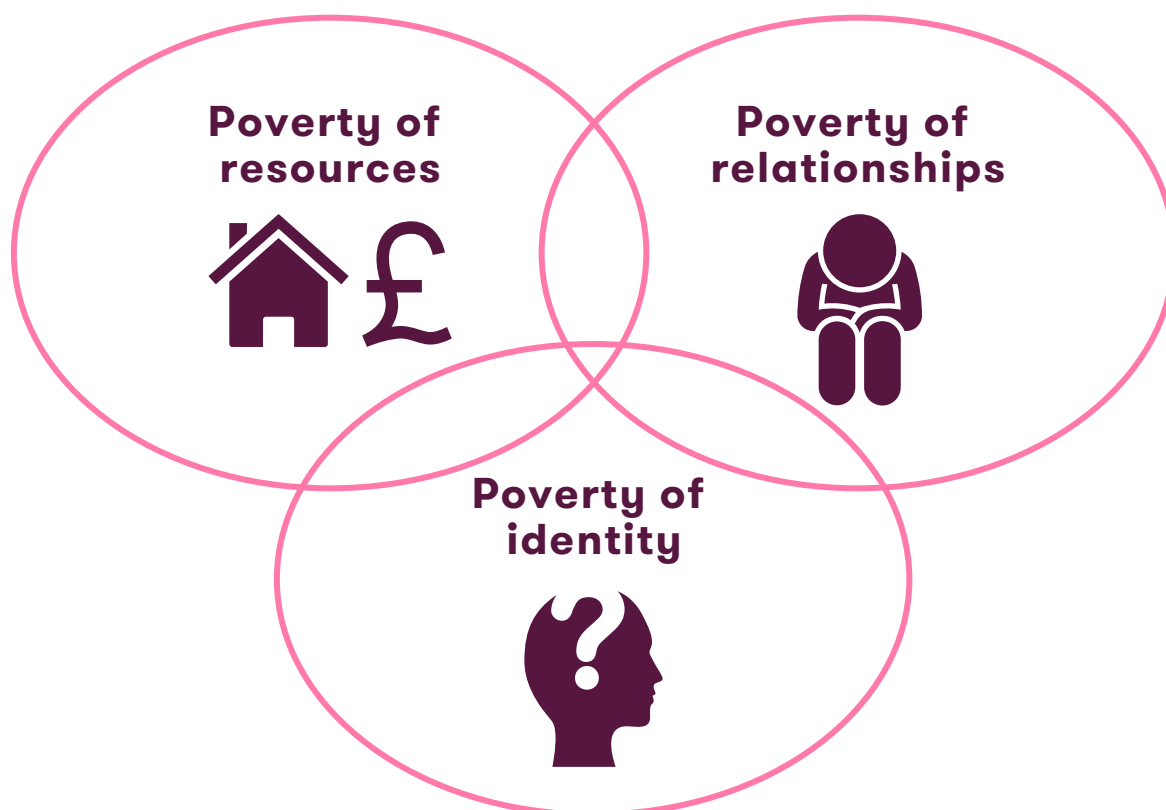
# 05. Housing Related Poverty

**In 2024, ACT concentrated on our existing charity partnerships rather than looking for new ones.**

The largest partnership was with Hope into Action, and the last year of our four-year funding contract. Hope into Action set up as a Christian response to the tragedy and injustice of homelessness. ACT provided early start-up funding for Hope Into Action back in 2012, impressed by the way in which the charity holds together the spiritual passion that fires their work with professional excellence.

This professionalism was recognised in the 2024 Excellence Award received from the national body Homeless Link.

The Hope into Action model sees homelessness as more than just a lack of housing. Their model provides the resource of a house, relationships within the local community and the chance to find a more positive identity.



“ **Since I have been in Hope, I just feel back at home again ...**  
my health has picked up, I got friendship groups, been going to the church as well, and it's all since I have been in this house, its uplifting.... It's ticked every box for me!

Nicky, Hope into Action Tenant ”

Nicky loves the house where he lives and appreciates the professional support he has received from Chloe, his Empowerment Worker. But what has made it a *home* is the support and friendship of the local church.

Hope into Action housed **486** people in 2024, working in **37 towns** and cities in partnership with **112 churches**.



**17**

new homes were opened in the year, growing to a total of 121 homes in 38 neighbourhoods

**88%**

of tenants felt that they had improved or maintained positive relationships

**90%**

of tenants maintained their tenancy

**94%**

of ex-offenders living in our homes did not re-offend

**89%**

of tenants reduced their dependency on alcohol and/or drugs





## SOFEA

SOFEA works with our Establish partner Oxfordshire Youth and many of our tenants in Oxford have benefitted from their education, training and mental wellbeing services, based in Didcot. In November 2024, their base and warehouse was badly flooded. ACT provided an emergency donation of £5,000 to support the clean-up.



## Christian Funders Forum Showcase Awards

The Showcase Awards is a key demonstration of the collaborative action by the Forum, shining a light on the most pioneering and high-impact work supported by its members. In 2024, the Showcase was held at the House of Lords, hosted by BAFTA award-winning broadcaster David Grant. From 77 entries, two winners were picked to present to a packed room of funders and collaborators, under five themes.

ACT's Director, Siân Edwards, was chief Judge for Poverty & Homelessness. The winners for this category were: Hope into Action (nominated by the Benefact Trust) for the greatest impact and Grace Enterprises – Half the Story for their pioneering work.



## Commonweal Housing

In 2024, Siân was a judge for Commonweal Housing's Housing Helps initiatives. In 2024, this call focused on ideas that support young people with difficult transitions into adulthood. Five pilot projects were successful in being awarded grant funding for feasibility studies.

# 06. Christian Community Grants

The purpose of our Christian community grants programme is to provide valuable support for organisations who are explicit about their Christian motivation, and whose mission is for supporting their communities through social action.

In previous years we have provided grants through a partnership with Cinnamon Network. We may again do this in the future, but in the meantime, we helped to galvanise other Christian funders to collaborate in match-funding Christian organisations in the Big Give's Christmas Challenge campaign. Through this fund, 59 Christian charities were supported.



## The Together Fund

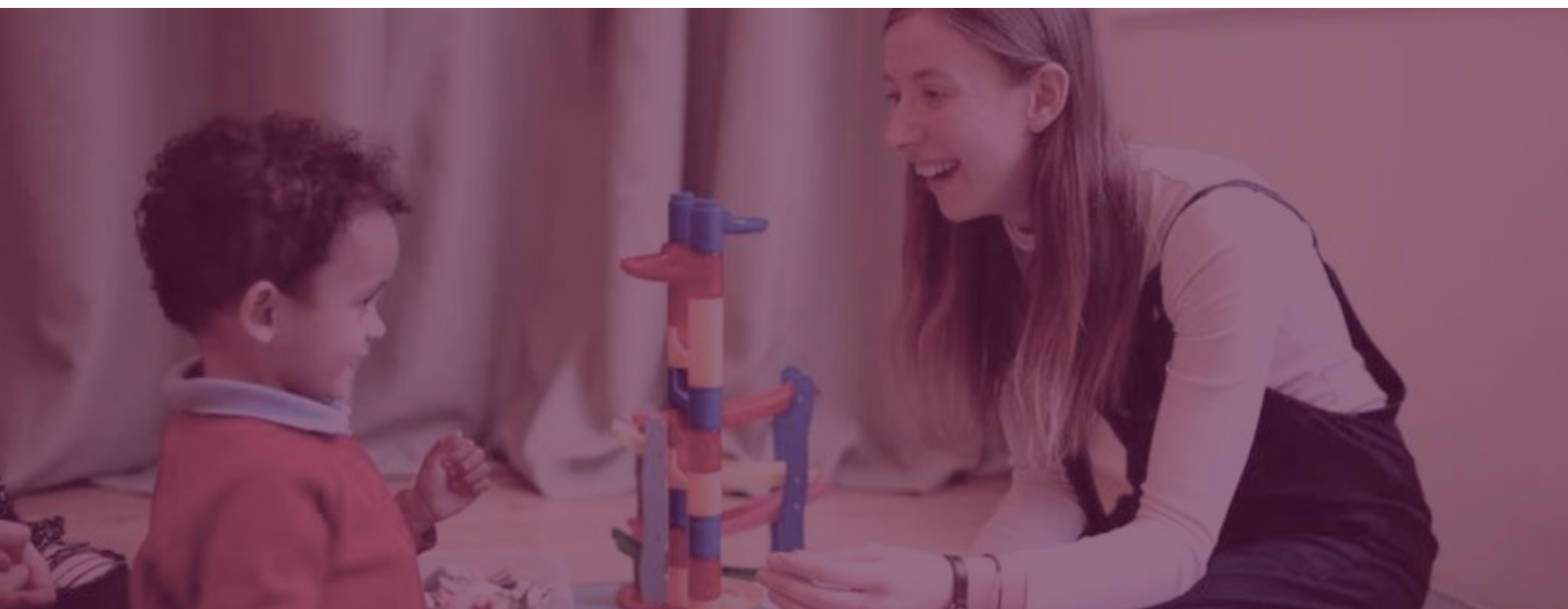
**£196k**

Match funding from **7** match funding 'Champions'



**£994k**

Total matched funding  
**5.1x Multiplier**





**When our founder Cecil Jackson-Cole's first wife died he couldn't find any suitable Christian book to help him with his grief. So, he set about ensuring that no one else should be in the same situation where the Christian message couldn't be accessed in a time of need.**

Through Speaking Volumes, we offer grants for Christian books to any library whether it's in a school, prison, hospice, church - anywhere really that a book can be borrowed and read by lots of people. The average grant is about £250, which is enough to begin a library with a good size box of books.

The books are carefully selected to represent a balanced cross-section of views and to be accessible to anyone, especially those with little or no faith. Our aim is to provide hope, inspiration and peace and introduce Christian values in a way that anyone can understand.

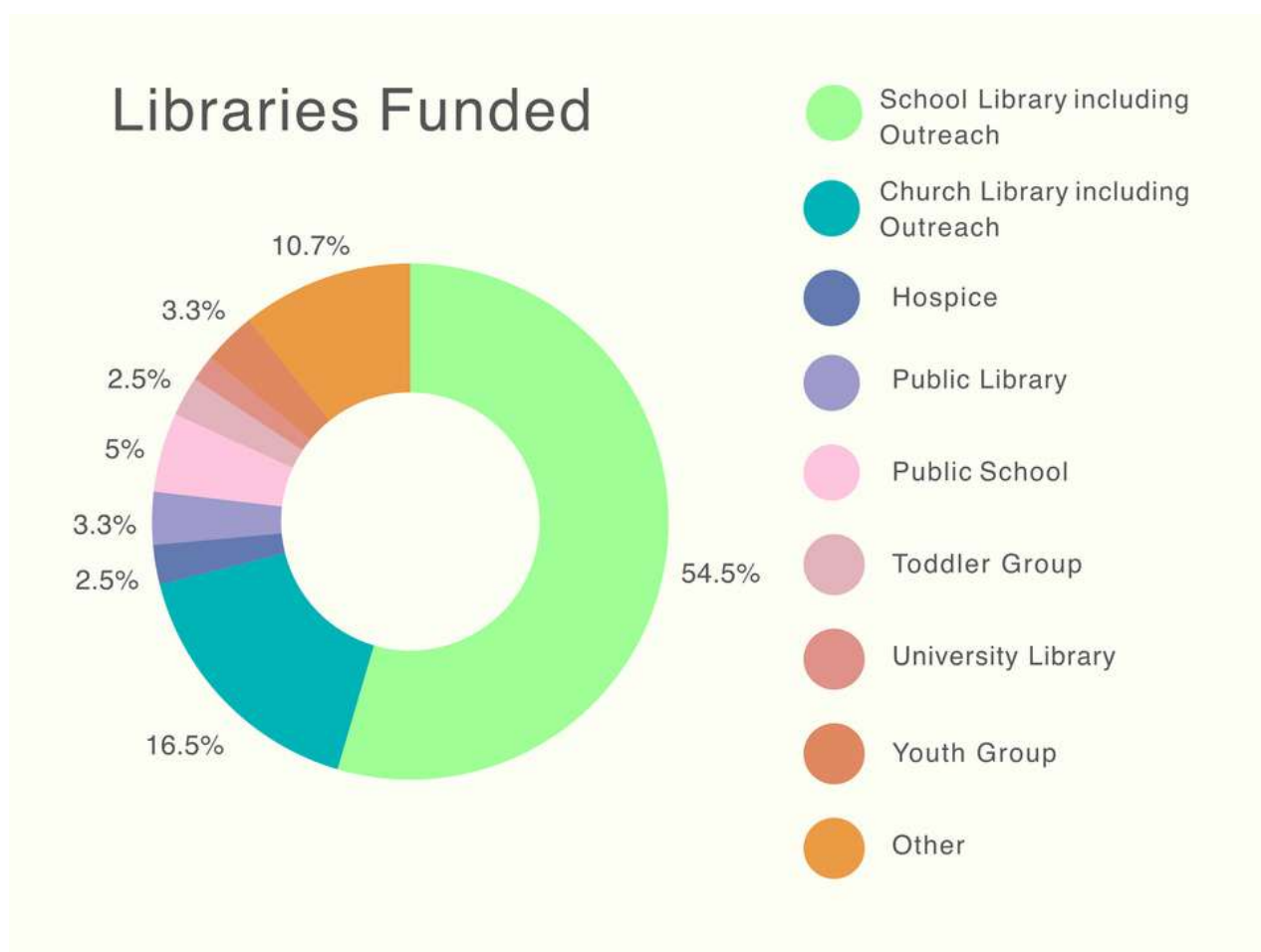


**Our pupils were so excited to unpack the box of books and start to read them.** Already, they are appreciating the great quality Christian fiction and non-fiction that was provided through your generous grant.

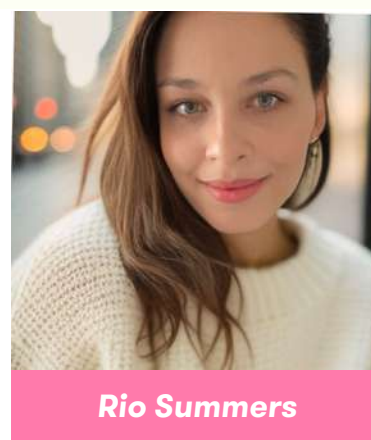
Heather Hutchinson, Mannafields School



In 2024, 120 grants were fulfilled, worth £30,240. A breakdown of the sorts of libraries who benefited, is shown below:



The 2024 winner of the Community Impact Award, sponsored by Speaking Volumes, went to Books Alive in Hove. The award is given in recognition of work to promote the placement of Christian books in the community. It was presented to Gillian Carr from Books Alive at the Christian Resources Together conference by Rio Summers, who now runs the Speaking Volumes programme for ACT. We are very lucky to now have Rio on the team, who brings creative marketing and PR skills and a breadth of experience from the publishing world.



[www.speakingvolumes.org.uk/applications](http://www.speakingvolumes.org.uk/applications)

# 07. Andrews Staff Involvement

**In 2024, more staff than ever stepped up personally to support the work of ACT. A remarkable 452 hours were spent volunteering for the charity in a wide range of ways. The big focus for this was our Establish programme and the charities that support the tenants in our houses.**

Andrews staff threw themselves into fundraising — baking cakes, taking part in Sleep Outs, cycling, and much more, as volunteering took different shapes across the country. In Oxfordshire, this included supporting young people supported by Oxfordshire Youth to receive gifts at important times of the year, like Christmas and Easter.



**Establish Fundraising Week 2024 is a major demonstration of the commitment Andrews gives to supporting the work of ACT. In July teams came together and put in a total of 180 hours worth of fundraising – in just one week!**



**Together this raised an amazing total of £8,216!**



This has provided ACT with enough to fund 14 tenancy deposits for young people moving into an Establish home. These deposits will give them the financial security to move on when ready, helping them secure their next home and take the next step towards full independence. The Andrews Employee Engagement Team, made up of volunteers from around the business, took on the ownership, coordination, and communication of Establish Week — and did a great job.

Branches across Andrews threw themselves into fundraising efforts, hosting bake sales, raffles, and other sponsored challenges to bring teams and customers together in support of the cause. The enthusiasm and commitment shown by Andrews staff demonstrated the real impact a business can have when it actively supports social change.

This was about more than just raising money—it was about raising awareness of the challenges faced by young people under the threat of homelessness and ensuring they are given the opportunities they deserve.

Thanks to this incredible effort, more young people now have the foundation they need to build their future with confidence. The success of Establish Fundraising Week highlights the vital role Andrews continues to play in delivering real, tangible support that makes a lasting difference.



# Andrews at Run Reigate 2024: Running to Make a Difference

**Andrews were big participants in the 2024 award-winning Run Reigate Half Marathon again this year. The event itself has been sponsored by Andrews for three years on the trot.**

In addition, for 2024, CAYSH, ACT's Establish partner in South London, was given the opportunity to collect donations in the car park, as the council waived its charges. By the end of the day, they had raised over £700 to support their advice and support services, which help young people develop life skills, access education and employment, and work towards independence.



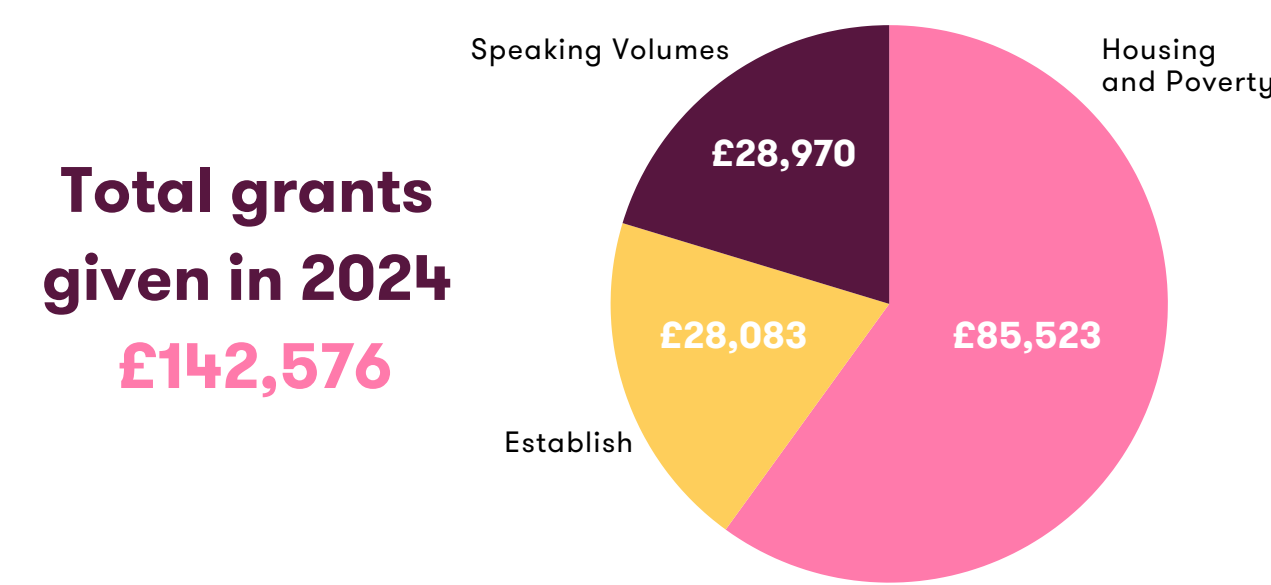
## Other projects and moving forward

As well as fundraising – and the two biggest events are reported on above – staff also provided property advice, professional mentoring, marketing and content development and also provided generous advice to ACT on property issues that affect us, as a charity.

Going forward we know that there is increasing appetite to support our Establish programme in more ways and we look forward to developing work experience opportunities, property advice sessions and job fairs. Watch this space!

# 08. Summary

In 2024, ACT gave funding, as grants, to all the charities mentioned in this report. This was in addition to the housing, professional services and networking support that we also provided.



| Programme           | Organisation/ Purpose     | Value of Grant |
|---------------------|---------------------------|----------------|
| Housing and Poverty | Hope into Action          | £78,423        |
|                     | SOFEA                     | £5,000         |
|                     | The Together Fund         | £2,100         |
| Establish           | Deposits for Young People | £583           |
|                     | 1625 Independent People   | £12,500        |
|                     | CAYSH                     | £15,000        |
| Speaking Volumes    | 125 Libraries             | £28,970        |
|                     | Total                     | £142,576       |

We take the opportunity to acknowledge and thank Andrews Property Group, its staff and directors whose hard work ensures the ability of the business to provide income for ACT. It is the profits of Andrews that enables ACT to seek out and fund excellent front-line charities and to continue its vital work to achieve social change and encourage others to do the same.

We also thank:

- Our partner charities, including the people 'at the coalface' who help vulnerable people every day.
- All those who have provided additional funding, advice and encouragement throughout the year.
- Our amazing trustees who volunteer an amazing array of professional skills and experience to our work.
- The small band of dedicated individuals whose hard work makes all of this happen – Siân, Jo, Nathan and Rio.



“There is so much  
more to do”

*Cecil Jackson-Cole*

**[www.andrewscharitabletrust.org.uk](http://www.andrewscharitabletrust.org.uk)**

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