



IMPACT REPORT

2025

Investing in pioneering ideas and organisations
tackling housing-related poverty

www.andrewscharitabletrust.org.uk

Table of Contents

Introduction	_____	01
What We Do	_____	02
Our Programmes	_____	03
Establish	_____	04
Pioneers	_____	05
Speaking Volumes	_____	06
Christian Community Grants	_____	07
Andrews Staff Involvement	_____	08

2025 has been a year of intentional focus — a year in which we chose depth over breadth, and laid the groundwork for greater impact in the years ahead.

Rather than pursuing new partnerships, we turned our attention inward: strengthening what we do, sharpening how we do it, and reimagining what Andrews Charitable Trust (ACT) can truly become. That clarity of purpose has already begun to bear fruit.

Central to this has been a reinvigorated relationship with Andrews Property Group — one that finally brings to life the founding vision of charity and business working as one.

For Establish, this has meant taking on greater responsibility for the properties, shifting risk away from our charity partners so they can do what they do best: helping young people secure and sustain meaningful employment. That partnership spirit was powerfully demonstrated in July, when our business colleagues raised **£10,000** for local youth employability charities — a remarkable act of generosity and a sign of just how much our colleagues believe in this work.

We also took an exciting step forward with our Speaking Volumes programme, launching a new digital partnership with Eden — the UK's most trusted Christian retailer. Together, we've extended the reach of our book grants, simplified distribution, and reduced admin costs — putting more money into books and into the hands of communities that need them. Already, we're seeing informal libraries spring up, bringing the joy and power of reading to places it might never have reached before.

This has been a year of going back to our roots — understanding more deeply how ACT, working alongside Andrews Property Group, can create lasting change for those who need it most. We enter the next chapter stronger, clearer, and ready.

“

**We are privileged to be pioneers.
Our example will help others,
stimulating them to succeed.**

Cecil Jackson Cole on his Voluntary & Christian Service initiative

”



Siân Edwards
Chief Executive Officer



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 do this by providing affordable housing options for young people, by funding charities with bold ideas, and through providing books with a faith perspective to community spaces.

We are Christian in identity, but seek to help people with love and without 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 buy residential properties near Andrews branches and provide them as safe, affordable homes for young people in housing need, including those leaving the care system. We partner with specialist charities that support our tenants and help them build independent living skills, while Andrews Property Group provides professional lettings management and helps tenants to successfully manage their tenancies.

2 Pioneers Tackling Housing-Related Poverty

Through this programme we support inspiring young organisations with innovative ideas to tackle housing-related poverty. We aim to help these organisations successfully implement and grow their models for change. Alongside core funding, we offer advice, connections and practical support to strengthen their resilience and help them replicate their approach. We work with a small number of organisations at any one time, supporting them over several years as they become more established.

3 Christian Community Grants

Our founder, Cecil Jackson-Cole, established ACT to reflect his values of Christian love and service. This programme supports Christian organisations and churches working to build stronger, more inclusive communities. Usually through small grants, and often in collaboration with other Christian funders, we back initiatives that bring people together and support those most in need.

Placing Good Books in Communities: Speaking Volumes is a grants programme that brings hope through reading. We also provide books to prisons, homeless shelters, bereavement support centres, schools, hospitals, libraries and community groups. Access to books can spark conversation, offer comfort and new perspectives, and support people facing difficult circumstances.

Our 7 Establish homes are deliberately placed in communities close to where Andrews Property Group does business; with three in Bristol, one in Oxford and three in South London. Our homes provide stepping stone accommodation for a total of 21 young people at any one time - with the housing linked to personalised employability and into-work support provided by our charity partners. In 2025, a total of 22 people benefitted from the Establish programme, including 10 new residents. Also in 2025, ACT was preparing to take on a new charity partnership, to run one of our London properties. Depaul UK has been tackling youth homelessness since the 1980s. The young people that they support who may become eligible for Establish housing come from the NightStop homelessness prevention and care leaver support programmes.

[establish]

7

Homes



21

Bed Spaces



22

Tenants housed



OUTCOMES	2025	SINCE PROJECT START
Number of young tenants housed	22	71
Number of leavers in work	7	56
Number of leavers	12	47
Leavers into independent living or positive move on	8	38

We did this with the help of four charity partners:



Helping young tenants directly: Grants to individuals

To support our young people to move on, ACT gifts deposits to our young people (5 weeks rent), as soon as their application is approved. That funding is then kept securely for them in the safe deposits scheme, for them to have when they move out, providing they have paid all their rent and looked after the property.

 **£14,874**
Gifted deposits in 2025

Since 2022, a total of **£24,308** has been provided in gifted deposits.

Charity partner grants

In addition to the housing and housing management services that ACT provides, in 2025 we have been able to provide each of our charity partners with an additional £2,500 towards the employability and into-work support that they provide for our young tenants. Although representing only a small amount of the costs, all our charity partners were delighted with this grant - made possible because of the amazing fundraising done by Andrews Property Group staff during Establish week.



“

The funding from Andrews has contributed to the costs of our 13-week employability programme covering CV development, interview prep, job applications and so much more.

Thank you!

Andrew Chopra, CAYSH

”

A foundation for a new beginning – Will's story

After being granted refugee status, Will was given just 28 days to leave Home Office accommodation. He quickly found himself caught in an impossible situation: without a job, landlords would not accept him, yet without a stable address, employers would not consider him.

During this uncertain and stressful time, when he had nowhere safe to go, Depaul's emergency Nightstop service provided vital support. For 18 nights, volunteer hosts welcomed Will into their homes, offering not just a bed, but kindness, stability and reassurance. They described him as polite, respectful and highly motivated to build a better future.

Despite his determination, the lack of a permanent home remained a barrier to moving forward. That changed when Will moved into an Establish home. With safe, secure and affordable accommodation, he now has the stability needed to focus on rebuilding his life.

Since moving in, Will has begun retraining in construction, is improving his English, and is working towards transferring his engineering qualifications from his home country.

Establish has given Will more than just a place to live. With this stability, his long-term goal of returning to a career in engineering is now achievable, and a future that once felt out of reach is becoming a reality.



Achieving independence – Skye's story

When Skye moved into an Establish home, she was already largely independent but needed some additional support to manage OCD and other mental health challenges. With light-touch support from CAYSH, she was able to begin addressing the challenges that sometimes felt overwhelming — particularly around anxiety linked to cleanliness in shared living spaces. Staff helped Skye to build coping strategies and greater emotional resilience.

When Skye later experienced the setback of losing her job, she was supported to stay focused and positive. With practical help — including access to a laptop provided by CAYSH's grant partner — she was able to search for work and soon secured new employment. At the same time, she began building her financial independence, saving consistently towards her goal of moving on.

By the end of her time at Establish, Skye had developed strong budgeting skills, improved her mental wellbeing, and secured stable employment. Although her original plan had been to access social housing, she felt ready to move into private rented accommodation. Establish provided Skye with more than just a place to live — it gave her the space, support and stability to strengthen her independence, overcome challenges, and move forward with confidence into her own home.



05. Pioneers tackling housing-related poverty

Child Rescue Nepal

Unlocking Life-Changing Impact Through Matched Funding

ACT provided matched funding to support Child Rescue Nepal (CRN) in participating in the Big Give fundraising campaign, helping to unlock a total of £51,000. This funding will enable CRN to rescue 35 children from situations of exploitation in Nepal — children who may currently be working in dangerous conditions and facing a future without education or opportunity. It might also help CRN to trace a child's family and, where it is safe and appropriate to do so, to reunite children with their loved ones.

Mansing's story

Mansing was born in a small rural village in central Nepal. At just 11 years old, he had to leave school as his family could not afford to pay the fees.

To try and help bring in money for food, he travelled to Kathmandu with relatives hoping to get work. His first job in a carpet factory refused to pay him, so after a year, he moved to a tea and snacks shop, often working long hours, hungry and exhausted. After two months they still had not paid him. With incredible determination, he went to the police to complain and they told Child Rescue Nepal (CRN). He says:



Mansing on the day of his rescue in 2016.



The day they rescued me changed my life. For the first time I felt safe. I received counselling, medical support and my childhood back!



CRN also enrolled him in school and now, at 21 years old, he is working towards a degree and working with CRN as an intern so that he can send money back to his family before his plan to return to the village as a teacher.



In a world where loneliness, trauma and disconnection are on the rise, the simple gift of a book can change a life. That's the belief at the heart of Speaking Volumes.

This year, we were delighted to begin a new partnership with Eden to reach out to new audiences and create a smoother digital offer to the community groups we fund. We continue to select the books, but our grantees can now choose the most relevant books to suit the people they support and purchase them online. This has massively extended the reach of what we do into new communities and new types of organisations – from schools, to prisons, church groups, food banks and beyond.



148

applications received



127

libraries supported

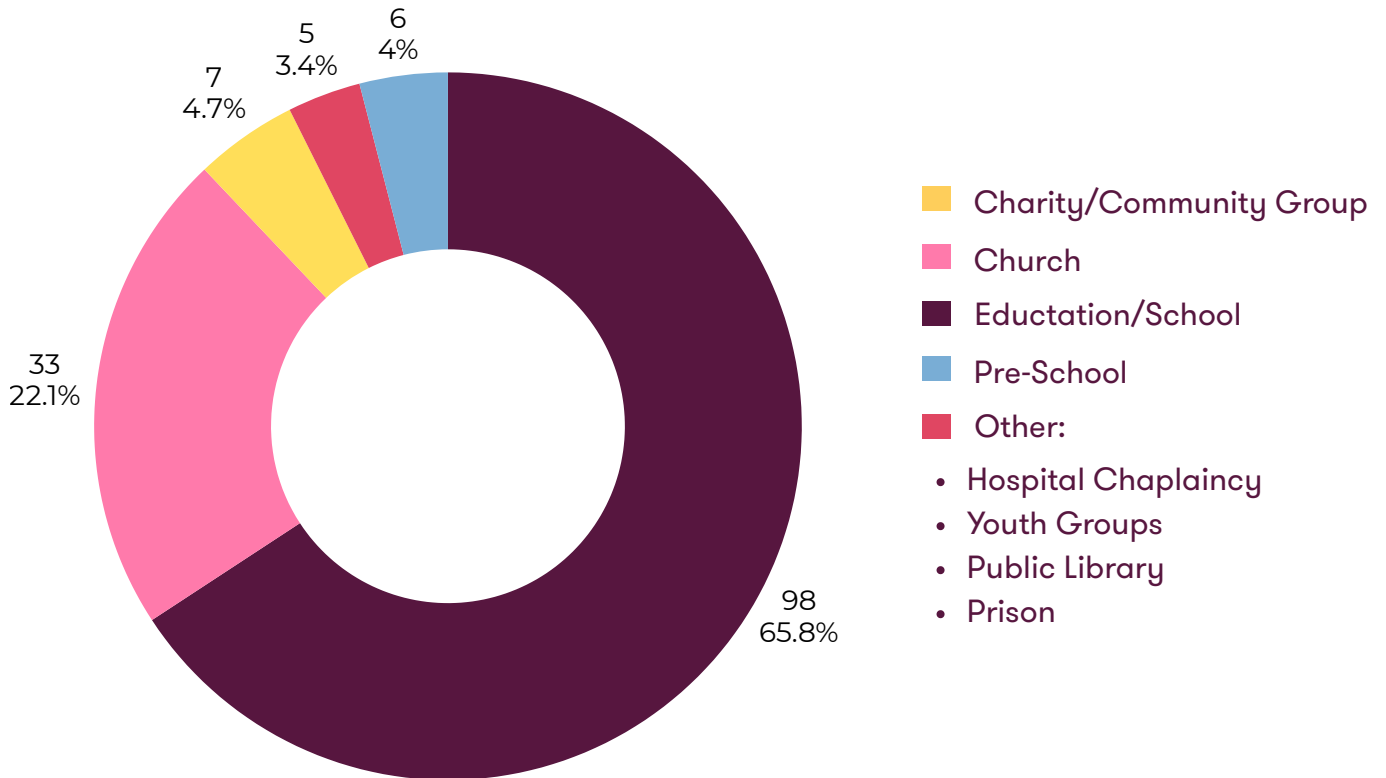


£32,823

worth of books distributed



Breakdown of libraries who benefited



Alongside our partnership with Eden, we also continued our support for outreach provided by local high street Christian bookshops around the country, granting almost £5,400 in referral fees for that work.



Just a big thank you on helping with securing funding for the religious books. They are a great addition to the prison library.

Martin Boardman, Officer, HMP Barlinnie, Glasgow



A huge thank you for such wonderful new books. I have made a rota of readers up to Christmas and everyone has their new books already!

Trish Windmill, Blackpool School



07. Christian Community Grants

The Together Fund



The Together Fund is a collective initiative by members of the Christian Funders Forum (CFF), a group of trusts and foundations who actively support Christian organisations. ACT was a founding member of CFF, supporting collaboration and helping to shine a light on the excellent work churches and Christian organisations do to support communities – especially those in communities with additional needs or with particular vulnerabilities.

The Together Fund this year saw CFF members combining a total of £200,000 for churches and charities to access as matching funds for their participation in the Big Give's Christmas fundraising campaign.

2025 Together Fund Portfolio:

65

Charities funded

£1.2m

Total raised

6.3x

Funding multiplier

93%

Match-fund usage



08. Andrews Staff Involvement

In 2025, Andrews staff contributed a remarkable 2,276 hours to volunteering and fundraising activities.

Colleagues took part in a range of initiatives – from supporting the Warm Welcome campaign to create safe and welcoming community spaces, to participating in sleepouts to raise awareness and funds for young people facing homelessness.

2,276 hours

Volunteering and fundraising activities



Sleep out, Bristol



St Brendan's School careers day discussing Andrews, our heritage and industry

Professional support hours

In 2025, Andrews staff also contributed professional support to help ACT thrive.

1,432 professional support hours

Colleagues shared their expertise across a range of areas – from marketing to finance and operational support – strengthening ACT’s ability to deliver impact. This included funding a dedicated Finance Executive, providing communications and design support through the Marketing team, and subsidised property management support.

“

The Establish project has a real personal place in my heart. I experienced homelessness as a teenager, moving between friends’ homes until I found a safe and permanent place to live, so I know just how important stability and security are at that stage of life. As Head of Department, I’m proud to lead a team that manages a portfolio providing safe homes for young people in need, and to support a project through Andrews Charitable Trust that genuinely changes lives.



Hannah House, Head of Corporate Client Services
and Leasehold Management

”

”

I’ve been part of the Establish project as a Property Manager for around 5 years. While property management naturally comes with its challenges, it’s a privilege to support people who’ve not had the best start in life. Hearing Establish tenant’s success stories is incredibly rewarding - it’s fulfilling to know we’ve played a part in their journey.

Keri Brinkhurst, Senior Corporate
Portfolio Manager



“

Establish Fundraising Week 2025 is a major demonstration of the commitment Andrews gives to supporting the work of ACT. Teams came together to raise funds to support job readiness and life skills programmes for young people living in our Establish homes.



Together this raised an amazing total of £10,176!



From cycling challenges to raffles and auctions, colleagues across the business came together to raise funds that will have a lasting impact, helping residents gain the skills and confidence to find and stay in work. Thank you to everyone who took part.



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. Long term, 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, Amy and Rio.



“There is so much
more to do”

Cecil Jackson-Cole

www.andrewscharitabletrust.org.uk

Wessex House, Pixash Lane, Bristol, BS31 1TP
ACT is a charitable company, limited by guarantee
Charity no. 1174706 Company no. 10961227