

Our finances

Like many charities, we have faced another financially challenging year due to the broader economic climate. Higher costs across all areas in which we work have continued to increase pressure.

Despite this, we have made strong progress in stabilising our financial position. We completed our planned exit from a substantial part of our non-social housing portfolio, Real Lettings, where we did not own the properties. We also delivered a full review of our operations through a cost saving programme to ensure we are working as efficiently as possible behind the scenes.

As a result of this work, and a continued focus on careful budget management, we reduced our overall operating deficit to £0.5m this year – a significant improvement on last year’s £3.0m. Planned property sales have increased cash and reserves balances which, together with an improved pension position, has improved our net surplus significantly.

We anticipate 2025/26 will be another challenging year financially. The macro-economic context remains uncertain,

with global trade negotiations potentially affecting supply chains and utility costs. Local authorities – our key commissioning partners – continue to experience pressure on their budgets, which in turn creates pressure for us to reduce costs whilst maintaining high quality services for our clients.

The fundraising environment is also difficult, with ongoing cost of living pressures making it harder to attract regular donors.

But we are starting the new financial year on stronger ground, with cautious optimism and a continued commitment to delivering high quality support for our clients.

We are incredibly grateful to our donors and funders, whose generosity ensures we can continue offering vital recovery services that would not be possible through statutory funding alone.

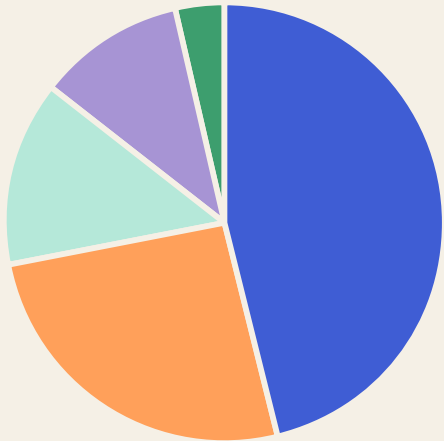


Our fundraised income

The generosity of our supporters makes it possible for us to deliver the wraparound recovery services that set St Mungo’s apart. Important services featured in this report – like our Construction Skills programme and Complex Needs Team – are only possible thanks to fundraised income.

In 2024-25, we received support from a wide range of donors, including individuals, companies, charitable trusts and foundations, and those who chose to leave a gift in their will. Their contributions directly fund services that go beyond the basics and help people to rebuild their lives after homelessness.

Our fundraised income by source



- Individuals (46.2%)
- Philanthropy and Trusts (26%)
- Companies (13.6%)
- Gifts in Wills (10.6%)
- Challenge events and community groups (3.6%)

Income and expenditure review

For the year ended 31 March 2025

	Unrestricted £m	Restricted £m	2025 Total £m	2024 Total £m
Rent and service charges	47.0	-	47.0	46.4
Government and local authority contracts	62.3	-	62.3	63.8
Fundraising	11.3	2.9	14.2	13.5
Total income	120.6	2.9	123.5	123.7
Operating expenditure	(121.1)	(2.9)	(124.0)	(126.7)
Operating surplus / (deficit)	(0.5)	-	(0.5)	(3.0)
Non-operating items	9.8	-	9.8	2.3
Total surplus / (deficit) for the year	9.3	-	9.3	(5.3)

Balance sheet review

For the year ended 31 March 2025

	2025 Total £m	2024 Total £m
Fixed assets		
Intangible assets	2.5	1.8
Housing properties	75.8	80.1
Other fixed assets	0.9	1.0
	79.2	82.9
Current assets		
Trade and other debtors	11.5	11.6
Cash and cash equivalents	25.5	14.4
	37.0	26.0
Current liabilities		
Creditors falling due within one year	(21.2)	(19.9)
Net current assets	15.8	6.1
Total assets less current liabilities	95.0	89.0
Non-current liabilities		
Creditors falling due after more than one year	(70.5)	(71.0)
Retirement benefit obligations	(5.2)	(7.7)
Provisions for liabilities	(2.8)	(3.2)
	(78.5)	(81.9)
Total net assets	16.5	7.1
Reserves		
Restricted reserves	2.1	2.0
Unrestricted reserves	14.4	5.1
Total reserves	16.5	7.1

