

LandAid

Bringing the property industry
together to end youth homelessness.



Impact Report 2025



A note from Paul Morrish, LandAid CEO



This year has been a year of real progress, for LandAid, for our partners, and most importantly, for the young people whose lives we've changed.

Yet the urgency of our mission has never been stronger. The most recent available figures, from 2023–24, show that around 118,000 young people aged 16–24 in the UK approached their local authority because they were homeless or at risk of homelessness. This marks a significant increase in demand and highlights that the scale of the challenge remains grave.

Together, we have supported thousands through targeted grants, programmes and partnerships. So far in 2025, we've awarded over £900,000 in grants, brokered more than £1 million of pro bono support, and strengthened the pathways from crisis to stability for young people across the UK.

Through our Housing, Employability and Foundations to Grow funding streams, we have continued to build the practical, focussed support that young people so urgently need. From emergency accommodation to education, training and jobs, we're making connections and creating opportunities.

We also launched our refreshed brand this year, a bold reflection of who we are and what we stand for. It captures our energy, focus and belief that no other industry can do more to end youth homelessness. Our new look and voice will help us move with even greater clarity and purpose.

I'm proud of what we've achieved this year, not just the numbers, but the resolve behind them. The property industry has shown that when expertise meets empathy, when ambition meets action, change happens.

To everyone who has supported LandAid this year, thank you. Your time, your skills, your generosity and your partnership have made a real difference. Together, we're proving that ending youth homelessness isn't merely an aspiration. It's something we can achieve together.

Paul Morrish
Chief Executive, LandAid

Neil Slater, Chair of Trustees

Every figure in this report represents something powerful: an industry choosing to act together. When investors, developers, advisers and owners all pull in the same direction, we can turn assets, expertise and influence into safe homes and real opportunities for young people who have been shut out for too long. I am proud of how far we have come – and even more optimistic about what we can achieve next, as a united property industry, committed to ending youth homelessness.

Neil Slater
Chair of Trustees, LandAid



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How to read this report

This Impact Report brings together both our long-term strategic progress and our activity during the 2025 calendar year. To be transparent, the data in these pages draws on three clearly labelled timeframes.

Our latest annual accounts summary

This covers audited income and expenditure for the year ending 31 March 2025. These figures include some projects funded under our previous strategy. Our full accounts are available on the [Charity Commission website](#).

Progress against our 2024–2029 strategy

This includes data and projections covering the first 18 months of our current strategy, and shows how we are tracking towards the long-term goals we have set together with our partners.

2025 in action

This section focuses on stories, grants, partnerships and events from the 2025 calendar year, bringing our impact to life through real examples from across the UK.

Throughout the report, we signpost which timeframe applies to each section. Further detail on our data, methodology and social value modelling can be found in the *Methodology and transparency* section.





Part 1:

Impact so far

Our latest annual accounts at a glance

Working alongside our partners, supporters and the young people who drive our mission, we have continued to channel vital funding and expertise into the places where it is needed most.

Our latest published accounts for the year to 31 March 2025 show that the property sector raised £3.4 million for our work and helped to deliver significant impact.

£3.4 million
Raised by the property sector

With that funding we:

Supported
1,469
young people

Allocated
£1 million
worth of Pro Bono support

Allocated
64
charity projects

Allocated
£1.35 million
grants



Across our grant making and strategic programmes, we made sure young people could access everything from safe emergency accommodation to education, training and tailored one-to-one support.

For every £1 raised, 75p was spent directly on charitable activities.

In the pages that follow, we share a snapshot of our progress over the first 18 months of our strategy and highlight some of the standout moments from the 2025 calendar year.

An update against our strategy

We are now 18 months into our 2024–2029 strategy. During this period, we have awarded £1.9 million in grants and supported 2,790 young people.

Our ambition is bold. **By 2029, we aim to support 10,000 young people and generate at least £150 million in social value.**

We are broadly on track, but progress is not uniform across our three impact streams.

Employability and Foundations to Grow are significantly ahead of trajectory, each at around 50% of their five-year targets.

Housing support is currently around a tenth of the way towards our target, which makes this a critical area of focus for the coming years.

Over the past year we have invested in stronger systems to measure and evaluate our impact. Our new impact framework, launched last year, now guides how we assess the reach, quality and value of our work. While we are still waiting for the first full set of end-of-project reports under this strategy, we are using projections from our partners together with our own modelling to estimate social value.

Our current estimate of social value generated so far is £42 million, which equates to a social return of more than £5 for every £1 we award.

As we complete the second year of this strategy, we are confident that our focused approach, our partnerships across the property sector, and our determination to end youth homelessness will keep us on course to meet our shared ambitions.



The young people we support

Aram's story



“I tried to find a few places and rent a room but they were all rejected because I didn’t have bank statements or a guarantor. Within those seven days I was just so stressed”

This year, we provided New Horizon Youth Centre with a £30,000 grant.

The grant helped to fund specialist move-on support and advice, giving young people experiencing homelessness a pathway into safe, independent housing.

One of those young people is Aram. Aram came to the UK as an asylum seeker from Iran. After receiving refugee status, he was given only one week to leave his Home Office accommodation.

Aram had already experienced homelessness and feared it could happen again. When he did not hear back from the council, he went to New Horizon Youth Centre, who referred him to the Youth Hub, London’s only youth-specific emergency accommodation, run in partnership with Depaul UK.

He stayed there for a couple of months before moving into a longer-term supported accommodation project. With expert support around him, Aram began to build his confidence, stabilise his situation and focus on his future. Through the move-on

team funded by our grant, he was able to access advice on tenancy, budgeting and employment.

Eventually, his local council offered him a flat in Birmingham. Working with New Horizon’s Education and Training team, it became clear that relocating would cut him off from his support network and derail his education. Taking the Birmingham flat simply wasn’t an option.

But Aram’s real dream is to study Natural Sciences, majoring in Physics, at Cambridge University. He passed his interview and received an offer to start this autumn (2025), conditional on achieving A*, A*, A in his A Level resits. New Horizon helped him prepare for the interview, secure mitigating circumstances from Cambridge, and supported him to get a grant to pay for his exams.

Thanks to the Housing Team, Aram has now moved into his own flat in north London, giving him the security and space he needs to focus on his studies and build the future he wants.

Today, Aram is looking ahead, not over his shoulder. His story is one of many that demonstrate how targeted funding, specialist support and safe housing can change the trajectory of a young person’s life.

“My life changed [thanks to LandAid funding...]I never thought I could get into Cambridge. All the progress that I made, I don’t think I would have been able to make it, honestly.”

Fundraising from our supporters in the sector helps us support young people just like Aram. Visit the [Young Person Stories](#) pages on our site for more.

*This story uses pseudonyms to protect the young person’s privacy

A new influencing strategy

Our influencing work is central to how we drive long-term change for young people facing homelessness. Our aim is clear: to make sure the decision-makers shaping housing, youth services and local places understand the realities young people face – and the solutions that work. In line with our strategy, we are building a stronger evidence base, convening partners across sectors, and using our voice within the property industry to highlight what must change, and why it matters.

Over the past year, we have focused on putting the right foundations in place. We have improved how we gather and share insight, created new spaces for collaboration between local government,

charities and business through the UK Homelessness Data Forum, and strengthened our engagement with the Ministry for Housing, Communities and Local Government (MHCLG) to ensure youth homelessness is better reflected in national discussions. At the same time, we have begun to amplify more stories and learning from the young people and organisations we support, building a more informed, evidence-led narrative for future policy engagement.

Together, these steps are moving us closer to our goal: to be a trusted, coordinated voice that helps drive the systemic change young people urgently need.



Part 2: *2025 in action*

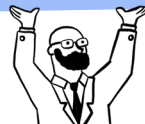
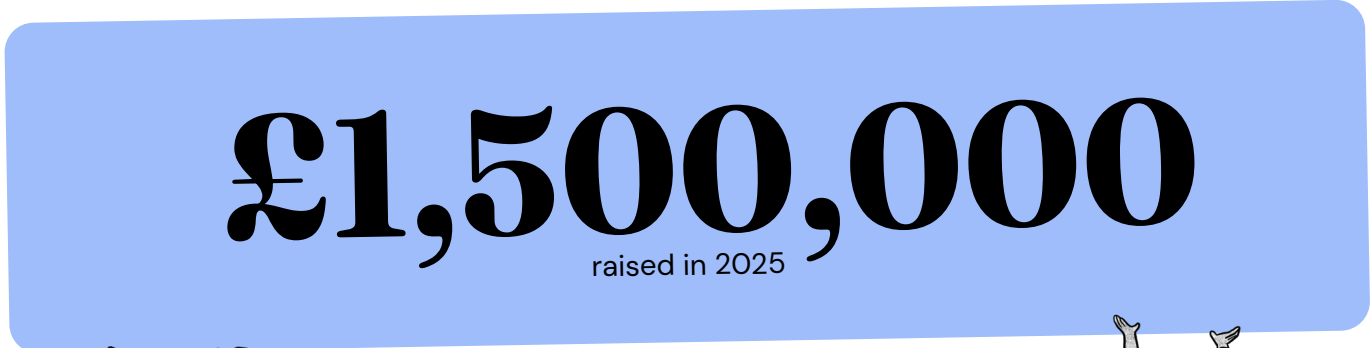
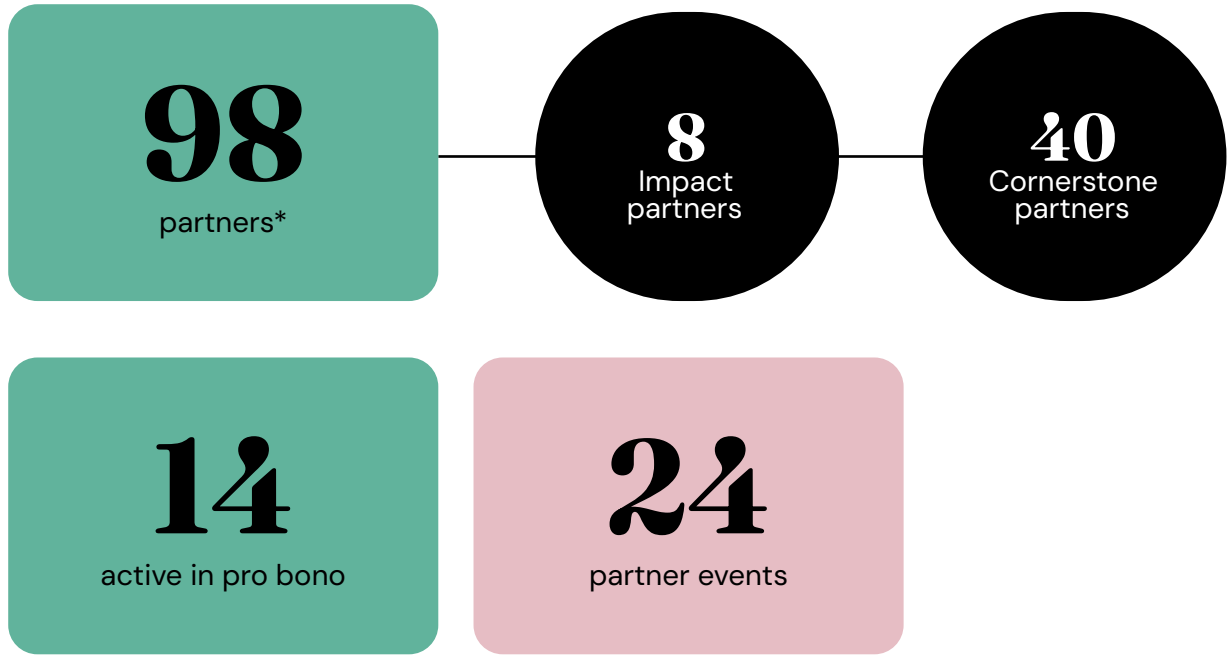


Our partnerships

Our mission is powered by partnerships. Across the UK, senior leaders and teams from the property industry are giving time, expertise and funding to create safe, secure futures for young people.

Together, this collective effort has shaped a national response to youth homelessness that is practical, ambitious and grounded in real-world expertise.

Through long-term strategic relationships and event-based collaborations, our partners play a vital role in funding frontline services, supporting young people into safe accommodation and creating pathways to independence.



Partner of the year

Indurent



Indurent is committed in its role as a LandAid Impact Partner, standing alongside other industry leaders who are determined to end youth homelessness.

Since the beginning of our partnership, the business has thrown itself into major challenge events including a London to Paris cycle ride, Source to Sea (tracing the journey of the River Thames), Chase the Sun (a coast-to-coast cycling event completed in a single day), plus multiple individual employee events.

Together, they raised over £300,000 this year alone.

This remarkable funding could support around 916 young people to access positive employability outcomes – whether that is tailored employment advice, support to secure GCSEs in Maths and English, or a construction apprenticeship that opens the door to a long-term career.

“[LandAid] brings our social impact to life. Working with a well-structured, organised and passionate charity partner has been a game changer for us, and we’ve seen staff engagement and fundraising efforts increase materially as a result.”

Julian Carey, Indurent CEO

The partnership with Indurent helps fuel our mission to end youth homelessness by supporting housing, education, training and employment opportunities for young people across the UK. With offices in London, Birmingham and Stockport, their support also aligns closely with our Place-Based Impact theme, allowing us to target support to the places where young people are most at risk of homelessness.

Indurent’s impact does not end with fundraising. The business is exploring skilled-volunteering opportunities through our Pro Bono Programme to use its professional expertise to unlock further value for the charities we support.

It’s clear that social impact is a core part of their business. Their focus on creating long-term value in the communities they serve means supporting our work is rooted in a shared vision for meaningful social change.

Indurent’s 2025 commitment, enthusiasm and leadership is setting a powerful example across the sector, showing just how much is possible when a business unites its whole team behind a shared purpose.

“We can see the real difference we’re making together in the communities where we operate. LandAid hosts so many events that our employees love getting involved in, which is so important for building engagement.”

Anna Petrides, Executive Assistant & Admin Team Manager at Indurent



Partnerships in action



Savills

Savills is our most active pro bono partner, having supported 9 projects this year.

This includes work to support organisations such as the JustLife Foundation in Manchester, transforming their spaces for people experiencing homelessness. In addition, Savills donated £79,000 in 2025, helping to power our wider work.



Avison Young

Avison Young contributed over £105,000 this year, primarily to our Employability Programme as a Founding Partner. Their backing will help up to 180 participants in the programme to move into employment, further education, training or mentoring over the next 12 months. The team has taken part in the SleepOut and Race for LandAid and will host our annual Thanking Event in January.

Knight Frank

Knight Frank has been a long-standing supporter and has played a central role in the LandAid SleepOut since the series launched in 2018. The firm continues as headline sponsor and has already committed to supporting the 40th anniversary SleepOut in 2026. In 2025, Knight Frank raised over £84,000, while also hosting eight desks for our team in their London office, placing our work at the heart of the industry.



SEGRO

SEGRO has played a dual role this year as both a sponsor of the London SleepOut 2025 and a Founding Partner of our Employability Programme. Their ongoing support has been vital in the programme's final pilot year. SEGRO's annual quiz raised a further £5,000 for our work, demonstrating how creativity and friendly competition can translate into meaningful impact.



CBRE

The 2025 calendar year marked the third year of CBRE's current strategic investment in our work. Funding of £300,000 has supported six projects across Edinburgh, Bradford, London and the West Midlands, reaching more than 150 young people. CBRE colleagues have also taken part in all four of our major events this year, raising more than £10,000 and backing our North West Gala Dinner



- **Avison Young**
- **CBRE**
- **Indurent**
- **Knight Frank**
- **Property Race Day**
- **Savills UK**
- **SEGRO**

- Allsop
- Bidwells
- British Land
- Bryan Cave Leighton Paisner
- Caddick Group
- Carter Jonas
- CLS Holdings
- CMS Cameron McKenna
- Nabarro Olwang
- CoStar UK
- Cushman & Wakefield UK
- DLA Architecture
- Dolphin Living
- Derwent London
- Ethos Farm
- Eversheds Sutherland
- Grosvenor Services
- Grainger
- Hammerson
- Hollis Global
- Howard de Walden Estate
- James Andrew International
- Jones Lang LaSalle (JLL UK)
- Landsec

- Lendlease
- Lockton Global Real Estate and Construction
- Logicor
- LondonMetric
- Mansford Capital
- Michael Sparks Associates
- NatWest Group
- Newmark
- Open Box Software
- Oxford Properties
- Redevco UK
- Shaftesbury Capital
- Student Cribz
- The Arch Company
- Trident Building Consultancy
- TT Group
- Tuffin Ferraby Taylor
- Unibail-Rodamco-Westfield

Corporate supporters

- COEL
- Frogmore
- Gunnercrooke
- HBD
- Hill Dickinson
- Muse
- Pegasi
- Simmons & Simmons
- Stace

- Abierto
- DS Emotion
- Estates Gazette Radius
- Holistic Insight
- J2
- Meeting Place
- Property Week
- Redwood

- Buona Causa
- Barratt Redrow
- Birketts
- Burges Salmon
- Dowley Turner Real Estate
- Eastdill Secured
- Fladgate
- Gowling WLG (UK)
- Great Portland Estates
- Herbert Smith Freehills
- ING Media
- Kings Cross Central Limited Partnership
- Livesey Contracting & Maintenance
- MCR Property Group
- Places for People
- Roebuck Merchans
- RX France
- Senze
- Simpson Thacher & Bartlett
- SIP Car Parks
- Slaughter and May
- SLR Consulting
- St. John's Wood Square
- Stephenson Harwood
- Trowers & Hamlins



Partner testimonials

“LandAid really strikes a chord. The energy, enthusiasm and commitment to alleviate and solve the horrendous problem of youth homelessness is inspirational. That’s why we choose to support their important work.”

Andy Hay, Chief Executive Officer at Hollis



“Collaborating with LandAid aligns with our business development strategy and our commitment to creating positive change in the communities we serve. As we’re independent, we have the flexibility to invest in causes like this, taking the time to understand the challenges and contribute meaningfully.”

Gregg Cordall, Partner at Lockton Companies LLP



“Derwent London are determined to drive meaningful change alongside LandAid. Our partnership is built on a shared belief that every young person deserves a safe, secure place to call home, and we are proud to play a part in ending youth homelessness.”

Helen Joscelyne, Community and Social Value Manager at Derwent London

Regional Boards

Our Regional Boards bring together senior property professionals who champion our mission in their local areas. Their role is to raise awareness of youth homelessness locally, build relationships with local authorities and businesses, and raise funds for projects that help end youth homelessness

Over the year, our Regional Boards have led life-changing work across Scotland, Yorkshire and Humber, the Midlands, the North West, the South West, and the Eastern region.

We are deeply grateful to every Regional Board member for their time, leadership and advocacy.

£123,000
raised

10
events

6
new members



New event...

RBA Bandaoke
£10,500



Biggest fundraiser...

North West Gala Dinner
£84,000

LandAid events that shaped 2025

Our events are the key moments our industry stands together across multiple companies and firms. This year, we are proud that our events and individual giving donations raised an incredible £1,750,000.

The LandAid SleepOut



February 2025 saw 1,225 participants raise...

£645,000

"Young people experiencing homelessness remains a serious issue. Supporting the LandAid SleepOut will make a real difference to many who are facing the reality of living without a home"

Tim Hyatt, Head of Residential, Knight Frank

Sponsors: Knight Frank, SEGRO, Hill Dickinson, Simmons and Simmons, HBD, Birketts, TFT, Cushman and Wakefield



Race For LandAid



June 2025 saw 521 participants raise...

£105,000

"I really enjoyed the overall atmosphere – a great mixture of different people and teams, that made it feel really warm and welcoming"

Event participant

Sponsors: Allsop, TFT, Willis, Property Sports Network, Barr Gazetas, GIA, Landsec, CLS Holdings, East Wick + Sweetwater



The LandAid Trek



September 2025 saw 193 participants raise...

£135,000

"It's exceptionally organised. A group of brilliant industry professionals coming together to support a common cause."

Ben Warman, Lockton Global Real Estate Practice Leader

Sponsors: Oxford Properties, Lockton, ING Media & Logikor



North West Gala Dinner



October 2025 saw 250 guests on 25 tables raise...

£84,000

"The fact that we raised £84,000 was a record, especially impressive given the hard times that we're all facing. It was great night, and I was very proud to be a very small part of it, but the board and our sponsors are the real difference makers that made the night so special."

Nathan Cornish, Chairman LandAid NW Board, Director at Urban Splash.

Sponsors: AE Yates, SIP Car Parks, MCR, Vinci Construction, shedkm



LandAid's Gala Dinner



November 2025 saw 450 guests on 45 tables raise...

£365,000

"We are committed to creating brighter futures for young people across the UK. LandAid has already made a profound impact on countless lives, and we are pleased to play our part in this crucial mission"

Richard Bruce, Chief Executive, Carter Jonas

Sponsors: Carter Jonas (Platinum Sponsor) Redevco, Allsop, Unibail-Rodamco-Westfield, ING Media and The King's Cross Group



Supporter events



Rock @ UKREiiF

Over 340 supporters came together for a night of music with ticket proceeds going to LandAid. Collectively the night raised **£18,500**.

“What a fab night...so many jolly faces and such talent!!” – Event attendee

Sponsors: WSP, Senze, Gleeds, Get Living, Tetrattech, thankyu (Powered by J2)

Sparkasse Marathon

In October, a team of 8 dedicated property professionals took on the Sparkasse Marathon and raised and incredible **£19,500** for LandAid.



Longharbour Abseil

In September, 13 brave participants from Longharbour took on an abseil raising **£21,000** for LandAid.

“In the spirit of giving back, a few of us even braved abseiling down the side of this very building to raise money for LandAid. Alongside the 99DMR units, we are also proud to have dedicated a number of homes here to LandAid’s Build to Rent Pathfinder.”

–Rebecca Taylor, Longharbour



Collectively our supporter events raised £450,000.

Alongside our flagship events, we saw remarkable initiative from individuals and organisations who hosted their own challenges and activities in support of our work.



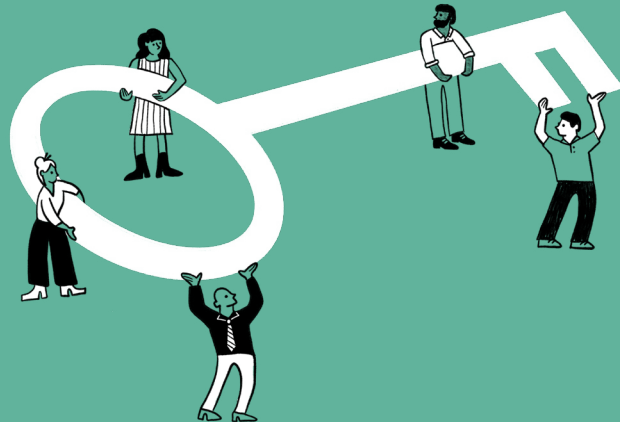
Our grants



Our grant funding continues to play a vital role in supporting young people who are homeless or at risk of homelessness. Guided by our strategy, we provide funding across three core impact streams. Since the start of this strategy, we have awarded £1.9 million in grants, reaching 2,790 young people at risk of, or experiencing, homelessness.

In the 2025 calendar year alone, we supported 52 charity projects.

Our approach is designed to respond both to immediate crisis and to long-term recovery. Projects we fund range from safe accommodation and move-on support to employability programmes and life-skills training.



Grant allocation by impact stream

Since the beginning of the strategy, our grant funding has been distributed across three streams, supporting specialist charities with the expertise to help young people at every stage of homelessness and in every part of the UK.

Employability

Support for organisations that help young people build skills, confidence and experience to access education, training and employment opportunities

£410,000 awarded

Foundations to Grow

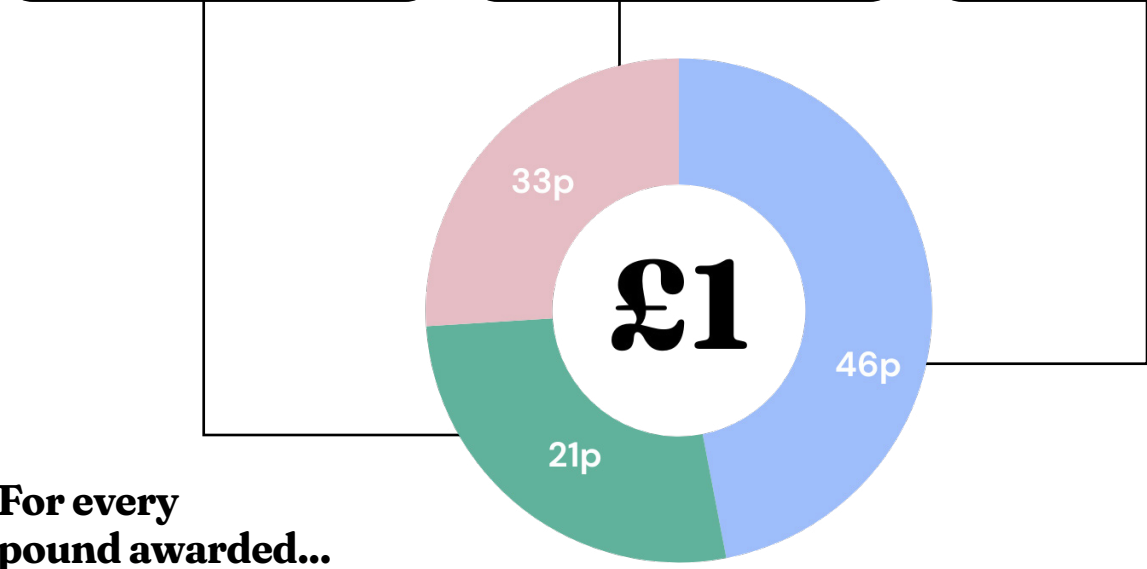
Grants for workshops, advice and support that help young people access information, develop life skills and rebuild their lives beyond homelessness

£625,000 awarded

Housing

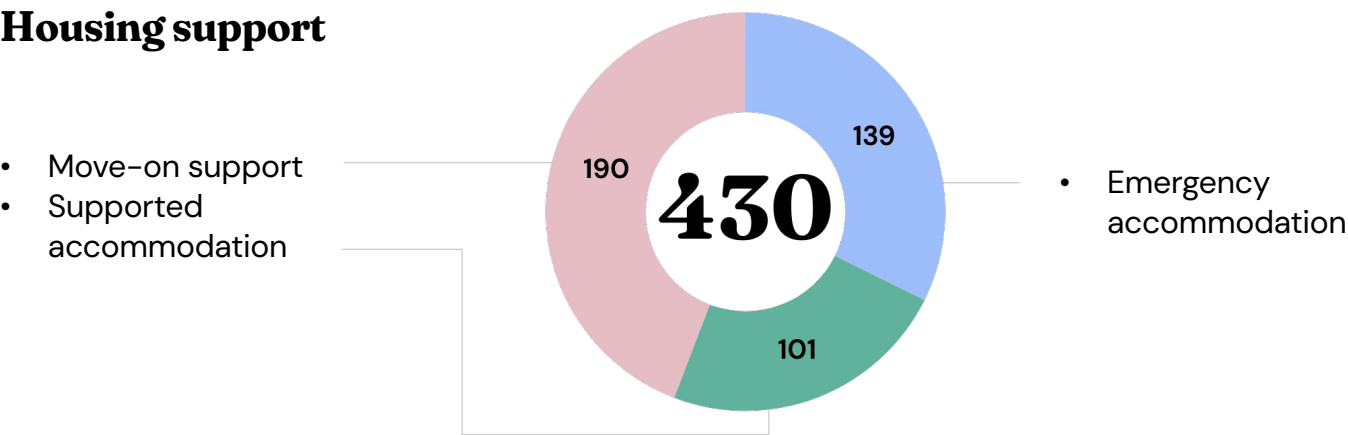
Funding that helps young people access housing and accommodation at every stage of homelessness, from emergency and supported accommodation through to independent living.

£889,000 awarded

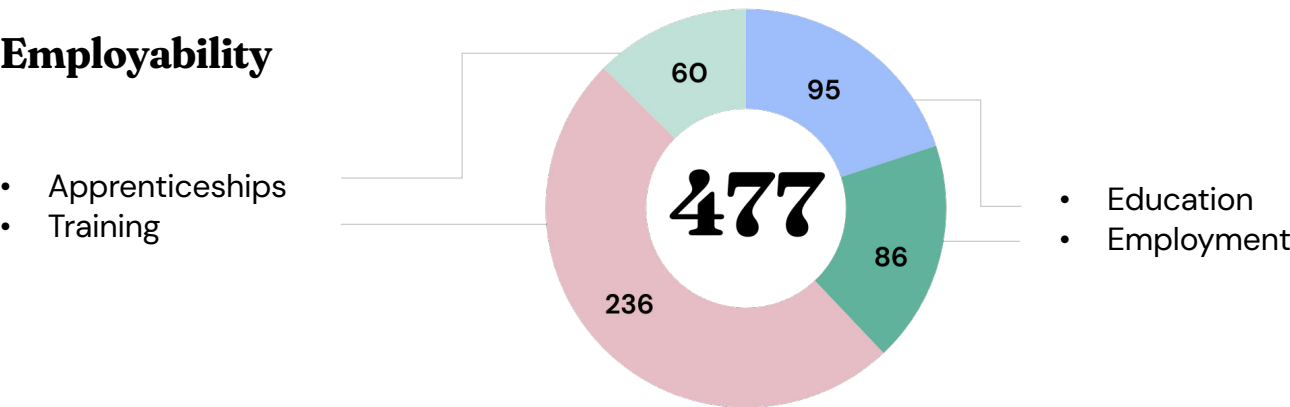


The charts below illustrate how the 2,790 young people who were positively impacted in our current strategy period accessed different types of support.

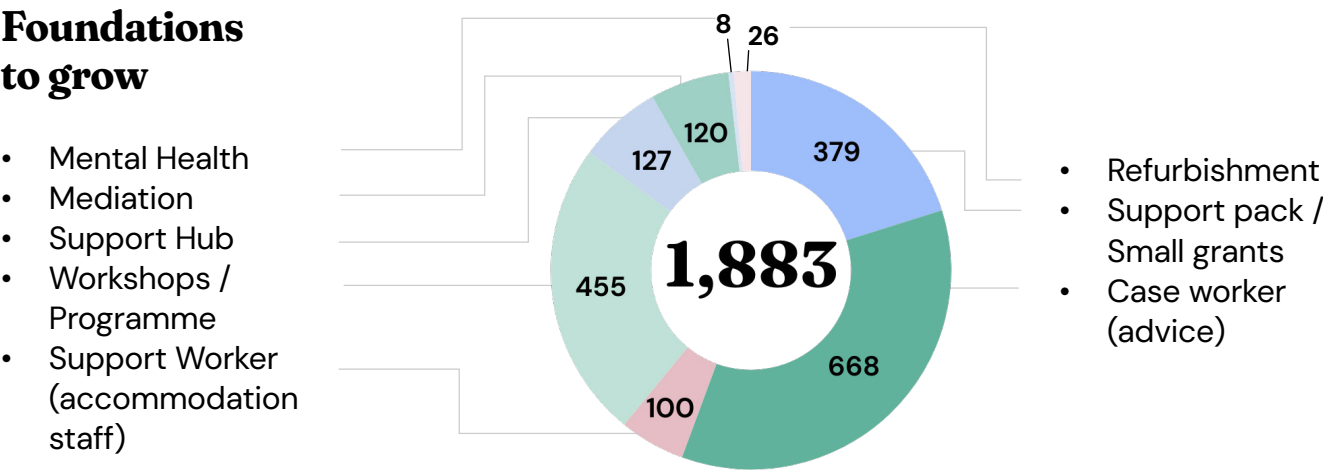
Housing support



Employability



Foundations to grow



Every grant awarded in 2025

- 1625 Independent People – £6,000
- A Band of Brothers – £3,000
- Active Horizons – £36,500
- Albert Kennedy Trust – £13,500
- Albert Kennedy Trust – £11,00
- Amber Foundation – £10,000
- Anima Youth – £30,000
- Birmingham & Solihull Women’s Aid – £9,000
- British Refugee Council – £30,000
- C4WS Homeless Project – £28,500
- Cambridge Housing Society Limited (CHS Group) – £3,500
- Cardinal Hume Centre – £25,000
- Caring for Communities and People (CCP) – £6,000
- Caring in Bristol – £10,000
- Centrepont – £70,000
- Changing Lives – £2,000
- Circle Collective – £10,000
- Cowshed – £2,500
- Doorstep – £150,000
- East Cleveland Youth Housing Trust – £5,000
- Epic Entrepreneurs CIC – £8,500
- Fat Macy’s Foundation – £30,000
- Giroscope Limited – £6,000
- GISDA – £2,000
- Greater Change Foundation – £30,000
- Herts Young Homeless Group – £6,000
- Home-Start Wessex – £2,500
- Housing Justice – £38,000
- IMPAKT Housing & Support – £2,500
- LATCH Ltd – £6,000
- Llamau – £2,000
- Look Ahead Care and Support – £30,000
- Micro Rainbow CIC – £40,000
- New Horizon Youth Centre – £30,000
- New Start Highland – £6,000
- Newham Community Renewal Programme – £15,500
- Only A Pavement Away – £28,800
- Oxford Winter Night Shelter – £5,500
- Rock Trust – £7,000
- Running Charity – £27,000
- Shelter from the Storm – £15,000
- Shelter Northern Ireland – £2,500
- Step by Step Partnership Ltd – £2,500
- Step by Step Partnership Ltd – £20,000
- Sussex Nightstop – £3,500
- Whitehaven Community Trust (WCT) – £2,000
- WK Foundation – £30,000
- XLP – £10,000
- YMCA Newcastle – £5,000
- YMCA Norfolk – £3,500
- YMCA St Helens – £2,500
- YMCA St Paul’s Group – £20,000

Charity spotlight: YMCA St Pauls Group

We are committed to helping remove the barriers that prevent young people from moving on to safe, independent lives. One of the biggest of those barriers is the upfront cost of securing a home.



In Surbiton, high rental costs are forcing too many young people to stay in supported accommodation long after they are ready to move on. They want to live independently, but cannot afford the deposit and advance rent needed to secure a room or flat.

With support from Surbiton Golf Club, through its Men’s Captain and LandAid Patron, Ciaran Carvalho, we awarded £20,000 to YMCA St Paul’s Group to create a dedicated Move-On Fund.

This Move-On Fund offers financial support of up to £1,000 per young person towards the upfront costs of independent living. It is expected to support around 18 young people as they take the crucial step from supported housing into secure, sustainable futures.

The Move-On Fund is more than financial support. It is a catalyst for lasting change, helping young people start to build the lives they deserve, in communities where they can put down roots and thrive.



The Kevin Hunter Legacy Fund



Kev Hunter, our former Head of Programmes and Impact, left a profound mark on our organisation. He was determined that every pound we invested through grants would deliver the greatest possible impact across housing and support services.

After his passing in 2023, we created the Kevin Hunter Legacy Fund so that his drive, humour and unwavering belief that no young person should face homelessness would continue to inspire our work. This year, we were proud to make the Fund's first major award.

Kev's vision was clear. He wanted the Fund to focus on young people facing the most complex challenges, particularly

neurodiverse young women in Grimsby, supporting them into safe, independent living. Acting on that vision, we awarded a £150,000 grant to Doorstep, a charity supporting young people aged 16–25 into safe, independent homes in the town.

The Castle Street Modular Project...

The Legacy Fund is backing an innovative initiative by Doorstep to build four high-quality one-bed homes on a brownfield site in East Marsh. Co-designed with the young people who will live there, the project offers more than housing. It gives them exposure to design, construction and employability skills, paving the way into traineeships and employment.

This is not only about beds. It is about futures, skills and stability. The prototype is laying the foundations for a modular construction facility in Grimsby, creating local jobs and bringing unused land back into meaningful use.

The housing crisis continues to deepen and the sector faces immense challenges. Even so, there is space for bold, practical solutions like this. Through the Legacy Fund, we are stepping into that space. Kev would have loved that. And he would almost certainly have raised a glass of Vimto to celebrate its success.

Our partnership with StreetSmart

Every November and December, the StreetSmart campaign adds just £1 to diners' bills at restaurants across the UK, raising vital funds for people experiencing homelessness.

For the past six years, we have proudly partnered with StreetSmart, helping to power their work and ensuring that a significant share of the funds raised supports young people aged 16–25 who are facing homelessness.

The latest campaign raised £737,000 for our work. Thanks to this partnership, we made grants to 48 charities, supporting nearly 1,200 young people across the country.

From emergency accommodation and life-skills programmes to employment support and independent living, this funding is helping young people move from crisis to stability and towards brighter futures.



£737,000
raised



Pro Bono - expert volunteering

Our Pro Bono Programme gives skilled property professionals the chance to use their expertise for homelessness charities across the UK. It is one of the core benefits of being a LandAid partner and a powerful way for businesses to create social impact.

From property advice to legal support, IT, marketing and more, pro bono contributions help charities strengthen their operations, make better decisions about their assets and services, and save thousands of pounds that can be reinvested in frontline work.

In April 2025, we announced that, for the second year running, we had brokered more than **£1 million worth of pro bono support** over a 12-month period and we are on track to do the same again this year.

This support represents thousands of hours from teams across 25 partners, delivered through 48 charity projects.

48

charity projects
supported

25

partners

£1,000,000

worth of support over 12 months (as of April 2025)



For partners, contributing pro bono offers real value to the business. These include...

**Creates
measurable
ESG impact**

**Engages
employees in
meaningful
work that
builds skills
and motivation**

**Connects
organisations
with a network
of like-minded
peers across
the industry**

We broker each opportunity, support both sides throughout and track the impact over time.





Thank you to all our Pro Bono Partners



We are enormously grateful to all the organisations who contributed their time, insight and energy this year. These partnerships demonstrate the best of the property industry.

The following companies have provided the most substantial amount of support through 2025 and we would like to offer a very special thanks.

- Bidwells
- Birketts
- CBRE Limited
- Colliers International Property Consultants Limited
- Dentons
- Eversheds Sutherland
- Forsters
- Gowling WLG
- Osborne Clarke
- Savills

In addition, we are also incredibly grateful to ...

- Arup
- BCLP Bryan Cave Leighton Paisner
- BNP Paribas Real Estate Advisory & Property Management
- British Land Company
- BWB Consulting
- Carter Jonas
- Cameron McKenna Nabarro Olswang (CMS)
- CMTB Works
- Davies Maguire Ltd
- Dolphin Living

- DTZ Investors
- GLP Limited
- gunnercooke
- Hicks Baker
- **Hollis Global**
- Howells
- Hydrock, now Stantec
- **Jones Lang LaSalle (JLL)**
- Kingfisher PLC
- **Knight Frank**
- **Landsec**
- Mayer Brown International
- MDLR Architects
- Meeting Place
- Montagu Evans
- Nes Surveying
- Oxford Properties
- Pinsent Masons
- Planning Insight
- Purcell Architecture UK
- PwC
- SBP Law
- Simmons & Simmons
- Socius
- The Hive Group
- Travers Smith
- Trident Building Consultancy
- Tuffin Ferraby Taylor (TFT)
- Turley
- WT Partnership

**LandAid's official partners are in bold*

Pro Bono in action: Micro Rainbow

In 2025, Micro Rainbow, a leading charity supporting LGBTQI+ refugees and asylum seekers, needed to improve the energy efficiency of its safe houses to meet new legal standards but did not have the in-house expertise to do so. That is where we stepped in.

Alongside a £40,000 grant, our Pro Bono team connected Micro Rainbow with sustainability experts at Savills Earth. Savills Earth carried out EPC assessments and set out practical, costed recommendations for improvements. It was a direct match of need and knowledge, and it made a vital difference.

This is what we do best: bringing the property industry's skills to the places where they can create the greatest social value. From facilitating the match to supporting delivery and tracking impact, we are involved every step of the way.

Thanks to our network and the commitment of Savills Earth, Micro Rainbow can continue to provide safe, sustainable homes for more than 1,200 LGBTQI+ young people each year.



“For us, it’s more than technical expertise, it’s compassion and solidarity in action. This partnership would not have been possible without the incredible Pro Bono team at LandAid, who time and again have turned our challenges into solutions. Together, we are a powerful example of how collaboration between the corporate and social sectors can drive lasting impact.”

– Sebastian Rocca, CEO at Micro Rainbow

Providing skills for young people's futures

Our Employability Programme continued to grow strongly this year. **Supported by our Founding Partners – SEGRO, Landsec and the Hilton Foundation UK – and by new funder Avison Young,** the programme is opening education, training and employment opportunities that underpin long-term stability.

In 2025, we funded projects projected to support 345 young people, up from nearly 160 in the previous year.

This sharp rise underlines the scale of demand and the importance of tailored, high-quality employability support for young people with experience of homelessness.

We also completed a research project into employability and youth homelessness, exploring what makes programmes effective, the barriers young people face and the opportunities for innovation. We will publish the findings in the coming year and use them to strengthen both our own funding approach and wider practice across the sector.



Circle Collective

Funded through the LandAid Employability Fund in 2024/25, Circle Collective's "Back Your Future" programme offers a six-week course in Lewisham for young people aged 16–25 who are unemployed and at risk of homelessness. The programme blends practical skills training, real work experience and personal development.

“This programme didn’t just teach me job skills; it gave me hope and showed me that I do have something valuable to offer. I’m so grateful for the support and the chance to build a better future.”

“Our holistic approach created lasting improvements not only in their employability but also in their confidence and independence. The programme has proven to be a vital bridge for young people facing significant life challenges to step into meaningful employment with a stronger sense of stability.”

Matthew Lewendon, Director of Operations at Circle Collective
One programme participant shared:



Build to Rent powers move-on initiative



Our Build to Rent (BTR) Pathfinder Programme continued to expand during 2025, supported by Realstar, Heitman, DTZ Investors and Grainger.

So far, 16 homes have been donated to the initiative, creating affordable, secure homes for vulnerable young people across the UK.

We are especially grateful to Long Harbour for offering four new homes at The Eades development in Walthamstow. These homes will be occupied by young people supported by YMCA St Paul's Group, providing a vital stepping stone from supported accommodation to independent living.

Roundabout and Grainger

Through our BTR Pathfinder Programme, we partnered with Grainger and Roundabout to create lasting change for young people moving-on from supported accommodation.

In August 2024, we helped a young person supported by Roundabout, Tamsin, to move into a one-bedroom flat at Grainger's Brook Place in Sheffield. This safe, affordable home allowed Tamsin to pursue education, gain confidence and eventually secure employment. By October 2025, Tamsin had moved into an independent council tenancy.

“Having a safe space enabled this young person to flourish. They built life skills, grew in confidence, and now feel ready for independent living. LandAid made that possible.”

Roundabout Resettlement Worker

A second young person is now living in the same flat, showing how a single property can support multiple young people on their journey to independence.

This project is one of many across the UK where we are making targeted interventions that change lives and demonstrate what is possible when property and purpose come together.

Property Donation Programme

Our Property Donation Programme unlocks underused or empty buildings so they can become safe homes for young people.

With support from a LandAid grant, One YMCA took on leases for four properties in Hertfordshire, generously offered by Co-op at reduced rent. These homes will soon provide safe, supported accommodation for up to 10 young people. The first two properties have already been refurbished, and tenants are preparing to move in – turning vacant housing into secure, welcoming homes.

Impact methodology and transparency

We are committed to clarity and transparency in how we report our impact. All figures in this report represent our best estimates at the time of publication.

Our impact data is gathered in two main stages:

- **Initial estimates at grant award** – When a grant is agreed, our charity partners provide projections of how many young people they expect to support and the outcomes they aim to achieve.
- **End-of-project data** – At least 12 months later, we collect confirmed data on the actual number of young people supported, together with updated estimates of longer-term outcomes.

Because of the time it takes to deliver projects and collect end-of-project data, most figures in this report are based on the initial estimates provided by our charity partners. We are now beginning to receive final outcome data for grants awarded at the start of this strategy in autumn 2024, and will use that information to refine our analysis in future reports.

At the point of end-of-project reporting, we ask charity partners for:

- Confirmed totals of young people directly supported
- Revised estimates where projects, particularly capital schemes, are expected to have impact beyond the standard reporting period

Our social value figures are produced using our own modelling, built on expected outcomes for each young person supported across our three impact streams. While these figures are not yet based on full end-of-project data under the current strategy, the resulting social return ratios are consistent with previous strategy data and provide a credible indication of value. We will continue to test and refine this modelling as more final data becomes available.

****All numerical figures presented in this report have been rounded to the nearest whole number for clarity.***



Looking ahead

We are proud of the progress made in 2025, particularly across our Employability and Foundations to Grow streams, where support for young people has already exceeded our internal targets. More young people are accessing jobs, education and the wraparound support they need to secure lasting stability.

At the same time, we recognise that our Housing stream needs renewed focus. Too many young people are still unable to access safe, affordable homes, and too many promising solutions struggle to attract the investment and space they need. This is where our partnership with the property industry is most critical.



In the year ahead we will:

Launch a refreshed grant structure that ensures our funding continues to be directed where it can have the greatest impact

Expand our Pro Bono Programme so more charities can benefit from the skills and insight of property professionals

Grow our national network of partners, bringing in new organisations and deepening relationships with existing supporters

LandAid

Bringing the property industry
together to end youth homelessness.

To everyone who has given time, funding or expertise, thank you.

Together with our partners across the property industry, we are building a future in which no young person has to face homelessness.

If you are interested in working more closely with LandAid, please contact our National Partnerships Team for more details; partnerships@landaid.org.

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