

PLANNING STATEMENT for Proposed Change of Use

At 642 Oxford Road,
Reading, RG30 1EH

V5: 4th April 2025



Fig 1: Aerial view of site

INTRODUCTION

1. This statement is written to support our planning application for the following proposed development:

Change of use from public house (sui generis) to commercial (E3) with associated internal alterations.

2. The building is located approximately 1.3 miles from Reading Town Centre on the main A329, near to the junction of Alma Road.
3. There are commercial uses in the buildings to the east, a block of flats to the west and a hotel beyond this. To the north there are houses and a 'Core Employment Zone' to the north west.

USE

1. The existing premises comprises a public house at ground floor with associated accommodation above.
2. The proposed use is commercial, with the ground floor functioning as E3(b) and the first floor to be ancillary accommodation (staff room, kitchenette, wash facilities, storage etc).

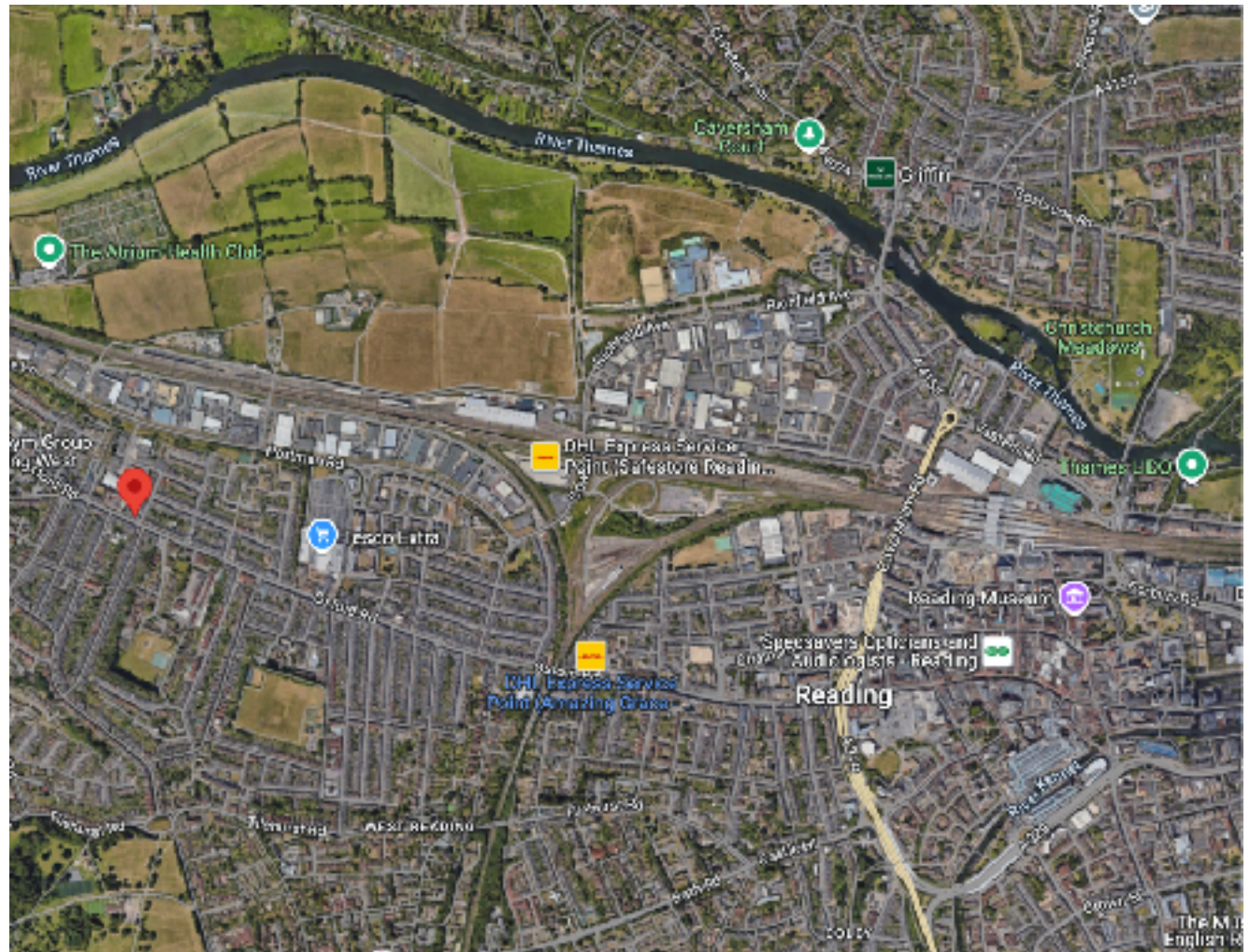


Fig 2: Relationship to the centre of Reading

AMOUNT OF DEVELOPMENT

1. Breakdown of areas:
 - 1.1. The total site area = 1504 sq.m
 - 1.2. Gross internal area:
 - 1.2.1. ground floor = 219sq.m
 - 1.2.2. First floor = 133sq.m

POLICY

1. The existing use as a public house is protected by Policy RL6 (Fig. 4). In this case it is considered that part b applies and 'The function of the facility can be adequately fulfilled by an existing facility', namely the remaining five pubs within 1km of the site (see figure 4) which also serve the area. Refer to item 1 in the Section 'Justification' below for more details.
2. The Local Plan Policy Map indicates that the site fronts a 'Classified Highway Network' so Policy TR3 applies (see figure 5). The proposed development is considered to meet the five criteria of that policy as follows (in the same order as the policy):

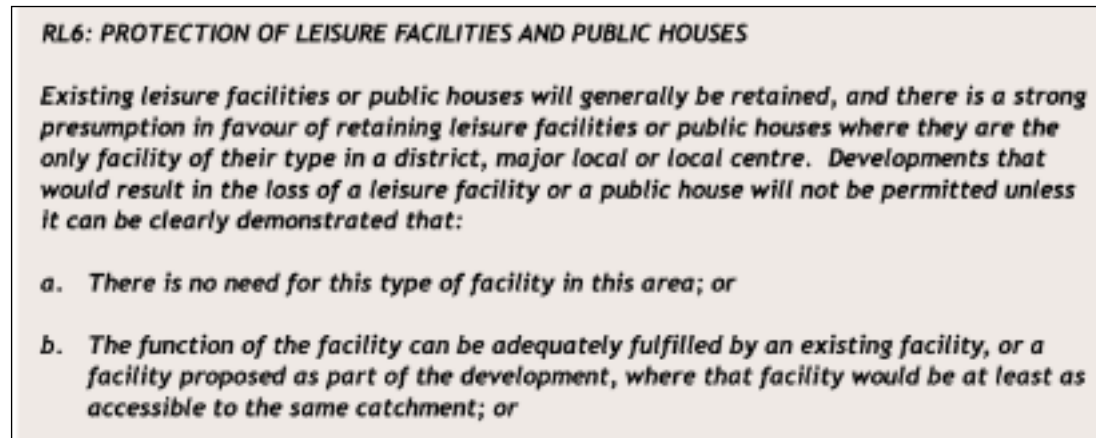


Fig 4: Policy RL6 from the Local Plan



Fig 4: Extract from Local Plan Map

- i) There are no proposed access works to the highway
- ii) The development (change of use) will not generate significant additional vehicle movements so will not have a material detrimental impact on the functioning of the transport network.
- iii) The development (change of use) will not generate significant additional vehicle movements so would not be detrimental to the safety of users of the transport network, including pedestrians and cyclists.
- iv) The development (change of use) will not generate additional regular movements of heavy goods vehicles - in the case of a cafe use such as Greggs, it would have one delivery per day, using a truck of a similar size to a dray making beer deliveries.
- v) Servicing will be done within the site and will not change from the existing arrangements for the pub use.

TR3: ACCESS, TRAFFIC AND HIGHWAY-RELATED MATTERS

In determining proposals involving a new or altered access onto the transport network, improvement works to the transport network, the creation of new transport infrastructure or the generation of additional trips on the transport network, consideration will be given to the effect on safety, congestion and the environment.

Development will only be permitted where:-

- i) *Accesses and works to the highway comply with the adopted standards of the Transport Authority;*
- ii) *The development would not have a material detrimental impact on the functioning of the transport network;*
- iii) *The proposals would not be detrimental to the safety of users of the transport network, including pedestrians and cyclists;*
- iv) *The proposal would not generate regular movement of heavy goods vehicles (HGVs) on unsuitable roads, or on roads without easy access to the Classified Highway Network; and*
- v) *For non-residential uses, or new dwellings on classified roads, off-street servicing would be provided.*

Proposals involving either the construction of a new site access, or a material increase in the use of an existing site access, directly onto the Classified Highway Network will not be acceptable if they would be likely to result in the encouragement of the use of the network for short local trips or compromise the safe movement and free flow of traffic on the network or the safe use of the road.

Fig 5: Policy TR3 from the Local Plan

JUSTIFICATION

1. As noted above, it is considered that the proposed change of use meets the criteria of Policy RL6 due to the fact that there are five alternative drinking establishments within 1km of the site as shown in figure 6. These are:
 - The Pond House located 170 meters away
 - The white Eagle located 800 meters away.
 - Double Barrelled Brewery located 800 meters away
 - The Spread Eagle located 900meters away

We attach (in the appendix) a letter from Greene King outlining the reasons for the pubs long term failure which lead to their eventual decision to stop running it. The key points are:

- 1.1.Falling footfall
 - 1.2.Troublesome reputation
 - 1.3.Numerous local competitors
 - 1.4.Low rent (therefore not commercially viable)
2. The letter goes on to cite 'The site's close proximity to competing establishments, creating a highly competitive trading



Fig 6: Existing public houses in relation to the site

- environment' as a key contributory factor in its closure. This backs-up the policy argument that the catchment area is adequately served by other existing facilities.
3. Green King had made significant efforts to make the pub work and it went through numerous changes of management as evidenced in their letter. Companies House records show that at least six companies associated with this address have been struck off or dissolved in the period 2014 to 2020, demonstrating long term failure.
4. Greene King note that the problems have been further exacerbated by the closure of the next door but one hotel in 2021, further reducing the customers to the pub. Please see the article in figure 7 for more details. Without this, the pub struggled to generate sufficient footfall in a declining market that it shared with a number of alternative venues nearby, most notably 'The Pond House' just 170m to the west and 'The White Eagle' located 800m to the east.
5. In the battle for custom in any already dwindling market, it should be noted that:
- 5.1. There is a reduction in the frequency of drinking alcohol (particularly on younger age groups) - see figure 11.
- 5.2. Plus a reduction in the amount alcohol consumed when drinking - see figure 11.
- 5.3. The younger generation are looking to socialise in different types of establishments (see figure 13 & 14) so punts are less attractive to them.
6. The Royal Albion has additionally suffered from negative press, giving it a bad reputation. Two examples of this are:
- 6.1. A drugs raid in May 2022 where a quantity of drugs (believed to be Class A) and a number of weapons were seized. (Fig. 8)
- 6.2. BBC News reports and CCTV footage of the pub, showing a patron falling out of the door and then being involved in a vehicle incident where pedestrians were knocked down (Fig. 9)
7. Following the drugs raid, Greene King undertook a heavy investment with a complete refurbishment and brought in new management in an attempt to turn things around. The reputation stayed though and footfall did not pick-up again, with the pub continuing to be non-viable, leaving Greene King with no alternative but to put the pub up for sale in Mid 2023.
8. These factors have meant that operating this premises as a pub has become financially unsustainable. The combination of declining footfall and increasing operational costs has led to a situation where it is not feasible to maintain the business and the economic viability of continuing to run this establishment as a pub is, therefore, questionable, especially given the nearby competition. This has been accelerated by changing social habits and economic factors, reinforcing the idea that maintaining this site as a pub is no longer practical.
9. Despite Greene Kings best efforts, the pub ultimately has a history of long term failure failed and was put on the market with Savills in July 2023. There was very limited and non-viable interest in taking it on as a pub and it was eventually bought by the applicant in May 2024. There is demonstrably not enough demand in the catchment area to sustain this pub along with the competition.
10. A change of use would enable the property, which has now stood empty for approaching two years, to be brought back into use and to provide a benefit to the local community, including offering an alternative social venue. We attach a letter from Greggs (the potential tenants) in the Appendix, which sets out their plans for this site and also their company-wide policies and initiatives to help local communities. It should be noted that in addition to providing a useful local food outlet and

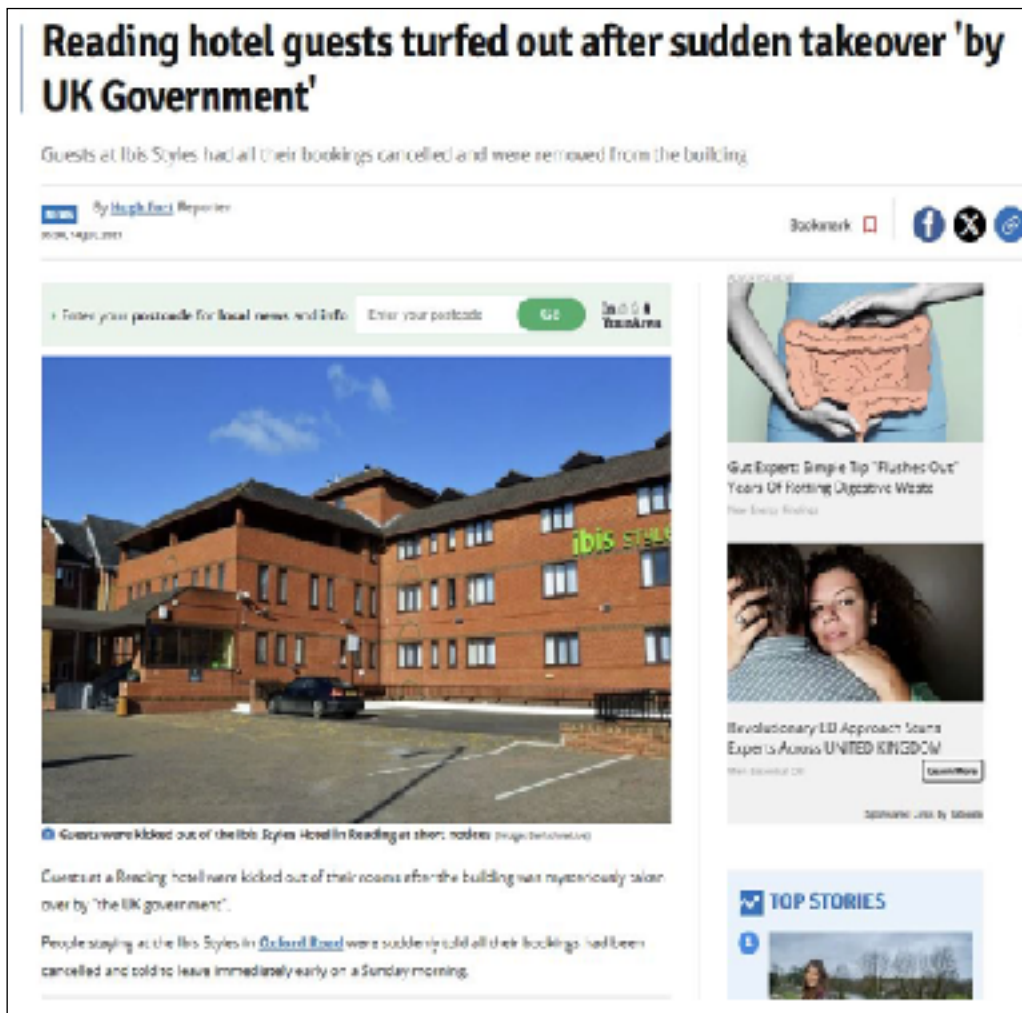


Fig 7: Extract from article about hotel closure

Link to full article: <https://www.getreading.co.uk/news/business/reading-hotel-guests-turfed-out-21040230>

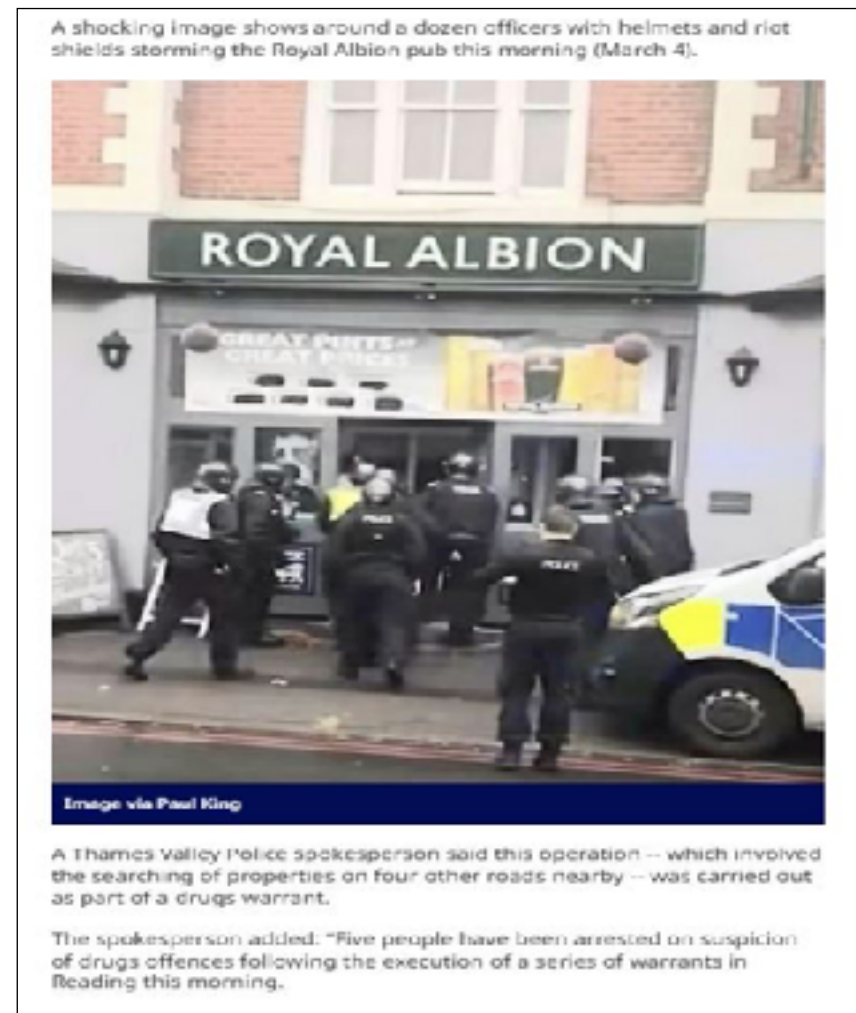


Fig 8: Extract from article about the drugs raid

Link to full article: <https://www.readingchronicle.co.uk/news/19969941.royal-albion-reading-police-storm-pub-drugs-raid/>

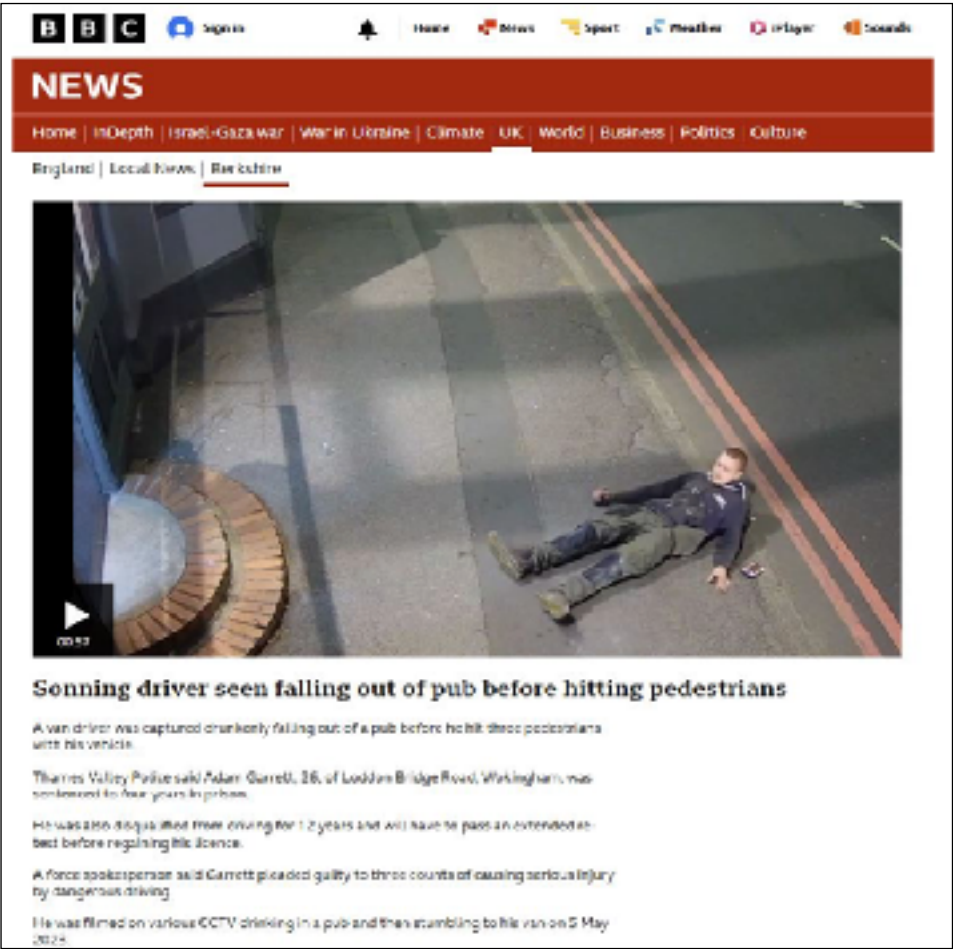


Fig 9: Extract from article about drunk driver

Link to full article: <https://www.bbc.co.uk/news/av/uk-england-berkshire-68798798>

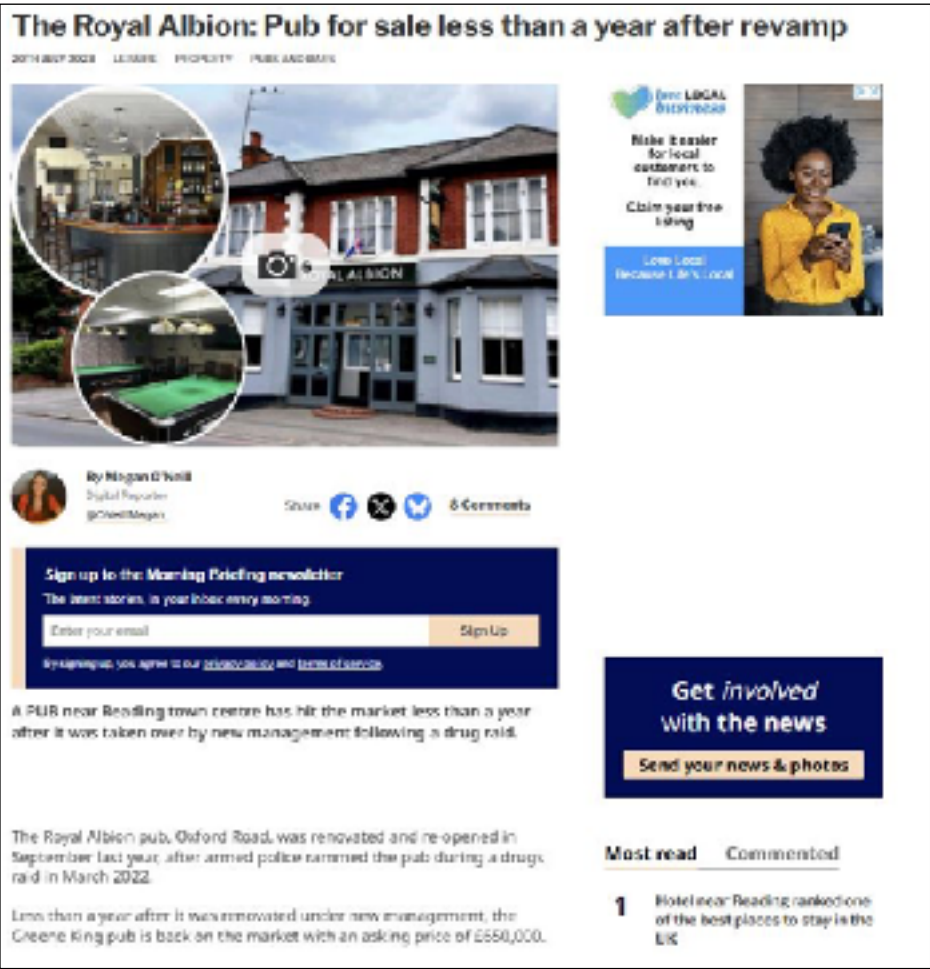


Fig 10: Extract from article about refurbishment & sale

Link to full article: <https://www.readingchronicle.co.uk/news/23669107.royal-albion-reading-pub-sale-less-year-revamp/>

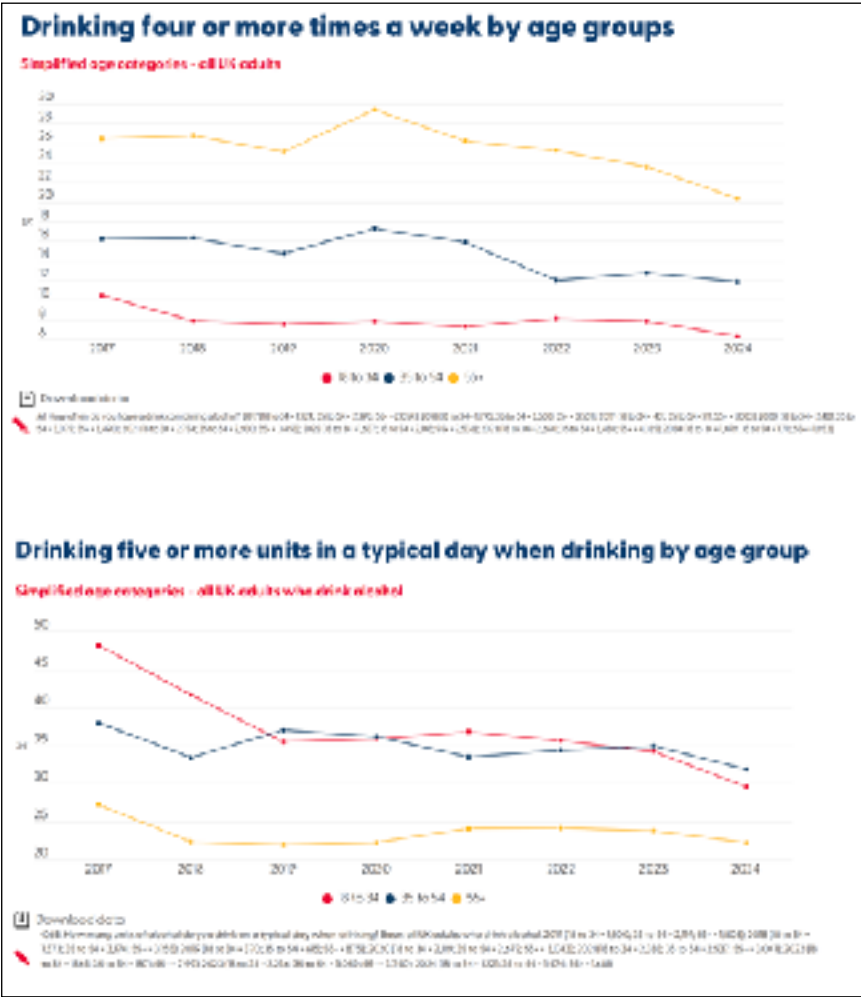


Fig 11: Drinkaware data on long term drinking trends

'Generational shift': UK gyms busier than ever as gen Zers ditch pub for pilates

More health-conscious young people take total to 11.5m memberships, report finds, as experts cite social aspect alongside fitness

Fig 12: Article about the decline in pub attendance by younger generation
<https://www.theguardian.com/society/2025/apr/03/gen-z-record-rise-uk-gym-membership-report#:~:text=In%20all%2C%2011.5%20million%20people,have%20taken%20out%20a%20membership.>

'Woke' youngsters are too scared to go to the pub because they don't drink

Under 30s find boozing bores at the bar 'intimidating' and instead want alcohol free safe spaces' where they can sing and dance with their friends.

By **KAREN ROCKETT**
18:00, Sat, Oct 12, 2024

Fig 13: Article about the decline in pub attendance by younger generation
<https://www.express.co.uk/news/uk/1961008/gen-z-pub-woke>

meeting place, the store would also employ 5 full-time and 10 part-time staff, bringing valuable jobs to the area.

15. No further changes are proposed to the layouts at this stage - these would be subject to further applications as required by incoming tenants.

ACCESS & SERVICING

11. The vehicular access to the site is via the existing crossover from Oxford Road to the south, with an existing car park to the north which will provide up to 19 parking spaces. There are no plans to change the car park so this is not a change to the existing situation.

12. The public access to the ground floor unit will be from the existing front doors opening onto Oxford Road. It is expected that the majority of visitors will be local people arriving on foot.

13. Servicing is from the car park at the rear as per the existing public house. The potential operator Greggs have confirmed that they would have one delivery a day, using an 18T truck - please refer to the tracking diagram on drawing P10C. It should be noted that the existing pub would have required beer deliveries from a dray of a similar size, so this is not a change to the existing situation.

14. The first floor can be accessed via the existing internal staircase.

APPENDIX

A. Letter From Greene King

B. Letter From Greggs

Issued By
Greene King Retailing Limited
Westgate Brewery
Bury St. Edmunds
Suffolk IP33 1QT
Tel. 01284 763222

VAT Reg. No. 849 7555 65



GREENE KING
Bury St Edmunds

Hi Manny,

As discussed, please see below:

Greene King decided that the pub was no longer viable to remain under their ownership due to the following and that is why we decided to sell the property:

- The decline in footfall, which has made it increasingly difficult to sustain the business - this included the change of use for the Ibis Hotel.
- Widespread negative press coverage in both the local newspaper and BBC News, impacting the pub's reputation.
- The site's close proximity to competing establishments, creating a highly competitive trading environment
- A police raid and related incidents, which have negatively affected trade and public perception.

Despite Greene Kings best efforts to improve performance and reputation to include:

1. putting in place publicans specializing in non-performing establishments
2. intensive area management input and advice
3. Low rent and short term agreements to hold

Despite all these efforts, the ongoing challenges the Royal Albion has continued to underperform as a viable business and was not sustainable for us to retain.

Given these circumstances, we concluded that selling the property was the best outcome for GK.

Please see attached list of former agreement and tenancy which all ended in failure.

Issued By
Greene King Retailing Limited
Westgate Brewery
Bury St. Edmunds
Suffolk IP33 1QT
Tel. 01284 763222

VAT Reg. No. 849 7555 65



GREENE KING
Bury St Edmunds

As...	Asset	Licensee	Account N...	Agreement Cat...	Agreement Name (...)	BDM (A...	Change Over - In Date	Lease Start Date	Lease End Date	Status Reas...
5285	Royal Albion (Reading)	ABC (THE BELL) LTD		Temporary Holding	Tenancy at Will		12/03/2024	12/03/2024	03/06/2024	Cancelled
5285	Royal Albion (Reading)	ABC (The Crown) LTD	509942T	Temporary Holding	Tenancy at Will		12/03/2024	12/03/2024	03/06/2024	Left
5285	Royal Albion (Reading)	Samantha Lane	509349T	Temporary Holding	Tenancy at Will		08/01/2024	08/01/2024	31/03/2024	Left
5285	Royal Albion (Reading)	Michael Peter Cobb	506532T	Tenancy	Partnership Agreement		23/11/2022	23/11/2022	22/11/2027	Left
5285	Royal Albion (Reading)	Michael Peter Cobb	506532T	Temporary Holding	Tenancy at Will		19/10/2022	19/10/2022	10/01/2023	Left
5285	Royal Albion (Reading)	Eamonn James Doran	505354T	Temporary Holding	Tenancy at Will		25/04/2022	25/04/2022	17/07/2022	Left
5285	Royal Albion (Reading)	Rockhard Pub Company Ltd	391251T	Tenancy	Partnership Agreement		29/01/2021	29/01/2021	28/01/2026	Left
5285	Royal Albion (Reading)	Rockhard Pub Company Ltd	391251T	Tenancy	Foundation (Core)		14/10/2019	14/10/2019	06/10/2020	Left
5285	Royal Albion (Reading)	MRB Properties	553376T	Tenancy	Standard Tenancy		16/05/2016	16/05/2016	15/05/2021	Left
5285	Royal Albion (Reading)	The Albion Reading Ltd	434568T	Tenancy	Foundation (Core)		03/06/2015	03/06/2015	02/06/2016	Left
5285	Royal Albion (Reading)	Rush Pubs Limited	246159T	Tenancy	GK 3Yr Full Tie		03/09/2012	03/09/2012	02/09/2015	Left
5285	Royal Albion (Reading)	Darren Gerard Brett	580284T	Tenancy	GK Prob MPA 5 Year		28/03/2007	28/03/2007	27/03/2012	Left
5285	Royal Albion (Reading)	David Terence Vincent-Smith, Arl...	412386T	Tenancy	GK Prob MPA 5 Year		06/12/2004	06/12/2004	05/12/2009	Left
5285	Royal Albion (Reading)	Awaiting Pub Partners lease details	5285	Lease	GKO No Lease		06/12/2004	06/12/2004	12/05/2009	Left

Tom Baker Bsc (Hons) MRICS

Estates Manager

📞 07812 256289





Greggs Roadside Unit
The Royal Albion Pub
Oxford Road, Reading
March 2025

The Occupier

With over 2,000 shops, nine centres of excellence and some 20,000 employees who serve millions of customers each week, Greggs is the UK's leading bakery food-on-the-go retailer. The company started over 80 years ago when a John Gregg started out with the goal to deliver, by bicycle, fresh eggs and yeast to families in Newcastle. 10 years later he opened Greggs of Gosforth on Gosforth High Street, which remains a Greggs to this day.

The proposed Greggs bakery will offer the following baked and convenience goods including:-

- Bread;
- Savoury pastries;
- Cakes;
- Sandwiches;
- Soups;
- Salads;
- Pasta;
- Snacks;
- Hot wraps;
- Confectionery;
- Hot and cold drinks; and
- Other ancillary items.

These items will be sold for consumption on or off the premises. The new store will comprise a back of house area and a customer area to include an indoor seating area allowing customers to 'eat in' plus other associated works including bin storage. Deliveries are usually undertaken by a 18t rigid axle lorry on a daily basis, but timing varies site to site depending on the delivery route and schedule.

It is envisaged that a Greggs of this size will generate ten full-time equivalent jobs, with five full-time positions and 10 part-time opportunities. These jobs will be recruited locally. Accordingly, whilst it is considered that this proposal will meet an identified need in the wider area, the proposal will also contribute to the provision of jobs within local area.



Greggs not only employ people but provide opportunities to those that find entering the world of work difficult. Greggs has an agreement with the Downs Syndrome Association to employ people with Downs Syndrome within stores, who might otherwise find it difficult to find meaningful paid employment. Equally, Greggs actively seek to employ those who have previously been in prison who deserve a fresh start but may find it difficult to find new employment opportunities given their history.

Planning permission is sought for the unit to operate 05:00 – 23:00 Monday to Sunday to ensure the needs are met. Depending local requirements and demand, the opening hours will be within this timeframe but the above allows flexibility.

The Greggs Pledge

As confirmed by the Chief Executive 'it is a duty as a modern business to stand for more than just profit' and in April of this year published 'The Greggs Pledge'.

Greggs has a proud reputation of giving back and since John Gregg founded the business in 1939, Greggs have always tried to do the right thing by their people, suppliers and communities. 'The Greggs Pledge' was first launched in 2021 and has been updated annually since, setting out their sustainability targets and progress, and includes ten things they are doing to make the world a better place by 2025 and beyond.

The Breakfast Club Programme

'*The Greggs Pledge*' commits to supporting 1,000 schools' Breakfast Clubs by 2025 providing some 70,000 meals each school day. Greggs started the Breakfast Club programme in 1999 because it knew there were children over the country attending school every day without having eaten breakfast. As at April 2024 there are over 890 Breakfast Clubs operating across the UK every day. Each school day, these school clubs serve a nutritious breakfast, free of charge, to over 62,000 primary school children making sure they have the energy to concentrate and learn.

Evaluations of Breakfast Club schemes have uncovered the following key benefits:

- Children have improved health and nutrition;
- Children have improved attendance and punctuality;
- Children are able to socialise and make friends;
- Children have better relationships with school staff;
- Parents are less wary of schools and are more likely to attend parents' evenings; and
- Children are able to concentrate better, and results are improved.

The Breakfast Club model, which delivers flexibility to meet the needs of the children, has been highly successful with many schools working with the Foundation for in excess of 20 years.



Putting an End to Food Waste

Greggs are obsessed with freshness and that is key to the business model, but it is a challenge too, making sure there is enough for everyone but avoiding waste at the end of the day. Greggs have focussed on reducing waste in production and in the shops and also putting waste to good use.

In Greggs' manufacturing sites, food waste has been reduced by 32% since 2018, exceeding the set target of a 25% reduction. During 2023, Greggs' stores managed to save nearly 42% of unsold food from going to waste — an increase of 4% on 2022.

Greggs aim to donate as much unsold food to charity as possible, including soup kitchens, food banks and shelters for the homeless and the vulnerable. The amount of unsold food the company has donated to good courses has increased ten-fold over the last five years and the company has ambitious plans to grow this more in the years ahead.

In 2023, Greggs maintained a network of 956 local charities which pass surplus food on to people in need. Greggs gave away over 1,000 tonnes of food this way in 2023.

Furthermore, over 1,000 shops now feature on the 'Too Good To Go' app which gives Greggs another channel to redistribute unsold food. Through the app, Greggs sell 'Surprise Bags' worth around £8 for just £2.59. During 2023, Greggs sold 1.3 million discounted Surprise Bags to customers, an increase of almost 20% compared with 2022.

Supporting our Communities

Greggs now have 35 'Outlet shops' around the UK where day old food products are sold at a reduction helping people to spend less on food. These are located in areas where social deprivation is high. As part of plans for 2024, Greggs intend to trial the addition of a dedicated and responsive delivery service. This will involve vans travelling around a local area and ensuring that shops' surplus food is delivered to a nearby Outlet shop.

The outlet shops were originally introduced to help avoid sending edible food to land fill. We now see that these shops can do even more; we donate a share of all our profits from these shops to the Greggs' Foundation which passes it on to local community groups that are working to address food poverty and associated problems.

Helping our Customers to make Healthier Choices

In 2023, Greggs far exceeded their target for 30% of the items on their shelves to be healthier choices. In fact, 40% of the range was a healthier option. Greggs define a



'healthier option' as one that contains fewer than 400 calories and with no red traffic lights, based on the UK Government's voluntary nutrition labelling scheme.

Net Zero Carbon

Greggs are committed that by 2025 they will be well on their way to achieving carbon neutrality by using 100% renewable energy across all of their operations. Today 97.1% of the electricity Greggs use is from renewable sources and therefore carbon neutral. The goal is simple; Greggs want that to be 100% by 2025.

Greggs started this journey by putting photovoltaic solar panels on the roof of nine of their manufacturing sites which have the capacity to generate 2,111 kW every day which is the equivalent to the amount of energy used in 235 typical UK households. Whilst they do not have sufficient roof space to generate enough renewable energy to meet all of their energy needs Greggs have chosen to purchase Green Electricity from the grid which has had the result of reducing the carbon intensity of the business by over two thirds.

The majority of Greggs' direct emissions come from three sources: diesel and petrol for their vehicles, gas for cooking and heating water, and refrigerant gas. They are taking steps to reduce the carbon impact of all three

Greggs continue to migrate their company car fleet to electric or hybrid vehicles and are building a charging network into our manufacturing and logistics sites, as well as at Greggs House. By 2035, Greggs want to have a net-zero fleet.

Greggs no longer install gas boilers when they open a new shop or refit an existing one, with the intention of going entirely electric over time. In the meantime, they have increased the amount of renewable gas they purchase by 30% and are on track to get to 100% by 2025.

Greggs also have a number of other carbon reduction projects which include energy saving technologies, helping customers to eat less meat, reduce packaging, sustainable forest management and decreasing the use of palm oil and soya.

Building the Shops of the Future

In 2022, Greggs opened their first Eco-Shop in Northampton, testing 20 different green initiatives which, between them, cut energy use by a fifth compared with a standard shop. Greggs are committed that by 2025 25% of their shops will feature elements from their eco shop 'store of the future' design.

In 2023, Greggs set themselves the target to introduce ideas from their Eco-Shop into over 500 shops. They achieved it, meaning that 21% of their estate now features some form of resource saving technology. Greggs will meet their 2025 target of 25% at least a year ahead of schedule.



Using Less Packaging

By 2025 Greggs will use 25% less packaging, by weight, than in 2019 and the only remaining packaging will be made from material that is widely recyclable.

Greggs have tackled single-use plastics, eradicated unnecessary packaging, and reduced their use of things like stretch-wrap film and plastic trays. Optimising the amount of packaging used is complex — using too much is a waste of resources, but remove too much and the product is more likely to get damaged and wasted; but Greggs are always looking for that perfect balance. In 2023, they saved 14 tonnes of cardboard by reducing the weight of the lids on our two-pack sweet treats and Belgian Bun box.

In 2021 Greggs joined the “On Pack Recycling Label” (OPRL) scheme to make recycling communications for customers easier to understand. Now, 100% of Greggs branded printed packaging now carries a simple, recognisable recycling icon, helping our customers to get our packaging into the correct bins.

Embracing Diversity

Greggs are committed to ensuring that by 2025 the workforce will represent the communities which they serve.

Greggs want everyone to feel welcome and their employees to be able to be themselves at work, whatever their background, preferences or views. They also want to make sure there are no barriers that might stop anyone from growing a successful career with them. Greggs accept that being a diverse business is critical to their future growth.

Sourcing Sustainably

By 2025 Greggs will have a robust and responsible sourcing strategy in place and will report annually on the progress towards their targets. Six key principles in meeting this commitment include ‘we treat our suppliers with respect; we care about how animals are treated; we respect human rights; we support fair trade; we support local businesses and we respect the environment’.

Greggs have clear environmental and social standards and requirements that their suppliers must meet if they want to do business with them. Examples include the Modern Slavery Policy which ensures that sound social and ethical practices are upheld, the Greggs Farm Animal Welfare Strategy which sets out how they expect animals in their supply chain to be treated, and ingredient-specific standards for commodities such as soy, palm oil, beef, and cocoa contained within their Responsible Sourcing — Deforestation Policy.



Protecting Animal Welfare

Greggs are committed to securing and maintaining Tier 1 in the BBFAW Animal Welfare Standard by 2025.

Animal welfare is a priority for Greggs and they want to do the right thing by ethically sourcing which is consistent with their values and nothing less than you would expect from them. Greggs' Farm Animal Welfare Standards, set clear rules that were developed with consideration to the Farm Animal Welfare Committees five freedoms and over the last five years this has been implemented by Greggs with their suppliers.

Greggs' Foundation

Greggs donates one percent of its pre-tax profits to the Greggs Foundation and distributes around £3.0 million to community and charity organisations throughout England, Scotland and Wales. A significant proportion of the Greggs Foundations' impact is also achieved with the generosity of Greggs' employees and customers. The Foundation brings together all of Greggs charitable groups which has a long and rich history. It is managed by an executive team of currently nine members of staff and overseen by a Board of Trustees, with the charitable mission of 'making a difference to people in need in the heart of Greggs' local communities'.

The Foundation prioritises organisations that support voluntary careers, people with disabilities, homeless people and older people. The Foundation aims to make a difference through the following programmes; North East Core Fund, Local Communities Urban Rivers Regeneration Fund, Hardship Fund, Breakfast Clubs Programme, Community Holiday Club Programme and Health Programme Grant which share the common goal of improving the quality of life of people in local communities.

The Community Urban Rivers Regeneration Fund provides funds to river trusts to run educational and community based environmental projects based on urban rivers.

The Tackling Health Programme is an interactive project for children which takes a holistic approach to teach children about their own health and well-being and about leading a healthy lifestyle.

The North East Core Fund makes grants to charitable organisations based on the North East of England, who make a difference to people in need. Grants can be up to £45,000 and aims to increase the capacity of organisations to provide quality services. Around £600,000 per year is donated through this programme.

The Hardship Fund provides grants to people in extreme financial need in the North East of England via recognised social organisations such as charities registered with



the Charity Commission, housing associations and social services acting on behalf of a family or individuals in need. Grants are made for up to £180 to families and individuals and can be used towards household equipment such as cookers, fridges and washing machines that can make a significant difference to peoples' lives.

In 2023, the Foundation provided more than £1.4m in small grants to individuals and families in financial crisis. These grants were specifically for essentials such as household appliances, beds and bedding, clothing, food, or utility vouchers. Almost half of the grants were for families in the Foundation's school network.