Gympanzees®
The inclusive world of fun & fitness

GYMPANZEES ANNUAL REPORT



YEAR 2025

Charity number 1189375

TABLE OF CONTENTS

Gympanzees
Annual Report and Accounts
For the year ended 31 December 2025

WHY WE EXIST 3

MESSAGE FROM CEO AND CHAIR 4

GYMPANZEES PURPOSE AND AIMS 7

THE PROBLEM 12

GYMPANZEES AIMS AND OBJECTIVES 2025 17
Fundraising 17
Our Permanent Home - The Build and Design 21
Gympanzees Service Delivery 26
Marketing and Communications 33

CHALLENGES AND RISK IN 2025 38

FINANCIAL REVIEW 43

STRUCTURE, GOVERNANCE AND MANAGEMENT 48

STATEMENT OF TRUSTEES' RESPONSIBILITIES 50

PLANS FOR FUTURE PERIODS 54

REFERENCE AND ADMINISTRATIVE INFORMATION 65

INDEPENDENT AUDITOR'S REPORT 66

ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2025 69
Statement of Financial Activities 69
Balance Sheet 70
Cash Flow Statement 71
Notes to the Accounts 72

WHY WE EXIST



VISION

To create fully inclusive spaces that improve health outcomes for disabled children and young people by offering regular exercise and therapeutic play while addressing the isolation faced by these children and their families.

MISSION

Every disabled child and young person thriving through exercise, play, and connection.

GOAL

By 2026, we'll open the UK's-first fully inclusive exercise and play facility, pioneering a new model of access and inclusion. Over time, we'll build a nationwide network of centres, creating life-changing opportunities for disabled children, young people, and their families.



OUR VALUES

Gold Standard Inclusion

Every disabled child and young person deserves equal access to exercise, play and connection.

Pioneering Co-creation

We're building something the world has never seen before, and we're doing it together with disabled people and their families.

Unlocking Potential

Every child and young person has potential waiting to be unlocked. We create the conditions where that potential can shine.

MESSAGE FROM CEO AND CHAIR



2025 has been a defining year for Gympanzees. We moved significantly closer to opening our permanent home for disabled children, young people and their families, and after many years of planning, campaigning and community support, the vision of a purpose-built, inclusive centre is now firmly becoming a reality.

This progress would not have been possible without the extraordinary generosity and belief of our supporters. During the year we raised £2.35 million, alongside securing a further £3.64 million in pledged income for the years ahead, exceeding our expectations by over £1 million. This has allowed us to build strong momentum behind our Project Home Fundraising Appeal, bringing us ever closer to opening the doors of a centre designed specifically around the needs of the families we serve.

The redevelopment of our permanent site also progressed significantly during 2025. We completed the strip-out, advanced the enabling works, progressed the design through the key RIBA stages and appointed our main construction partner. These milestones have laid the foundations for the next stage of construction and represent a major step forward in creating a space that will transform opportunities for disabled children and young people.

However, it has not all been plain sailing. Towards the end of 2025 and into 2026, we discovered instability and significant faults in the floor, encountered the need to redesign the wall head detail, and faced delays in signing the main construction contract. Together, these contributed to a revised opening timeline, now forecast for Spring 2027.

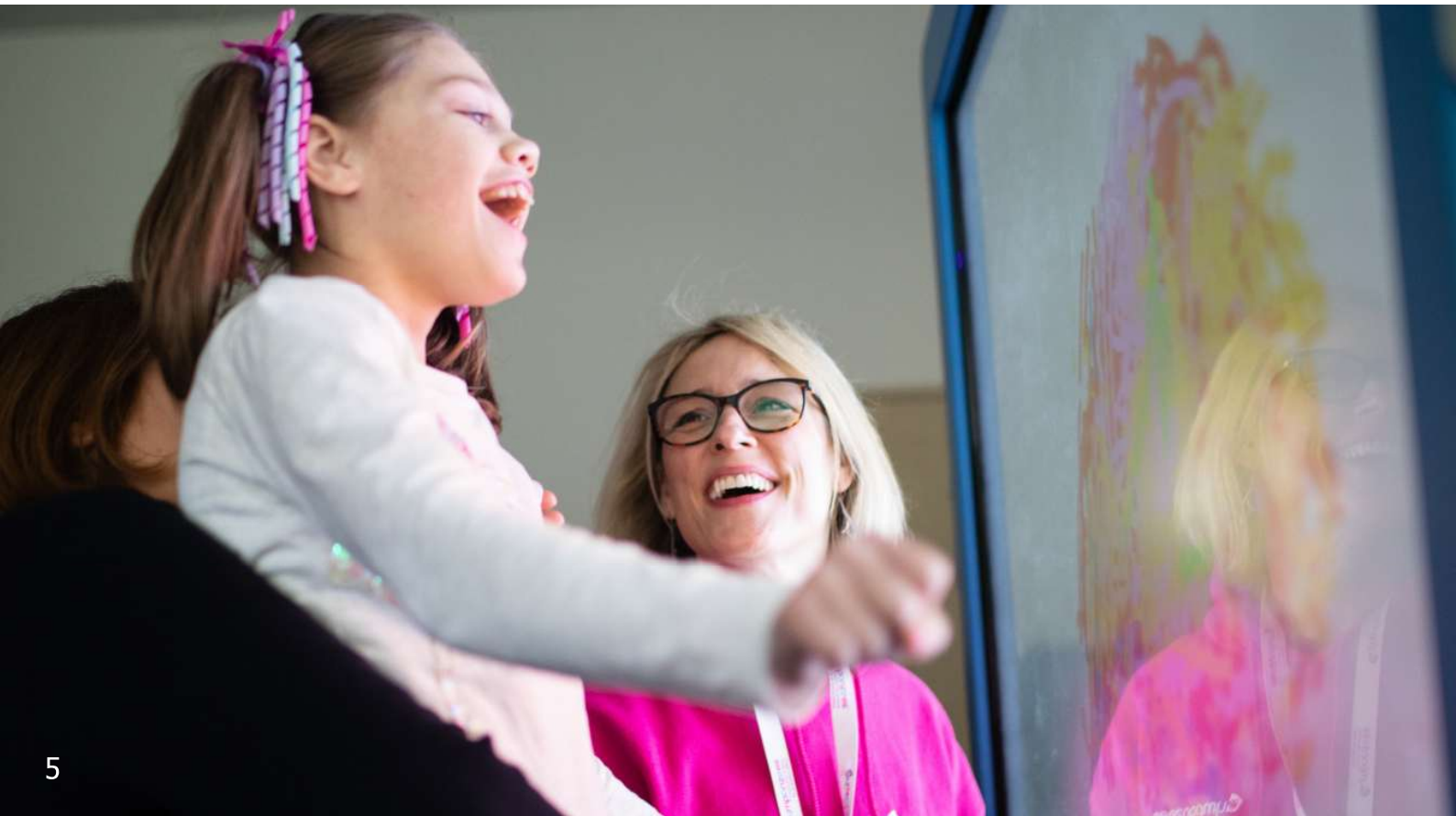
When the campaign launched in 2023, our fundraising target was £8 million with an opening date of June 2026. Both have since been revised, the target to £11 million and the opening to March 2027, reflecting a number of developments over the course of the project. The removal of an anticipated £0.7 million receipt from a land sale has been absorbed into the fundraising target. Build and equipment costs have increased by a cumulative £1.3 million, comprising £0.6 million added in 2024 in response to inflationary pressures and a further £0.7 million reflecting more recent project developments. Operating and service delivery costs have increased by £1 million as a result of the extended campaign timeline.

While preparing for the centre's opening, we continued to support families through our Lending Library, which has grown substantially in both reach and impact. The service delivered 961 equipment loans during the year, more than double the number provided in 2024 and expanded through new community hubs, school partnerships and events. For many families, the Lending Library provides vital access to equipment and opportunities that would otherwise be out of reach, and it remains a cornerstone of our support during this transition period.

Behind all of this is an extraordinary community of people who believe in what Gympanzees is building. Our dedicated staff team, trustees, expert advisers and more than 300 volunteers have contributed their time, expertise and energy throughout the year. Their commitment, alongside the trust placed in us by donors and partners, has been instrumental in bringing us to this point in the journey.

As we move into 2026, our focus is firmly on the redevelopment and preparation for opening in Spring 2027. This will be a transformational milestone, not only for our charity, but for the thousands of families who have long needed a fully accessible space where disabled children and young people can exercise, play and simply enjoy being themselves.

On behalf of the Board of Trustees, we would like to extend our heartfelt thanks to everyone who has supported Gympanzees this year. Your belief in this vision is helping us create something truly special, and we look forward to sharing the next chapter of this journey with you.



GYMPANZEES PURPOSE AND AIMS



GYMPANZEES CORE PURPOSE AND AIMS



Our Charity's purposes are set out in the objects contained in the Charity's Constitution:

The objects of the CIO are, for the public benefit:
To relieve the needs of, and promote social inclusion of, children and young people who are experiencing ill health or who have a disability and who are therefore socially excluded, their families, carers and friends by the provision of therapeutic, and inclusive play and recreational facilities and spaces.

We have three main aims to achieve our purposes:

1. To improve health outcomes for children and young people with disabilities through exercise and sensory integration
2. To provide a fun atmosphere and space for play with the whole family
3. To reduce isolation for the whole family

Our Story

To realise these aims, Gympanzees is working to create the UK's first fully inclusive leisure and exercise facility in the Greater Bristol area. This pioneering centre will serve the exercise, play and social needs of over 90,000 children and young people with disabilities living in South-West England and South Wales, primarily within an hour of Gympanzees, whilst also supporting their families in overcoming isolation and disconnection.

As this model had never been delivered before in the UK, Gympanzees began by piloting the concept through Pop Up centres, launched during the Easter and Summer holidays since 2018. These temporary centres allowed the charity to test its model, assess community need and refine its approach, whilst providing direct support to families. Due to overwhelming demand and consistently positive feedback, the Pop Ups have continued twice annually, offering vital services and building a compelling case for a permanent facility.

Across nine Pop Ups, Gympanzees has welcomed more than 28,000 visitors. Families have travelled up to eight hours round trip for 90-minute sessions, with some choosing to base their holidays in Bristol in order to attend daily. The average Net Promoter Score (NPS) of 94 reflects the strength of this response, and the health outcomes have been truly transformational:



- An 18-year-old stood unaided for the first time
- A 12-year-old slept through the night following a session
- A three-year-old experienced his first-ever laugh

One in three families reported forming new friendships and reconnecting with people they had met at a Pop Up, evidence of the charity's impact in reducing social isolation.



Having proven the model, Gympanzees took a significant step forward in 2023, purchasing Brightside Park in South Gloucestershire for £3.2 million, supported by a £2.2 million loan from Triodos Bank, to develop into the permanent centre. Ideally located just off the M48, the site spans 14 acres and features a 43,000 sq ft building, nine acres of green space and 500 parking spaces, providing ample scope for growth, partnership and service expansion.

To fund this transformational project, the Project Home Fundraising Appeal was launched in 2023. The appeal encompasses all aspects of the project, including build and equipment costs, operational and maintenance costs, interest repayments, the delivery of Pop Up and Lending Library services, and the costs associated with fundraising.

The initial fundraising target for the Project Home Fundraising Appeal was £8 million, with a further £1.2 million expected to be raised through a combination of land sale and additional borrowing with a projected opening date of June 2026. The fundraising target was subsequently increased to £8.6 million in 2024, with total project costs rising to £9.8 million, to reflect £0.6m increase in build costs due to inflationary pressures and increasing construction costs.

In late 2025 and early 2026, the enabling works uncovered a number of faults in the building requiring resolution. This contributed to a nine-month delay to the project, with a revised opening date of March 2027. Several additional essential costs were also identified to ensure the centre is safe, functional and able to operate year-round. Together, these developments resulted in an increase of £0.7 million in capital costs and £1 million in operational and service delivery costs. The potential sale of a portion of land for £0.7m was also dismissed and this sum was incorporated into the fundraising campaign target. The current fundraising target is therefore £11 million, with total project costs of just under £11.5 million.



Our Core Aims

1. Improve health outcomes for disabled children and young people through exercise and sensory integration

All elements of our Pop Up centres, and the planned permanent facility, are carefully designed to offer opportunities for physical activity and varied sensory experiences. In doing so, we deliver 'stealthy health'; the therapeutic benefits of physiotherapy and occupational therapy, embedded in joyful, engaging activities. Each Pop Up was equipped with three lorry-loads of equipment, ensuring there was something for every child to enjoy.



Exercise

Our diverse equipment enables children of all abilities to be physically active. From trampolines, climbing walls, and soft play areas for highly active children (such as those with ADHD or autism), to specialist cross-trainers, interactive screens, and sensory installations for children with significant physical impairments, our resources cater to a full spectrum of needs.

Our facilities support strength-building, stretching, balance, coordination, and overall physical development. This not only improves quality of life, reduces pain, and prevents obesity, but also enhances independence and supports children in reaching developmental milestones, without the prohibitive cost of private therapy.

Sensory Integration

Approximately 80% of disabled children experience sensory processing challenges. At Gympanzees, we curate rich sensory environments that help regulate these needs. From calming areas to stimulating zones, our equipment and layouts are designed to help each child discover what works for them.

By providing a vast choice of different sensory inputs, disabled children (who have a vast spectrum of sensory needs), can find the piece of equipment or the sensory environment which can regulate their sensory experience to allow them to be calm, to concentrate, to communicate, to improve their mood or reduce their anxiety which in turn will allow them to learn, engage, socialise and develop vital skills.

Our Pop Ups allowed, (and our centre will allow), families, carers, and educators to observe what sensory inputs are effective, offering insights that can be applied at home or school. In this way, families gain the benefits of Sensory Occupational Therapy, again, without the high cost.



Our Lending Library extends our impact by offering equipment for use at home. Families can borrow exercise, therapy and sensory items, ranging from soft play and gym gear to bubble tubes and weighted blankets, for a month, allowing them to trial high-cost equipment before making financial commitments. We also loan these items to schools, disability groups, and hospitals, thereby amplifying our reach and community impact.

In response to COVID-19, we developed therapy-based video webinars and over 100 pages of online resources, all freely accessible. These tools offer families guidance on therapeutic play and exercise at home, with tailored content for various disabilities, from 'Balancing Exercises for Children with Down Syndrome' to 'Messy Play Ideas for Children with Sensory Processing Disorders.'

2. To provide a fun atmosphere and space for play with the whole family

'Play is critical in giving children the best start in life and improving outcomes for children and their families….It is critical in the bonding of families and acts as a bridge that helps children learn about the world around them, and their place within it….For children with special needs, access to play is arguably even more important to enable their physical, cognitive and emotional development' (Case for Play, SENSE, 2016). Life is often stressful for children who undergo a large number of medical interventions and therapies. Play allows disabled children to be happy, thrive and live in the here and now and allows their parents and siblings to feel joy and closeness to the child in between the often rigid and packed daily routines.

For families managing medical interventions, therapies, and stressful routines, our Pop Ups and forthcoming permanent centre offer a space where joy takes centre stage. The therapeutic nature of our equipment is matched by its fun and motivational design, ensuring that children and families have an extraordinary time together.

We pay special attention to ensure the centre is fully accessible, with hoists in every room, specialised toileting facilities, sessions designed around both sensory and physical needs, equipment for every need and want, and staff who understand disability. By taking away the stress of inaccessibility, families are able to relax and enjoy themselves knowing they are in a safe, non-judgmental and supportive environment where everyone 'gets it'.

3. To connect isolated families

Our centres are intentionally designed to encourage organic interaction among families. Sessions are grouped to align families with similar experiences and needs, promoting conversation and shared understanding.

Interactive spaces like the soft play area, active sensory room, and teen hangout room promote both social development for children and relaxed networking among parents. After their sessions, families are invited to spend time in our café, where moveable seating allows conversations to continue in a welcoming, flexible space.

For children, meeting peers in similar circumstances enables genuine friendships to form and builds confidence. For parents and carers, connecting with others in similar situations fosters much-needed support networks, critical to mental health and overall well-being.

Our permanent centre will extend these opportunities year-round, providing consistent access to therapeutic environments and community support.



The Lending Library will continue to provide equipment for home or school use, amplifying our mission beyond the walls of the facility.

We review our aims, objectives, and activities yearly at The Trustee Away Day. We look at what we have achieved and the outcomes of our work over the last year. We also look at the outcomes of each activity and their benefits to our beneficiaries and the wider public.

When reviewing the charity's aims and objectives and planning its activities for the following year, we refer to the guidance contained in the Charity Commission's general guidance on public benefit.

THE PROBLEM



THE PROBLEM



In 2022, the UK's four Chief Medical Officers released updated guidance recommending that disabled children and young people (CYPD) engage in at least 20 minutes of exercise per day, along with strength and balance activities three times per week.

Despite the well-documented health benefits of physical activity, many CYPD lack access to inclusive playgrounds and leisure facilities. As GOV.uk (2022) notes, "From a public health perspective, we can say X amount of physical activity is good for you or not, but until we have inclusive environments, until we have equality in those contexts, children will always struggle, and parents will always struggle to enable that."

According to Sport England (2025), the return on investment in sport and physical activity during 2022/23 was £4.20 for every £1 spent. This included economic and social benefits, such as improved health and well-being, demonstrating the importance of inclusive activity spaces for everyone, including those who exercise the least: disabled people.

Access and Opportunity Barriers

Scope (2014) found that 77% of parents were unable to access youth clubs, playgroups, or similar local activities for their disabled child, or had not even attempted to do so. Additionally, Sense (2016) reported that 92% of parents of children with complex needs felt their child lacked equal play opportunities compared to their non-disabled peers.

Sense Active Report, 2022, identified a number of barriers, including:

- Poor physical access, this can include spaces with poor lighting, acoustics as well as the obvious difficulty of getting around the buildings.
- Lack of knowledge or understanding from staff about how to communicate or interact with disabled children and young people.
- A lack of information in accessible formats about leisure facilities or opportunities.
- Social or sports groups are typically hosted in large groups which can make it challenging to follow instruction or communicate confidently.
- Limited accessible public transportation can be available to the individual.



The Activity Alliance (2020) further highlighted psychological and social barriers, such as fear of injury, appearance concerns, or simply not knowing how to participate. Two in five (40%) of disabled children identify their impairment as their biggest barrier to activity, a figure that rises with age, from 36% in Key Stage 1 to 49% in Key Stage 4.

Gympanzees research (2016) found;

- 84% said there was a lack of leisure facilities.
- 69% felt the lack of leisure facilities was between 7-10 out of 10 on the pain/problem scale

The following reasons that current facilities were not appropriate:

75.5%	Not suitable/access issues	**29%**	Acoustics/too loud
33.3%	Too busy	**13%**	Dirty
33.3%	Attitude of others	**11%**	Too expensive
29%	Toileting problems	**11%**	Wrong times

The Importance of Physical Activity

Exercise significantly boosts health and longevity, helping reduce risks of chronic illnesses such as diabetes and stroke. For disabled individuals, these benefits are compounded. Exercise improves mobility, coordination, appetite, sleep, and mental well-being, while lowering the risk of obesity and chronic pain.

Physical Benefits for Disabled Children

Physical activity enhances gross and fine motor skills, supporting independence and quality of life. Early activity fosters long-term strength, enabling developmental milestones such as walking, writing, or self-feeding. Without consistent exercise, children may regress, losing previously gained mobility or dexterity. However, families often struggle to access physiotherapy, relying on infrequent NHS sessions every 3–6 months. Without regular progression, children may miss key developmental opportunities, leading to permanent disability or dependence on carers.

Other issues prevalent in the CYPD community

Chronic Pain and Disability

Pain is a common issue for adults with Cerebral Palsy, with some studies reporting a prevalence as high as 80%. Peterson et al. (2013) noted that the average age of onset for chronic pain is 21 years. Engaging in physical activity from a young age not only strengthens muscles, but can also mitigate the severity of pain in later life. Inactivity weakens muscles and increases stress on joints, often leading to pain-related functional decline and, ultimately, dependence on wheelchairs or full-time care.



Obesity and Long-Term Health

Research shows that disabled children are at greater risk of obesity. Begarie et al. (2013) and Emerson et al. (2016) found that children with Down Syndrome were nearly five times more likely to be classified as obese compared to their peers. Obesity increases disability severity later in life, as shown by Ferraro et al. (2002), who linked higher BMI with elevated disability rates. Rimmer and Yamaki (2006) emphasised the importance of accessible leisure facilities, stating these environments are more effective than home-based exercise for promoting long-term activity.

Autism and Physical Activity



Over 80% of children with autism struggle with motor coordination, such as using scissors or playing ball games (Stanish et al., 2015). Teenagers on the spectrum often avoid group sports due to social anxiety.

Targeted exercise programmes for children with autism can improve behaviours, cognition, emotional regulation, and attention, demonstrating the power of inclusive, therapeutic play.

Sensory Integration and Regulation

Sensory integration is the brain's ability to process sensory information to manage everyday life. Many children with autism, ADHD, and other disabilities experience sensory processing disorders, which can cause over or under-responsiveness to environmental stimuli.

Examples include hypersensitivity to noise, leading to panic or flight, or under-sensitivity to touch, prompting self-harming behaviours. Access to a varied sensory environment can help children learn self-regulation by providing appropriate and varied sensory inputs in a safe environment.

Such therapy typically requires expensive specialist equipment and trained Occupational Therapists, resources that are often inaccessible. By offering inclusive and sensory-rich environments, Gympanzees helps fill this gap affordably and accessibly.



Play as a Lifelong Learning Tool

According to Sense (2016), 92% of parents of children with complex needs feel their child lacks equal access to play. Additionally, 81% struggle to access mainstream play groups, and 95% need help learning how to play effectively with their child. Play remains a fundamental way for people with disabilities to develop life skills, even into adulthood. However, many play spaces impose age limits, excluding young adults who would still benefit greatly from such environments.

Tackling Social Isolation

Isolation affects not only disabled children, but also their families. Activity Alliance (2020) found that disabled children are twice as likely to feel lonely (72% vs. 36%), often feeling excluded or without someone to talk to.

Gympanzees 2016 research revealed that 51% of parents wished their child knew others with disabilities. Of those, 72% rated the lack of connection between 7 and 10 on a pain/problem scale, with 33% rating it a 10.

Public Health England (2015) notes that socially isolated children may suffer long-term impacts, including poor self-efficacy, lower academic achievement, and higher risks of obesity, smoking, and mental health issues.

Isolation also affects parents and carers. According to the Papworth Trust (2018), 65% of parents of disabled children and young people feel lonely most or all of the time, and 72% suffer from mental health issues related to this isolation. Gympanzees 2022 Pop Up data echoed this: 91% of parents/carers felt socially isolated, half of them often or all the time, and 78% reported mental health challenges.

The Impact on Siblings

Siblings of disabled children often face unique emotional and social challenges that can lead to feelings of isolation and disconnection. Research from SIBS (2015) highlights several key issues:

- Many siblings don't know others in similar situations, leaving them with few people to confide in or share their experiences with.
- Playing together can be difficult, as the needs of their disabled sibling are often very different, limiting shared activities.
- Siblings often receive less one-on-one attention, as a greater proportion of family focus is understandably directed toward their disabled sibling's care and support.

By recognising and addressing these challenges, we aim to create inclusive environments where all children in a family feel seen, supported, and valued.

> "At Gympanzees, I think it really destroys that carer-brother relationship and it really brings in the brother-brother relationship."



GYMPANZEES AIMS AND OBJECTIVES 2025



GYMPANZEES AIMS AND OBJECTIVES 2025

At the beginning of 2025, Gympanzees set clear, measurable objectives across our Lending Library, fundraising, building development, and marketing to support the growth of our organisation and deliver on the goals of our Project Home Fundraising Appeal.

Fundraising

2025 Aims	Achieved (A) Partially Achieved (PA) Not Achieved (N)
Raise £3.114 million in 2025, with £1.393 million already pledged	**A**
Maintain a balanced income strategy to support both capital expenditure and cashflow stability	**A**
Build a robust pipeline of future income to sustain the charity beyond the opening of the centre	**A**
Expand our supporter base, particularly among Trusts and Foundations, Major Donors, and Corporate Partners	**A**

Fundraising Performance and Strategy

In 2025, we set robust and appropriately challenging fundraising targets to support the costs associated with our Lending Library services, capital redevelopment programme, specialist equipment and core operational expenditure.

We raised a total of £2.159m in the year against our campaign target, with future income pledges totalling a further £3.480m, exceeding our aims for the year by £2.5m.

A clear strategic focus on institutional funders with a specific interest in capital projects ensured depth and resilience within our pipeline, particularly in relation to higher-value capital expenditure. In parallel, we prioritised engagement with funders able to apply flexibility within their giving frameworks, enabling the charity to remain agile and responsive as plans evolved.

Throughout the year, we maintained detailed sensitivity analysis of the fundraising pipeline, regularly reviewing and updating projections. This disciplined approach enabled early identification of opportunities, proactive stewardship of relationships, and swift responses to unforeseen changes.

We continued to work closely with our Fundraising Appeal Committee to identify and approach potential new supporters. In addition, we secured new donors through the networks of our existing supporter base, reflecting the shared belief and passion for the project across our community of advocates.

We remain deeply grateful to all those who supported Gympanzees during the year. Their generosity has enabled the continued delivery and expansion of the Lending Library and driven significant progress within the Project Home Fundraising Appeal. Through their commitment, we are transforming the lives of disabled children, young people and their families across the region and beyond.





Events and Supporter Engagement

We were pleased to see strong engagement across our fundraising events programme. Our Crowdfunder campaign significantly exceeded its target, raising £257,000. We are equally grateful to those who participated in the Dragon Boat Race, Golf Day and Bristol Runs, as well as supporters who organised their own independent fundraising activities in aid of Gympanzees.

Throughout the year, we hosted a series of on-site engagement events for existing and prospective supporters. These began prior to strip-out works and continued through key redevelopment milestones, including a 'wall smash' event and business breakfasts. These events provided valuable opportunities to introduce new supporters to the vision, demonstrate tangible progress, and advance ongoing funding conversations. Several new corporate partners pledged both immediate and future support as a direct result of this engagement.

Multi-Year Commitments and Pledges

In addition to in-year income, £3.48 million was pledged for release in 2026 and beyond, primarily through multi-year commitments. We were honoured to secure multi-year corporate pledges from Sweet Projects, Momentum Corporate Finance and Ian Williams Ltd.

These commitments reflect confidence in the long-term sustainability of the project, supporting both the planned opening in 2027 and the continued delivery of services thereafter.



Major Grants and Funding Successes

Notable awards secured during 2025, some of which are multi-year pledges, include:

- £999,999 from The National Lottery Community Fund
- £500,000 from The Seneca Trust
- £250,000 from Lifelites
- £230,000 from The Julia Rausing Trust
- £150,000 from Clothworkers' Foundation
- £110,000 from Wolfson Foundation
- £100,000 from The Nisbet Trust

These grants represent not only substantial financial investment, but also strong endorsement from highly respected national and local funders. Some awards were released in 2025, with others scheduled across the remainder of the campaign window, in line with project milestones. We were particularly honoured that Lifelites selected Gympanzees as their key partner during its 25th anniversary year, to enable us to build and kit out an extraordinary Celebration Room.

Campaign Income Breakdown

Income type	2023 £'000	2024 £'000	2025 £'000
Trust & Foundations	**396**	**818**	**1,460**
Philanthropists	**48**	**302**	**86**
Corporate	**37**	**141**	**110**
Events	**62**	**41**	**51**
Community	**31**	**85**	**365**
Gift Aid	**19**	**85**	**50**
Gift in Kind	**-**	**39**	**13**
Commercial	**6**	**54**	**24**
Total	**599**	**1,565**	**2,159**

Restricted in-year income totalled £1,114k
Unrestricted in-year income totalled £1,045k

In addition we received non-campaign income of £189k in 2025 (2024: £106k) to fund out of campaign additional spend.

The 38% net growth between FY2024 and FY2025 reflects both continued strategic focus on high-potential funding streams and the ambition of the Project Home Fundraising Appeal. The additional award from The National Lottery Community Fund, alongside new support from The Julia Rausing Trust, the Clothworkers' Foundation and the Wolfson Foundation, further validates the strength and credibility of the project.

Notable income variations include a growing trend of ultra-high-net-worth individuals giving through trust and foundation structures. Additionally, several new major individual donors and corporate supporters chose to give via the Crowdfunder, which is reflected within Community fundraising income.

Above all, the year's performance demonstrates the trust and confidence placed in Gympanzees by our supporters. We are proud to steward this investment responsibly as we lead this ground-breaking project for the disabled community. We look forward to strengthening existing partnerships and building new relationships throughout 2026 and beyond.

OUR PERMANENT HOME - THE BUILD AND DESIGN



OUR PERMANENT HOME – THE BUILD AND DESIGN

Build Overview

The redevelopment will include nine purpose-designed activity rooms and an outdoor playground, offering a wide range of physical, sensory, and social experiences. In addition, the plans incorporate essential family-friendly facilities, including:

- A welcoming café and kitchen
- An on-site shop
- The permanent home of the Gympanzees Lending Library
- Fully accessible toilets and Changing Places facilities
- Breakout rooms for quiet time or one-to-one support
- A dedicated prayer and multi-faith room
- A celebration room for parties



2025 Aims	Achieved (A) Partially Achieved (PA) Not Achieved (N)
Complete Strip out phase 1	**A**
Conduct workshops with user groups to gather feedback and ensure the building design reflects community needs	**A**
RIBA Stages 2, 3, and 4 Design	**A**
Procurement of main works construction company	**A**
Commence construction works	**PA**
Fittings and Equipment Procurement	**PA**

Enabling and Demolition Works

During this phase of the redevelopment, enabling works were undertaken to assess the condition and suitability of existing building services, including energy infrastructure and ventilation systems. This process determined which elements could be retained and repurposed within the new design, whilst also identifying issues requiring remediation, including the presence of asbestos and other contaminants. As part of these works, a full strip-out of the ground floor was completed, involving the removal of internal walls, ceilings, flooring and mechanical and electrical equipment not required in the new design, leaving only the external building structure and essential load-bearing columns in place.

In August 2025, an enabling works package was instructed through Oakland Construction. This programme addressed a number of actions identified during the strip-out process and enabled further investigation of areas presenting higher construction risk, including works within the proposed trampoline pit and ceiling void. Undertaking this activity at an early stage helped to reduce potential risks later in the programme and supported more accurate planning for the subsequent phases of redevelopment.

During the enabling and strip-out works, issues were identified with the condition of the ground floor subfloor. Movement observed within the tiled layer indicated instability within the existing floor structure, necessitating additional works to scabble back and excavate the entire ground floor slab. Further faults identified during this process required a full revision of the floor design, which now incorporates a radon barrier and damp proofing. The updated design will raise the floor to the required level and ensure compliance with the project's technical requirements. Investigations also uncovered two areas requiring additional block-and-beam construction works where sections of the floor structure were found to be incomplete, remedial works that must be completed before screed can be installed.

Further asbestos surveys carried out on the first floor identified additional areas requiring remediation before structural works could proceed, including removal works ahead of creating the ceiling opening for the trampoline area. Following the removal of existing flooring, a subsequent asbestos inspection identified several further areas within the building where additional removal was necessary. All works were undertaken to ensure the site remained safe and compliant before the next phase of construction.



Design Development (RIBA Stages 2–4)

The design process progressed through RIBA Plan of Work Stages 2, 3 and 4 during 2025. This phase included regular consultation with key stakeholder groups and a series of workshops with our Service Delivery Committee to ensure that operational requirements were fully integrated into the design.

These collaborative sessions enabled the team to test ideas, refine layouts and ensure that the building will function effectively for the families and young people who will use the centre. The active involvement of the Service Delivery Committee has been instrumental in ensuring that the design of the Gympanzees centre remains firmly led by, and tailored to, the needs of our families.

The design process reached a formal design freeze in Q4 2025.

Fittings and Equipment Procurement

During 2025, we progressed procurement for key fittings and specialist equipment required across the centre. This included suppliers for activity rooms, the outdoor playground and specialist installations such as hoists and Changing Place facilities.

Following competitive tender processes for each area, the following suppliers were appointed:

- Changing Places – Care Spaces
- Hoists – TVM Healthcare
- Soft play – The Play Company
- Outdoor play area – HAGS

Gym equipment has also been selected as part of this procurement process.

Procurement for the sensory rooms is currently in the tender stage. Additional areas, including the music room, hangout space and swing room, remain under discussion, with final supplier appointments expected by Q2 2026.

The procurement process for the outdoor play area also highlighted a broader industry challenge around the design of genuinely accessible playgrounds. Initial engagement began with nine outdoor play specialists, which was reduced to three following the submission of early design concepts. A competitive tender process was then undertaken with the final three providers.

Feedback from participating suppliers suggested that the process challenged some of their existing assumptions about accessibility and is likely to influence how they approach the design of inclusive playgrounds in future projects.





Procurement of Construction Team (July – October 2025)

Working closely with our Project Management and Quantity Surveyor team, alongside the Property Committee, we commenced the procurement process for the main construction contract.

An initial invitation to tender was issued to seven construction companies. This was subsequently reduced to four organisations invited to submit formal tenders. During the tender period, two companies withdrew due to internal resource constraints.

Following evaluation of the remaining submissions, Oakland Construction was awarded the contract for the main construction works.

Construction Works

The main construction contract was originally anticipated to be finalised in Q4 2025. However, as the agreement required final review and approval by the Board, completion of the contract process moved into Q1 2026.

The instability and faults identified in the floor, the redesign of the wall head detail, the discovery of additional asbestos during strip-out works, and the delay in signing the main construction contract have all contributed to a revised opening timeline, forecast for Spring 2027. With enabling works now complete and the design and build contract signed, no further delays are anticipated.



GYMPANZEES SERVICE DELIVERY



GYMPANZEES SERVICE DELIVERY

Pop Up

Due to resource constraints, alongside the operational complexity and risks associated with delivering Pop Up provision, we did not run any Pop Up events during 2025.

Our focus has instead been directed towards progressing the redevelopment of the permanent centre and expanding the reach of our Lending Library services.







Lending Library Performance Vs Aims:

2025 Aims - to be completed by June 2026	Achieved (A) Partially Achieved (PA) Not Achieved (N)
Deliver 1,700 equipment loans, supported by expanded stock and volunteer capacity by June 2026	**PA**
Establish five drop-off hubs to widen our regional reach	**A**
Collaborate with 160 schools and disability groups	**PA**
Attend and support 17 partner-led external events	**PA**
Embed a Family Liaison role within the team to connect, support, and signpost families	**A**

During **2025**, the service continued to grow, supported by funding from The National Lottery Community Fund. This funding has enabled us to expand accessibility, improve convenience for families and increase our reach within the community.

The Lending Library provides families, schools and disability organisations with access to larger-scale exercise, therapy and sensory equipment that would otherwise be difficult or expensive to obtain. A charge is applied for equipment loans and delivery; however, a full fee waiver is available for families where cost would otherwise prevent access to the service.



Several key developments were implemented during the year:

Delivery Hubs

Seven regional collection hubs were established to make equipment more accessible for families. These hubs are located within existing community organisations and include:

- Stonehouse – Stroud
- Baytree – Clevedon
- South Gloucestershire Parent Carers
- Caerphilly Children's Centre
- Serennu – Newport
- Lost Robot - Radstock
- Gwent Parent Carers – Abergavenny

These partnerships allow families to collect Lending Library items locally through trusted community groups, clubs and schools.

Event Presence

We introduced Gympanzees Lending Library sensory spaces at selected partner-led events. These spaces provide a calm and safe environment for disabled children attending events, ensuring they can regulate and participate more comfortably.

School and Group Lending

Outreach to both mainstream and specialist schools, as well as disability organisations, has continued to grow. Through the Lending Library we provide equipment that supports children to regulate, focus and engage more effectively within educational settings. We have also worked with schools to create tailored 'school boxes', allowing equipment packages to be designed around specific needs.

Family Liaison Role

A dedicated Family Liaison role was introduced to provide personalised support to families. This role offers guidance and signposting to alternative activities during the pause in Pop Up services, while also responding to equipment and leisure needs. The role has been instrumental in supporting the expansion of the Lending Library and strengthening engagement with schools and community groups. It has also supported schools and organisations to build greater understanding of sensory needs. As the service continues to evolve, this role will adapt to respond to emerging needs during this transitional period.

Service Reach and Impact

The Lending Library has also become a valuable point of contact with families and the wider disability community, strengthening Gympanzees position as a trusted source of expertise and support.
Key service metrics for 2025 include:

- 703 accounts registered on the new website during 2025. (As the website platform was replaced during the year, it is not possible to determine how many of these accounts represent new users.)
- 87 new schools or community groups registered for the service.
- 961 total equipment loans completed.
- 247 loans provided to schools or disability organisations.

This represents a significant increase in activity compared with 2024, when 407 items were loaned, including 93 loans to schools and community groups.



In 2025 alone, our Lending Library equipment was in use for a combined total of 10 years!

Service Feedback

To support continuous service development, all borrowers were invited to complete an anonymous feedback form. In 2025, we received 24 responses. While this represents a modest response rate, the feedback provided valuable insights into user experience and opportunities for further service improvement.

Work is underway to explore ways of increasing participation in feedback surveys during 2026 to help inform ongoing service development and ensure the Lending Library continues to meet the needs of families, schools and community groups.

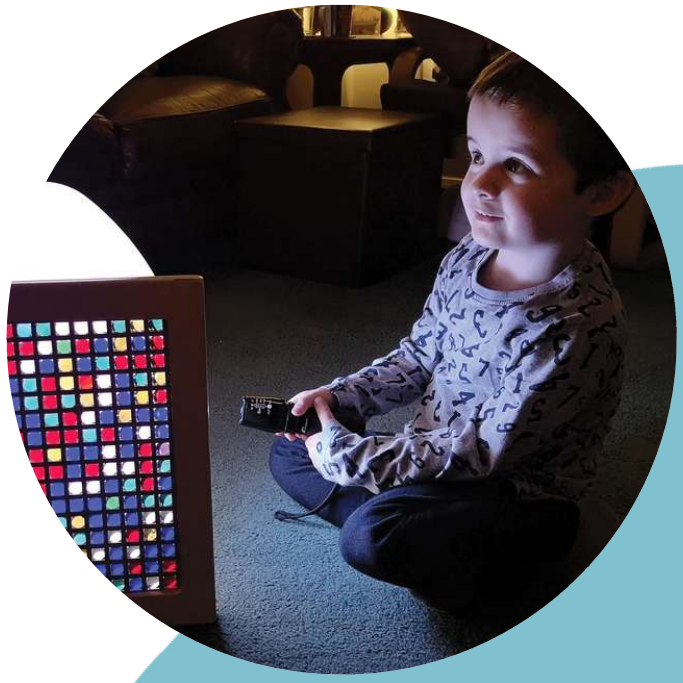
Lending Library Feedback and Highlights:

- 94% of respondents indicated they would use the service again.
- The service achieved a Net Promoter Score (NPS) of 97, reflecting exceptionally high levels of satisfaction and likelihood of recommendation among users.

Reasons for using the Lending Library 2025



> “It’s amazing! We’ve been able to see what our children enjoy and what doesn’t work before spending a fortune on equipment that doesn’t suit. We’ve been able to provide a diversity of sensory experiences that we wouldn’t otherwise be able to afford. I’m eternally grateful for this library!”



Benefits from using the equipment

Core Aim: To improve health outcomes through exercise and sensory integration

- 68% Calming
- 41% Improved movement skills
- 62% More activity
- 44% More exercise
- 56% Sibling playtime
- 21% Improved communication
- 18% Improved emotional regulation
- 18% Improved fine motor skills
- 12% Strength
- 18% Improved general health
- 21% Improved sleep

Core Aim: To provide a fun atmosphere and space for play with the whole family

- 38% Family relations
- 79% Having fun
- 9% Less boredom
- 44% Helped prevent unnecessary spending



Examples of Feedback Influencing Service Development

Feedback from families continues to play an important role in shaping how we develop and deliver the Lending Library service.

Equipment Informing Purchasing Decisions

Several families reported that being able to trial equipment through the Lending Library directly influenced what they later chose to purchase for use at home. Access to equipment over an extended period allows families to better understand what works for their child before committing to often significant costs.

> “Being able to try out different items for an entire month has been so helpful to see what she actually likes and will use frequently.”



> “It’s allowed us to give our daughter things she needs without the expensive initial outlay. It’s also let her try new things.”



> “The library gives us a chance to trial them. The OT suggests a lot of resources but this lets us see what actually works.”



MARKETING AND COMMUNICATIONS



MARKETING AND COMMUNICATIONS

2025 Aims	Achieved (A) Partially Achieved (PA) Not Achieved (N)
Grow brand recognition among families with disabled children, healthcare professionals, and potential supporters	**A**
Increase website traffic by 20% through SEO improvements and targeted content marketing	**A**
Grow social media engagement by 30% across Instagram, Facebook, and LinkedIn	**A**
Develop a multi-channel fundraising campaign to support outreach to Grants and Trusts, Major Donors and Corporates	**A**
Form strategic media partnerships to amplify awareness of our mission and impact	**PA**

In 2025, the Marketing team focused primarily on supporting the Fundraising team to achieve campaign objectives and income targets. A significant period of activity was dedicated to the delivery of a multi-channel Crowdfunding campaign, which successfully raised £257,000 from 1,100 backers.

Core fundraising materials, including a summary document and detailed brochures, were refreshed during the year. These materials were repositioned to extend conversations beyond opening and to underpin discussions around longer-term, multi-year partnerships.



Media and Public Relations

During the year, Gympanzees achieved 41 pieces of press coverage. Broadcast highlights included prime-time features on ITV News West Country and BBC Points West. National coverage included BBC News (BBC England) and The Sun. Local media coverage remained consistent with previous years.



We have continued to build a positive relationship with The One Show and are hopeful of securing coverage around the centre's opening. Overall coverage levels were lower than in 2024, primarily due to the absence of Pop Up events and the centre not yet being operational, resulting in fewer highly visual news opportunities.

Our CEO, Stephanie Wheen also appeared on the Triodos Bank Positive Impact Podcast, with two additional similar podcast opportunities secured for Spring 2026.



Corporate and Philanthropic Engagement

To support corporate partnerships and high-value donor engagement, Marketing prioritised LinkedIn as a core communications platform. The wider Gympanzees team received training to build confidence and effectiveness on the platform.

A monthly LinkedIn newsletter was launched via Stephanie's profile, attracting over 500 subscribers. Each edition to date has generated meaningful engagement from high-quality contacts. Targeted materials were also developed specifically for philanthropists to strengthen relationship-building conversations. In addition, a direct mail concept was devised and is scheduled for testing in 2026.

Strategic Content Development

A key investment during 2025 was the production of a five-minute showreel video capturing the end-to-end narrative of the Gympanzees vision. This asset features prominently on the website, supports fundraising landing pages and has been incorporated into social investment loan applications.



In 2026, we will maximise the value of this asset by repurposing it into shorter video segments and developing co-branded versions for key partners.

Authentic storytelling remained central to our communications approach. Emotive testimonials and behind-the-scenes content were used to convey both the urgency of the appeal and the transformational impact of our work on families. Marketing activity directly supported income generation by targeting high-value donor audiences, particularly corporate partners via LinkedIn.

We also collated high-impact disability data from reputable sources to strengthen Trust and Foundation applications and support shareable social media campaigns. This approach aims to increase reach while reinforcing Gympanzees leadership within the disability sector.

Digital Growth and Audience Engagement

Email subscribers increased by 31% during the year, with newsletters issued on a fortnightly basis. The average click-through rate stands at approximately 25%, within industry benchmarks. A segmented audience interested in fundraising events and challenge activities has supported participant recruitment.

Social media reach increased by 47%, achieving a total annual reach of 1.6 million. This growth correlates with increased use of rich media, particularly video content.

The Team

- Our core staff team was reduced slightly, with 1 member leaving and 1 on maternity leave. However, we recruited maternity cover and moved roles within the team to absorb this for the short term while aiming to recruit in 2026.
- 79% of our team are disabled, neurodivergent or care for a disabled person.
- 326 volunteers

Volunteers

In 2025, volunteers played a vital role in supporting Gympanzees as we prepared for the opening of our permanent centre.

Over the course of the year, more than 300 volunteers generously contributed their time, skills and energy across a wide range of activities. This included practical, hands-on support such as site maintenance, preparing indoor and outdoor spaces, and assisting with the ongoing operation of the Lending Library to ensure vital equipment reached families when it was needed most.

In addition to operational support, volunteers contributed through participation in our committees, offering professional expertise, strategic insight and informed advice. Their guidance helped shape key decisions across service delivery, centre design, operational planning and governance, strengthening our approach and ensuring continued focus on delivering the highest quality experience for disabled children, young people and their families.

Beyond their tangible contributions, volunteers brought enthusiasm, collaboration and a shared belief in our mission. Their commitment demonstrates the breadth of community support behind Gympanzees and the collective investment in its success.

As we move into 2026, the dedication shown by volunteers throughout 2025 has laid strong foundations for the next phase of our development.



> “Knowing your hard work will bring such happiness to children and their families alike is so rewarding and not a little humbling.”

Volunteer Roles	Hours in 2025
Lending Library Volunteers with support for delivering, collecting and cleaning the equipment	**252**
Volunteer days at Gympanzees HQ	**1799**
Admin Volunteers	**60**
Committee Volunteers	**293**
Event Volunteers	**28**
Total Volunteer Hours in 2025	**2432**

Our volunteers are a crucial part of the organisation, and we are enormously grateful for their generosity and enthusiasm in their roles.

"We were inspired by Gympanzees' clear and unwavering vision: to create a space where every disabled child and young person can play, exercise and feel a true sense of belonging... The centre represents hope, independence and possibility for so many families, values that sit at the very heart of who we are at Irwin Mitchell... Gympanzees' ambition to create a fully inclusive, purpose-built centre is not just inspiring, but reflects our belief in breaking down barriers and championing fairness. - Irwin Mitchell, Founding Partner"



CHALLENGES AND RISK IN 2025



CHALLENGES AND RISK IN 2025

Land Sale Considerations Risks

During 2025, we worked closely with our Commercial Property Committee to explore the potential sale of approximately one acre of surplus car parking land as an additional income stream to support the capital campaign. This option was considered a last resort; however, in the interests of prudent financial planning, trustees agreed it was important to fully investigate the opportunity and understand the viability of a sale. Professional advice indicated that a minimum receipt of £700,000 should be budgeted should a sale proceed.

Following expert consultation, the site was identified as potentially suitable for use as a data centre. We successfully secured the necessary power capacity to enable the land to be marketed accordingly. Initial market interest was encouraging; however, subsequent feedback determined that the parcel of land available was too small relative to the secured power provision, and no formal offers were received. Alternative sale opportunities were also explored, but were not considered sufficiently advantageous to justify sale of the asset.

At the same time, discussions were held with families and other disability organisations who expressed interest in utilising the surplus land in the future, to further benefit the community.

In light of the absence of suitable sale partners, combined with strong capital fundraising performance during the year, The Board resolved to discontinue sale plans and instead explore rental opportunities as a longer-term income strategy until we finalised plans for use for our community. The anticipated £700,000 receipt was therefore incorporated into the fundraising appeal target.

Budgeting and Fundraising Environmental Risks

Securing funding for a project of this scale, encompassing capital redevelopment, specialist equipment, ongoing service delivery and organisational overheads, continued to present inherent complexities, particularly in aligning diverse income streams with varying expenditure timelines.



Throughout 2025, we experienced differing levels of risk appetite among funders. Some capital funders applied drawdown conditions linked to overall funds raised (or a percentage thereof), while others attached conditions specifically to capital expenditure targets. As a result, detailed cashflow forecasting remained critical. Forecasts were regularly reviewed to ensure alignment with committed expenditure and to retain sufficient flexibility to accommodate any delays in the release of pledged funds.

Momentum increased significantly mid-year following the launch of our crowdfunding campaign, designed in part to unlock larger conditional pledges. The campaign exceeded its £250,000 ambition target, raising £257,000. The initiative received strong backing from both the public and corporate communities, alongside several major supporters, providing essential support during a particularly challenging phase of the campaign.

Reaching the midway point of our Project Home Fundraising Appeal target marked an important communications milestone. This achievement provided a compelling message to share with both existing and prospective supporters and was frequently referenced in feedback from our network as a demonstration of tangible progress and growing momentum.

Following the Autumn 2024 budget and its reported impact on the high-net-worth individual (HNWI) community, we intensified engagement with professional advisers to better understand emerging opportunities. This led to the delivery of targeted events aimed at introducing new prospective supporters who may be both willing and able to contribute to the project. However, the continued sluggish economic climate affected some supporters whose pledges are linked to business performance, resulting in phased payments during the year, with some commitments extending into 2026.

As redevelopment works progressed, inevitable refinements to design, timelines and associated costs occurred. While these developments created new funding opportunities, they also introduced complexities in bid preparation and in the timing of pledge drawdowns, particularly where funding was contingent upon specific project milestones.

Strong unrestricted income levels and prudent financial management have mitigated many of these risks. Nonetheless, a significant challenge remains in securing the additional funding required to meet the revised fundraising target and ensure full delivery of the project.

Marketing and Communications: Risks and Capacity Considerations

During 2025, several external and operational factors influenced the delivery of marketing activity and required ongoing management.

- **Changing search behaviour:** The shift from traditional web search results to AI-generated summaries has contributed to a reduction in website traffic, consistent with wider national and global trends. We are monitoring this closely to better understand the potential impact on awareness, supporter acquisition and long-term engagement with Gympanzees.
- **Operational pressures within the Lending Library:** Increased demand for Lending Library services has affected the time available for marketing activity, as team capacity is prioritised towards frontline delivery. To mitigate this, we are seeking to recruit a volunteer to support specific marketing functions and maintain momentum.
- **PR resource limitations:** Engagement with a PR agency remains costly, and the current budget permits usage only for selected activity. The team does not hold specialist PR expertise in-house, which may limit proactive media opportunities. Exploring volunteer support or part-time in-house resource may provide a more sustainable solution.
- **Leadership transition:** The Head of Marketing commenced maternity leave during the year. While the interim postholder has demonstrated strong capability and ensured continuity, there has been an inevitable impact on the pace of certain initiatives where historic knowledge and context are beneficial.
- **Accessibility and brand execution:** A continued priority is ensuring that all materials meet high accessibility standards. This can at times create tension between highly creative visual execution and inclusive design requirements. Some materials may therefore appear intentionally simplified to ensure compatibility with easy-read formats and broader accessibility needs, reflecting our commitment to inclusion.

These considerations remain under review as we prepare for the centre opening, with a focus on balancing resource capacity, accessibility and strategic growth.

Build

The challenges associated with the strip-out and enabling works are detailed within the build and redevelopment section above.

Risk

Effective risk management is central to everything we do, from ensuring fundraising and the build are in line with cashflow and expected outcomes to setting the strategic direction for our five-year Business Plan ahead of the permanent centre's opening in Spring 2027.

The Board of Trustees holds ultimate responsibility for overseeing risk. At every Board meeting, Trustees receive updates on our key risk areas, including both operational and property-related matters. We maintain separate Operational and Property Risk Registers, each of which outlines the likelihood and potential impact of identified risks.

The Senior Leadership Team (SLT) is accountable to The Board for managing these risks. Any risk deemed to carry a moderate to significant impact is escalated for further scrutiny, with the Board of Trustees reviewing the effectiveness of the response to ensure appropriate mitigation is in place.

Top Risks 2025	Likeli-hood (0-5)	Impact (0-5)	Risk (L*I)	Mitigations
Fundraising – don't generate sufficient unrestricted funds to cover Operational expenditure (running costs) vs Build costs	**2**	**5**	**10**	**More unsecured funding secured. Lottery grant covers Build Professional Fees which were previously funded from unrestricted funds. Fundraisers prioritising unrestricted funding.**
Fundraising – aligning income drawdown to cover build project costs	**4**	**5**	**20**	**Working with flexible contractors and Project Managers for timing of invoices and payment terms. Increase final-stage Capital bid opportunities. Developing successful relationships with funders and agreeing flexible drawdown schedules.**

Finance – Running out of cash	**2**	**5**	**10**	**Lottery secured hence likelihood reduced. Close monitoring of income pipeline and costs, regular cash flow forecasting, working with flexible contractors and funders. We have a 'Plan B' we can enact if fundraising targets are not achieved in 2026. Plan B includes staging the build - some rooms would be completed after opening. It also involves a possible social investment loan and cost cutting measures.**
Top Property Risks				
Build – Delayed opening date	**4**	**5**	**20**	**Added another enabling works package to keep the project moving. This included the additional high-risk areas of the build. Close monitoring of current build timeline and key dates.**
Build – cost increase due to strip out and enabling works	**3**	**5**	**15**	**Completing the strip and enabling works to highlight any potential cost increases. This will highlight them early on in the build. Close monitoring of variations and key risks.**

Child Safety is always of the highest concern, and we mitigate risks with thorough and widespread training, risk assessment, and strict policies and procedures. However, due to the nature of our current work, this is lower risk for the organisation currently, so it is not included in the table above. Risks generally decreased in 2025 due to the success of fundraising efforts and measures to mitigate commercial income risks.

FINANCIAL REVIEW



FINANCIAL REVIEW

2025 marked the second full year of the Project Home Fundraising Appeal, which seeks to raise £11 million to cover build and operating costs from its launch in August 2023 through to opening. Alongside the fundraising campaign, the charity is also pursuing a £0.5 million loan facility to support completion of the project.

The table below sets out the summary financial position and shows Gympanzees' continued trajectory towards building a permanent facility offering exercise and play to disabled children and young people.

	2025 £'000	2024 £'000
Income	**2,348**	**1,671**
Net Income	**1,166**	**576**
Net Assets	**2,736**	**1,570**
Restricted Funds	**532**	**217**
Designated Emergency Funds	**263**	**260**
Free Reserves	**92**	**156**
Net funds movement excluding property purchase	**1,166**	**576**

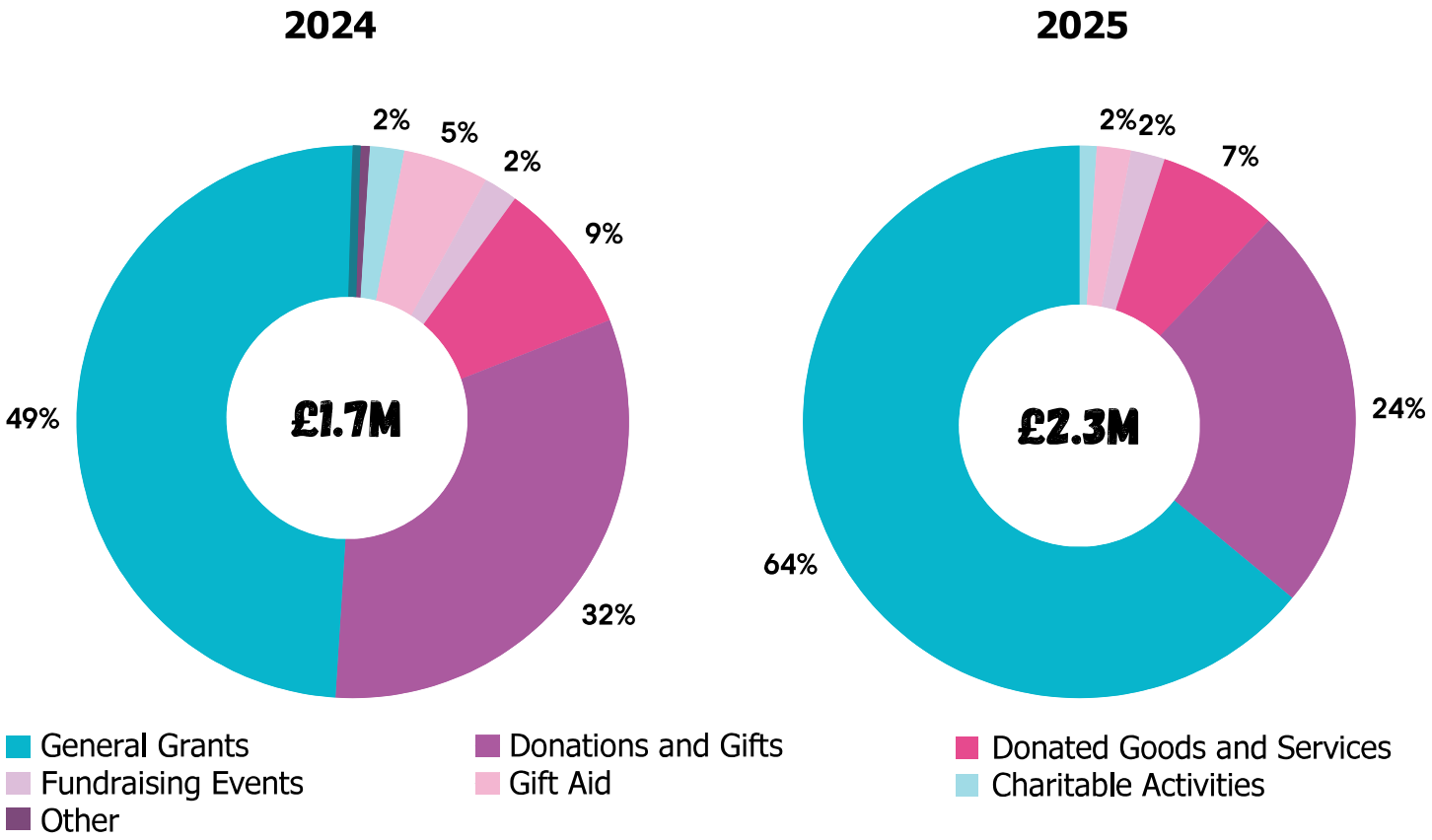
Total income of £2,348k in 2025 is a step-up from previous years (2024: £1,671k, 2023: £677k); a demonstration of the increased confidence funders have in our project since the build works commenced in February 2025. In addition, we have secured future pledges totalling £3.5m.

Net income has increased to £1,166k (2024: £576k) as we received income to fund our capital build costs, which are reflected on the Balance Sheet rather than as an expense on the Statement of Financial Activities. Net assets have increased to £2,736k (2024: £1,570k) due to capitalisation of redevelopment costs associated with the building. These costs will start to depreciate once the build is complete.



What Made Up Our Income For 2025

We would like to thank all our donors large and small for their support in 2025 and which enabled Gympanzees to embark on the next stage of the journey. Our income is made up of the following:

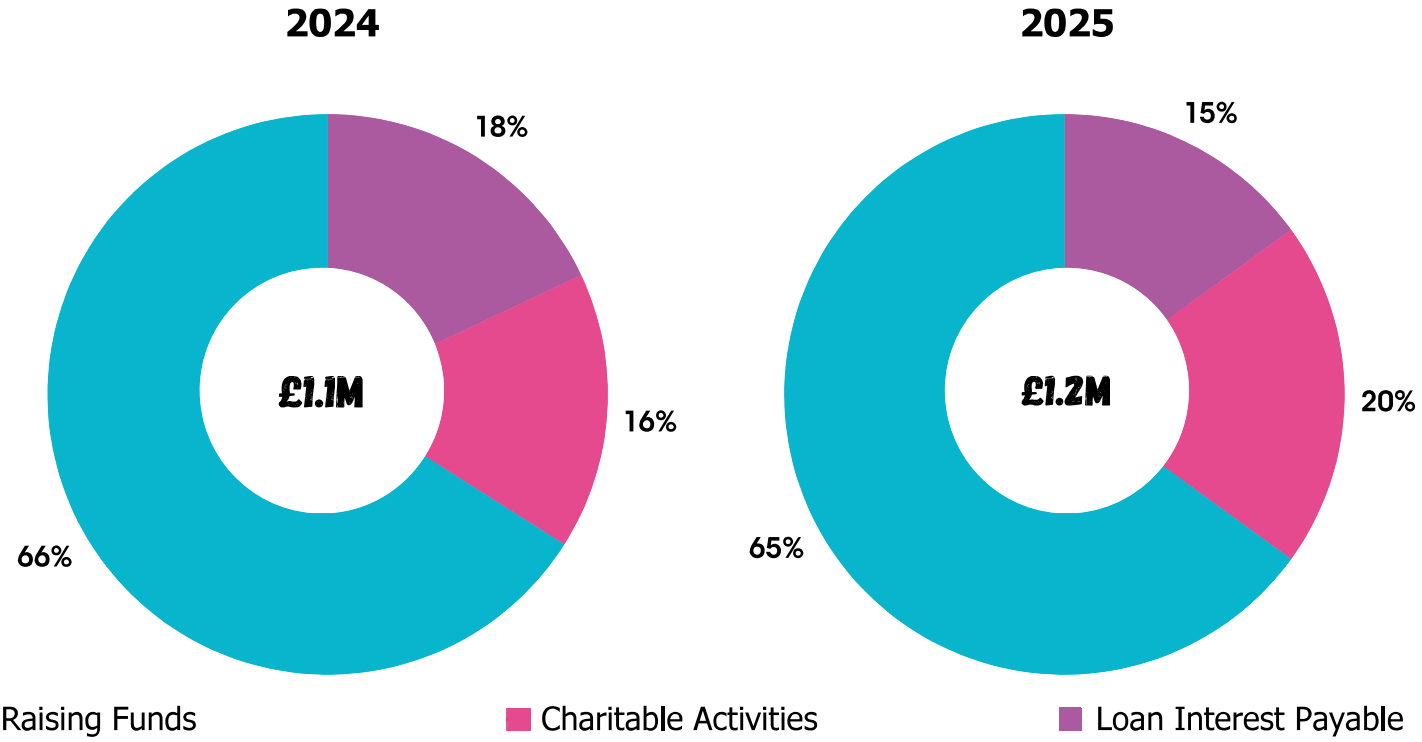


At year end 2025, we had received £4.62m (2023-24: £2.30m) since our campaign launched, and secured £3.64m in future pledges (2024: £2.45m) - total of £8.26m (2023: 4.75m) - this includes £0.46m income for additional spend areas which are outside of, but fully complement, our campaign costs. The total raised against our campaign total is £7.80m as at 31 December 2025. Going forward into 2026 it is expected that most of the future fundraising income will be derived from significant grants from large charitable foundations and wealthy individual donors.



What Made Up Our Expenditure for 2025

Our expenditure breakdown is as follows:



Our spend on charitable activities reduced in 2025 related purely to our Lending Library costs, to allow us to focus on the main build project.

Funds
Due to the success of property acquisition and related donations the total funds of the charity increased by £1.1m to £2.7m (2024: £1.6m). This includes £0.5m of restricted funds (2024: £0.2m).

To realise the full fund balance of £2.7m, there would need to be a disposal of the property for £4.4m with subsequent repayment of the £2.7m loans leaving £1.7m to add to the £1.0m in cash balance.

Within unrestricted funds the balance of designated fund for emergencies stands at £263k at the end of 2025 (2024: £260k).

Restricted funds include funds for the Lending Library totalling £14k (2024: £45k) and Project Home Fundraising Appeal totalling £511k (2024: £130k).

Reserves Policy
As per last year, the trustees have considered the charity's need to hold reserves (in a Designated Emergency Reserve) in the light of our continued growth. The principal area of risk remains the level of donations that are required to fund our core activities and the timing of those donations as, by the end of the year, we now have fixed costs of £86k (2024: £82k) per month for staff and associated overheads.

This unrestricted designated reserve is not intended to cover a permanent loss of funds. They are intended to provide an internal source of funds for situations such as:

- a temporary fall in income or increase in expenditure, as well as covering working capital requirements
- one-time unbudgeted expenditure, such as uninsured losses
- to allow the organisation time to respond to a permanent fall in income or increase in expenditure

The target range for unrestricted designated emergency reserve is set in line with a risk-based approach. This approach has regard to the financial impact of risk, working capital and commitments and long-term plans. The policy at the end of 2024 provided a range of £246k to £492k.

We are continuing to work towards this and at year end our reserves stood at £263k (2024: £260k).

Going Concern

Gympanzees continues to prepare its financial statements on the basis that it is a going concern.

In our evaluation of the ability to continue as a going concern, we considered the inherent risks to the charity's business model and analysed how those risks might affect the charity's financial resources or ability to continue operations over the going concern period.

The Trustees have identified the principal inherent risks and uncertainties that we face going forward:

- Failure to raise sufficient funds for the capital project
- Delays to the building work which cause the new centre to open later than planned
- High inflation levels leading to significantly increased build costs
- Managing cashflow during the building phase

Trustees have satisfied themselves that actions are in place to mitigate and manage these risks.

The Trustees have prepared the financial statements on the going concern basis as they do not intend to liquidate the charity or to cease operations, and they have concluded that the charity's financial position means that this is realistic. They have also concluded that there are no material uncertainties that could have cast significant doubt over their ability to continue as a going concern for at least a year from the date of approval of the financial statements ('the going concern period').





STRUCTURE, GOVERNANCE AND MANAGEMENT



Organisational Structure

Gympanzees received charity status on the 6th May 2020. Our governing document is our Gympanzees 'Foundation' model Constitution. Our rules for appointing new Trustees are as follows:

1. Apart from the first charity Trustees, every Trustee must be appointed for a term of two years by a resolution passed at a properly convened meeting of the charity Trustees and through consultation with the CEO.
2. In selecting individuals for appointment as charity Trustees, the charity Trustees must have regard to the skills, knowledge and experience needed for the effective administration of the CIO.

In 2025, we had one new Trustee who joined:
Jude Gray is Head of HR for Swindon NHS Trust and acts as HR Trustee. Jude was brought on board in anticipation of our large recruitment and changing staff needs for the opening of the centre in 2026.

TRUSTEES


Kelvin Jones - Chair
COO at Digital Production Partnership


Liz Scholey - Secretary
Retired GP


Richard Cartwright - Tresurer
Partner at Saffrey


Dr Mark Mason MBE -
Entrepreneur


Luigi De Luca -
Professor at Cardiff University


Heledd Wynn - Solicitor and Partner At Shakespeare Martineau


Christopher Haslam -
Retired Real Estate Strategist


Judith Gray - Chief People Officer at BSW Hospitals Group


Parent Trustee -
Emma Wilson

SENIOR LEADERSHIP TEAM


Stephanie Wheen - CEO and Founder - Former Childrens Physio


Jack Lewis -
Director of Fundraising


Fran Garland - COO
Care Sector Management 20+ Years


Sophie Brown -
Finance Director


Kimberley Britton -
Head of Marketing

Trustees

Our Trustees are very involved in Gympanzees. Extra responsibilities are:

- **Kelvin Jones -** Chair - Leads the Risk and Finance Committee, meets every 3 weeks with the CEO.
- **Richard Cartwright -** Treasurer - Risk and Finance Committee, provides advice on tax and financial reporting.
- **Elizabeth Scholey -** Secretary - H&S, Risk and Safeguarding Committee, Safeguarding Lead, supports policy development.
- **Dr. Mark Mason -** Capital Campaign Committee - advises on fundraising and facilitates strategic introductions.
- **Luigi De Luca -** Marketing lead - Provides marketing oversight, strategic support, and campaign evaluation.
- **Chris Haslam -** Property Committee - Supports property-related recruitment and capital project development.

- **Heledd Wyn -** Legal Trustee - Offers legal guidance and reviews key documentation and contracts.
- **Emma Wilson -** Service Delivery Committee - offers advice from viewpoint of a visitor using the Pop Ups and eventual centre.
- **Jude Gray -** HR Trustee - advising on recruitment and staffing matters as well as staffing strategy.

Trustee Induction and Development

All Trustees undergo a comprehensive induction process, including access to:

- Past minutes, financial accounts, budgets and forecasts
- Business plans, policies, and detailed organisational information
- Training on charity governance, safeguarding, and conflicts of interest

New Trustees are required to:

- Declare any conflicts of interest
- Sign the Trustee Code of Conduct
- Consent formally to serve as a Trustee
- Complete enhanced DBS checks
- Undertake mandatory safeguarding training for children and adults

Ongoing training includes:

- Safeguarding training for all Trustees
- Crisis Management training every two years for at least two Trustees
- Additional training on a needs basis (e.g. Equality, Diversity & Inclusion and Ableism language training)

Governance in Practice

The Board of Trustees provides governance and oversight to ensure the charity remains true to its mission, compliant with legal duties, and accountable to its stakeholders. Trustees use their professional expertise to support decision-making while also seeking external guidance where necessary.

During this reporting period, The Board has demonstrated strong leadership and financial prudence, particularly in supporting the charity's substantial growth through the Project Home Fundraising Appeal and the strip-out and start of enabling works. Trustees have demonstrated a deep commitment to the organisation, consistently giving their time, thought, and energy to fulfil their responsibilities.



Statement of Trustees' Responsibilities

The Trustees are responsible for preparing the Annual report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland.'

The law applicable to charities in England and Wales requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity for that period.
In preparing these financial statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue its operations.

The Trustees are responsible for keeping proper accounting records that can disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charities (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Trustees are responsible for the maintenance and integrity of the charity and financial information included on the charity's website. Legislation governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

Meetings

The Trustees have a Board meeting every 6 weeks for oversight of Gympanzees' activities in particular the Trustee Chair of each committee relay to The Board key decisions reached and any which need Board level decisions or discussions. Trustees sign off our policies as per the review schedule. Other top level activities are brought to The Board meeting by the Senior Management Team. All Trustee decisions are referenced to Gympanzees' Purposes and to the public benefit therein.

Finance

We have in-depth finance policies, including a Delegation of Authority Policy. In 2025, Goods and services over £100k are brought to Board for approval following a full tender process. Trustees are notified of contracts over £50k and approve any over £100k. Invoices over £25k for all departments (except build which is over £100k) are brought to Board for approval.

Arrangements for setting pay and remuneration for staff

The COO, CEO and FD discussed pay raises for the staff team. Any increase above 3% was brought to The Board for consideration.

In 2025 the board set a blanket pay rise of 3% in response to the annual cost-of-living increase.

Decisions for other pay increases were made looking at job roles, industry norms and with affordability in mind. In 2025 there were 3 individual pay increases due to development and high-performance within roles.

Support Committees

Our support committees have played a crucial role in driving Gympanzees progress throughout 2025. Each committee is chaired by a Trustee and brings together expert advisors and stakeholders to provide insight, oversight, and hands-on support in specific areas of the charity's operations and strategy.

Capital Campaign Committee

Chaired by Dr. Mark Mason (Trustee), this committee includes Jon Bonnick, Maggie Glastonbury, Paul Davis, and Alison Cooper, Pete Lockett, Natasha McKenzie, Mimi Avery and Tony Lock, (the latter four joining in 2025), a highly connected group with extensive experience in business, philanthropy, and corporate engagement.

The committee supports our efforts to raise funds from major donors and corporate partners, and helps shape the strategy, events, and relationships linked to high-value fundraising. Dr. Mason provides regular updates and feeds key decisions back to the full Board of Trustees.

Risk and Finance Committee

Chaired by Kelvin Jones (Chair of Trustees) and supported by Richard Cartwright (Trustee - Treasurer), the CEO, and Finance Director, this committee oversees financial governance and risk management.

They meet at key financial milestones, such as finalising the annual accounts and agreeing the yearly budget. Ahead of each board meeting, the charity's financial performance and risk profile are reviewed by the Chair, CEO, and FD to ensure sound oversight.





Health and Safety, Safeguarding and Operational Risk Committee

This committee is chaired by Elizabeth Scholey (Trustee and Safeguarding Lead) and includes the Chief Operating Officer, and the CEO also participates when key changes or critical incidents arise.

As we are currently not delivering face-to-face services, our operational health and safety focus during this period relates primarily to the redevelopment site. The build team is responsible for managing health and safety on site and provides regular updates through monthly reporting.
The relevant committee also meets to review progress and oversee any matters arising.

During 2025, no health and safety incidents or concerns were reported. Key updates and outcomes are reported to The Board of Trustees to ensure appropriate oversight.

Property Committee

Led by Chris Haslam (Trustee - Property Development), the Property Committee includes a number of expert advisors who provide specialist guidance throughout the redevelopment project:

- **Tanya Voisey -** Project Management
- **Alan Northen -** Quantity Surveying
- **Alex Hunt -** Building Services Engineering and Cost Management
- **Simon MacSorely -** Facilities and Estate Management

The committee meets monthly, with additional meetings convened when required, working closely with the Chief Operating Officer to ensure compliance with relevant facilities management regulations and to plan effectively for the redevelopment.

The group advises on day-to-day operational property matters, while major decisions, such as significant programme changes or large capital expenditures, are referred to the full Board of Trustees for approval.

The committee has been instrumental in ensuring the redevelopment continues to progress. Members provide support across key areas including contracts, design development and buildability, while also offering constructive challenge to the design team to ensure the project remains robust, deliverable and aligned with the charity's objectives.

Commercial Property Committee

Also chaired by Chris Haslam (Trustee - Property Development), this committee provides specialist insight into the commercialisation of site areas not used for Gympanzees' core services.

It includes David Mace, Simon Bennet, Jane Rixon, Stephen Davies, Spencer Crowder, Bill Marshall, and Martyn Jones, who bring a broad mix of skills across the commercial property and development sectors. The committee meets when needed, with different members carrying out work on our behalf in between full committee meetings.

In 2025, the committee has been instrumental in investigating the possible sale of 1 acre of car park, with significant time and effort devoted to exploring the possibility of selling for a data centre.

Service Delivery Committee

Chaired by Emma Wilson (Trustee), the Service Delivery Committee is made up of parents, carers, disabled young people and individuals with lived experience. Members include Tom Routley, Helen Hudson, Anna Gallagher, Dayna Wetherall, Ellie Kelly, Georgina Pike, Laura Brown, Lauren White, Anna Blanchard, Vicky Edwards, Tamsin Green and Jemima Alexander.

The committee acts as a key sounding board for new ideas, pilots and changes, helping to refine plans before implementation.

Throughout the year, the committee has reviewed room designs, provided detailed feedback and helped shape changes to ensure our spaces and services work for the widest possible range of needs.



PLANS FOR FUTURE PERIODS



PLANS FOR FUTURE PERIODS

Lending Library Aims 2026

While we have seen significant growth in the areas already established in 2025, further opportunities for expansion remain and will continue to be explored.

Key areas of focus include:

1. **Delivery Hubs -** We will continue to maintain and strengthen these relationships, while exploring opportunities to establish additional hubs where appropriate.
2. **Event Presence -** We will continue to create Gympanzees sensory spaces at selected partner-led events. These spaces provide disabled children attending events with access to a calm and safe environment when needed, helping them participate more comfortably.
3. **School and Group Lending -** We will continue to maintain these relationships while seeking opportunities to extend our reach through engagement with schools, parent groups and relevant community meetings.
4. **Family Liaison Role -** The Family Liaison role will continue to provide personalised support to families, including signposting to suitable activities and services, and supporting schools and organisations in developing a greater understanding of sensory needs. The role will also encompass attendance at coffee mornings and community events to raise awareness of the Lending Library and, from June 2026, the forthcoming opening of the main centre.

The current plan is to temporarily close the Gympanzees Lending Library for a period of approximately two months at the end of 2026, enabling staff to focus on marketing activity and launch preparations. The Lending Library will remain closed into 2027 to allow the team to concentrate on centre operations and to undertake a structured review of the most effective long-term approach to its utilisation.



Lending Library Objectives 2026

Until June 2026, the charity will continue working towards the objectives established in 2025. Following this, whilst the Lending Library will continue to operate and receive active staff support, other services - including community outreach and event attendance - will be scaled back to redirect staff resource towards centre opening preparations. Activities and engagement will consequently shift in focus from the Lending Library to communications around the main centre launch. The targets below reflect this transition.

1. The target is to deliver 1,700 equipment loans by June 2026, thereafter, maintaining an average of 95 loans per month until closure.
2. Achieve the target of collaborating with 160 schools and disability organisations by June 2026.
3. Attend and support 17 partner-led external events.
4. Continue to utilise the Family Liaison role to support families through ongoing signposting and guidance. From Q3, this role will shift in focus towards connecting with families in relation to the main centre opening.

These objectives will help ensure the Lending Library continues to provide meaningful support to families, schools and community groups during the transition period leading up to the opening of the centre.

Once the centre opens in Spring 2027, the Lending Library will continue to operate as a core service. This may involve some adjustment to the distribution model, with a greater emphasis on collection from hub locations and from the centre itself, rather than delivery to individual homes. This approach will enable the service to operate more efficiently whilst maintaining accessibility for families across the region.

The target is to deliver approximately 100 loans per month once the Lending Library resumes operation. The charity will also continue to support schools and community groups, listening to their needs and adapting the service where appropriate to ensure it remains both effective and responsive.

Pop Up 2026

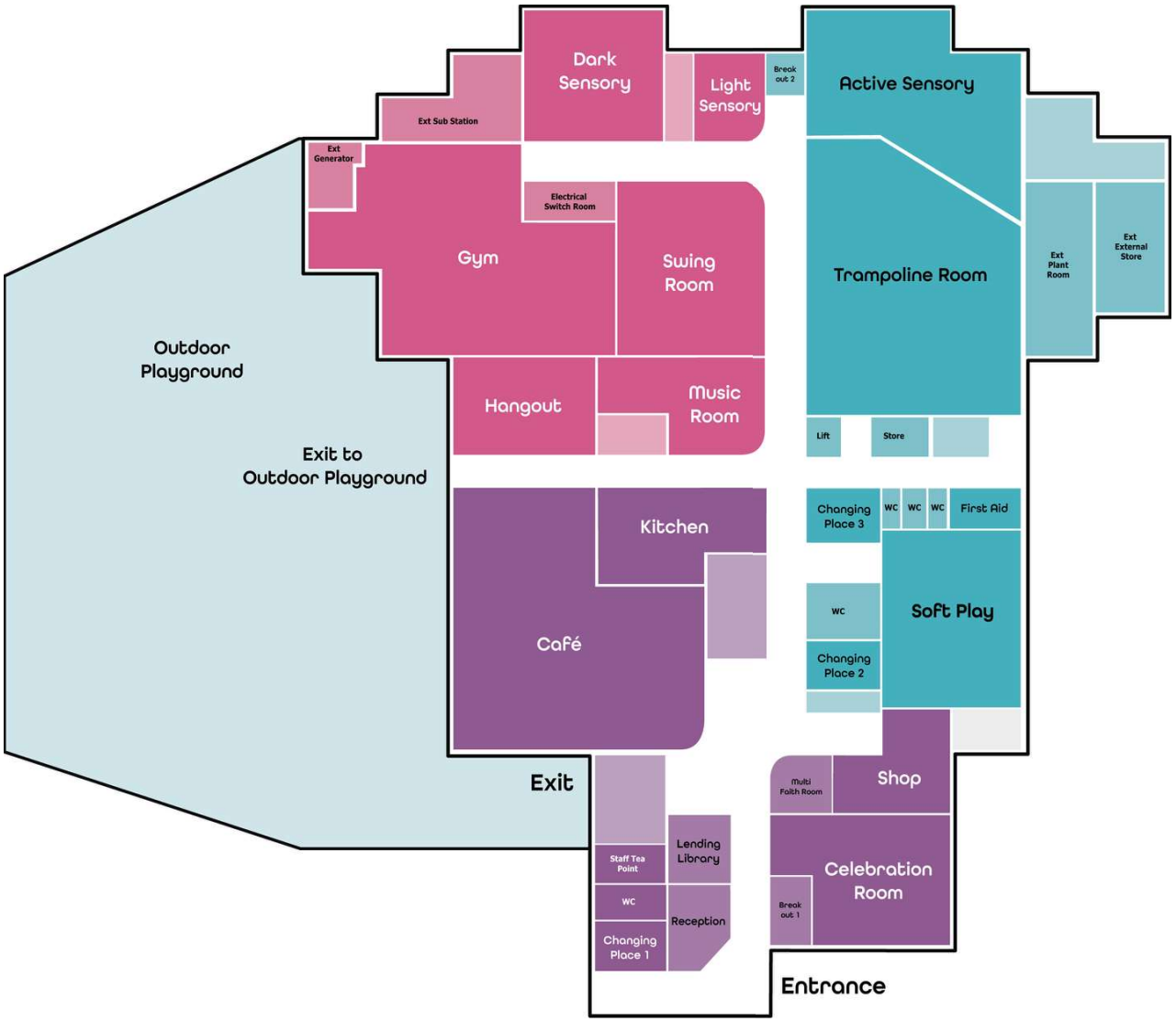
At the time of writing, and in response to the revised opening timeline, the charity is planning to deliver a Pop Up in August 2026. Objectives for this activity are currently in development.

Capital Campaign Aims 2026

As the Project Home Fundraising Appeal moves into its critical final phase, the focus will remain on strengthening funding relationships across all income streams and ensuring that cashflow effectively supports both ongoing operational delivery and the redevelopment of the site.

At the start of 2026, the charity launched the Supporter Sprint, a targeted initiative designed to run alongside the final stages of the fundraising pipeline and gift-in-kind activity. To build further momentum, a Crowdfunder is planned for approximately six months ahead of opening. Together, these campaigns will aim to galvanise both the local and wider community, encouraging supporters to engage with Gympanzees-led fundraising activities whilst also inspiring individuals, businesses and community groups to undertake their own efforts in support of the project.

This activity is designed to create the energy of a final push whilst also marking a shift in narrative towards long-term sustainability. To support this, a suite of defined funding opportunities has been developed to appeal to a wide range of donors. These can be offered as restricted funding options or used illustratively to demonstrate the tangible impact that unrestricted donations can have.



They have proven to be compelling propositions with a number of new supporters who have pledged support across multiple years and will be developed further through to the conclusion of the campaign. Examples include support for concessionary places, specialist staff training, equipment maintenance and replenishment, and the delivery of group and school sessions.

Continuing to develop funding pipelines across key income streams will remain a priority in 2026, most notably Trusts and Foundations, Major Donors and Corporates. Corporate engagement, in particular, presents a strong opportunity to recruit the volunteers needed both in the lead-up to opening and beyond.

The Summer Pop Up will present a further opportunity to bring new supporters into the charity's network, introducing them to the children and families Gympanzees supports and to the project more broadly. This will both help to close the final funding gap and prime the pipeline for post-opening funding and volunteering activity.

Capital Campaign Objectives 2026

1. Raise remaining funds required for the build, to open the centre in early 2027
2. Raise sufficient funds to continue supporting running costs and service delivery, approx. £100k per month
3. Develop pipeline to support post opening running cost requirements
4. Develop corporate pipeline and engagement to support funding opportunities and volunteers needs. Targeting 7 to 10 new corporate partnerships valued at minimum of £10k each.

Building Design and Future Use for Phase 2 2027

The current Phase 1 of the site redevelopment focuses on the development of the ground floor to deliver the main Gympanzees services.

Phase 2 will focus on the first floor of the building. No decisions have been made regarding its long-term use; however, the charity views this space as a significant opportunity to further enhance the support available to disabled children, young people, and their families.

The aspiration is for the first floor to provide a range of complementary services, which could include therapy spaces and facilities for disability-focused organisations, creating a hub of expertise and collaboration under one roof. As with all developments to date, the future use of this space will be shaped by close engagement with users, families, partners, and the wider disability community to ensure it delivers the greatest possible benefit to those it serves.

Building Design and Future Use Objectives 2026 - 27

The delays within 2025 and 2026 have had a knock-on effect on the build programme and the projected opening timeline, which had been planned for June 2026. The expected opening date is now Spring 2027.

The build programme is focused on delivering the permanent centre in line with the revised timeline and budget. The current scope of works relates to the redevelopment of the ground floor only.

The following milestones outline the key phases of the project:

1. **Enabling and Demolition Works (completed March 2026) -** All enabling and demolition works were completed in February 2026, including strip-out, investigative works and preparatory activities required ahead of the main construction phase. Works to prepare and resolve the floor faults were completed in April and May 2026.
2. **Main Works Contract (signed April 2026) -** Following Board approval in early 2026, the main build contract was signed in April 2026, once the full implications of the floor discoveries were understood.
3. **Fittings and Equipment Procurement (completion December 2026) -** Procurement of fittings and specialist equipment will continue throughout 2026, including ongoing engagement with suppliers for activity rooms, the outdoor playground and specialist equipment. This process will be supported by Oakland Construction and the Project Design Team, who will assist in introducing suppliers already engaged within the build programme.
4. **Construction Phase (completion expected March 2027) -** Main construction works will commence following finalisation of the contract. Installation of fixtures and specialist equipment will take place progressively as individual areas of the centre are completed and signed off. The outdoor playground will be delivered concurrently with the main centre works, managed by Oakland Construction.

Aim	Measure of Success	2026 Target
Complete Construction of the New Centre	Complete all construction works in line with approved plans, budget, compliance requirements and project milestones, achieving practical completion.	Mar-27
Secure Gifts in Kind (GIK)	Secure a minimum of £600,000 in Gifts in Kind through donated materials, equipment and professional services, evidenced through supplier agreements, donation records and procurement documentation.	£600,000 secured by build completion
Deliver the Outdoor Play Area	Design, construct and commission the outdoor play area alongside the main build programme, ensuring it is fully operational, accessible and safety-certified prior to opening.	Mar-27
Finalise Internal Design and Accessibility Requirements	Complete and approve the final design, layout and specification for all rooms and operational spaces, ensuring they meet the needs of disabled children and young people and comply with accessibility standards.	Dec-26
Involve the Community in Centre Development	Deliver at least four engagement workshops with disabled children and young people, families and key stakeholders, using feedback to influence final design, equipment selection and operational planning.	4 workshops completed before opening

Prepare the Centre for Opening	**Procure, install and test all furniture, fittings, equipment and technology required for service delivery, ensuring all spaces are fully operational before opening.**	**Prior to opening**
Ensure a High-Quality Handover	**Identify, monitor and resolve all building snagging issues, ensuring all works are completed, signed off and meet required quality standards.**	**Within 6 months of opening**
Develop a Sustainable Vision for the First Floor	**Consult with users, families, partners and the wider community to explore future uses for the first floor, developing proposals for complementary disability services and community-led provision that enhance the overall offer of the centre.**	**Future options to be decided in 2027**



Marketing and Communications Aims for 2026

In 2026, our marketing activity will continue to play an important role in supporting the success of the Project Home Fundraising Appeal, helping to reach, engage and inspire both funders and supporters. As the project progresses toward the opening of the permanent centre, our focus will increasingly shift towards building anticipation, strengthening visibility and deepening public engagement in the lead-up to launch.

Alongside continued support for fundraising activity, marketing will focus on raising awareness of Gympanzees' mission and the transformational impact the new centre will bring to disabled children, young people and their families. This period will also be used to strengthen our national profile, expand our supporter base and ensure that communities are well informed and excited ahead of the centre opening.

Marketing and Communications Objectives for 2026

Our marketing priorities during this period will focus on supporting fundraising outcomes, strengthening brand awareness and preparing for the successful opening of the permanent centre. The following objectives will guide our activity:

1. **Refresh fundraising materials and donor pathways** to maximise lead generation and supporter conversion, while beginning to signpost the next phase of development and secure multi-year support from donors and partners.
2. **Deliver a high-quality crowdfunding campaign** that makes a meaningful contribution to this year's fundraising target. This will include recruiting Gymbassadors, engaging celebrity advocates, securing press coverage and developing compelling supporter perks and participation activities.
3. **Secure 15–20 pieces of media coverage during 2026**, across a mix of local and national outlets, to raise awareness and build support for Gympanzees. This activity will increasingly take a thought-leadership approach, positioning Gympanzees within national conversations around disability, inclusion and accessible play.
4. **Increase reach on LinkedIn to 220,000 people**, representing a 20% year-on-year increase, by expanding our professional network and strengthening the reach and engagement of our content.
5. **Understand and respond to the impact of AI-generated search summaries on website traffic.** Since Google introduced AI summaries as a default search feature, website visits have decreased by approximately 40%. However, dwell time has increased by 26%, suggesting that visitors who do click through are more engaged. We will therefore review and adapt our digital goals to align with this emerging "AI-first" search behaviour.
6. **Expand our supporter database by 500 new contacts** across priority sectors and regions by Q4 2026, strengthening our pipeline for future partnerships and fundraising opportunities.
7. **Secure media coverage around the need for accessible play**, including at least 5 regional and one national feature by the end of Q3 2026, maximising visibility during this significant milestone.
8. **Grow our email subscriber list by 2,600 contacts** ahead of the opening of bookings, helping ensure strong early demand and footfall once the centre launches.
9. **Develop a clear and compelling visitor journey**, from initial booking through to preparation for the visit, the on-site experience and encouraging repeat attendance.

These targets are designed not only to support income generation, but also to ensure the permanent centre opens with strong public support, clear positioning and a growing national profile. Alongside this, we are documenting scalable processes and templates that will enable an efficient and replicable model for future Gympanzees centres.

Once open, our objectives are:

1. To establish Gympanzees as a flagship visitor attraction in the South West, alongside Bristol Zoo, We The Curious, The Wave, Cheddar Caves, etc.
2. To generate a steady stream of visitor and celebration bookings and re-bookings, in line with the business plan.
3. To leverage the research and impact data to evidence the benefits of the centre and further validate our credentials.

Permanent Centre

We plan to open the doors to our permanent centre by Spring 2027. This facility will be the first of its kind in the UK, offering a fully inclusive, purpose-built environment for disabled children and young people and their families.

What Makes the Gympanzees Centre Unique?

Our centre has been designed in collaboration with disabled children, their families, and healthcare professionals, bringing together deep expertise across disability, health, exercise, and therapy.

Key elements of our unique value proposition include:

- Designed by the community, for the community, developed in partnership with families and professionals who understand the full spectrum of disability.
- Open 7 days a week, 10 hours a day, ensuring consistent, flexible access for families.
- Highly specialised equipment and sessions tailored to all levels of ability, from mild learning or behavioural needs to the most complex physical and cognitive disabilities.
- A strong emphasis on 'stealthy health,' integrating therapeutic exercise and sensory activities through play, so children experience meaningful health benefits while having fun.
- Inclusive for the whole family, including siblings and parents, creating shared experiences and reducing isolation.
- Built to the highest standards, offering a world-class environment equivalent to leading mainstream leisure centres.
- A welcoming, non-judgemental space where children can meet others like them, level the playing field, and celebrate their individuality.
- A team of specially trained staff, equipped with knowledge across a wide range of disabilities and conditions.
- A fully accessible building, with hoists in every room and a variety of accessible toilets and changing place facilities.
- Sensory-conscious design, with noise-reduction strategies and session numbers managed according to visitor needs.
- Policies and procedures grounded in a deep understanding of disability, risk and safeguarding.
- Inclusive sessions open to the general public, offering opportunities for children with and without disabilities to play together.
- Employment and training opportunities for disabled adults, contributing to meaningful inclusion beyond childhood.
- A hub for collaboration, offering space to charities, youth groups, councils, support services, and disability professionals.
- A flexible pricing model, so families who can pay, do; those who can't, don't, ensuring accessibility for all, regardless of financial circumstances.



This flagship centre will not only deliver life-changing opportunities to thousands of families but will also serve as a national model for inclusive health and play, redefining what is possible for disabled children and young people in the UK.

Key Monthly Objectives or Aims for 2027 when we open our doors:

1. 3000 session visitors per month
2. 7800 monthly visitors to our café
3. 45 parties per month
4. 40 room rentals per month
5. Set up adult classes and personal training service by end of 2027

Financial sustainability and forecast

The business plan for the permanent centre assumes 200,000 visitors by the middle of Year 3 and sets out a pathway to full financial sustainability within five years of opening. Over this period, the proportion of income required from fundraising is expected to reduce from 55% in year 1 of operations (2027) to 10% by 2030, with no ongoing fundraising support required by 2031.

The Gympanzees Centre is projected to generate net accounting losses in the first three years of operation. These combined losses of £423k include approximately £879k in depreciation, representing a non-cash accounting cost. The remaining net expenditure will be supported by cash brought forward from the Project Home Fundraising Appeal, with positive cash balances expected to be maintained throughout this period.

From Year 4, the centre is projected to move into surplus, generating annual profits of £234k in Year 4 and £564k in Year 5.

Cashflow management will remain a key priority. The five-year forecast demonstrates positive year-end unrestricted cash balances throughout, after transfers of £300k into the Designated Emergency Reserve and £700k into the Designated Build Reserve, in line with the charity's Reserves Policy and to support the ongoing maintenance of the building.

Sensitivity analysis has been undertaken to stress-test the business plan under scenarios where visitor numbers reduce by 10% and 20%. In both cases, the model demonstrates that operational adjustments could be made to ensure the centre continues to operate sustainably.



Key Health and Well-Being Impacts Once Open

Impact	Metric
1. **Core Aim: Improving physical and mental health outcomes for children and young people with disabilities through exercise and sensory integration**	
Improved physical health associated with exercise and activity:	
Increases in activity or exercise	**>80%**
Improved sleep	**>60%**
Improved socio-behavioural outcomes associated with sensory integration such as:	
Improved regulation and feeling less overwhelmed	**>70%**
Improved social interaction	**>70%**
Calmer	**>90%**
Improved mental health, expected outcomes:	
Children making friends	**>70%**
Children have improved mood	**>90%**
2. **Core Aim: Reducing isolation for disabled children and connecting families**	
Parents talking to someone new at Gympanzees	**>80%**
Siblings meeting other siblings	**>70%**
Disabled children making new friends	**>70%**

3. Core Aim: Providing a fully accessible space for play and fun that can accommodate the whole family	
Net Promotor Score	**>90**
Children and families report having a good time	**>95%**
Siblings able to play with their disabled sibling	**>95%**
Improved family connection	**>70%**

The above report has been prepared in accordance with the Charities SORP (FRS 102).

The Trustee's annual report was approved by the board of trustees on 29 September 2026 and signed on behalf of the board by:

Kelvin Jones

Kelvin Jones

Chair of Trustees



Reference And Administrative Information

Charity No. 1189375

Registered Office
Gympanzees
Brightside Park
Severn View
Aust
BS35 4BL

Trustees
The following Trustees served during the year:
Kelvin Jones (Chair)
Dr. Elizabeth Scholey (nee Potter) MB ChB (Secretary)
Richard Cartwright CTA ATT (Treasurer)
Luigi De Luca
Dr. Mark Mason MBE
Christopher Haslam
Heledd Wyn
Emma Wilson
Jude Gray (Appointed May 2025)

The Committees of the Charity are detailed on page 51 within the Statement of Trustee Responsibilities

Senior Leadership Team
Stephanie Wheen: CEO & Founder
Frances Garland: COO
Jack Lewis: Fundraising Director
Sophie Brown: Finance Director
Kimberley Britton: Head of Marketing
Bryony Thomas: Head of Marketing (maternity cover from Oct 2025)

Bankers
NatWest Bank
Ashton Gate
North Street
BS99 5AW

Auditors
ML Audit LLP
Freshford House
Redcliffe Way
Bristol
BS1 6NL

Independent Auditor's Report to the Trustees of Gympanzees

Opinion
We have audited the financial statements of Gympanzees (the 'Charity') for the year ended 31 December 2025, which comprise the Statement of Financial Activities, the Balance Sheet, the Cashflow Statement and Notes to the Accounts, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 ‘ The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 December 2025 and of its incoming resources and application of resources for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

Basis for opinion
We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the auditor’s responsibilities for the audit of the financial statements section of our report. We are independent of the charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC’s Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern
Inauditing thefinancial statements,we have concluded that the trustees’ use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charity's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

Other information
Theother information comprises the information included in the annual report, other than the financial statements and our auditor’s report thereon. The Trustees are responsible for the other information. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements or a material misstatement of the other information.

If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Matters on which we are required to report by exception.
We have nothing to report in respect of the following matters in relation to which the Charities (Accounts and Reports) Regulations 2008 require us to report to you if, in our opinion:

- the information given in the trustees' report is inconsistent in any material respect with the financial statements; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of trustees
As explained more fully in the Statement of Trustees' Responsibilities, (set out on page 50), the trustees are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the trustees are responsible for assessing the charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the charity or to cease operations, or have no realistic alternative but to do so.

Audit or responsibilities for the audit of the financial statements
We have been appointed as auditor under section 144 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder.

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. In identifying and assessing risks of material misstatement in respect of irregularities, including fraud, the audit engagement team:

- Obtained an understanding of the nature of the sector, including the legal and regulatory framework that the charity operates in and how the trustees are complying with the legal and regulatory framework;
- Inquired of management, and those charged with governance, about their own identification and assessment of the risks or irregularities, including known and actual, suspected or alleged instances of fraud;
- Discussed matters about non-compliance with laws and regulations and how fraud might occur including assessment of how and where the financial statements may be susceptible to fraud.

However, it is the primary responsibility of management, with the oversight of those charged with governance, to ensure that the entity's operations are conducted in accordance with the provisions of laws and regulations and for the prevention and detection of fraud.

A further description of our responsibilities is available on the FRC's website at: https://www.frc.org.uk/auditors/audit-assurance/auditor-s-responsibilities-for-the-audit-of-the-fi/description-of-the-auditor%E2%80%99s-responsibilities-for. This description forms part of our auditor's report.

Use of our Report

This report is made solely to the charity's trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the charity's trustees those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity and its trustees as a body, for our audit work, for this report, or for the opinions we have formed.

ML Audit LLP

.....

ML Audit LLP
(Statutory Auditor)
Freshford House
Redcliffe Way
Bristol
BS1 6NL

Date: 6 October 2026

ML Audit LLP is eligible for appointment as auditor of the charity by virtue of its eligibility for appointment as auditor of a company under section 1212 of the Companies act 2006.

Gympanzees

STATEMENT OF FINANCIAL ACTIVITIES

For Year Ending 31 December 2025

	Notes	Unrestricted Funds 2025 £	Restricted Funds 2025 £	Total Funds 2025 £	Total Funds 2024 £
Incoming Resources from:					
Donations and legacies		1,127,163	1,148,091	2,275,254	1,578,064
Charitable activities		51,994	-	51,994	40,888
Other trading activities		47	-	47	33,061
Investments		-	-	-	-
Other		21,197	-	21,197	19,420
Total Incoming Resources	2	**1,200,401**	**1,148,091**	**2,348,492**	**1,671,433**
Resources Expended					
Raising funds	5	701,189	68,962	770,152	727,032
Charitable activities	6	154,557	85,774	240,331	178,205
Loan interest payable		171,861	-	171,861	190,280
Total Resources Expended		**1,027,607**	**154,737**	**1,182,344**	**1,095,517**
Net income before tax		**172,793**	**993,354**	**1,166,148**	**575,916**
Tax Payable		-	-	-	-
Net income		**172,793**	**993,354**	**1,166,148**	**575,916**
Transfer between funds	14	678,096	(678,096)	-	-
Net movement in funds		**850,889**	**315,259**	**1,166,148**	**575,916**
Reconciliation of funds:					
Total funds brought forward		1,353,059	216,803	1,569,862	993,946
Total funds carried forward		**2,203,948**	**532,062**	**2,736,010**	**1,569,862**

Gympanzees
BALANCE SHEET
As at 31 December 2025

	Notes	Unrestricted Funds 2025 £	Restricted Funds 2025 £	Total Funds 2025 £	Total Funds 2024 £
Fixed assets					
Tangible fixed assets	10	4,540,904	-	4,540,904	3,640,284
		4,540,904	**-**	**4,540,904**	**3,640,284**
Current assets					
Debtors	11	31,390	78,659	110,049	43,495
Cash at bank and in hand		383,050	618,223	1,001,273	659,575
		414,440	**696,882**	**1,111,322**	**703,070**
Creditors: Amount falling due within one year	12	(59,368)	(164,820)	(224,188)	(70,942)
Net current assets		**355,071**	**532,062**	**887,133**	**632,128**
Total assets less current liabilities		4,895,975	532,062	5,428,037	4,272,412
Creditors: Amount falling due after one year	13	(2,692,028)	-	(2,692,028)	(2,702,550)
Total net assets		**2,203,948**	**532,062**	**2,736,010**	**1,569,862**
The funds of the charity					
Restricted funds	15	-	532,062	532,062	216,803
Unrestricted funds	15	2,203,948	-	2,203,948	1,353,059
Total funds		**2,203,948**	**532,062**	**2,736,010**	**1,569,862**

Approved by the trustees and authorised for issue on 29 September 2026

And signed on its behalf by:

Kelvin Jones

Kelvin Jones
Chair of Trustees

Gympanzees

CASHFLOW STATEMENT

For Year Ending 31 December 2025

	Notes	Unrestricted Funds 2025 £	Restricted Funds 2025 £	Total Funds 2025 £	Total Funds 2024 £
Cash flows from operating activities:					
Cash generated from operations		378,374	887,390	**1,265,764**	818,318
Cash transferred between funds	15	513,276	(513,276)	-	-
Net Cash provided by operating activities		891,650	374,114	**1,265,764**	818,318
Cash flows from investing activities:					
Purchase of tangible fixed assets	10	(752,205)	-	**(752,205)**	(253,105)
Loans Received	14	-	-	-	-
Loan interest paid		(171,861)	-	**(171,861)**	(190,280)
Net cash used in investing activities		(924,066)	-	**(924,066)**	(443,385)
Change in cash and cash equivalents in the reporting period		(32,416)	374,114	**341,699**	374,933
Cash and cash equivalents at the beginning of the reporting period		415,466	244,109	**659,575**	284,642
Cash and cash equivalents at the end of the reporting period		**383,050**	**618,223**	**1,001,273**	**659,575**
Reconciliation of net income to net cash flow from operating activities					
Net income / (expenditure) for the period		172,793	993,354	**1,166,148**	575,916
Adjusted for:					
Depreciation	10	16,406	-	**16,406**	15,218
Loan interest paid		171,861	-	**171,861**	190,280
Decrease / (increase) in debtors	11	12,025	(78,579)	**(66,554)**	5,763
Increase / (decrease) in creditors	12	5,289	(27,385)	**(22,096)**	31,141
Net cash used in operating activities		378,374	887,390	**1,265,764**	818,318
Breakdown of cash and cash equivalents					
Cash at Bank		**383,050**	**618,223**	**1,001,273**	**659,575**

Gympanzees
NOTES TO THE ACCOUNTS
For Year Ending 31 December 2025

1 Accounting policies

a. Basis of preparation
These financial statements have been prepared in compliance with FRS 102, 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland', the Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (Charities SORP (FRS 102)) and the Charities Act 2011.

Gympanzees meets the definition of a public benefit entity under FRS 102.

The financial statements have been prepared on the historical cost basis, as modified by the revaluation of certain financial assets and liabilities and investment properties measured at fair value through income or expenditure.

The financial statements are prepared in sterling, which is the functional currency of the charity. Monetary amounts in these financial statements are rounded to the nearest pound.

b. Going Concern
There are no material uncertainties about the charity's ability to continue.

c. Judgements and Key Sources of Estimation Uncertainty

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported. These estimates and judgements are continually reviewed and are based on experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

d. Change in basis of accounting or to previous accounts
There has been no change to the accounting policies (valuation rules and method of accounting) since last year and no changes have been made to accounts for previous years except for the expenditure related to the main centre which is no longer being treated as restricted following the acqusition of the property and the main focus of the charity now on raising fundings for Project Home.

e. Fund accounting
Unrestricted funds are available for use at the discretion of the trustees in furtherance of the general objectives of the charity.

Restricted funds are subjected to restrictions on their spending imposed by the donor or through the terms of an appeal.

f. Incoming Resources
All Incoming resources are included in the Statement of Financial Activities (SoFA) when:
- the charity becomes entitled to the resources;
- it is more likely than not that the trustees will receive the resources;
- the monetary value can be measured with sufficient reliability.

There has been no offsetting of assets and liabilities, or income and expenses, unless required or permitted by the FRS 102 SORP or FRS 102.
Grants and donations are only included in the SoFA when the general income recognition criteria are met (5.10 to 5.12 FRS102 SORP).

In the case of performance related grants, income must only be recognised to the extent that the charity has provided the specified goods or services as entitlement to the grant only occurs when the performance related conditions are met (5.16

Legacies are included in the SOFA when receipt is probable, that is, when there has been grant of probate, the executors have established that there are sufficient assets in the estate and any conditions attached to the legacy are either within the control of the charity or have been met.

Government grants are included in the SOFA for the relevant reporting period.

Gift Aid receivable is included in income when there is a valid declaration from the donor. Any Gift Aid amount recovered on a donation is considered to be part of that gift and is treated as an addition to the same fund as the initial donation unless the donor or the terms of the appeal have specified otherwise.

Donated services and facilities are included at the value to the charity where this can be quantified. The value of services provided by volunteers has not been included in these accounts. Goods donated for on-going use by the charity are recognised as tangible fixed assets and included in the SoFA as incoming resources when receivable.

Gympanzees

NOTES TO THE ACCOUNTS

f. Incoming Resources (continued)

Funds received specifically for spending on the new property are initially treated as restricted income. When those funds are spent on the property, the trustees consider that the terms of the restriction have been met and the funds are transferred to unrestricted so allowing the charity to use the property on an unrestricted basis for any charitable purpose.

g. Resources Expended

Expenditure is recognised on an accruals basis as a liability is incurred.

Charitable expenditure comprises those costs incurred by the charity in the delivery of its activities and services for its beneficiaries. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support them.

Other expenditure includes all expenditure that is neither related to raising funds for the charity nor part of its expenditure on charitable activities.

All costs are allocated between the expenditure categories of the SOFA on a basis designed to reflect the use of the resource. Costs relating to a particular activity are allocated directly, others are apportioned on an appropriate basis, as set out in the notes to the accounts.

h. Taxation

The charity is exempt from corporation tax on its charitable activities.

i. Tangible Fixed Assets

Individual items costing £1,000 or more are capitalised at cost. Where an item is below £1,000, but is combined with other items as part of a project or to create an asset, these items will be capitalised if the collective value is greater than £1,000.

Land is held at valuation and reviewed for impairment. Other tangible assets are stated at cost less accumulated depreciation and accumulated impairment losses. Cost includes the original purchase price or gifted asset value, costs directly attributable to bringing the asset to its working condition for its intended use, dismantling and restoration costs.

Depreciation is provided on all tangible fixed assets using a straight line basis over their expected useful economic lives as follows:

Land	nil
Freehold property	nil during redevelopment, thereafter 50 years
Assets under construction	nil during redevelopment, thereafter 50 years
Office equipment	5 - 10 years
Operational equipment	4 years

Assets under construction represent those assets that are undergoing improvements prior to being made operational. During this phase no depreciation is charged.

Office equipment consists of computer equipment (depreciated over 5 years), plus the portacabin and storage container gifted to the charity (depreciated over 8 and 10 years respectively).

Fixed assets are subject to periodic review for impairment where there is an indication of a reduction in their carrying value. Any significant impairment is recognised in the consolidated SOFA in the year in which it occurs.

j. Cash and Cash Equivalents

Cash and cash equivalents comprise cash on hand and call deposits, and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of change in value.

k. Financial Instruments

A financial asset or a financial liability is recognised only when the entity becomes a party to the contractual provisions of the instrument.

Basic financial instruments are initially recognised at the amount receivable or payable including any related transaction costs, unless the arrangement constitutes a financing transaction, where it is recognised at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

l. Pensions and other post retirement obligations

The charity operates a defined contribution pension scheme which is a pension plan under which fixed contributions are paid into a pension fund and the charity has no legal or constructive obligation to pay further contributions even if the fund does not hold sufficient assets to pay all employees the benefits relating to employee service in the current and prior periods.

Contributions to defined contribution plans are recognised in the Statement of Financial Activities when they are due. If contribution payments exceed the contribution due for service, the excess is recognised as a prepayment.

Gympanzees

NOTES TO THE ACCOUNTS

2 Income	Unrestricted 2025 £	Restricted 2025 £	Total 2025 £	Total 2024 £
Donations and gifts	510,381	54,500	**564,881**	528,665
Gift Aid	49,700	-	**49,700**	85,457
General grants	396,181	1,093,591	**1,489,772**	817,687
Membership subscriptions and sponsorships	2,782	-	**2,782**	1,705
Donated goods and services	168,119	-	**168,119**	144,550
Donations and legacies	**1,127,163**	**1,148,091**	**2,275,254**	**1,578,064**
Fundraising events	51,994	-	**51,994**	40,888
Charitable activities	47	-	**47**	33,061
Other	14,508	-	**14,508**	14,478
Interest	6,689	-	**6,689**	4,942
	1,200,401	**1,148,091**	**2,348,492**	**1,671,433**

3 Major donors over £10k	Unrestricted 2025 £	Restricted 2025 £	Total 2025 £	Total 2024 £
Air Hop			**-**	22,500
Anonymous Donations	50,000		**50,000**	327,500
Alison Cooper	10,000		**10,000**	-
Bom It			**-**	11,000
Bookcheck Ltd - Donation	10,000		**10,000**	-
Bristol Brunel Lions	43,000		**43,000**	-
Clothworkers		150,000	**150,000**	-
Digby Player	10,000		**10,000**	-
Encirc	15,000		**15,000**	-
ETM Group Bristol		13,607	**13,607**	-
Enterpise Ltd			**-**	5,000
Foyle Foundation			**-**	25,000
Henbury Golf Club			**-**	10,207
Ian Paul Laming	13,613		**13,613**	-
Intelligenti Ltd			**-**	10,000
Irwin Mitchell	30,000		**30,000**	30,240
John James Bristol Foundation		200,000	**200,000**	140,000
Kenny Foundation	10,000		**10,000**	15,000
LGT Wealth			**-**	12,377
Dr Mark Mason	70,000		**70,000**	37,500
Mark Benevolent Fund		16,622	**16,622**	-
Masonic		30,000	**30,000**	30,000
Nisbet Family	100,000		**100,000**	-
The National Lottery		299,989	**299,989**	168,280
Origin Foundation		10,000	**10,000**	-
Peter Harrison Foundation			**-**	35,000
Pople Trust	15,000		**15,000**	54,063
(Julia) Rausing Trust		230,000	**230,000**	-
Rockcliffe Charitable Trust	250,000	29,752	**279,752**	266,000
South Glos Council	10,384		**10,384**	-
Sport England Movement Fund		15,000	**15,000**	-
SR2	32,816		**32,816**	31,666
St James Place			**-**	10,000
Other donations less than £10,000	457,350	153,121	**610,471**	336,731
	1,127,163	**1,148,091**	**2,275,254**	**1,578,064**

Gympanzees

NOTES TO THE ACCOUNTS

4 Donated goods, facilities and services	Unrestricted 2025 £	Restricted 2025 £	Total 2025 £	Total 2024 £
Capital Project Costs	15,607	-	**15,607**	10,177
Centre Equipment	-	-	**-**	22,500
Lending Library Equipment	-	-	**-**	2,700
Office equipment	3,000	-	**3,000**	80,000
Professional fees	146,012	-	**146,012**	5,037
Staff training and entertaining	3,500	-	**3,500**	16,936
Premises costs	-	-	**-**	7,200
	168,119	**-**	**168,119**	**144,550**

5 Expenditure on raising funds	Unrestricted 2025 £	Restricted 2025 £	Total 2025 £	Total 2024 £
Fundraising agents	14,439	28,101	**42,540**	82,883
Fundraising staff	265,534	37,111	**302,645**	166,782
Costs of staging fundraising events	28,067	-	**28,067**	18,522
Advertising, marketing, direct mail and publicity	51,799	3,750	**55,549**	47,080
Other indirect fundraising costs	341,351	-	**341,351**	411,765
	701,189	**68,962**	**770,152**	**727,032**

6 Expenditure on charitable activities	Unrestricted 2025 £	Restricted 2025 £	Total 2025 £	Total 2024 £
Expenditure on charitable activities				
Pop Up Charitable Activity	60	-	**60**	95,008
Lending Library Charitable Activity	-	85,774	**85,774**	50,238
Governance costs				
Accountancy and Professional fees	134,925	-	**134,925**	17,625
Audit Fees	11,660	-	**11,660**	11,070
Bank charges	7,912	-	**7,912**	4,264
	154,557	**85,774**	**240,331**	**178,205**

Gympanzees

NOTES TO THE ACCOUNTS

7 Total Resources Expended	Allocation	Pop Up Charitable Activity 2025 £	Lending Library Charitable Activity 2025 £	Fundraising Events 2025 £	Charity Development 2025 £	Governance 2025 £	Loan Interest Payable 2025 £	Total 2025 £
Costs directly allocated to activities								
Premises and Places	Direct	-	-	7,533	-	-	-	**7,533**
Equipment	Direct	-	10,478	2,358	-	-	-	**12,836**
Storage, Delivery, Sundries, Insurance	Direct	-	9,930	1,091	-	-	-	**11,021**
Staff & Consultancy	Direct	-	9,941	10,380	-	-	-	**20,321**
Marketing	Direct	60	858	6,426	55,549	-	-	**62,893**
Professional Fees	Direct	-	-	-	-	134,925	-	**134,925**
Accounting Fees	Direct	-	-	-	-	-	-	**-**
Audit Fees	Direct	-	-	-	-	11,660	-	**11,660**
Depreciation	Direct	-	3,510	-	12,896	-	-	**16,406**
Loan Interest Payable	Direct	-	-	-	-	-	171,861	**171,861**
		60	**34,717**	**27,788**	**68,445**	**146,585**	**171,861**	**449,456**
Support costs allocated to activities								
Staff & Consultancy	Staff Time	-	72,802	-	496,915	-	-	**569,717**
Fundraising Agents & Costs	Usage	-	1,329	-	41,211	-	-	**42,540**
Office Costs	Staff Time	-	5,473	-	37,355	-	-	**42,828**
Property Costs	Staff Time	-	8,749	-	59,719	-	-	**68,468**
Bank Charges	Transaction	-	1,144	279	6,445	1,467	-	**9,335**
		-	**89,498**	**279**	**641,645**	**1,467**	**-**	**732,888**
Total Resources Expended		**60**	**124,215**	**28,067**	**710,089**	**148,052**	**171,861**	**1,182,344**

Total Resources Expended	Allocation	Pop Up Charitable Activity 2024 £	Lending Library Charitable Activity 2024 £	Other Fundraising Events 2024 £	Charity Development 2024 £	Governance 2024 £	Loan Interest Payable 2024 £	Total 2024 £
Costs directly allocated to activities								
Premises	Direct	4,500	-	1,760	-	-	-	**6,260**
Equipment	Direct	3,133	4,992	1,955	-	-	-	**10,080**
Storage, Delivery, sundries, Insurance	Direct	13,192	2,118	4,684	-	-	-	**19,994**
Staff & Consultancy	Direct	26,490	2,237	10,020	-	-	-	**38,747**
Marketing	Direct	4,466	1,063	-	41,551	-	-	**47,080**
Professional Fees	Direct	-	-	-	-	1,683	-	**1,683**
Accounting Fees	Direct	-	-	-	-	15,782	-	**15,782**
Audit Fees	Direct	-	-	-	-	11,070	-	**11,070**
Depreciation	Direct	1,458	-	-	13,759	-	-	**15,217**
Loan Interest Payable	Direct	-	-	-	-	-	190,280	**190,280**
		53,239	**10,410**	**18,419**	**55,310**	**28,535**	**190,280**	**356,193**
Support costs allocated to activities								
Staff & Consultancy	Staff Time	44,046	47,449		372,570		-	**464,065**
Fundraising Agents & Costs	Usage	10,760	12,748		56,375		-	**79,883**
Office Costs	Staff Time	4,752	5,119		40,194		-	**50,065**
Property Costs	Staff Time	13,387	14,422		113,238		-	**141,047**
Bank Charges	Transaction	633	425	103	2,943	160	-	**4,264**
		73,578	**80,163**	**103**	**585,320**	**160**	**-**	**739,324**
Total Resources Expended		**126,817**	**90,573**	**18,522**	**640,630**	**28,695**	**190,280**	**1,095,517**

8 Staff costs

	2025	2024
	£	£
Salaries and wages	**520,231**	453,896
Social security costs	**53,607**	45,129
Pension costs (defined contribution scheme)	**54,714**	16,243
Other employee benefits	**1,427**	2,007
	629,980	517,275

No redundancy or termination payments were made in the year (2023: £0).

Number of staff receiving remuneration above £60,000 (excluding employer NI and pension costs)	2025	2024
£60,000 to £69,999	**2**	-
£70,000 to £79,999	**1**	-
£80,000 to £89,999	**1**	1
£90,000 to £99,999	**-**	-

The Senior Leadership Team is considered to be the key management personnel for the Charity. This team was made up of 5 individuals (2024: 5). The Senior Leadership Team received employee benefits, inclusive of gross pay, employer national insurance and pension contributions, totalling £357,399 (2024: £250,392).

Average head count in the year

Number of staff working in each part of the Charity	2025	2024
Fundraising	**6**	5
Charitable Activities	**4**	4
Governance and support	**5**	4
Other	**-**	-
Total	**15**	13

The figures above include both part-time and full-time employees. The average number of employees during the year, calculated on a full time equivalent (FTE) basis, was 13 (2024: 11).

9 Trustee remuneration and expenses

None of the trustees have received any remuneration in respect of their services to the Charity (2024: £0).
Trustee expenses paid during the year amounted to £0 (2024: £800).

Gympanzees

NOTES TO THE ACCOUNTS

10 Tangible fixed assets

	Freehold Land £	Freehold Buildings £	Assets under Construction £	Office Equipment £	Operational Assets & Equipment £	Total £
Cost or revaluation						
At 1 January 2025	1,040,000	2,356,108	163,852	95,423	28,540	3,683,923
Additions	-	-	901,820	3,864	11,341	917,025
Disposals	-	-	-	-	-	-
At 31 December 2025	**1,040,000**	**2,356,108**	**1,065,672**	**99,287**	**39,881**	**4,600,948**
Depreciation						
At 1 January 2025	-	-	-	17,124	26,515	43,639
Charge for the period	-	-	-	12,895	3,510	16,405
Disposals	-	-	-	-	-	-
At 31 December 2025	-	-	-	**30,019**	**30,025**	**60,044**
Net book values						
At 31 December 2025	**1,040,000**	**2,356,108**	**1,065,672**	**69,268**	**9,856**	**4,540,904**
At 31 December 2024	1,040,000	2,356,108	163,852	78,299	2,025	3,640,284

11 Debtors

	2025 £	2024 £
Trade debtors	**1,261**	13,880
Other debtors	-	-
Prepayments and accrued income	**101,930**	29,155
VAT and other Taxes	**6,858**	460
	110,049	43,495

12 Creditors due within 1 year

	2025 £	2024 £
Trade Creditors	**46,352**	32,884
Other creditors	**17,759**	11,217
Bank Loan	**10,522**	
Accruals and deferred income	**149,555**	26,841
	224,188	70,942

13 Creditors due after more than 1 year

	2025 £	2024 £
Amounts falling due between one and five years		
Bank Loan	**255,801**	241,947
Other loan	**100,000**	-
Amounts falling due after more than five years		
Bank Loan	**1,936,227**	1,960,603
Other loan	**400,000**	500,000
	2,692,028	2,702,550

Gympanzees

NOTES TO THE ACCOUNTS

14 Loans

	2025 £	2024 £
Triodos Bank Loan	**2,202,550**	2,202,550
Sunrise Foundation Loan	**500,000**	500,000
	2,702,550	2,702,550

The Triodos bank loan is secured on the freehold property (at Severn Bridge, Aust, Bristol BS35 4BL, registered with absolute title under title numbers GR232195 and GR248095), repayable in 264 monthly instalments after the 3rd anniversary of the start of the loan agreement. Interest is charged at the Base Rate plus 3.5%.

The Sunrise Foundation loan payable is unsecured, interest free, subordinate to the bank loan and repayable by annual instalments from 8th August 2030.

15 Charity Funds

	At 1 January 2025 £	Income £	Expenditure £	Transfers £	At 31 December 2025 £
Restricted Funds:					
Pop Up Fund	-	-	-	-	**-**
Lending Library Fund	44,557	36,727	(124,215)	57,358	**14,428**
Main Centre Fund	130,000	827,123		(446,219)	**510,904**
Fundraising Assets Fund	3,000	34,252	(30,522)	-	**6,730**
The National Lottery Reaching Communities Fund	39,246	249,989	-	(289,235)	**-**
Total Restricted Funds	**216,803**	**1,148,091**	**(154,737)**	**(678,096)**	**532,062**
Unrestricted funds:					
Designated Net Fixed Asset Fund	937,734	-	-	911,142	**1,848,876**
Designated Reserve Fund	259,686	-	-	2,899	**262,585**
General Fund - Free Reserves	155,639	1,200,401	(1,027,607)	(235,946)	**92,486**
Total Unrestricted Funds	**1,353,059**	**1,200,401**	**(1,027,607)**	**678,096**	**2,203,948**
Total Funds	**1,569,862**	**2,348,492**	**(1,182,344)**	**-**	**2,736,010**

Gympanzees accounts are prepared on an accruals basis. £165k of Main Centre capital additions were payable at year end, hence cash transfers between accounts is £513k (2024: £125k).

Charity Funds

	At 1 January 2024 £	Incoming resources £	Resources expended £	Transfers £	At 31 December 2024 £
Restricted Funds:					
Pop Up Fund	1,458	60,423	(61,881)	-	**-**
Lending Library Fund	-	80,840	(74,899)	38,616	**44,557**
Main Centre Fund	-	165,000	-	(35,000)	**130,000**
Fundraising Assets Fund	-	6,000	(3,000)	-	**3,000**
The National Lottery Reaching Communities Fund	-	168,279	-	(129,033)	**39,246**
Total Restricted Funds	**1,458**	**480,542**	**(139,780)**	**(125,417)**	**216,803**
Unrestricted funds:					
Designated Net Fixed Asset Fund	693,558			244,176	**937,734**
Designated Reserve Fund	166,645			93,041	**259,686**
General Fund - Free Reserves	132,285	1,190,891	(955,737)	(211,800)	**155,639**
Total Unrestricted Funds	**992,488**	**1,190,891**	**(955,737)**	**125,417**	**1,353,059**
Total Funds	**993,946**	**1,671,433**	**(1,095,517)**	**-**	**1,569,862**

15 Charity Funds (continued)

Pop Up Fund
Income received from donors where the donor has requested that the funds are restricted to Pop Up charitable activities. Our last Pop Up was held in August 2024. This fund was fully spent at year end.

Lending Library Fund
Income received from donors where the donor has requested that the funds are restricted to Lending Library charitable activities.

Main Centre Fund
This fund contains income where the donor has requested that the funds are restricted to the Centre redevelopment and equipment costs. These costs are capitalised and the corresponding asset under construction as a whole is held under the Designated Net Fixed Assets (NFA) Fund. Restricted income is transferred from this fund to the NFA Fund in line with the capitalised costs. The fund value as at 31 December 2025 was made up of £391k restricted to build spend and £41k restricted to equipment spend.

Fundraising Assets Fund
Funds were donated to fund a digital scan of the centre, to be used to create a virtual reality 3D fundraising tool in 2025. This will show potential donors what the centre will look like when it is complete. Funds were also donated to fund the purchase of placemats and colouring books, to be given as perks during our Crowdfunder campaign.

The National Lottery Reaching Communities Fund
The National Lottery Reaching Communities Fund have pledged £500k to our campaign, to fund non-capital spend. We received funding from the National Lottery totalling £250k in 2025, Of which £69k was to fund the Lending Library and has been transferred to that fund. The remainder was to fund spend on marketing, fundraising, staff costs and overheads, which were included in our Unrestricted costs. £221k was transferred to unrestricted funds to settle these costs incurred since the grant was awarded.

Designated Net Fixed Asset (NFA) Fund
The Trustees have set aside funds to cover the net book value of tangible fixed assets, excluding those assets included within restricted funds. This unrestricted designated fund relates to the property fixed asset at the current net book value less the remaining balance of the loans used to finance the acquisition, plus the net book value of capitalised office equipment. Repayments to the loan, depreciation, disposals and additions are transferred against this balance.

Designated Reserve Fund
The trustees have considered the Charity's need to hold reserves (in a designated reserve) in the light of our continued growth. The target range for this reserve is set in line with a risk-based approach, with regard to the financial impact of risk, working capital and commitments and long-term plans. The policy provides a range of £186k to £372k.

General Fund - Free Reserves
This unrestricted fund is the the balance of unrestricted reserves that has no restriction or designated allocation on how it can be used.

16 Analysis of net assets between funds

	Unrestricted Funds 2025 £	Restricted Funds 2025 £	Total Funds 2025 £
Tangible fixed assets	4,540,904	-	4,540,904
Net Current Assets	355,071	532,062	887,133
Loans	(2,692,028)	-	(2,692,028)
	2,203,948	532,062	2,736,010

	Unrestricted Funds 2024 £	Restricted Funds 2024 £	Total Funds 2024 £
Tangible fixed assets	3,640,284	-	3,640,284
Net Current Assets	415,325	216,803	632,128
Loans	(2,702,550)	-	(2,702,550)
	1,353,059	216,803	1,569,862

17 Related party disclosures

There were no transactions with related parties during the year that require disclosure.

Gympanzees

DETAILED STATEMENT OF FINANCIAL ACTIVITIES

For Year Ending 31 December 2025

	Unrestricted Funds 2025 £	Restricted Funds 2025 £	Total Funds 2025 £	Total Funds 2024 £
Income and endowments from:				
Donations and legacies	1,127,163	1,148,091	2,275,254	1,578,064
Charitable activities	51,994	-	51,994	40,888
Other trading activities	47	-	47	33,061
Other	14,508	-	14,508	14,478
Interest	6,689	-	6,689	4,942
Total income and endowments	1,200,401	1,148,091	2,348,492	1,671,433
Expenditure on:				
Expenditure on raising funds				
Fundraising agents	14,439	28,101	42,540	82,883
Fundraising staff	265,534	37,111	302,645	166,782
Costs of staging fundraising events	28,067	-	28,067	18,522
Advertising, marketing, direct mail and publicity	51,799	3,750	55,549	47,080
Other indirect fundraising costs	341,351	-	341,351	411,765
Total of expenditure on raising funds	701,189	68,962	770,152	727,032
Expenditure on:				
Charitable activities				
Pop Up Charitable Activity	60	-	60	95,008
Lending Library Charitable Activity	-	85,774	85,774	50,238
	60	85,774	85,834	145,246
Governance costs				
Accountancy fees	134,925	-	134,925	17,625
Audit Fees	11,660	-	11,660	11,070
Bank Charges	7,912	-	7,912	4,264
	154,497	-	154,497	32,959
Total of expenditure on charitable activities	154,557	85,774	240,331	178,205
Loan interest payable	171,861	-	171,861	190,280
Total expenditure	1,027,607	154,737	1,182,344	1,095,517
Net income before tax	172,793	993,354	1,166,148	575,916
Tax Payable	-	-	-	-
Net income	172,793	993,354	1,166,148	575,916
Transfer between funds	678,096	(678,096)	-	-
Net movement in funds	850,889	315,259	1,166,148	575,916