



THE **STOLL**
FOUNDATION

**A YEAR OF
TRANSFORMATION**
ANNUAL REVIEW **2025**

stoll.org.uk



**A YEAR OF
TRANSFORMATION**
ANNUAL REVIEW 2025

**VALOUR
HOUSE**





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WELCOME FROM OUR OUTGOING CHAIR



This year, my final one as Chair, has seen our residents begin to enjoy the benefits of our purchase of two blocks at King's Road Park, and the sale of Stoll Mansions. The quality and comfort of our new apartments are substantially better, and we expect routine maintenance and running costs to be considerably lower. These improvements have inevitably come at some personal cost – the stress caused to our residents by the turbulence and uncertainty of their relocation, and the loss of common space, which we are determined we will find a way to overcome as we look to develop a new, thriving and supportive community.

Elsewhere across The Stoll Foundation's estate, our residents are also enjoying the benefits of this transformational step, which has provided the necessary long-term financial stability and opportunity to improve our other schemes, from heating to fittings.

I should add that in many cases we have only been able to take on projects and maintain our support services thanks to the generosity of external funders, who range from the Office for Veterans' Affairs and the Armed Forces Covenant Fund Trust, to Cobseo member charities and smaller family foundations: we are enormously grateful to them all.

Our challenge now is to maximize the impact of our mission to provide housing and support to vulnerable veterans. In this we are supported by the excellent work of the Greater London Authority and St William in the Berkeley Group. But we still need to maintain our fundraising efforts to generate the income we need to provide our support services – this is our challenge for the future as we balance what we are able, efficiently, to deliver with the evolving needs of the Armed Forces Community.

My tenure has seen many challenges, including a pandemic and a cost-of-living crisis. But The Stoll Foundation is well placed to thrive over the next century thanks to the determination of our staff, the support and guidance of my fellow trustees, and the resolution and togetherness of our residents. I wish them all the best for the future, and in particular The Stoll Foundation's new Chair, Gary Lashko.

Air Vice-Marshal Ray Lock CBE



FOREWORD FROM OUR CHIEF EXECUTIVE



It's almost impossible to overstate the significance and scale of work we have undertaken in 2025, but I believe we have ensured that the essence of our original mission to support vulnerable veterans and their families has been protected and nurtured throughout. We carry it confidently and proudly into our future as we move away from the Stoll Mansions site and into King's Road Park. Alongside this we commit to ensuring our remaining West London and Aldershot sites are the best version of what they can and should be and that, above all, our veterans are at the heart of what we do.

This is our future and it's overwhelmingly bright. We step into this new dawn with a fresh brand that respects our heritage and with a willingness to engage with partners old and new. We seek to understand and meet the challenges of the modern world with creativity, intelligence and humility. We welcome Gary Lashko as our new Chair and are delighted to have secured his experience and expertise.

Before we close the first volume of our story, I must say a heartfelt thank you to our residents, especially those moving from the Mansions. We understand the process is difficult and we appreciate your patience and support. A big thank you also to our staff and our Board and Committee members who have worked tirelessly to start to deliver the change. There is much still to do and I appreciate their energy, resilience and passion.

A final word of thanks must be reserved for our outgoing Chair Air Vice-Marshal Ray Lock. Over the past eight years he has adroitly steered the organisation through the most difficult period of its 109-year history. On a personal note, I am grateful for the trust he placed in me and the energy and thought he gave to making sure I had the best opportunity to succeed.

Will Campbell-Wroe



THE PAST YEAR: A SNAPSHOT

329



residents across
all our properties



65



veterans were
housed through
the Veterans'
Nomination Scheme



26



newly-referred
veterans were
supported through
the Navigator service



26



veterans accessed
the Independent
Living Service



96%



of veterans have
maintained their
independence
(compared to
90% target)



15%



of veterans have
increased their
independence
(compared to
12% target)



38



veterans have
moved on from
The Stoll Foundation
properties to general
needs independent
accommodation
(compared to
target of 16)



450



social events and
wellbeing activities
were run throughout
the year





CASE STUDY: LLOYD PARNELL



Lloyd, a current resident of King's Road Park, served in the Royal Pioneer Corps (later the Royal Logistic Corps) for 12 years as an infantry soldier.

One of his first postings was to the Falkland Islands shortly after the end of the conflict. Following this he conducted several tours of Northern Ireland, a tour in Kenya, a posting to Germany, and was posted to the Middle East during Op Desert Storm as part of the First Gulf War.

While he recognises the benefits of his time in the military – particularly the discipline his training and service gave him, and the camaraderie amongst the soldiers – he describes his time as traumatising, especially his time in Northern Ireland. Too many near-death experiences led him to leave the Army in 1996, when he began the difficult transition to civilian life.

He found support to be extremely minimal, and struggled to find housing and employment without a clear pathway. Having sold his grandmother's house before leaving his service, he resorted to sofa surfing in his hometown before moving to London where his living situation did not improve.

At the same time, he struggled with his mental health, resulting in a breakdown while working in a kitchen that led him to lose his job, and eventually be sectioned.

Years later, Lloyd began working with a charity called Homebase, who provided counselling and support, and who eventually connected Lloyd with The Stoll Foundation. He was given a one-bedroom flat in Sir Oswald Stoll Mansions, and has since moved to our new development in King's Road Park.

He describes The Stoll Foundation as one of the best charities out there when it comes to helping people, and is grateful for the accommodation he's been given.

With the help of a support worker, he is actively planning for his future, including looking for independent accommodation.





MOVING TO OUR NEW FULHAM SITE

Our most significant development in 2025 was moving our residents from Sir Oswald Stoll Mansions to our new site at King's Road Park, which includes Duchess of Edinburgh House and Valour House.

Having bought 128 properties in a major development, we've now supported over 100 residents – some with partners and children – as they've moved into their new homes.

We've accompanied residents on viewings, helped with the paperwork involved in changing address, made sure they're happy with their new tenancy agreements, and answered any questions about the new properties.

Some of our more vulnerable residents have benefited from special adaptations to their new homes, including automatic doors, wet rooms and lowerable kitchen surfaces.

A few flats are still being fitted out, so in the meantime we continue to support those who remain at Sir Oswald Stoll Mansions.

This has been a period of upheaval, but we've worked hard to ensure all our services have continued as normal, and we're delighted by the positive feedback from veterans on the quality of the new flats.



Other housing developments include:

A new sign-up process which has streamlined the moves from Stoll Mansions to King's Road Park and our West London and Aldershot properties.

A new complaints system, leading to better response times and outcomes.

Improvements to our move-on payments and compensation processes, ensuring that 95% of residents were paid within 28 days.

An increased focus on tackling rent arrears.



ACROSS LONDON AND ALDERSHOT



As well as our properties in Fulham, we also have Banstead Court (East Acton), Chiswick War Memorial Homes (Chiswick), Countess of Wessex House (Feltham), and Centenary Lodge (Aldershot).

These sites offer housing and support to between 20 and 36 households, with a dedicated Supported Housing Worker in each. We have organised a range of social activities and community events this year across all our properties.

These include regular coffee mornings, gardening sessions, themed dinners and quiz evenings, seasonal cultural celebrations, and even a Country & Western night at Centenary Lodge!

Residents have been actively involved, putting up decorations, preparing food and taking photos. Allotments on two of our sites have enjoyed bumper harvests this year, and produce has been sold to fund seeds for next year.

We have strong links with other organisations, with veterans regularly enjoying local Royal British Legion coffee mornings, visits to the Veterans Hub in Aldershot, Gurkha Association events, and opportunities to work in the gardens at Chiswick House. Groups of residents have gone to special events like a Christmas dinner at Farnborough Airport and a VE Day party at Aldershot Football Club.

This is all on top of our day-to-day services, helping residents with benefits and finances, providing physical and mental health support, boosting independence and wellbeing, while working with residents who are ready to move on from The Stoll Foundation.





FOCUS ON: SUPPORT SERVICES



Our support team continues to improve the lives of residents through proactive and person-centred services.

This year, as well as helping residents move into King's Road Park, we've focused on those who have struggled with the rising cost of living, by offering guidance on finances, benefits and accessing food banks.

We're also tackling loneliness: to strengthen our community, we've set up weekly coffee mornings at multiple sites in Fulham. Here, people can make connections and share their experiences, and also chat informally to our team in a friendly environment.

Community Connections programme

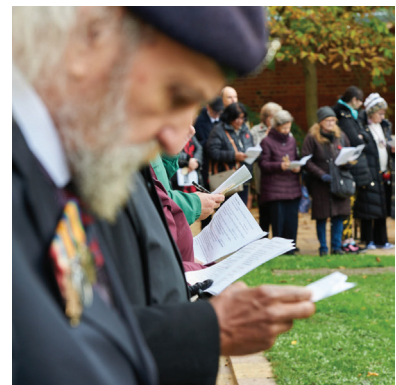
Through our Community Connections programme, we've run activities and events to reduce isolation and promote wellbeing.



Gardening activities



Christmas lunch



Remembrance Day



British Museum trip



Thames Boat trip



VE Day

Veterans' Nomination Scheme

Our Veterans' Nomination Scheme has been building links with local authorities and housing associations, so we can find more homes. Veterans are referred to the service by military charities, and we work with partners to find secure, affordable, permanent housing. On average, we've been housing at least one person a week.

Peter joined the RAF at 17, and served as a fireman for four and a half years. He struggled with the return to civilian life, temporarily living with his parents and describing his later situation as 'distressing'. Veterans' Nomination Scheme coordinator Zoë was able to find a home for him with Peabody Housing in a sought-after part of London.

Now, Peter is looking to return to work, is playing music and attending meditation classes, and has cleared his debt, all while living in a home and area he loves.

Navigator service

Our Navigator service has been working closely with partners to help veterans get the help they need, on issues like mental health needs, financial pressures, employment gaps and housing issues. Coordinated one-to-one support this year has resulted in 122 concrete outcomes, from motivation to work, social participation, increased exercise, improved relationships and access to NHS treatment.

Toby, a former Royal Green Jacket, lives with PTSD and has struggled with isolation and financial pressures. His Navigator, Laura, encouraged him to join a gym and get involved with boxing charity The Fighting Chance, while supporting him to access funding for a laptop and training opportunities.

Toby has since built a healthier lifestyle, engaged in trauma therapy, and developed a strong support network. He now feels more confident managing his wellbeing and is preparing to return to work.

Independent Living Service

Meanwhile, our Independent Living Service has provided practical and emotional support. Each person's needs are different, so our role varies.

We've helped with welfare checks, shopping, appointment reminders, flat maintenance, accompanying residents on visits, and much more.

Dennis suffers from severe mental health issues and PTSD, as well as physical health and family issues, resulting in a hoarding situation that made him unable to use the majority of his flat.

He isolated himself, rarely leaving his home, even for important medical appointments.

Support from the Independent Living Service has turned his life around: he now regularly attends his appointments, engages with staff and residents, and, with help and support, has decluttered his flat considerably.



FUNDRAISING AND COMMUNICATIONS NEWS

This has been another busy year for our teams, and for our wonderful supporters and fundraisers whose incredible efforts ensure we can continue supporting veterans.



Community fundraising heroes

For their dedication and generosity, we would especially like to thank:

David Westwood of TWMH Developments Ltd, who raised an amazing **£2,235** while undertaking the brutal 300km Northern Traverse ultramarathon!

Despite sustaining an injury this year, David is determined to take on two ultramarathons next year to raise further funds.

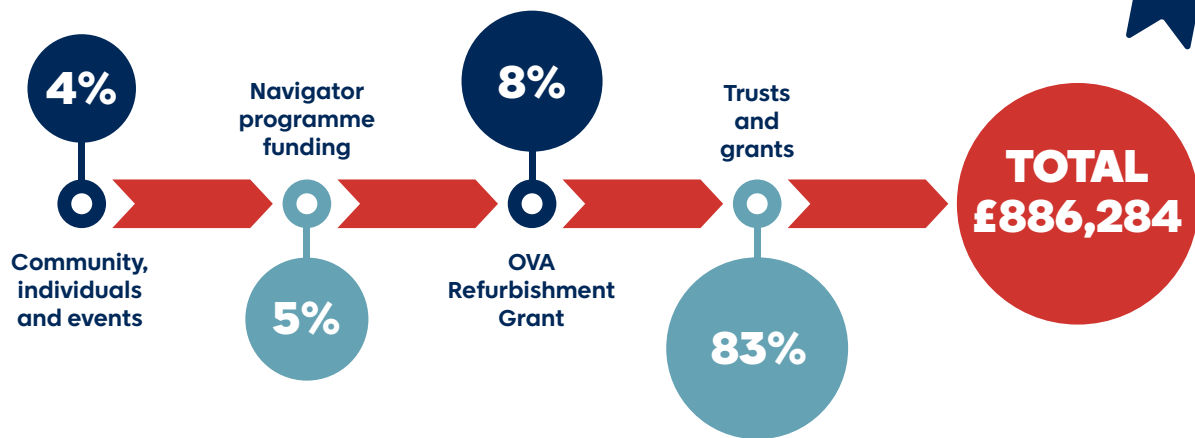


Resident and long-time fundraiser Alex Korobin, who has had another bumper year, raising over **£4,200** through regular collections in tube stations across London.

The remarkable group of supporters, including residents Rod and Mags, who took part in the Chelsea Supporters' Trust's Big Stamford Bridge Sleep Out in March, raising over **£15,000**.



Fundraising



Improving communal facilities and security

This year, we received a generous OVA Capital Fund grant which enabled The Stoll Foundation to update the communal areas and improve the overall security of the 400 Block, located in Fulham beside Sir Oswald Stoll Mansions.

As well as decorating all the communal areas and replacing the flooring, the project saw the installation of a video entry system, internal and external CCTV and external lighting. We provided a new entry fob system and updated automatic doors which help those veterans who need wheelchair access move around the building.



Becoming The Stoll Foundation



**THE STOLL
FOUNDATION**

Since our charity's inception in 1916, we've evolved with the times, providing housing and support services to meet the ever-changing needs of vulnerable veterans.

We started out as the War Seal Foundation, before becoming the Sir Oswald Stoll Foundation, and more recently, we've been known simply as Stoll. This year, as we embarked on a pivotal new chapter, we rebranded to become The Stoll Foundation.

Our new name maintains our connection to our founder while highlighting our status as a charity. Our new logo draws on our heritage by taking inspiration from the War Seal sold by Sir Oswald to fund our first veterans' housing scheme.

To round out the new brand, our colour palette celebrates every part of our Armed Forces community and brings our identity up to the modern day.



CASE STUDY: RAJBAHADUR GURUNG



Mr Gurung was a resident of Centenary Lodge in Aldershot between 2018 and 2023. In 1965, he joined the Queen's Gurkha Signals Regiment of the British Army, serving for 23 years and reaching the rank of Staff Sergeant.

His experience in the military gave him new skills – particularly his role as a radio telegraphist – and the opportunity to work with a wide variety of people, many of whom became good friends.

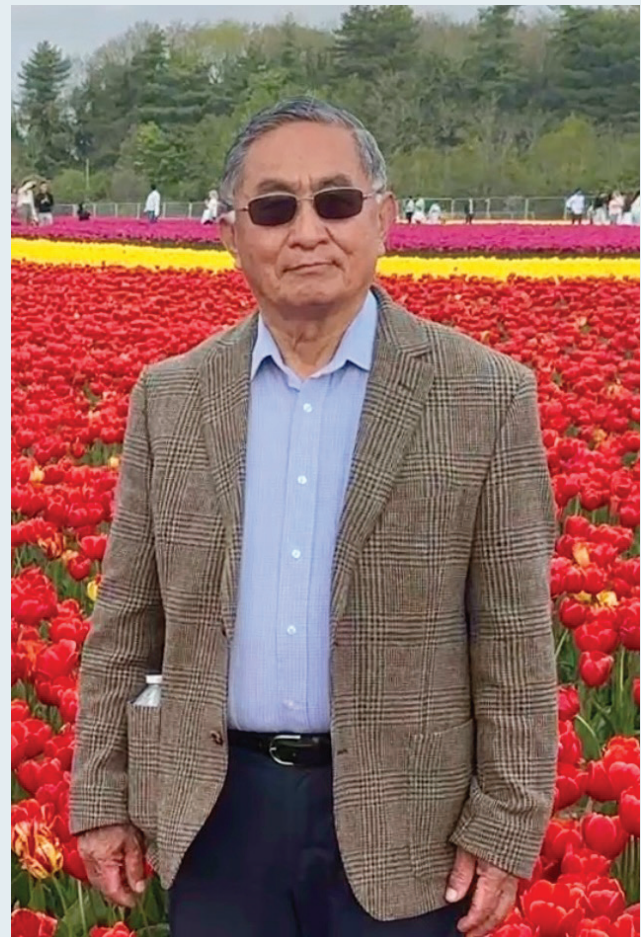
After leaving the Army, Mr Gurung transitioned back to civilian life with little difficulty, finding work in Brunei, Nepal and the UK, where he lived with his daughter. However, on retiring, Mr Gurung struggled with living expenses and finding suitable accommodation that his pension would cover. He found himself in a rented home which he shared with several other families and which was in extremely poor condition, suffering from mould, overcrowding and the cold.

Luckily, a friend working at the Gurkha Welfare Advice Centre referred Mr Gurung to The Stoll Foundation, where he was matched with a property in Aldershot. The change in his living conditions was immediate, and he says Centenary Lodge is like a high-end hotel compared to his previous house.

Mr Gurung was the first Nepalese resident at Centenary Lodge, and credits the staff and residents with giving him a friendly welcome and helping him settle in. In turn, he has helped subsequent Nepalese families move in, assisting with translations and admin.

Mr Gurung remembers his time in Aldershot fondly, particularly the friends he made and the wide range of events and activities he was able to get involved in, and the feeling of safety he felt even during the uncertainty of the Covid-19 pandemic.

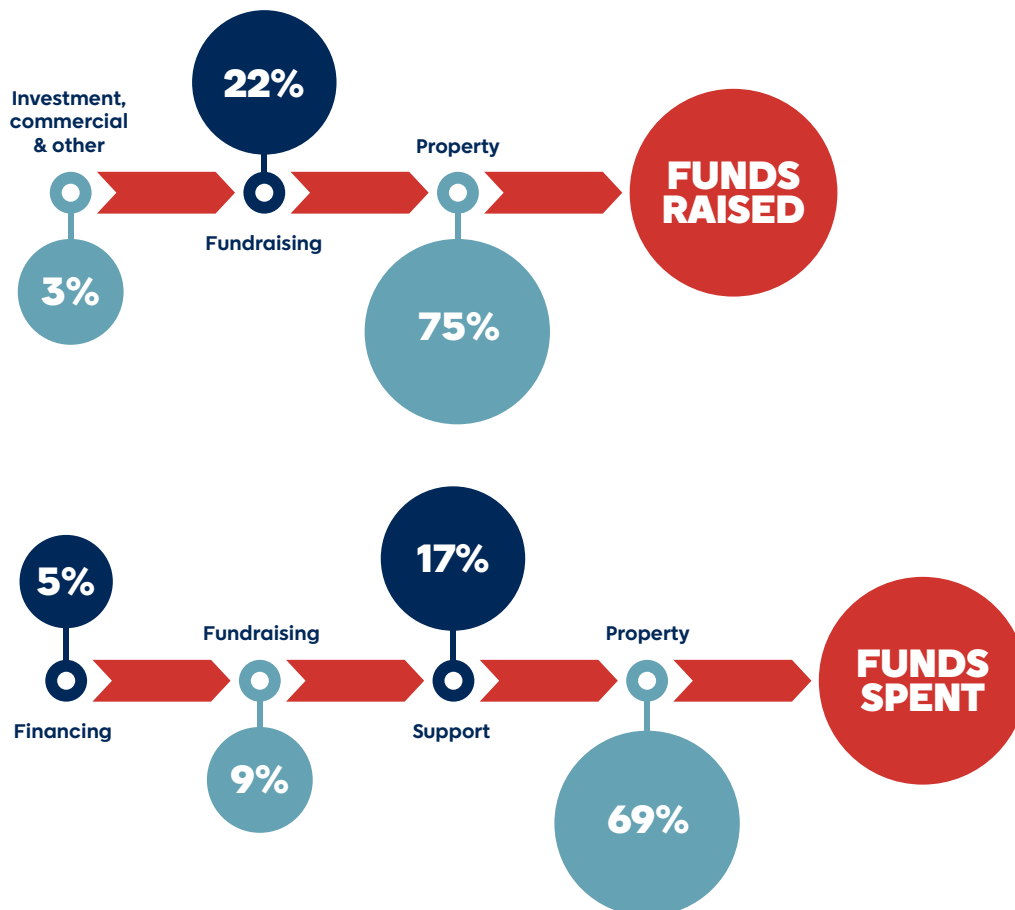
After five years with The Stoll Foundation, Mr Gurung was referred to Haig Housing to begin living more independently, and he has settled into his new home and community brilliantly.





FINANCE AND GOVERNANCE

Financial information



Changes to the Board of Trustees

Last year, trustees Richard Freeman, Uta Hope and Katherine Russell completed their term of office on the Board of Trustees. We would like to thank them for their dedication and contribution to The Stoll Foundation. In their place, we have welcomed three new trustees: Charles Peach, Stephen Elliot and Carol Rooker.

Quality housing and support

This year, we became part of the Housing Quality Network (HQN) as a key step in improving our policies, procedures and assurance. We also received the Charity Excellence Framework Quality Mark, which recognises our commitment to good practice.





LOOK FORWARD FROM OUR INCOMING CHAIR



Sir Oswald Stoll's vision, intelligence, and compassion shines out in the organisation he founded even now, over a hundred years later. It is such an important mission – to support and enable veterans and their families to live the best life they can, after all they have given to the Nation and our security.

This was also the inspiration I drew from during my eight years as CEO of the Royal Hospital Chelsea, home of the Chelsea Pensioners, and I am excited to expand that work through the role of Chair at The Stoll Foundation.

There is still so much to do, and we now have the financial resources as well as the skills and experience in the team to work with our wonderful, talented residents, and to deliver even more with them.

We are all so grateful that during the past few years, the staff have worked so hard in difficult circumstances to maintain and improve services. Our future priorities are to ensure that all residents moving to our new location at King's Road Park are well, happy and properly supported in their new homes, and to improve our housing and support services generally, focusing on performance and risk management.

We are also looking to improve and stabilise our day-to-day finances through increased fundraising and investments now that we have strong reserves. Finally, we are exploring how we might assist and support more veterans, widening and broadening our Stoll Foundation community.

I thank Ray Lock and the trustees for the firm foundation they have created, and look forward to the challenges ahead, and supporting even more veterans to live the best lives that they can.

Gary Lashko OBE



HELP US HELP MORE VETERANS



We're extremely grateful to everyone who has so generously supported our work this year, and are delighted to be able to offer some exciting new opportunities for people wanting to get involved in 2026.

Run for Charity

We've teamed up with Run for Charity, which lists hundreds of sporting events and challenges, with the option to raise funds for us. Whatever your ability, you'll be able to find an event that works for you – from adrenaline challenges like Tough Mudder and bungee jumping to themed walks and major marathons.

Visit runforcharity.com/charity/the-stoll-foundation to find out more and sign up.

Sponsorship opportunities

We're in the process of developing some exciting communal spaces at the new Duchess of Edinburgh House at King's Road Park. These will include a modern, accessible gym for our veterans to use. But to make it happen, we need the support of individuals and companies who are able to provide high-quality equipment.

We are currently inviting businesses and supporters to sponsor this project.

Please visit stoll.org.uk/sponsorship to find out more about our sponsorship opportunities.

Make a donation

Please help us continue to offer those who have served their country the home and the support they deserve.

£10

can provide an hour of essential 1:1 support for a vulnerable veteran.



£50

can fund activities like archery, tai chi and gardening, which boost mental and physical wellbeing.



£100

can provide a month of our Independent Living Service for a disabled or elderly veteran.



DONATE TODAY

to help veterans rebuild their lives.



Scan the QR code or visit

www.stoll.org.uk

To explore other ways to donate and fundraise for our veterans, email: fundraising@stoll.org.uk



THANK YOU

FUNDERS, PARTNERS AND INDIVIDUALS

The Stoll Foundation would like to thank all the funders, partners and individuals who helped fund our support for veterans and their families over the last year, as well as our volunteers, supporters and residents.

Age UK (Hammersmith & Fulham)

Age UK (Hounslow)

Alan Parmenter

Alex Korobin

Armed Forces Covenant Fund Trust - Reaching Communities Programme

Army Benevolent Fund

Berkeley Group

Board of Trustees

Brentford Football Club

British Museum

Camden and Islington NHS Foundation Trust

Chelsea Foundation

Chelsea Supporters Trust

Chiswick House and Gardens

Cobseo

David Westwood

Drapers' Charitable Fund

Entrain Space

Finance and Human Resources, Audit and Risk Committee

Forces Support

Fulham Development Committee

Fulham Library

Fulham Society

Garfield Weston Foundation

Greater London Authority

Haig Housing

Hammersmith and Fulham Archives

Healing Hands

Housing Services Committee

Jo Fry

Keith Burton

Las Nenas

Lest We Forget Association

Lewisham Council

London Borough of Hammersmith and Fulham

Ministry of Defence

Moat

National Lottery - Awards for All England

Notting Hill Genesis

Oda Dua

Office for Veterans' Affairs (OVA)

Op Courage

Op Fortitude

OVA Capital Fund

OVA Homelessness Fund

Peabody

Queen Mary Roehampton Trust

Regiment Support Service

Richmond Council

Royal British Legion

Royal Hospital Chelsea Veterans Outreach Programme

Royal Navy and Royal Marines Charity

Royal Signals Charity

Ruby Robinson

Seafarers' Charity

SSAFA

St William

The Not Forgotten Association

The Poppy Factory

The Scott (Eredine) Charitable Trust

The Veterans' Foundation

Thrive Together Programme Partners

Town and Countryside Housing

Trinity House

TWMH Developments Ltd

WakeWood Productions

Wandsworth Council

West Kent Housing Association

Worshipful Company of Coopers

Our Patron, HRH The Duchess of Edinburgh

Our President, Field Marshal the Lord Walker of Aldringham GCB CMG CBE DL





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FOUNDATION**

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Charity number: 207939

Company number: 148636

Homes England number: A3418

Registered in England & Wales