A Permanent Home for The Ahmed Ali Petkar Foundation (TAAP Foundation)

Securing our future to serve the poor and the needy.

The Heart of Our Mission

For **16 years**, The Ahmed Ali Petkar Foundation (Registered Charity No. 1144345) has served as a lifeline for the world's most vulnerable communities. Operating as a **100% volunteer-led, zero-salary family organization**, we have ensured that every single penny donated goes directly to where it matters most: delivering urgent food parcels, providing medical aid, and financing essential education for the young and elderly.

From day one, we have run operations directly from our own homes. While this zero-overhead model has allowed us to maximize our immediate impact, we have now reached a critical tipping point. The scale of global and local poverty demands that we expand. To do that, **we need a dedicated physical home.**

The Challenge: Why Home-Based Operations Limit Our Impact

As our aid networks grow, operating from residential spaces introduces severe logistical constraints:

- **Storage Limitations:** We lack the climate-controlled, secure space required to stockpile, sort, and bundle bulk education kits, medical supplies, and non-perishable food items efficiently.
- **Operational Bottlenecks:** Coordinating global logistics (across our primary relief corridors) requires a centralized hub for volunteers, multi-agency planning, and administrative tracking.
- **Community Visibility:** Without a public-facing hub, it is difficult for local families in need to directly access our support or for new local volunteers to join our ranks safely.

The Solution: A £120,000 Capital Appeal Hub Campaign

We are launching a fundraising appeal to raise **£120,000** to purchase or secure a long-term lease on a dedicated operational office and logistics hub.

This building is not just bricks and mortar—it is a launchpad for human dignity. By transitioning into a permanent facility, we will immediately unlock new capabilities:

1. **A Centralized Aid Depot:** A secure environment to store bulk relief items, meaning we can buy goods at wholesale prices and feed or educate more people per pound spent.
2. **A Volunteer and Coordination Centre:** A workspace where our team can host training sessions, manage international supply chains, and double our administrative efficiency.
3. **Long-Term Sustainability:** Operating from our own asset ensures the Foundation remains resilient, structured, and capable of serving the poor for the next 16 years and beyond.

Our Promise to Our Donors

Because transparency is the bedrock of our foundation, we hold ourselves to the highest financial and legal standards:

- **100% Restricted Capital Fund:** Every pound raised through this appeal will be placed into a legally locked, restricted property fund used strictly for acquiring and establishing this building.
- **Donor Protection Clause:** In the unlikely event that we do not reach our target or the property acquisition cannot proceed, all funds within this restricted pool will be fully redirected to our core front-line relief projects—ensuring your money always feeds, clothes, and educates those in need.

How You Can Help Us Build This Future

- **The Pillar Gift (£5,000+):** Become a founding benefactor of our new hub, with prominent naming rights on our dedication wall.
- **The Cornerstone Gift (£1,000):** Help fund the core legal, surveyor, and structural setup fees needed to secure the property.
- **The Brick Gift (£250):** Directly sponsor a square meter of our new operational space.

Help us build a home that feeds the hungry.

Please donate to our Capital Appeal today.

Together, let's build a home that feeds the hungry.

TAAP FOUNDATION 1144345 - Registered 19 Oct 2011 - 16 YEARS

FREEHOLD PROPERTY PURCHASE BREAKDOWN - £120,000 CHARITY OFFICE

For Charity Office - Must be bought with **UNRESTRICTED / LILLAH CORE FUNDS** - NOT ZAKAT 2.5% - Zakat is for owners only - Tamleek

Here is full breakdown for £120k freehold in Birmingham area:

PURCHASE PRICE & LEGAL COSTS - ENGLAND

| Cost Item | Estimate | Notes - Charity Specific |

| ***Freehold Purchase Price*** | *£120,000* | ideal for office + storage |

| ***Solicitor Conveyancing*** | £1,500 - £2,500 + VAT = £1,800 - £3,000 | Must use charity specialist solicitor - Birmingham - Check title, charity clause, restrictions |

| ***Searches Pack*** | £300 - £500 | Local Authority, Drainage, Environmental, Mining - Birmingham City Council |

| ***Land Registry Fee*** | £135 - £270 | HMLR fee £120k commercial freehold £135 online |

| ***Independent Survey / Valuation*** | £500 - £1,000 + VAT = £600 - £1,200 |

MANDATORY for Charity Commission - Charities Act 2011 - Must get RICS surveyor report confirming £120k is market value & suitable for charity office - Trustee duty |

| ***Bank / Mortgage Arrangement*** | £0 if cash / £1,000 if mortgage | If using cash from unrestricted - No mortgage needed - Better for Charity Commission |

| ***SDLT - Stamp Duty Land Tax*** | *£0* | ***Charity Relief + Commercial 0% band*** - non-residential £0-£150k = 0% - Plus Charity gets 100% relief if used for charitable purposes - Form SDLT charity relief claim - Solicitor does it - Must file return even if £0 |

| ***Charity Commission Compliance*** | £0 | No consent needed to BUY, but need Trustee Resolution + S117-119 Report + Keep on file for accounts - If using mortgage, need legal charge - May need Commission consent for charge |

TOTAL LEGAL / PURCHASE ON TOP OF PRICE: £2,735 - £4,970

TOTAL CASH NEEDED TO COMPLETE: £122,735 - £124,970

CHARITY COMMISSION REQUIREMENTS - MUST DO BEFORE EXCHANGE

This is critical - Trustees must prove they acted properly - Charity No 1144345:

Trustee Resolution: Board meeting minutes - "Trustees resolved to buy _____ Road for £120k freehold for charity office - In best interests of charity - Unrestricted funds - Not Zakat"

Independent Written Report: RICS surveyor - Not estate agent - Report says: Property worth £120k, suitable for office, condition, repair costs, marketability - Keep for 6 years - Show in accounts

Funding Source Declaration: Confirm funds are Unrestricted / Core / Lillah - NOT Zakat / Restricted - Zakat 2.5% cannot buy office - Only owners - Charity Commission will ask - Bank statements

Conflict of Interest: If seller is trustee / relative - Must get Commission consent + independent valuation - Charity Act

No Mortgage? If cash purchase - Simple - If mortgage with legal charge on property - Need Commission consent under s124 Charities Act - Takes 2 weeks

IMMEDIATE REFURB & SETUP COSTS AFTER PURCHASE

| Item | Cost |

| ***Building Insurance - Charity Shop*** | £400 - £600 / year |

| ***Business Rates - Charity Relief*** | *80% Mandatory Charity Relief + 20% Discretionary Birmingham City Council = £0 or 20%* - Must apply to Council with Charity No 1144345 - If office £120k rateable value ~ £4k/year - After relief = £0-£800/year |

| ***Utilities - Electric / Water / Internet*** | £150 / month |

| ***Alarm / CCTV / Fire*** | £500 - £800 one off |

| ***Office Furniture - Desks, Donation Counter, Safe*** | £1,000 - £2,000 |

| ***Charity Sign Board - TAAP Foundation 1144345 - Registered 19 Oct 2011 - 16 Years*** | £300 - £500 |

| ***Minor Repairs - Paint, Lock, Toilet*** | £1,000 - £3,000 - Depends on survey |

TOTAL SETUP: £3,700 - £7,500 first year

FULL TOTAL PROJECT COST - £120K OFFICE

Purchase: £120,000

Legal / Survey / Registry: £2,735 - £4,970

Refurb / Insurance / Setup: £3,700 - £7,500

GRAND TOTAL NEEDED: £126,435 - £132,470

Round to: £130,000 appeal target for £120k freehold office

HOW TO FUND - WHAT YOU CAN AND CANNOT USE

CAN USE:

Unrestricted Lillah Donations

Core Fund £16/month campaign

Sadaqah Jariyah NOT specified for Masjid/Water

Gift Aid on unrestricted

Awards for All £20k - Can cover part of office as capital? - No, Awards for All is revenue, not capital for property purchase - Need other trust

Trustees personal interest-free loans - Documented

Property Fund Appeal - New Zeffy Page: "TAAP 1144345 - 16 Years - Charity Office Freehold Waqf £120k - Your Sadaqah Jariyah Office Forever"

CANNOT USE - HARAM & Charity Commission breach:

Zakat 2.5% - £40k Zakat Owners page - Cannot buy office - Zakat must make poor person OWNER - Tamleek - If you use Zakat for office, Zakat invalid + accounts breach

Restricted Masjid funds - £12,500 Masjid donations - Must go to Masjid

Restricted Water Well funds - £900/£2,500 - Must go to wells

You must keep separate bank accounts: Zakat Account vs Lillah/Masjid Account vs Office/Core Account - Audited by Imams

INCOME VS COST SAVING - WHY £120K FREEHOLD SAVES CHARITY

Current rent in Alum Rock shop office: £600-£800/month = £7,200-£9,600/year

15 years rent = £108,000 - £144,000 - Money gone

Freehold £120k = Asset on balance sheet - Charity owns - Value grows - Birmingham property 5% year - In 15 years' worth £180k

No rent after - Save £7k-£9k/year = More 100% donation to poor

Office can rent flat above for £500/month = £6k/year income for charity - Self-sustaining - Like orchard model

This is same as Sustainable Masjid model - Buy once, lasts 100 years, income forever.

Together, let's build a home that feeds the hungry.