

I AM

England & Wales · Charity number 1187525

Details

Status Registered

Legal form CIO

Registered 2020-01-23

Register [View on the Charity Commission register](#)

Contact

Address 14 Gardeners Green
Rusper
Horsham
RH12 4QY

Phone 07711385990

Email info@iamcharity.org.uk

Website www.iamcharity.org.uk

Activities

Objects: A) FOR THE PUBLIC BENEFIT, THE RELIEF OF POVERTY IN CENTRAL UGANDA AND IN SUCH OTHER PARTS OF UGANDA OR THE WORLD AS THE TRUSTEES MAY FROM TIME TO TIME THINK FIT; BY THE PROVISION OR FACILITATION OF ACCOMMODATION FOR THE BENEFIT OF PEOPLE IN HOUSING NEED.B) FOR THE PUBLIC BENEFIT, TO PRESERVE AND PROTECT HEALTH IN CENTRAL UGANDA AND IN OTHER SUCH OTHER PARTS OF UGANDA OR THE WORLD AS THE TRUSTEES MAY FROM TIME TO TIME THINK FIT; BY THE PROVISION OR FACILITATION OF CLEAN DRINKING WATER, SANITATION AND HYGIENE FACILITIES TO PEOPLE IN HOUSING NEED.C) SUCH CHARITABLE PURPOSES FOR THE PUBLIC BENEFIT AS ARE EXCLUSIVELY CHARITABLE ACCORDING TO THE LAWS OF ENGLAND AND WALES AS THE TRUSTEES MAY FROM TIME TO TIME DETERMINE.

Activities: I AM supports families in desperate housing need in central Uganda. Working together with beneficiary families we provide a hand up by way of safe, secure housing and small farming plots to generate increased household income. Provision is also made for clean drinking water, improved sanitation facilities, improved kitchen & cooking facilities, and solar power to eliminate use of kerosene lamps.

Classification

- **How:** Provides Buildings/facilities/open Space, Provides Advocacy/advice/information
- **What:** The Advancement Of Health Or Saving Of Lives, Disability, The Prevention Or Relief Of Poverty
- **Who:** The General Public/mankind

Geography

- Uganda

Finances

Period end	Income	Expenditure	Assets	Employees
2025-04-05	£43,280	£50,005	-	-
2024-04-05	£67,406	£53,714	-	-
2023-04-05	£10,030	£7,336	-	-
2022-04-05	£6,779	£7,998	-	-
2021-04-05	£3,739	£2,267	-	-

Trustees

Name	Role	Appointed
Christian Denson	Chair	2020-01-01
Anne Elizabeth Rooke		2024-01-08
Emma Louise Denson		2020-01-01
Paul Keith Baker		2020-01-01

I AM

England & Wales - Charity number 1187525

Accounts

**BUILDING
HOPE**

I am



2025 TRUSTEES ANNUAL REPORT

Registered Charity No. 1187525

Trustees' annual report



For the period: 06-04-2024 to: 05-04-2025

Charity name: I AM **Charity No:** 1187525

Address: 14 Gardeners Green, Rusper, Horsham, West Sussex, RH12 4QY

Trustees: Mr Christian Denson (Chairperson)
Mr Paul Keith Baker (Secretary)
Mrs Emma Loiuse Denson (Treasurer)
Mrs Anne Elizabeth Rooke

Objectives

We believe that quality of life begins at home. I AM was founded to assist and partner with families and individuals in desperate housing need, with the following objectives:

1. The relief of poverty in Uganda through the provision or facilitation of accomodation for the benefit of people in desperate housing need.
2. The preservation and protection of health in Uganda through the provision or facilitation of clean drinking water and sanitation and hygiene infrastructure to people in desperate housing need.

Activities

This report covers the financial year 2024 - 2025. In this operational year our major focus (and biggest expenditure) was working with families to help build safe and secure homes. In addition we also provided opportunity for local families to improve their household income, through assessed small business grants, primarily for agriculture projects.

Building Projects

April started with the furnishing and provision of basic household items to the two mostly recently completed homes. One of the two homes, belonging to Faith and her young family, which was completed towards the end of the 2023 - 2024 operational year. The home of Teopista and her young granddaughters continued through April and was completed towards the end of May, with the installation of facilities such as rainwater harvesting system, kitchen, sanitary block, and solar power installation. April also saw some maintenance and repair work carried out, to bring two of our older home build properties upto the same high standard as our most recent, that work being the installation of ceilings in the main reception rooms.

In June 2024 an area of land close to our existing home build projects became available, and presented a great opportunity to secure a site for either future home builds, or community projects. The trustee board met and decided that to miss the opportunity would be regrettable, therefore the board unanimously agreed to secure the purchase of the plot for future projects, while in the meantime it would be assigned to our house build partner families for agriculture.

Building Projects continued ...

In September 2024 the first of those future projects got underway, supporting 67 year old grandmother Teopista (a different Teopista) and her disabled grandson, Kenneth. You can read more about Teopista and Kenneth's circumstances in the 'Build Partner Assessments' section of this report. As we had a donour willing to support the entire home build for Teopista, the work began at pace in September. Locating the build at the top of the newly purchased site allowed for the most effective use of the remaining plot. An access track was established along one side of the plot, again, to allow the most efficient use of the site. From breaking ground for foundations in September, to the installation of the facilities and services at the end of November, the entire build was completed in three months, testament to our much improved process and now well established relationships with local tradesmen and suppliers.

In December 2024 household furnishings and effects for Teopista & Kenneth's home were provided and Teopista was able to move into her new home, with much celebration from the local community. While Teopista's circumstance is covered in the Build Partner Assessments part of this report, her situation prompted us to take a new approach with this particular home. All our previous home builds have been undertaken with a view to sign over the property to ownership of the family. Due to the volatile nature of Teopista's extended family relationships it was deemed necessary for our partner NGO to retain ownership of the property title, granting Teopista a life-long tenancy at no charge. In future this will allow the property to be re-assigned to another elderly community member in need, after Teopista is no longer with us.

Also in December 2024, a donour who had visited the charity site expressed a desire to assist in helping to fund flooring of the local church meeting hall, which was in disrepair. While this isn't our usual area of expertise, we could see that it was a project that would directly benefit the community in which we work and were happy to facilitate this. The floor tiling was carried out in December and has made the meeting space a much cleaner and less dusty environment.

Small Business Grants

Our second biggest investment in the community in the 2024 - 2025 year was in small business start-up grants. Due to the nature of the area in which we work, these centred primarily around agriculture, although not exclusively. The aim of our business grants to provide families with opportunities for improved household income and all our grant beneficiaries are assessed in respect of their suitability and the suitability of the proposed business.

Businesses ranged from investing in chicken, cow, goat, and pig projects, to strawberry growing, small catering, tailoring, and motorbike taxi start-ups. In every case the viability of the individual and their proposal was assessed by both our UK and Ugandan team ahead of any final decision on funding. All of our small business owners have made great strides forwards, having been given the opportunity, and many have already justified our confidence in them by growing their business, be that in revenue or holdings.

This is an area we anticipate continued commitment to, as it is a model that is enabling individuals and families to lift themselves out of a cycle of poverty, with (in most cases) a small initial investment of funds. With sufficient due diligence and assessment, of both the benefactors and the proposals, there are many more opportunities for successful ventures and improved household in the coming year.

Uganda Office & Transport

Our Uganda Office & Transport costs are usually quite minimal. However, for the 2024 - 2025 operational year we had a single significant expense, predicated on a donation with direction for its use.

Our Ugandan Director and wider team generally travel around sites by motorbike taxi, which is not without its risks, but also somewhat limits the areas that can be reached. In this knowledge, a donation was made to acquire a vehicle for exclusive use of the Ugandan team, in carrying out day to day operations. This has proven to be a greater benefit than we had anticipated, as the vehicle is also used within the community for various transportation needs, including medical emergencies.

Oversight

Another area of activity which we feel is important to discuss specifically, is also an area for which a donation was made, enabling our trustee team greater oversight of in-country activities. While this wasn't an area we had particular concern over, it has allowed us to invest time on the ground into improved planning and strategies for future projects and further improved community relations.

Other Activities/Expenditure

Other activities worthy of mention would be as follows:

- **Emergency Support:** In the process of working with families to build new, safe homes, we often encounter circumstances where it is necessary to offer some emergency support during and for a period after the build. This is most often in the form of an agreed period of support for food and other basic needs, while families adjust to their new circumstance and begin to find their feet financially.
- **Education:** We have had some opportunity to assist in further education, training, and other educational needs via some regular donations from parties who were keen for their donation to be directed in that manner if possible. As such, when opportunity has arisen we have sought to provide support where appropriate.
- **Repairs & Maintenance:** While we do not provide ongoing support for maintenance of homes, we have had occasion to bring some of our older homes up to the same standard of finish as our more recent projects. As with all our undertakings, this is only considered when the venture is fully funded from donors with express desire to fund this specific work.
- **Bank Charges:** Due to the nature of our phased build process, funds are transferred in advance of each stage of construction. This does lead to bank charges that are higher than we would prefer and we hope to remedy this in future through an improved process in relation to transfers.

Build partner assessments

Our assessments are undertaken with a great deal of sensitivity and cultural awareness, in order to gather necessary information, while managing expectations. As a member of the community for forty years our Operations Manager is keenly aware of the circumstances of potential benefactors and following his low-key assessments the trustee board consult with the team in Uganda to reach the best decision with all the available information.

In August the UK trustee board, in consultation with our Ugandan team, assessed 67 year old Teopista Asiyo and her family to be our next home build partners. Teopista's situation was critical at the time of our assessment, as she (along with her physically and mentally disabled grandson, Kenneth) were homeless and sleeping overnight in the local church building, thanks to the Pastor's kindness.

Our first issue therefore, was to address her immediate need for emergency accommodation, and we were able to rent a small room locally where they could stay on a temporary basis. Teopista had lost her husband some years ago and found herself living with her extended family. Unfortunately the living situation was unsafe, due to constant abuse suffered by both Teopista and Kenneth, and Teopista was forced to leave the family home. This was an incredibly difficult decision as she was aware she would be making herself homeless, but also had to consider the safety of herself and her grandson.

Given the complex nature of the family dynamic, it was decided that for Teopista's ongoing security, the new home would remain in the ownership of our partner NGO in Uganda. This negated the possibility of family members attempting to take the home from Teopista and also sets out a new aspect of our work, whereby we have an accommodation that at a later date we can offer to another needy elderly member of the community.

Financial Review

Our total receipts on unrestricted funds were £43,279.19 of which £0 was investment income. For the full report period we were engaged in fundraising activities for our home build projects. The net result for the year was a deficit on receipts over payments of £6,725.57 on unrestricted funds. Our balance carried forward at 5th April 2025 on unrestricted funds totalled £9,914.43, with £0 on restricted funds.

Reserves policy

As a small organisation our overheads in the UK are minimal, with 100% voluntary staffing of our UK operation. Presently, our primary activity of home building is undertaken one project at a time, only commencing once the full funds have been raised to complete an entire build project. As such we do not specify any reserve amount of restricted funds for this purpose as we would not consider those funds being raised for a specific identified build project to be 'in reserve'. We do however aim to hold £1,000 of unrestricted funds in reserve primarily for our secondary objective of the preservation and protection of health.

It is the view of the trustee board that this reserve policy will enable us to adequately meet our charitable objectives for the foreseeable future and realistically represents several months of operational expenditure, excluding specific home build project expenditure.

The trustees will review the reserve amounts required to fulfil the charity's continuing obligations on a quarterly basis.

Fundraising

Separate to the fundraising ventures undertaken by *You Can Africa*, in support of the home builds in South-west Uganda, we have continued to raise awareness of our charitable activities through social media. Our home build projects completed during the period of this report were funded entirely through donations from individuals.

Structure, Governance, and Management

I AM operates under the Charity Commission's Foundation model constitution for charitable incorporated organisations which was adopted on the 17-01-2020. Our Trustee recruitment and induction policy, adopted 01-02-2020, was developed with reference to Charity Commission report RS1 for guidance.

Outstanding Guarantee & Debt

The trustee board acknowledge that they have planned activities with due consideration of the Charity Commission's published guidance on public benefit, with particular reference to guidance on the prevention or relief of poverty for public benefit.

The trustees declare that the charity has no outstanding debts which are secured by an express charge on any of the assets of the charity on the date of the statement of assets & liabilities.

Future plans

In the years ahead of us we foresee some change in our activities, to fulfill the same goals of the alleviation of poverty and improving the lives of the families and communities with whom we work. We hope to undertake more community oriented projects, such as infrastructure, which will provide benefit to the community at large. Ideas which are in the early stages of development at this time.

Improving household income also remains a key and increasingly important aspect of our work, whether that be via vocational training, establishment of small businesses, or co-operative farming ventures.

Financial Statement

for period: 06/04/2024 - 05/04/2025



Income	2025
Donations	£39,443.35
Fundraising	£3,356.27
Gift Aid Payments	£479.57
Total Income	£43,279.19

Expenditure	2025
Build Project Costs	£31,893.44
Training & Education	£614.82
Emergency Support	£2,323.18
Repairs & Maintenance	£1,120.00
Business Start-up	£5,884.27
Uganda Office & Transport	£3,958.61
Media & Promo	£74.81
Oversight	£2,082.61
UK Office & Admin	£709.78
Volunteer Program	£531.99
Bank Charges	£811.25
Total Expenditure	£50,004.76

Balance	2025
Surplus/Deficit	- £6,725.57
Year Opening Balance	£16,640.00
Year Closing Balance	£9,914.43

Outstanding Guarantee & Debt

The Trustees declare that the charity has given no guarantee where potential liability is outstanding at the date of the statement of assets & liabilities.

The Trustees declare that the charity has no outstanding debts which are secured by an express charge on any of the assets of the charity at the date of the statement of assets & liabilities.



Section A

Independent Examiner's Report

Report to the trustees

Charity Name

I AM

**On accounts for the year
ended**

5th April 2025

**Charity no
(if any)**

1187525

Set out on pages

(remember to include the page numbers of additional sheets)

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended **05/04/2025**.

**Responsibilities and
basis of report**

As the charity's trustees, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

**Independent
examiner's statement**

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination (other than that disclosed below *) which gives me cause to believe that in, any material respect:

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

Signed:

B. Baker

Date:

18/12/2025

Name:

Barbara Baker

**Relevant professional
qualification(s) or body**

NHS Practice Manager

Address:

23 Nymans Court, Forestfield, Crawley, West Sussex, RH10 6PP

Section B**Disclosure**

Only complete if the examiner needs to highlight material matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

Give here brief details of any items that the examiner wishes to disclose.

I AM

England & Wales - Charity number 1187525

Accounts

**BUILDING
HOPE**



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2024 TRUSTEES ANNUAL REPORT

Registered Charity No. 1187525

Trustees' annual report



For the period: 06-04-2023 to: 05-04-2024

Charity name: I AM **Charity No:** 1187525

Address: 14 Gardeners Green, Rusper, Horsham, West Sussex, RH12 4QY

Trustees: Mr Christian Denson (Chairperson)
Mr Paul Keith Baker (Secretary)
Mrs Emma Loiuise Denson (Treasurer)

Objectives

We believe that quality of life begins at home. I AM was founded to assist and partner with families and individuals in desperate housing need, with the following objectives:

1. The relief of poverty in Uganda through the provision or facilitation of accomodation for the benefit of people in desperate housing need.
2. The preservation and protection of health in Uganda through the provision or facilitation of clean drinking water and sanitation and hygiene infrastructure to people in desperate housing need.

Activities

This report covers the financial year 2023 - 2024. Our most significant activity in the period of this report was the completion of two new home build projects and the completion of our second collaborative project with the U.K. based fundraising organisation, *You Can Africa* (www.youcanafrica.org)

Building Projects

April saw plans finalised for the second home build project in collaboration with *You Can Africa*. Based in Kabale, south-west Uganda, *You Can Africa*'s second build project will serve as a local hub for their small business ventures and vocational training projects.

In May the first building materials were delivered to site for the *You Can Africa* hub build, with the budget very precisely managed through a phased building schedule.

In Kadunda village, in central Uganda, we were more closely considering the circumstances of prospective new *I AM* home build partner families. By mi-May our in-country team had submitted their assessment to the UK trustee team for consideration in this regard.

By the end of July, in Kabale, the *You Can Africa* hub project was progressing very well, now on phase 4 of its construction, with the roof structure underway, the interior floors poured, and undercoat going on the exterior walls.

By August, after much consideration and consultation between the UK and Ugandan boards, a third home build partner family (headed by Harriet) was identified (see *Build Partner Assesments* for more details).

Building Projects continued . . .

As a result of the availability of a well sited land-plot, we were able to get things in motion very swiftly with Harriet's build and secured a ¼ acre plot.

September started with an assessment of the build plot for Harriet's home, and some survey work was undertaken to best site the buildings. Ground was broken later in the month, with the foundation trenches being dug. Towards the end of the month the bricks were delivered to site and the foundation walls were set and backfilled. Harriet was on site daily to help with whatever tasks she could lend a hand with. By the very end of September, the build had made amazing progress, with the main house walls underway and the sanitary block pit dug almost to its final depth!

October started with the continuation of the walls proper at Harriet's home.

Then in the first week of October we met Faith Nalugona, who at that time was living under a tarpaulin at the edge of farmland. Although we had not anticipated the possibility of another home build project alongside our current (third) build, Faith's circumstance was beyond crisis point and the joint boards decided we had to step in to at least provide some emergency support while a decision was reached over the next possible steps. As such we were able to provide Faith with a small room and some essential household items; she would at least have a temporary safe place to stay.

By the middle of October, the walls of the main accommodation at Harriet's family home were complete up to the wall plate level, which is very impressive progress from the team. With a mind to the near future, we had also negotiated the procurement of a new development plot, close to Harriet's, which allowed us to more seriously consider whether we were in the position to take on two home build projects simultaneously. Finally in October, we had an opportunity to make some improvements to our two previous home build projects, starting with replacement windows. Opting for a superior glazed metal casement window, which has a much longer service life than the shuttered wooden framed ones previously installed.

November was the busiest month seen since our registration as a charity in early 2020.

The roof structure at Harriet's home got underway in early November and quickly started to take shape. Much like the rest of the world, timber prices in Ugandan have recently gone up significantly and sourcing affordable quality timber is a task in itself. Around this time the small kitchen building at Harriet's was roofed and able to be used as an on-site store for the build team.

Separate to Harriet's build, our board of trustees in the UK had met and consulted (in mid-october) with our in-country team to reach a decision concerning a build partnership with Faith. Whilst we had not previously taken on two home build projects at one time, by early November we had secured the required funding (through some very generous donours) and due to Faith's circumstance, we concluded that the earlier we could commence the build the better. As such Faith was informed and she visited the prospective build site in early November. Both Faith and we were somewhat amazed at the whirlwind of events that had unfolded in such a short time.

Meanwhile the iron sheets were going on at Harriet's home and despite torrential rain the roof sheets were completed by mid-November. Also in mid-November, as if things were not already busy, the foundation trenches were dug for Faith's new home and by the end of the month the foundation walls were complete!

Back at Harriet's home, with the interiors now weathered and the rain still falling, the

Building Projects continued . . .

Back at Harriet's home, with the interiors now weathered and the rain still falling, the build team turned their attention up the ceiling works and quickly framed, meshed, and rough-rendered the interior ceilings.

Not satisfied with two ongoing home builds, towards the end of November, we were able to upgrade the solar power installations at our two previous home build sites. While our goal is always to establish families in a position to support themselves into the future, we had consulted on these improvements, in consideration of the new facilities we would be installing at our current build projects. We felt it was prudent to bring the two previous homes' facilities in line with what we had now established as our minimum build standard for all projects moving forwards.

December started with more rain and slowed progress a little. At Faith's home the walls were making steady progress during dry spells, reaching about mid height after the first week or so. The weather finally took a turn and some dry bright days allowed us to commence the exterior rendering at Harriet's home. The team took advantage of the dry window and made short work of the full exterior rendering, then moving on to pour the interior floors.

The dry weather had also allowed work to move on more quickly at Faith's site and the walls were up to plate level by 18th December!

Before the Christmas break, Harriet's home (including the main accommodation, kitchen, and sanitary block) was fully rendered inside and out, giving it plenty of time to dry ahead of painting in the new year!

We started the new year as we had ended the last, with a small army of workers across two build sites. The weather was dry and Harriet's home got its first splash of paint, with an undercoat applied to seal the render, ahead of any colour. At Faith's home, with the walls finished in December, the roof structure was able to be commenced and by mid-January the roof sheets had been fixed in place.

With the main build portions of Harriet's home coming to a close, focus shifted to the home's facilities, and the base was constructed for the 5,000 litre rainwater storage tank. The home also had three coats of glorious flamingo pink paint, to compliment the sky-blue roof sheets. Being honest, it was just a happy accident that the colours looked so great together. As is often the case in Uganda, the paint colour choice is limited to whatever is available in the required quantities. The interior painting was also underway by mid-month and the rooms were looking very bright.

With the base complete the rainwater harvesting facility was installed at Harriet's, which is comprised of guttering, a first flush system, and a large storage tank; all of which feed to a separate stand tap from where the water is drawn to jerry cans and finally run through a filter for drinking.

Closing out the month, the smokeless oven was installed in the kitchen at Harriet's home, while the interior rendering got underway at Faith's.

Building Projects continued . . .

In early February the exterior rendering got underway at Faith's home, while the first home furnishings were delivered at Harriet's home, bringing moving day tantalisingly close! The team did their usual excellent job with the rendering at Faith's and it was just a matter of waiting a week or so for it to fully dry, before it could start to be painted. Having had sufficient time to dry, the exterior painting was started at the end of February, marking the home straight for Faith's home build!

Also at the end of February we were introduced to Teopista, a 62 year old grandmother, caring for two of her young granddaughters. To find out more about Teopista's story, see our Build Partner Assessments section later in this report.

In early March all the buildings on site at Faith's were given three coats of the same eye-popping flamingo pink paint as Harriet's home! Also as with Harriet's home earlier, once the painting and main accommodation was completed, attention switched to the vital facilities. The rainwater harvesting system was installed in mid-March and the smokeless oven was installed following this. Finally in respect of facilities at Faith's home, the solar power installation was fitted at the end of March, meaning that other than furnishings, the build and its facilities were complete!

With two home builds completed in the space of six months, we had established some great new working practises regarding the practical building process, set some minimal build quality standards for our projects, and established some terrific local contacts in and around the construction industry.

Making the most of our newly streamlined build process, no sooner had Faith's home been completed, than the trustee board had agreed to partner with Teopista to help her build a home for herself and her granddaughters. In the middle of March, following a site assessment, the foundations were dug for and the foundation walls set at Teopista's new home. By the end of March the walls were already nearing wall plate level, which would be reached by early April, just within the scope of this report.

This new home would be a break from our previous home design plans, and would cater for the smaller family of Teopista, while also making significant savings on materials due to the lower pitched roof and different configuration of rooms. It would still provide the same critical facilities but allowed us to expand our options in respect of building plot use and make more of our limited resources.

To close out what has been a very, very, busy year in respect of building projects; in late 2018 we met Justine, who was living with her two young sons in incredibly difficult and unsafe circumstances. Her two teenage daughters were staying elsewhere in the country, with their grandmother, as Justine simply did not have the space or resources to have them at home.

We worked with Justine in 2019 to help build a small, secure, family home, which enabled her to reunite her family. Since then Justine has flourished; she keeps livestock, grows crops, and does some clothing repairs. Having her two older children home has given Justine opportunity to plan for and work towards a different future for all her family. Something that could not even have been a consideration before.

Building Projects continued . . .

Since moving into their new home, in October 2019, her daughters have spent their nights in the main reception room of the house, packing up their bedroom each day and setting up again at night. Recently we consulted with Justine about the possibility of building a bedroom annexe to give her now young adult daughters a private space of their own, which one day could potentially become a rental option for Justine, when her daughters are no longer at home.

Justine has been able to make significant contribution to the project, which began in March. As a small build it moved along at a good pace and at the end of March the exterior rendering was well underway, and was infact completed on the 5th April, marking the last day of this report. We've been so encouraged to see how Justine has embraced her new circumstance over the last few years and is working so hard to support her family. We're all about supporting families who are doing everything in their power to help themselves.

We anticipate the same great entrepreneurial spirit and drive from all our home build partners and are excited to see what the future holds for them and their families.

Business Grants

In July we were able to provide a small business grant to the oldest son of our second home build family, to allow him to purchase a bicycle that would free up time in his day for greater productivity in his brick making venture.

Emergency Support

As touched upon in the *Building Projects* section of this report, in October we met Faith Nalugona, whose circumstance required immediate and urgent attention. Faith was living in a very dangerous situation - susceptible to sexual or other physical assault - and so while we assessed if we were in a position to provide longer term assistance, we were able to provide some short term safe accomodation to remove her from immediate risk of harm. This amounted to a small rented room in a safe accomodation, and provision of some essential household items.

Build partner assessments

Our assessments are undertaken with a great deal of sensitivity and cultural awareness, in order to gather necessary information, while managing expectations. As a member of the community for forty years our Operations Manager is keenly aware of the circumstances of potential benefactors and following his low-key assessments the trustee board consult with the team in Uganda to reach the best decision with all the available information.

In August the UK trustee board, in consultation with our Ugandan team, assessed Harriet Nabusu and her family to be our next (third) home build partners. Harriet was imminently to be made homeless, along with her two daughters, due to a complex family inheritance issue, arising from the ill health of Harriet's mother for who she was full-time carer.

Her mother's home (where the family lived) was soon to pass back to another family member and Harriet and her family had been instructed to vacate the home. No provision was made for Harriet's family in the estate and under law she had no standing to stay in the home. She would be homeless within weeks. Having anticipated this scenario some time prior, Harriet had been saving the little money she could to secure a building plot for a future home. She did not hesitate to invest all her savings into the purchase of the plot where I AM would help to build a home.

In October we met Faith. In spite of her heart-breaking circumstances she (like so many other women) was doing all she could to get her life back on track & improve her situation.

Faith moved to the area where I AM operates in around 2017, with her then husband and three children. Her husband was in the military and had been relocated to the large barracks nearby, from around 250 miles away. A little over a year ago Faith's husband decided he wanted to marry someone else and divorced Faith, leaving her and their children homeless. He has since moved out of the area, again with his job, and his new wife!

Unable to provide shelter for her children Faith came to the difficult decision that she would have to send her two teenage daughters back to live with their grandmother, 250 miles away, while her 9 year old son lived nearby with a family from the church she attended. Faith had also been staying with different church families for short periods over the last year, but this was not sustainable for her.

To make a living she worked on several different farms, sending money back to her mum to support her daughters and also making some allowance for her son. She had personally gone without food for days to be sure she can provide for her children. When we met she was living under a tarpaulin, located on the edge of one of the farm fields she worked on.

Having committed to help give Faith a hand-up, we initially wanted to get her into a safe rented room locally, which we were able to do thanks to some very caring support. We later met with Faith to discuss the possibility of working with her to build a home.

Amazingly one of our phenomenal supporters pledged to fund the home build in its entirety! Which is mind blowing! So we found ourselves in a bit of a British bus situation, imminently to be managing two home build projects at one time. Quite the privilege in some ways.

Build partner assesments continued . . .

In February we met Teopista, a 62 year old grandmother who is raising two of her young granddaughters (Deborah & Stellah). Teopista had ten children; tragically five have died, one of whom was the mother of Deborah & Stellah. Teopista's husband also passed away some time ago, leaving her alone with her granddaughters. Her remaining five children do not live at all locally to her and as such she has not seen them for many years.

Teopista's circumstance is sadly not uncommon, and despite being a little older than some of our other home build partners, she is no less hardworking. She works on other people's farms and scrapes together enough to live hand to mouth, while managing to send her granddaughters to school. She very frequently goes without food herself, to give Deborah & Stellah the best opportunities she can.

The family live on a small plot which Teopista owns and their accommodation is reminiscent of the poorest families in the area. The house is effectively a mud and stick walled shelter, with a mud floor and a sheet iron roof. Non the less, Teopista maintains the house as well as possible, a house which she built(!), and again does the best she can for her family.

We met Tepista during a trustees audit visit and through the amazing generosity of our supporters, we were able to let her know within a few weeks that we would be able to work with her to build a new family home! land.

It seems too little to say thank you to those who have made it possible to change the futures of so many families, considering the drastic life transforming changes it will bring. We are overwhelmed by the kindness and generosity of our supporters.

Financial Review

Our total receipts on unrestricted funds were £67,406.08 of which £0 was investment income. For the full report period we were engaged in fundraising activities for our home build projects. The net result for the year was a surplus on receipts over payments of £13,692.53 on unrestricted funds. Our balance carried forward at 5th April 2024 on unrestricted funds totalled £16,640.00, with £0 on restricted funds.

Reserves policy

As a small organisation our overheads in the UK are minimal, with 100% voluntary staffing of our UK operation. Presently, our primary activity of home building is undertaken one project at a time, only commencing once the full funds have been raised to complete an entire build project. As such we do not specify any reserve amount of restricted funds for this purpose as we would not consider those funds being raised for a specific identified build project to be 'in reserve'. We do however aim to hold £1,000 of unrestricted funds in reserve primarily for our secondary objective of the preservation and protection of health.

It is the view of the trustee board that this reserve policy will enable us to adequately meet our charitable objectives for the foreseeable future and realistically represents several months of operational expenditure, excluding specific home build project expenditure.

The trustees will review the reserve amounts required to fulfil the charity's continuing obligations on a quarterly basis.

Fundraising

Separate to the fundraising ventures undertaken by *You Can Africa*, in support of the home builds in South-west Uganda, we have continued to raise awareness of our charitable activities through social media. Our home build projects completed during the period of this report were funded entirely through donations from individuals.

Structure, Governance, and Management

I AM operates under the Charity Commission's Foundation model constitution for charitable incorporated organisations which was adopted on the 17-01-2020. Our Trustee recruitment and induction policy, adopted 01-02-2020, was developed with reference to Charity Commission report RS1 for guidance.

Future plans

With our focus on home build projects we continue to investigate the most cost effective methods of construction, to maximise our available funds. We also continue to develop relationships with local partners that stimulate the rural economy during the periods of our active build projects.

Improving household income, whether that be via vocational training, establishment of small businesses, or co-operative farming ventures, has been key to our partner families thriving. Our hope for the future is to establish short-term accommodation facilities, where families can live rent free for 2 – 3 years. During the agreed residence term we will work with families, in much the same way as we already do, to provide access to training and set a path towards regular stable household income.

Ultimately the goal will be to give families opportunity to work towards supporting themselves, with some of the pressure of daily life (i.e. rent) relieved for a time to allow greater focus on the task at hand.

While this idea is in development we will continue to work with the local families, to impact change for current and future generations.

Financial Statement

for period: 06/04/2023 - 05/04/2024



Income	2024
Donations	£49,489.30
Fundraising	£10,075.15
Gift Aid Payments	£7,841.63
Total Income	£67,406.08

Expenditure	2024
Build Project Costs	£44,931.06
Training & Education	£435.00
Emergency Support	£1,041.00
Repairs & Maintenance	£3,001.37
Business Start-up	£515.00
Uganda Office & Admin	£261.54
Media & Promo	£672.50
Oversight	£498.26
UK Office & Admin	£643.78
Fundraising	£537.00
Bank Charges	£1,035.10
Total Expenditure	£53,713.55

Balance	2024
Surplus/Deficit	£13,692.53
Year Opening Balance	£2,947.47
Year Closing Balance	£16,640.00

Outstanding Guarantee & Debt

The Trustees declare that the charity has given no guarantee where potential liability is outstanding at the date of the statement of assets & liabilities.

The Trustees declare that the charity has no outstanding debts which are secured by an express charge on any of the assets of the charity at the date of the statement of assets & liabilities.



Section A

Independent Examiner's Report

Report to the trustees

Charity Name

I AM

**On accounts for the year
ended**

5th April 2024

**Charity no
(if any)**

1187525

Set out on pages

(remember to include the page numbers of additional sheets)

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended **05/04/2024**.

**Responsibilities and
basis of report**

As the charity's trustees, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

**Independent
examiner's statement**

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination (other than that disclosed below *) which gives me cause to believe that in, any material respect:

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

Signed:

B. Baker

Date:

15/12/2024

Name:

Barbara Baker

**Relevant professional
qualification(s) or body**

NHS Practice Manager

Address:

23 Nymans Court, Forestfield, Crawley, West Sussex, RH10 6PP

Section B**Disclosure**

Only complete if the examiner needs to highlight material matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

Give here brief details of any items that the examiner wishes to disclose.

I AM

England & Wales - Charity number 1187525

Accounts

**BUILDING
HOPE**



I am



2023 TRUSTEES ANNUAL REPORT

Registered Charity No. 1187525

Trustees' annual report



For the period: 06-04-2022 to: 05-04-2023

Charity name: I AM **Charity No:** 1187525

Address: 14 Gardeners Green, Rusper, Horsham, West Sussex, RH12 4QY

Trustees: Mr Christian Denson (Chairperson)
Mr Paul Keith Baker (Secretary)
Mrs Emma Loiose Denson (Treasurer)

Objectives

We believe that quality of life begins at home. I AM was founded to assist and partner with families and individuals in desperate housing need, with the following objectives:

1. The relief of poverty in Uganda through the provision or facilitation of accommodation for the benefit of people in desperate housing need.
2. The preservation and protection of health in Uganda through the provision or facilitation of clean drinking water and sanitation and hygiene infrastructure to people in desperate housing need.

Activities

This report covers our second full year of operations since registration with the Charity Commission for England & Wales, on 23-01-2020. Our most significant activity in the period of this report was the completion of our second home build project and the commencement and completion of our first collaborative project with the U.K. based fund-raising organisation, *You Can Africa* (www.youcanafrica.org)

Building Projects

Having commenced our second home build project in January 2022, by April 2022 the main home build was complete and work had commenced on the facilities, such as the rainwater harvesting system, solar power installation, and smokeless oven. Over the course of April and May 2022 all the facilities were completed and the home was painted internally and externally. Ahead of handing over the property, new locks were fitted to ensure that only one set of keys are held, these were passed to Edith (the new homeowner). Working with our local builder and his team, the five month project has provided regular employment, not only for the team themselves but through the local supply chain.

As part of our home builds, pre-moving in, we provide basic furnishings and essential household items. These include items such as: beds, bedding, mosquito nets, table & chairs, crockery, cutlery, cooking vessels, etc. These items were purchased and installed at Edith's home in May 2022. At this time we also carried out our final inspection of the property with the builder prior to release of the final balance of the construction fees. For more in depth information regarding the home build please see our 2021 - 2022 report, as the majority of this build fell into the period of that report. More details of our home designs can be seen on our website at: <https://iamcharity.org.uk/iam-homes/>

Building Projects continued . . .

In June 2022 Edith and her family moved into their new home and a small handover meeting was held to mark the occasion. For the six month period following moving in, our team met regularly with Edith to provide support where needed, in adjusting to their new home and dramatic change in circumstance.

In September 2022 we began a partnership with the U.K. fundraising initiative *You Can Africa* (www.youcanafrika.org) to raise funds for two home build projects in the South-west of Uganda. *You can Africa* have historic links to the South-west region of Uganda, having worked in the Kabale district for many years. Working with the registered Ugandan CBO *We Care Uganda* (reg no. CBS/005/2023) who provide support primarily for local business and entrepreneurial ventures. An opportunity arose to provide desperately needed housing, which would also serve as local projects hubs, from where *We Care Uganda* would coordinate their philanthropic activities.

From September to November 2022, through various fundraising events and some very generous donations, the full funds for both home build projects were realised. In late November the first building materials arrived on site at home build no.1 and the foundations were dug. Through November and December the phased build schedule was strictly adhered to, with an emphasis on accountability and governance of funds and expenditure. The team from *You Can Africa* managed the build in coordination with *I AM* and the whole project was handled with great integrity, accounting for all expenditure and providing receipts throughout the build and a thorough breakdown of the project expenditure at every stage. The build continued on schedule and budget through to completion in March 2023. We were extremely grateful for *You Can Africa's* excellence in governance of the project expenditure in-country and their commitment to transparency at every stage of the build.

Towards the end of March 2023 plans were being put in place to commence *You Can Africa & We Care Uganda's* second home build project, in the village of Buhara, which would also serve as a community and project hub for the CBO *We Care Uganda*. With full funding already achieved this would be another uninterrupted phased building project, managed by *I AM* and *You Can Africa* but falls outside of the period of this report.

Emergency Support

Following completion of our second home build project and the family moving into the home, we offer a period of emergency support. This support is a small monthly allowance for basic food stuffs, for a six month period, while the family adjusts to their new living circumstance and are able to stabilise their household income. This support is reflected in our financial statement at the close of this report and is, as mentioned above, for the provision of essential food items during the period of our commitment to the project.

The trustee board acknowledge that they have planned activities with due consideration of the Charity Commission's published guidance on public benefit, with particular reference to guidance on the prevention or relief of poverty for public benefit.

Build partner assessments

In May 2023 our in-country operations manager was able to begin assessment of potential beneficiaries for housing assistance in partnering on a home build project. The need in our area of operation is significant and on this occasion our funding had allowed us to consider two possible beneficiaries. Assessments are undertaken with a great deal of sensitivity and cultural awareness, in order to gather necessary information, while managing expectations. As a member of the community for forty years our Operations Manager is keenly aware of the circumstances of potential benefactors and following his low-key assessments, the trustee board have been able to identify two families in significant need, both of whom are effectively homeless at the time of assessment.

Vocational Training

In January 2023 we met with Edith Zawedde (head of our second home build household) to discuss the possibility of vocational training in a field which she had an interest or particular aptitude. Edith decided she would especially like to pursue a seamstress course and in providing seamstress training and basic essential equipment we have been able to equip Edith to improve the prospect for her whole family. By facilitating increased household income we are able to help in the relief of poverty and accommodate improved access to health care and education for Edith and her family. Edith excelled in her training and is doing particularly well, taking on small jobs initially, but with a hope to build up the volume of work she is able to undertake. Edith is particularly entrepreneurial and we had no concerns that she would make a great success of the venture. During the process it became clear that Edith needed corrective glasses for the close-up work and so we were able to fund an eye test and provision of spectacles for this purpose.

Fundraising

Separate to the fundraising ventures undertaken by *You Can Africa*, in support of the home builds in South-west Uganda, we have continued to raise awareness of our charitable activities through social media. Our second home build project, completed during the period of this report, was funded entirely through donations from individuals. While we did take some time to submit grant applications to grant giving bodies, we were not successful in attaining any funding via this channel. In large part we put this down to our limited resources, in particular time, to dedicate to making applications.

Financial Review

Our total receipts on unrestricted funds were £10,030.48 of which £0 was investment income. For the full report period we were engaged in fundraising activities for our second home build project. The net result for the year was a surplus on receipts over payments of £2,693.76 on unrestricted funds. Our balance carried forward at 5th April 2023 on unrestricted funds totalled £2,947.47, with £0 on restricted funds.

Reserves policy

As a small organisation our overheads in the UK are minimal, with 100% voluntary staffing of our UK operation. Presently, our primary activity of home building is undertaken one project at a time, only commencing once the full funds have been raised to complete an entire build project. As such we do not specify any reserve amount of restricted funds for this purpose as we would not consider those funds being raised for a specific identified build project to be 'in reserve'. We do however aim to hold £1,000 of unrestricted funds in reserve primarily for our secondary objective of the preservation and protection of health.

It is the view of the trustee board that this reserve policy will enable us to adequately meet our charitable objectives for the foreseeable future and realistically represents several months of operational expenditure, excluding specific home build project expenditure.

The trustees will review the reserve amounts required to fulfil the charity's continuing obligations on a quarterly basis.

Structure, Governance, and Management

I AM operates under the Charity Commission's Foundation model constitution for charitable incorporated organisations which was adopted on the 17-01-2020. Our Trustee recruitment and induction policy, adopted 01-02-2020, was developed with reference to Charity Commission report RS1 for guidance.

Future plans

With our focus on home build projects we continue to investigate the most cost effective methods of construction, to maximise our available funds. We also continue to develop relationships with local partners that stimulate the rural economy during the periods of our active build projects. Our hope is to establish a dedicated build team who can utilise sustainable building technologies, such as interlocking stabilise soil blocks. Outside of our active projects this team would then benefit from the continued use of the build system to develop more housing locally that is not placing an unsustainable drain on resources.

Financial Statement

for period: 06/04/2022 - 05/04/2023



Income	2023
Donations	£2,990.00
Fundraising	£6,002.98
Gift Aid Payments	£1,037.50
Other	£00.00
Total Income	£10,030.48

Expenditure	2023
Build Project Costs	£5,675.99
Training & Education	£570.00
Emergency Support	£300.24
Business Start-up	£00.00
Uganda Office & Admin	£40.00
Media & Promo	£00.00
UK Office & Admin	£603.09
Bank Charges	£147.40
Total Expenditure	£7,336.72

Balance	2023
Surplus/ Deficit	£2,693.76
Year Opening Balance	£253.71
Year Closing Balance	£2,947.47

Outstanding Guarantee & Debt

The Trustees declare that the charity has given no guarantee where potential liability is outstanding at the date of the statement of assets & liabilities.

The Trustees declare that the charity has no outstanding debts which are secured by an express charge on any of the assets of the charity at the date of the statement of assets & liabilities.

I AM

England & Wales - Charity number 1187525

Accounts

**BUILDING
HOPE**



I am



2022 TRUSTEES ANNUAL REPORT

Registered Charity No. 1187525

Trustees' annual report



For the period: 06-04-2021 to: 05-04-2022

Charity name: I AM **Charity No:** 1187525

Address: 14 Gardeners Green, Rusper, Horsham, West Sussex, RH12 4QY

Trustees: Mr Christian Denson (Chairperson)
Mr Paul Keith Baker (Secretary)
Mrs Emma Loiose Denson (Treasurer)

Objectives

We believe that quality of life begins at home. I AM was founded to assist and partner with families and individuals in desperate housing need, with the following objectives:

1. The relief of poverty in Uganda through the provision or facilitation of accommodation for the benefit of people in desperate housing need.
2. The preservation and protection of health in Uganda through the provision or facilitation of clean drinking water and sanitation and hygiene infrastructure to people in desperate housing need.

Activities

This report covers our first full year of operations since registration with the Charity Commission for England & Wales, on 23-01-2020. Our most significant activity in the period of this report was the commencement (in January 2022) of our second home build project, which we will cover in more detail later in the report.

Local Community Support

Although our primary focus will always be to assist families in the building of safe and secure housing, we also undertook some other activities in support of our objectives, in particular the relief of poverty. In July 2021 we were able to offer support & guidance to a particularly entrepreneurial local family, to help start a clothing repair and retail business. This small business has already shown great promise and the family have been able to invest in new equipment, such as an industrial sewing machine. Opportunities such as these are fully assessed by the trustee board. Where families and individuals are doing everything they can to improve their own circumstance, it takes very little by way of resources from the charity - at a local level - to provide a life changing opportunity to those who have an aptitude for and experience in a specific field.

Emergency Support

Following our consultation period, to identify and partner with a home build project family, we undertake fundraising activities in the UK to financially support the home build. During this fundraising period we are committed to providing monthly emergency support to our partner family, by way of essential household and food items. This support continues through the course of the home build project and for some months following, as the family adjust to their new circumstance and develop new income streams.

As of June 2021 we commenced emergency support for our second home build family (single mother of four children, Edith Zawedde). This support is reflected in our financial statement at the close of this report and is, as mentioned above, for the provision of essential household & food items during the period of our commitment to the project.

Building Projects

In January 2022 we were able commence our second home build project. Working with our local builder and his team, the five month project provides regular employment, not only for the team themselves but through supply chain of locally sourced building materials. The head of our build partner family, Edith Zawedde, contributed to the build practically through on site labour and catering for the build team.

The building itself is a fairly typical style of home locally. A single storey building with a rectangular foot print, it has a coated sheet metal hip roof and all the walls are internally and externally rendered and painted for longevity and reduced future maintenance. The home has 440 sq ft of living space, comprised of 3 bedrooms, 1 reception room, a small store room, and a small washroom. Separate ancillary buildings provide bathroom facilities and a kitchen; this is typical of housing in the area, where bathrooms and kitchens do not form part of the main accommodation.

One significant revision for our second home build was the addition of a third bedroom which can, if needed, be entirely isolated from the the main accommodation by means of securely locking doors. This gives the homeowner the possibility to rent the room out as a separate accommodation and generate some additional household income. As it is very common in the area for school teachers to stay in rented rooms during term time, this option of a rental room offers the very real prospect of a new revenue stream.

While the home is a basic design, to maximise the usefulness of the funds available, it does have several amenities/services to improve the family's quality of life in small but very meaningful ways. The most significant of these is a rainwater collection system which gives the family access to water for cooking and cleaning. Also, through a supplied filter system, the family have safe, clean drinking water which is a huge health benefit. A small solar power installation is also catered for, which supplies enough power for lighting in all rooms of the home, external lighting at the front and rear of the property, plus one power outlet in the home. The system is quite basic but this makes for easy and affordable maintenance. The provision of electric lighting negates the need to use dangerous and expensive kerosene lamps in the evenings.

The kitchen facility is home to a smokeless oven which has several benefits over traditional open fire cooking methods. The new oven has a sealed combustion chamber which burns hotter and uses far less fuel than traditional methods. The oven also vents the minimal smoke produced out of the kitchen building. The reduced risk of injury through burns and the reduced risk of health issues, through smoke inhalation, are very significant benefits to the new oven. There is also the financial benefit of reduced fuel costs.

As of the end of this report period the home was 90% complete and was in fact entirely finished in May 2022. Although it is outside of the dates of this report we are happy to report that Edith and her family have settled very well into their new home and are thriving.

The trustee board acknowledge that they have planned activities with due consideration of the Charity Commission's published guidance on public benefit, with particular reference to guidance on the prevention or relief of poverty for public benefit.

Financial Review

Our total receipts on unrestricted funds were £6,779.35 of which £0 was investment income. For approximately three quarters of the report period we were engaged in fund-raising activities for our second home build project. The net result for the year was a deficit on receipts over payments of £1,218.99 on unrestricted funds. Our balance carried forward at 5th April 2022 on unrestricted funds totalled £253.71, with £0 on restricted funds.

Reserves policy

As a small organisation our overheads in the UK are minimal, with 100% voluntary staffing of our UK operation. Presently, our primary activity of home building is undertaken one project at a time, only commencing once the full funds have been raised to complete an entire build project. As such we do not specify any reserve amount of restricted funds for this purpose as we would not consider those funds being raised for a specific identified build project to be 'in reserve'. We do however aim to hold £1,000 of unrestricted funds in reserve primarily for our secondary objective of the preservation and protection of health.

It is the view of the trustee board that this reserve policy will enable us to adequately meet our charitable objectives for the foreseeable future and realistically represents several months of operational expenditure, excluding specific home build project expenditure.

The trustees will review the reserve amounts required to fulfil the charity's continuing obligations on a quarterly basis.

Structure, Governance, and Management

I AM operates under the Charity Commission's Foundation model constitution for charitable incorporated organisations which was adopted on the 17-01-2020. Our Trustee recruitment and induction policy, adopted 01-02-2020, was developed with reference to Charity Commission report RS1 for guidance.

Future plans

With our focus on home build projects we continue to investigate the most cost effective methods of construction, to maximise our available funds. We also continue to develop relationships with local partners that stimulate the rural economy during the periods of our active build projects. Our hope is to establish a dedicated build team who can utilise sustainable building technologies, such as interlocking stabilise soil blocks. Outside of our active projects this team would then benefit from the continued use of the build system to develop more housing locally that is not placing an unsustainable drain on resources.

Build partner assessments

In February 2023 our in-country operations manager will begin assessment of potential beneficiaries for housing assistance in partnering on a home build project. As a small organisation we are only able to consider undertaking one project at any one time. This makes the task of assessment rather more difficult and there is a great deal of sensitivity and cultural awareness required in order to gather necessary information while managing expectations. As a member of the community for forty years our Operations Manager is keenly aware of the circumstances of potential benefactors and following his low-key assessments, the trustee board will make some initial decisions and prioritise cases.

Fundraising

Once a third build partner is identified and a commitment has been made to work together we will be able to begin a third phase of fundraising to cover the majority of build costs. As has been the case for previous builds, our fundraising is based around individuals donating through activities such as sponsored events, social media postings, etc. Our previous fundraising targets have generally been achieved within a 6 - 9 month period and so we anticipate being in a position to start our third home build project by late 2023.

Financial Statement

for period: 06/04/2021 - 05/04/2022



Income	2022
Donations	£2,390.00
Fundraising	£1,530.60
Gift Aid Payments	£1,530.00
Other	£351.01
Total Income	£6,779.35

Expenditure	2022
Build Project Costs	£6,264.49
Training & Education	£00.00
Emergency Support	£342.03
Business Start-up	£99.01
Uganda Office & Admin	£205.78
Media & Promo	£384.01
UK Office & Admin	£468.65
Bank Charges	£114.37
Total Expenditure	£7,998.34

Balance	2022
Surplus/Deficit	£1,218.99
Year Opening Balance	£1,472.70
Year Closing Balance	£253.71

Outstanding Guarantee & Debt

The Trustees declare that the charity has given no guarantee where potential liability is outstanding at the date of the statement of assets & liabilities.

The Trustees declare that the charity has no outstanding debts which are secured by an express charge on any of the assets of the charity at the date of the statement of assets & liabilities.

I AM

England & Wales - Charity number 1187525

Accounts

**BUILDING
HOPE**



2021 TRUSTEES ANNUAL REPORT

Registered Charity No. 1187525

Trustees' annual report



For the period: **23-01-2020** to: **05-04-2021**

Charity name: **I AM**

Charity No: **1187525**

Address: **14 Gardeners Green, Rusper, Horsham, West Sussex, RH12 4QY**

Trustees: **Mr Christian Denson (Chairperson)**
Mr Paul Keith Baker (Secretary)
Mrs Emma Loiuise Denson (Treasurer)

Objectives

We believe that quality of life begins at home. I AM was founded to assist and partner with families and individuals in desperate housing need, with the following objectives:

1. The relief of poverty in Uganda through the provision or facilitation of accomodation for the benefit of people in desperate housing need.
2. The preservation and protection of health in Uganda through the provision or facilitation of clean drinking water and sanitation and hygiene infrastructure to people in desperate housing need.

Activities

Our charitable status was registered on 23-01-2020. As such this report covers our first fourteen months of operation as an officially registered charity during which time we have undertaken significant administration and marketing activities to set a solid foundation upon which to build and accomplish our objectives.

The following foundational tasks were accomplished during this period:

- Successful application for banking facilities with Natwest
- Registration with HMRC for tax relief
- Development of trustee recruitment and induction policy
- Registration with donation & giving portals
- Establishment and development of social media profiles
- Development of early relationships with other charitable organisations
- Development of print literature

Also in this period we continued to work on the following practical activities:

- Assesment of housing need in the communities where we operate
- Consultation on new housing designs
- Future project framework & budgetting
- Identification of available building plots

The trustee board acknowledge that they have planned activities with due consideration of the Charity Commission's published guidance on public benefit, with particular reference to guidance on the prevention or relief of poverty for public benefit.

Covid-19 response

Following the global spread of the Covid-19 virus, in March 2020 we focussed some attention on providing emergency relief to local families and individuals in the villages where we work. These would be the same families and individuals, in housing need, that would be potential beneficiaries of our primary objective. Planning for this relief effort was undertaken in the later part of March and the relief effort was implemented in April and the proceeding months. Our strategy in brief, was to provide essential food and household items to families and individuals whose ability to provide for themselves had been severely curtailed by government imposed lockdowns, where no government support was available or forthcoming. The trustees agreed to undertake this support on the consideration that it fulfilled our secondary objective of the preservation and protection of health.

Build partner assessments

In February & March 2020 our in-country operations manager was able to begin assessment of potential beneficiaries for housing assistance in partnering on a home build project. The need in our area of operation is significant and as a fledgling organisation we are only able to consider undertaking one project at any one time. This makes the task of assessment rather more difficult and there is a great deal of sensitivity and cultural awareness required in order to gather necessary information while managing expectations. As a member of the community for forty years our Operations Manager is keenly aware of the circumstances of potential benefactors and following his low-key assessments, the trustee board have been able to make some initial decisions and prioritise cases.

Building Projects

In June 2020 we had the opportunity to assist in an ongoing build project spearheaded by the organisation *You Can Africa* who share many mutual goals with us in regard to relief of poverty. At a juncture where our next home build project was still in the very early stages of planning, the opportunity to continue to fulfil our objectives through support of an existing home build project was a decision that the trustees were in complete agreement on. The home build, in western Uganda, was completed in December 2020 for a grandparent headed family who were previously raising grandchildren in woefully inadequate accomodation which had been severely storm damaged due to poor construction.

Vocational Training

In pursuit of fulfilling our goals we were able to work with the head of our inaugural home build family to provide a vocational training opportunity, with a view to increasing household income. By providing seamstress training and basic essential equipment we have been able to equip Justine to improve the prospect for her whole family. By facilitating increased household income we are able to help in the relief of poverty and accomodate improved access to health care and education for Justine and her family.

Financial Review

Our total receipts on unrestricted funds were £3,739.23 of which £0 was investment income. Having successfully obtained a banking facility in mid February 2020 our efforts for the early part of the period of this report were largely focussed on fulfilment of administrative tasks; this in combination with the restriction of the ongoing pandemic has meant we saw little in the way of fundraising activity and as a result minimal financial activity in this period. The net result for the year was an excess on receipts over payments of £1,472.70 on unrestricted funds. Our balance carried forward at 5th April 2021 on unrestricted funds totalled £1,472.70, with £0 on restricted funds.

Reserves policy

As a small organisation our overheads in the UK are minimal, with 100% voluntary staffing of our UK operation. Presently, our primary activity of home building is undertaken one project at a time, only commencing once the full funds have been raised to complete an entire build project. As such we do not specify any reserve amount of restricted funds for this purpose as we would not consider those funds being raised for a specific identified build project to be 'in reserve'. We do however aim to hold £1,000 of unrestricted funds in reserve primarily for our secondary objective of the preservation and protection of health.

It is the view of the trustee board that this reserve policy will enable us to adequately meet our charitable objectives for the foreseeable future and realistically represents several months of operational expenditure, excluding specific home build project expenditure.

The trustees will review the reserve amounts required to fulfil the charity's continuing obligations on a quarterly basis.

Structure, Governance, and Management

I AM operates under the Charity Commission's Foundation model constitution for charitable incorporated organisations which was adopted on the 17-01-2020. Our Trustee recruitment and induction policy, adopted 01-02-2020, was developed with reference to Charity Commission report RS1 for guidance.

Future plans

While the corona virus pandemic has significantly impacted our fundraising plans, with many people understandably limiting their household expenditure, we hope in the coming months to identify a funding partner for our next home build project.

We also continue to develop our home plans/designs to accomodate options for improved household income, through self contained accomodation attached to the main house which gives the home owner the option to let a room without disruption to their family life. This is being undertaken in consultation with our local builder who has invaluable insight into how local families utilise the spaces within their homes.

We will be pursuing ties with construction companies and building contractors in country who are at the fore of sustainable building practices, adopting methods which drastically reduce the consumption of local resources and reduce CO2 production through the use of air cured building blocks.

We continue to develop relationships with various other non-profit organisations operating locally. These collaborations will enable us to fulfil aspects of our build projects that we are unable to directly facilitate, such as rainwater storage and drinking water filtration systems.

We also anticipate continuing some form of emergency support during the Covid-19 outbreak as the Ugandan government maintains strict lockdown protocols.

Financial Statement

for period: 23/01/2020 - 05/04/2021



Income	2021
Donations	£2,447.39
Fundraising	£561.48
Gift Aid Payments	£379.35
Other	£351.01
Total	£3,739.23

Expenditure	2021
Build Project Costs	£803.02
Training & Education	£149.01
Emergency Support	£466.46
Medical Care & Treatment	£74.01
Repairs & Maintenance	£183.02
Media & Promo	£369.01
UK Office & Admin	£209.13
Bank Charges	£12.87
Total Expenditure	£2,266.53

Balance	2021
Surplus/ Deficit	£1,472.70
Year Opening Balance	£00.00
Year Closing Balance	£1,472.70

Notes

As a newly registered charity, registered on 23-01-2020, we successfully attained banking facilities with Natwest Bank in mi February 2020. This financial statement covers the approximate 14 month period from our initial registration to the end of the tax year 2021.

During the period immediately following our reistration our fundraising activities were minimal while we focussed on essential administrative tasks to establish a foundation from where we could begin, in earnest, to work towards fundraising and the fulfilment of our charitable objectives.

The ongoing pandemic has also significantly impacted on our fundraising plans for the financial year 2021, though we have endeavoured to support and fulfil our objectives in what has been a testing first year of operation.

Outstanding Guarantee & Debt

The Trustees declare that the charity has given no guarantee where potential liability is outstanding at the date of the statement of assets & liabilities.

The Trustees declare that the charity has no outstanding debts which are secured by an express charge on any of the assets of the charity at the date of the statement of assets & liabilities.