

**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 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 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 up to 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.