

**SIR HENRY EDWARDS' CHARITIES**

**ANNUAL REPORT AND FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 DECEMBER 2024**

Edwards & Keeping

Chartered Accountants

# SIR HENRY EDWARDS' CHARITIES

## CONTENTS (CONTINUED)

---

Reference and Administrative Details	1
Trustees' Report	2 to 3
Chartered Accountants' Preparation Report	4
Independent Examiner's Report	5
Statement of Financial Activities	6
Balance Sheet	7
Notes to the Financial Statements	8 to 12
Supplementary Information for Trustees Schedule of Investments	13

---

# SIR HENRY EDWARDS' CHARITIES

## REFERENCE AND ADMINISTRATIVE DETAILS

---

<b>Charity Name</b>	Sir Henry Edwards' Charities (part of Weymouth Town Charities)
<b>Trustees</b>	Mr G Hepburn Mr S McLeod Mr M Duggan Mr K G Vincent Miss L Hamilton Mr P H Bancroft Mrs S Harrison
<b>Other Officers</b>	Mr H Jones, Clerk to Trustees
<b>Principal Office</b>	c/o Edwards & Keeping Unity Chambers 34 High East Street Dorchester Dorset DT1 1HA
<b>Charity Registration Number</b>	202628
<b>Accountants</b>	Edwards & Keeping Unity Chambers 34 High East Street Dorchester Dorset DT1 1HA
<b>Independent Examiner</b>	Fraser Monro B.Sc. (Hons) FCCA Fraser Monro Accounting Services 36 East Street Chickerell Weymouth Dorset DT3 4DT

# SIR HENRY EDWARDS' CHARITIES

## TRUSTEES' REPORT

---

The trustees present the annual report together with the financial statements of the charity for the year ended 31 December 2024.

### **Trustees**

Mr G Hepburn

Mr M M Wheller (resigned 15 May 2024)

Mr S McLeod

Mr M Duggan

Mr K G Vincent

Mr G D Hillman (resigned 2 August 2024)

Miss L Hamilton

Mr P H Bancroft (appointed 24 January 2024)

Mrs J Taylor (appointed 24 January 2024 and resigned 21 January 2025)

Mrs S Harrison (appointed 24 July 2024)

### **Objectives and activities**

#### ***Public benefit***

The objectives of the charity for the public benefit are as follows:

Alms Homes provide low cost accommodation to the elderly people of Weymouth and Portland who find it difficult to finance and support themselves in their own home.

Edwards Gifts provides an annual dinner to the elderly persons in the alms homes accommodation.

Income derived from the investments of each constituent and from the maintenance contribution income of the alms homes is applied towards these charitable objectives.

The Trustees confirm that they have complied with the requirements of section 4 of the Charities Act 2011 to have due regard to the public benefit guidance published by the Charity Commission for England and Wales.

### **Financial review**

#### ***Policy on reserves***

The charity's funds are split between Alms Homes and Edwards Gifts and between unrestricted income and expendable endowment funds for the two constituents. The balance held as unrestricted income funds at 31 December 2024 was £283,378 (Alms Homes £243,063 and Edwards Gifts £40,315). The balance held as expendable endowment funds at 31 December 2024 was £2,512,106 (Alms Homes £2,453,040 and Edwards Gifts £59,066). The charity receives income from its properties and investments which is split between Alms Homes and Edwards Gifts as appropriate as it arises.

Alms Homes investments are held to provide income for the maintenance of the properties.

Alms Homes maintenance contributions are set at a level to generate sufficient reserves to finance the following:

- A cyclical maintenance fund: For providing ordinary maintenance and repair of the alms houses. The trustees anticipate, on average, three units become vacant each year. Prior to each unit being offered for re-occupancy, it is subject to necessary refurbishment. The exterior of the properties are also subject to regular maintenance works.

- An extraordinary repair fund: For extraordinary repair, improvement or rebuilding of the alms houses. The trustees acknowledge the age and listed building status of the alms homes adds further costs and complications for any proposed works and, as a result, costs for seemingly simple repairs can be easily escalate to levels capable of clearing all available reserves of the charity. The trustees are now reviewing repair and renovation requirements to determine the level of extraordinary repair fund required.

# SIR HENRY EDWARDS' CHARITIES

## TRUSTEES' REPORT (CONTINUED)

---

### ***Investment policy and objectives***

There are no restrictions on the trustees' power to invest. The trustees intend that the real value of the assets of the charity should be maintained and enhanced over the long term. Investments consist of holdings in COIF Charities Investment Fund - Income Units.

### **Structure, governance and management**

#### ***Nature of governing document***

The Sir Henry Edwards' Charities form part of The Weymouth Town Charities which are governed in accordance with a Scheme dated 7 June 1985 that relates to the two registered charities; The Sir Samuel Mico's Charities and The Sir Henry Edwards' Charities. The Sir Henry Edwards' Charities were registered with the Charity Commission on 4 April 1962 (registration number 202628) and consist of two separate constituents: Sir Henry Edwards' Charities Alms Homes (administered under the Scheme dated 7 June 1985) and Sir Henry Edwards' Charities Dinner Gifts (administered under the Scheme dated 7 June 1985).

#### ***Recruitment and appointment of trustees***

Trustees are appointed by a resolution of existing Trustees at a special meeting. Trustees are appointed for a five year term and usually meet at least four times each year to review the activities of each of the charity's constituents. The Annual General Meeting is normally held in the spring of each year. The trustees who served during the year are listed on page 1.

#### **Statement of Trustees' Responsibilities**

The trustees are responsible for preparing the trustees' report and the financial statements in accordance with the United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice) and applicable law and regulations.

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

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

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

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

The annual report was approved by the trustees of the charity on 19 September 2025 and signed on its behalf by:

Mr G Hepburn  
Trustee

# **SIR HENRY EDWARDS' CHARITIES**

## **CHARTERED ACCOUNTANTS' REPORT FOR THE YEAR ENDED 31 DECEMBER 2024**

---

In accordance with the engagement letter dated 29 August 2024, and in order to assist you to fulfil your duties under the Charities Act 2011, the applicable Charities (Accounts and Reports) Regulations and the provisions of the Trust deed, we have prepared for your approval the financial statements of the Sir Henry Edwards' Charities for the year ended 31 December 2024, set out on pages 6 to 12, from the accounting records and information and explanations you have given to us.

As a practising member firm of the Institute of Chartered Accountants in England and Wales, we are subject to its ethical and other professional requirements which are detailed at [icaew.com/membershandbook](https://icaew.com/membershandbook).

This report is made solely to the trustees of the Sir Henry Edwards' Charities as a body, in accordance with the terms of our engagement letter dated 29 August 2024. Our work has been undertaken solely to prepare for your approval the financial statements of the Sir Henry Edwards' and state those matters that we have agreed to state to the trustees in this report in accordance with the guidance of ICAEW as detailed at [icaew.com/compilation](https://icaew.com/compilation). To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the trustees as a body, for our work or for this report.

You have acknowledged in the trustees' report for the year ended 31 December 2024 that it is your duty to ensure that the charity has kept proper accounting records and to prepare financial statements under the Charities Act 2011, the applicable Charities (Accounts and Reports) Regulations and the provisions of the Trust deed, that give a true and fair view of the state of affairs of the charity at the year end and of its incoming and outgoing resources during that year. You consider that the charity is exempt from the statutory requirement for an audit for the year.

We have not been instructed to carry out an audit or an independent examination of the financial statements. For this reason, we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the financial statements.

Edwards & Keeping Limited  
Chartered Accountants

Unity Chambers  
34 High East Street  
Dorchester  
Dorset  
DT1 1HA

24 September 2025

# SIR HENRY EDWARDS' CHARITIES

## INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF SIR HENRY EDWARDS' CHARITIES

---

I report on the accounts of the charity for the year ended 31 December 2024 which are set out on pages 6 to 12.

### **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 charity's accounts carried out under section 145 of the 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 giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the charity as required by section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do 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.

Fraser Monro B.Sc. (Hons) FCCA

Fraser Monro Accounting Services  
36 East Street  
Chickerell  
Weymouth  
Dorset  
DT3 4DT

16 October 2025

# SIR HENRY EDWARDS' CHARITIES

## STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31 DECEMBER 2024

		Unrestricted income funds		Expendable endowment funds		Total	Total
	Note	Alms Homes £	Edwards Gifts £	Alms Homes £	Edwards Gifts £	2024 £	2023 £
<b>Income and Endowments from:</b>							
Donations and legacies	2	250	-	-	-	250	16,019
Charitable activities	3	107,193	-	-	-	107,193	107,780
Investment income	4	1,982	2,087	-	-	4,069	3,227
Total Income		<u>109,425</u>	<u>2,087</u>	<u>-</u>	<u>-</u>	<u>111,512</u>	<u>127,026</u>
<b>Expenditure on:</b>							
Charitable activities	5	<u>(52,099)</u>	<u>(835)</u>	<u>-</u>	<u>-</u>	<u>(52,934)</u>	<u>(93,828)</u>
Total Expenditure		<u>(52,099)</u>	<u>(835)</u>	<u>-</u>	<u>-</u>	<u>(52,934)</u>	<u>(93,828)</u>
Gains/(losses) on investment assets	8	-	-	4,764	1,305	6,069	16,732
Net movement in funds		57,326	1,252	4,764	1,305	64,647	49,930
<b>Reconciliation of funds</b>							
Total funds brought forward		<u>185,737</u>	<u>39,063</u>	<u>2,448,276</u>	<u>57,761</u>	<u>2,730,837</u>	<u>2,680,906</u>
Total funds carried forward		<u>243,063</u>	<u>40,315</u>	<u>2,453,040</u>	<u>59,066</u>	<u>2,795,484</u>	<u>2,730,836</u>

All of the charity's activities derive from continuing operations during the above two periods.



# SIR HENRY EDWARDS' CHARITIES

(REGISTRATION NUMBER: 202628)

## BALANCE SHEET AS AT 31 DECEMBER 2024

	Note	Unrestricted income funds		Expendable endowment funds		2024 £	2023 £
		Alms Homes £	Edwards Gifts £	Alms Homes £	Edwards Gifts £		
<b>Fixed assets</b>							
Tangible assets	7	-	-	2,330,000	-	2,330,000	2,330,000
Investments	8	-	-	123,040	59,066	182,106	176,037
		<u>-</u>	<u>-</u>	<u>2,453,040</u>	<u>59,066</u>	<u>2,512,106</u>	<u>2,506,037</u>
<b>Current assets</b>							
Debtors	9	2,900	409	-	-	3,309	2,223
Investments	10	250	-	-	-	250	-
Cash at bank and in hand	11	248,152	39,906	-	-	288,058	226,254
		<u>251,302</u>	<u>40,315</u>	<u>-</u>	<u>-</u>	<u>291,617</u>	<u>228,477</u>
<b>Creditors:</b>							
<b>Amounts falling due within one year</b>	12	(8,239)	-	-	-	(8,239)	(3,678)
<b>Net current assets</b>		<u>243,063</u>	<u>40,315</u>	<u>-</u>	<u>-</u>	<u>283,378</u>	<u>224,799</u>
<b>Net assets</b>		<u>243,063</u>	<u>40,315</u>	<u>2,453,040</u>	<u>59,066</u>	<u>2,795,484</u>	<u>2,730,836</u>
<b>Funds of the Charity:</b>							
<b>Total funds</b>		<u>243,063</u>	<u>40,315</u>	<u>2,453,040</u>	<u>59,066</u>	<u>2,795,484</u>	<u>2,730,836</u>

The financial statements on pages 6 to 12 were approved by the trustees, and authorised for issue on 19 September 2025 and signed on their behalf by:

Mr G Hepburn  
Trustee

# SIR HENRY EDWARDS' CHARITIES

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2024

---

### 1 Accounting policies

#### Statement of compliance

The financial statements have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the notes to these accounts. The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) issued October 2019 and the Charities Act 2011.

Sir Henry Edwards' Charities meets the definition of a public benefit entity under FRS 102.

#### Going concern

The financial statements have been prepared on a going concern basis. The trustees consider that there are no material uncertainties about the Charity's ability to continue as a going concern. The trustees make this assessment in respect of a period of one year from the date of approval of the financial statements.

#### Income and endowments

All income is recognised once the charity has entitlement to the income, it is probable that the income will be received and the amount of income receivable can be reliably measured.

#### Investment income

Interest on funds held on deposit is included upon notification of the interest paid or payable by the Bank. Investment income is accounted for when receivable and includes the related tax recoverable. This is normally upon notification by the investment advisor of the dividend or interest yield of the investment portfolio.

#### Charitable activities

Maintenance contributions from the occupants of the alms homes are recognised when the contributions fall due.

#### Expenditure

All expenditure is accounted for on an accruals basis. All expenses, including support costs and governance costs are allocated or apportioned to the applicable expenditure headings in the statement of financial activities. Expenditure includes vat which cannot be recovered, and is reported as part of the expenditure to which it relates. Expenditure is classified under the following activity headings:

#### Charitable Activities

Charitable activities include the maintenance of the alms homes properties and the provision of grants for the elderly poor of Weymouth, together with support costs for these activities. Governance costs include the preparation and examination of the statutory accounts, the cost of trustees' meetings and cost of legal advice of trustees on governance and constitutional matters.

#### Tangible fixed assets

Tangible fixed assets are initially recorded at cost, less any subsequent accumulated depreciation and subsequent accumulated impairment losses. The alms homes properties were professionally valued on 15 December 2008 and the trustees have used the Nationwide House Price Index to calculate the uplift in market value to 1 January 2015. The charity took advantage of the FRS102 transition exemption to use this 1 January 2015 value as deemed cost without adopting a policy of revaluation.

#### Depreciation and amortisation

Depreciation is not provided on the alms homes properties as they are maintained in a continual state of sound repair and have a residual value not materially different from the amount that the properties are included in the accounts.

# SIR HENRY EDWARDS' CHARITIES

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2024 (CONTINUED)

---

### Fixed asset investments

Fixed asset investments are included at market value at the balance sheet date. Realised gains and losses on investments are calculated as the difference between sales proceeds and their market value at the start of the year, or their subsequent cost, and are charged or credited to the Statement of Financial Activities in the period of disposal.

Unrealised gains and losses represent the movement in market values during the year and are credited or charged to the Statement of Financial Activities based on the market value at the year end.

### Current asset investments

Current asset investments are included at the lower of cost and net realisable value / market value.

### Debtors

Debtors are recognised at the settlement amount due after any discount offered. Prepayments are valued at the amount prepaid after taking account of any discounts due.

### Cash at bank and in hand

Cash at bank and in hand includes cash held on investment accounts.

### Creditors

Creditors and provisions are recognised where the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any discounts due.

### Fund structure

Unrestricted income funds can be spent on any purpose within the charity's objects at the discretion of the trustees and is split between Alms Homes and Dinner Gifts

Expendable endowment funds represent the capital value of the properties and investments held by the charity, including all subsequent gains and losses, and is expendable at the discretion of the trustees to be applied for the purpose for which it was given. Expendable endowment funds are also split between Alms Homes and Dinner Gifts.

Transfers are made between income and capital funds to maintain endowment funds at their current value at the balance sheet date.

## 2 Income from donations and legacies

	Unrestricted income funds		Total	Total
	Alms Homes	Edwards Gifts	2024	2023
	£	£	£	£
Legacies and bequests	250	-	250	16,019

# SIR HENRY EDWARDS' CHARITIES

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2024 (CONTINUED)

### 3 Income from charitable activities

	Unrestricted income funds Alms Homes £	Edwards Gifts £	Total 2024 £	Total 2023 £
Maintenance contributions	107,193	-	107,193	107,780

### 4 Investment income

	Unrestricted income funds Alms Homes £	Edwards Gifts £	Total 2024 £	Total 2023 £
Income from dividends;				
Dividends receivable from listed investments	1,547	2,017	3,564	2,802
Interest receivable and similar income;				
Interest receivable on bank deposits	435	70	505	425
	1,982	2,087	4,069	3,227

### 5 Expenditure on charitable activities (including governance and support costs)

	Unrestricted income funds Alms Homes £	Edwards Gifts £	Total 2024 £	Total 2023 £
Council tax	532	-	532	512
Water rates	10,794	-	10,794	9,130
Electric	58	-	58	429
Insurance	6,197	-	6,197	6,076
Repairs	22,783	-	22,783	68,860
Gardening and window cleaning	2,803	-	2,803	1,340
TV licences	-	-	-	75
Residents' dinner	-	775	775	844
Memorial bench	-	-	-	777
Office costs	510	-	510	531
Professional fees - Independent examiner	300	-	300	290
Professional fees - Accountancy	5,132	-	5,132	2,658
Professional fees - Clerk's fees	1,720	-	1,720	1,658
Other legal and professional fees	582	-	582	(81)
Insurance	607	-	607	607
General expenses	20	-	20	-
Bank charges	61	60	121	122
	52,099	835	52,934	93,828

# SIR HENRY EDWARDS' CHARITIES

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2024 (CONTINUED)

### 6 Trustees remuneration and expenses

No trustees, nor any persons connected with them, have received any remuneration from the charity during the year.

No trustees have received any other benefits from the charity during the year.

### 7 Tangible fixed assets

	Alms Homes Property £	Total £
<b>Cost</b>		
At 1 January 2024	2,330,000	2,330,000
At 31 December 2024	2,330,000	2,330,000
<b>Depreciation</b>		
At 31 December 2024	-	-
<b>Net book value</b>		
At 31 December 2024	2,330,000	2,330,000
At 31 December 2023	2,330,000	2,330,000

### 8 Fixed asset investments

	Expendable endowment funds		2024	2023
	Alms Homes £	Edwards Gifts £	£	£
Listed investments	123,040	59,066	182,106	176,037

#### Listed investments

	Expendable endowment funds		Total listed investments £
	Alms Homes £	Edwards Gifts £	
<b>At fair value</b>			
Market value at 1 January 2024	118,276	57,761	176,037
Gain on revaluation	4,764	1,305	6,069
Market value at 31 December 2024	123,040	59,066	182,106

There were no investment additions or disposals in the year and therefore no realised gains or losses.

The Gains/ (losses) on investment assets shown on the Statement of Financial Activities consist of an unrealised gain of £6,069 (£1,305 Edwards Gifts and £4,764 Alms Houses).

# SIR HENRY EDWARDS' CHARITIES

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2024 (CONTINUED)

### 9 Debtors

	Unrestricted income funds		2024	2023
	Alms Homes £	Edwards Gifts £	£	£
Trade debtors	314	409	723	-
Prepayments	599	-	599	582
Maintenance charge arrears	1,886	-	1,886	1,641
Other debtors	101	-	101	-
	<u>2,900</u>	<u>409</u>	<u>3,309</u>	<u>2,223</u>

### 10 Current asset investments

	2024
	£
Cash deposits - silver bar	<u>250</u>

### 11 Cash at bank and in hand

	Unrestricted income funds		2024	2023
	Alms Homes £	Edwards Gifts £	£	£
CAF bank accounts	<u>248,152</u>	<u>39,906</u>	<u>288,058</u>	<u>226,254</u>

### 12 Creditors: amounts falling due within one year

	Unrestricted income funds		2024	2023
	Alms Homes £	Edwards Gifts £	£	£
Trade creditors	1,389	-	1,389	-
Accruals	5,764	-	5,764	3,574
Other creditors	1,086	-	1,086	104
	<u>8,239</u>	<u>-</u>	<u>8,239</u>	<u>3,678</u>

### 13 Related party transactions

During the year the charity made the following related party transactions:

#### Mr H E Jones

(Clerk to the Trustees)

Accountancy fees of £5,132 (2023 - £2,658) are included in the accounts in relation to Edwards and Keeping fees, a firm for which Mr H Jones (clerk to the trustees) is a director.

#### Sir Samuel Mico's Charities

(Sister charity under the Weymouth Town Charities scheme and therefore shares Trustees.)

Repayment of 50% share of Trustee's indemnity insurance totalling £203.