

Charity registration number 205033

**AMERSHAM UNITED CHARITIES**  
**ANNUAL REPORT AND FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2024**

# AMERSHAM UNITED CHARITIES

## LEGAL AND ADMINISTRATIVE INFORMATION

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Trustees	David Victor Skinner	
	David William King	(Appointed on 30/05/2024)
	Peter Clackett	
	Rev Timothy John William Barnard	
	Rev Jonathan David Rapson	
	Susan Eleanor Theresa Pounce	(Appointed on 22/01/2024)
	Valerie Jane Simmonds	
Charity number	205033	
Principal address	163 Stanley Hill Amersham Bucks HP7 9EY	
Registered office	Amersham United Charities St. Mary's Parish Office 10 Church Street Amersham Bucks HP7 0DB	
Independent Examiner	Caroline Brazier ACA DChA  Cansdales Business Advisers Limited Chartered Accountants St Mary's Court The Broadway Old Amersham Bucks HP7 0UT	
Bankers	TSB Ltd 1 Church Street High Wycombe HP11 2DE	

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# AMERSHAM UNITED CHARITIES

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# AMERSHAM UNITED CHARITIES

## TRUSTEES' REPORT

### FOR THE YEAR ENDED 31 DECEMBER 2024

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The trustees present their annual report and financial statements for the year ended 31 December 2024. The trustees have adopted the provisions of 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) (effective 1 January 2019).

The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the financial statements and comply with the charity's governing document Scheme of the Charity Commissioners dated 29 May 2001, the Charities Act 2011 and "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)" (effective 1 January 2019).

#### Objectives and activities

The object of the Charity is to serve the needs of Amersham and Coleshill area. To meet this objective the Charity provides Almshouse Accommodation and supports the Young and Poor. It seeks charitable donations from the public and others.

The objects of the Almshouse Charity are:

- a) The provision of housing accommodation for residents who are qualified as provided by the Scheme; and
- b) such charitable purposes for the benefit of the residents of the almshouses as the Trustees decide.

The residents of the almshouses must be persons in need who are resident at the time in the following areas, in the following order of priority: (a) the area of benefit as defined by the Charity Commission Scheme constituting the Charity; (b) the ancient Parish of Lee; and (c) the surrounding area

In addition to observing the above qualifications, when appointing residents to the Day's Almshouses, the Trustees should give priority to members of the Church of England.

The objects of the Young Persons and the Poor Fund are:

The objects of the Young Persons and Poor Charities are (1) to promote the education of persons under the age of 21 who are in need of financial assistance and are resident in the area of benefit and (2) for the relief of persons who are in need, hardship or distress in the same area.

The Trustees may carry out this object by:-

- making grants of money to individuals, or where appropriate to groups; or
- providing for goods, services or facilities for them; or making grants of money to other persons or bodies who provide goods, services or facilities to them

In exceptional circumstances the Trustees may decide to assist someone (who is otherwise qualified) who is:

- resident outside the area of benefit; or
- only temporarily in the area of benefit.

#### Public benefit

The Trustees confirm that they have referred to the guidance contained in the Charity Commission general guidance on public benefit when reviewing the charity's aims and objectives and in planning future activities.

#### Residents

2024 was a good year and the regular one-to-one home visits with residents, to obtain their views and to respond to them and act where necessary were held when possible. The outcome of these visits was discussed at Trustee meetings. A number of residents have left, but have either been replaced, or the Trustees are actively seeking replacements.

#### Achievements and performance

Routine maintenance works have been carried out during the year. No capital project works have been done.

The required maintenance works identified in the Quinquennial Survey and Report for the Day's Almshouses have been completed during the year. Outside repairs and redecoration to the front elevation of the Miss Day's Almshouses has been completed.

# AMERSHAM UNITED CHARITIES

## TRUSTEES' REPORT (CONTINUED)

### FOR THE YEAR ENDED 31 DECEMBER 2024

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The Drake's Almshouses continue to have a reduced occupancy rate. At the end of the year, there was one house, No. 100, which required additional repairs, but the others are available. Due to the proximity of commencement of the upgrade works, vacancies will, at this time, continue to be filled with temporary residents.

The Trustees did not make grants from the Young Persons and Poor Charities during the year.

#### Financial review

Overall, the Charity operated at a surplus of £20,962 (2023: £56,704) of income over expenditure.

The market value of all the Almshouse's investments, on 31st December 2024 was £273,174. This was an increase of £9,216 (2023 - £263,958). The market value of the Young Persons and Poor Funds investments, on 31st December 2024 was £3,446. This was a decrease of £113 (2023 - £3,599).

It is the policy of the charity that unrestricted funds which have not been designated for a specific use should be maintained at a level equivalent to between three and six month's expenditure. The trustees consider that reserves at this level will ensure that, in the event of a significant drop in funding, they will be able to continue the charity's current activities while consideration is given to ways in which additional funds may be raised. This required level of reserves has clearly been maintained throughout the year.

#### Plans for future periods

The Trustees are still planning to go ahead with the upgrade works at Drake's Almshouses. These works have been delayed awaiting suitable funds to be raised. It is believed that these works are now more likely to commence in early 2026. This delay being partly due to the slow raising of funds, but also by the closure of the selected contractor, which will require the works to be re-tendered. Unoccupied units have been made available for short-term occupation prior to works being undertaken.

Both sets of Almshouses are of historical and architectural importance and stand within a conservation area and any future plans must recognise this requirement.

#### Structure, governance and management

The Charity is an unincorporated charity. The Trustees' plan to convert the Charity to a Charitable Incorporated Organisation is ongoing and should see fruition in 2025.

#### Governing document

From the 29 May 2001 a governing Scheme replaced the former trusts of the charities, thus making up Amersham United Charities in the Parish of Amersham with Coleshill, Buckinghamshire.

The body of Trustees for the charities consists of:

- 3 ex officio Trustees who are the Rector and Churchwardens of the Ecclesiastical Parish of St Mary, Amersham with Coleshill.
- 3 nominated Trustees - nominated by Amersham Town Council, Buckinghamshire County Council (as statutory successor to Chiltern District Council) and Coleshill Parish Council for a period of 4 years.
- 3 co-opted Trustees - appointed by the Trustees at a special meeting for a period of 4 years.

The trustees who served during the year and up to the date of signature of the financial statements were:

Valerie Jane Simmonds

Peter Clackett

Rev Jonathan David Rapson

Rev Timothy John William Barnard

David Victor Skinner

David William King (Appointed on 30/05/2024)

Susan Eleanor Theresa Pounce (Appointed on 22/01/2024)

# AMERSHAM UNITED CHARITIES

## TRUSTEES' REPORT (CONTINUED)

### FOR THE YEAR ENDED 31 DECEMBER 2024

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At their first ordinary meeting in each year the Trustees must elect one of their members to be chair of their meetings.

The Trustees may appoint one of their members or some other suitable person as secretary or clerk.

The Trustees must appoint one of their members or some other suitable person as Treasurer.

There are currently no employees, but the Trustees plan to appoint a salaried Clerk in 2025.

The Charity is fully compliant with its constitution but has had, for most of the year, partly due to Amersham Town Council's refusal to provide a nominated Trustee, a reduced complement of Trustees. There is also one co-opted Trustee vacancy, which the Trustees have chosen not to fill in 2024. It is assumed that this will be filled in 2025 as the Charity is taking measures to seek to fill the vacant Trustee positions.

#### **Risk management**

The Trustees manage risk by means of the Trustee meetings and a risk assessment process, to discuss and assess business risks and implement risk management strategies. This involved identifying the types of risks the Charity faces, prioritising them in terms of potential impact and likelihood of occurrence, and identifying the means to mitigate the risks. The Trustees use a project risk register to record and manage the risks. This process demonstrates the Trustees have reviewed the adequacy of the Charity's internal controls. The Charity's internal financial controls conform with the guidelines issued by the Charity Commission.

#### **Statement of trustees' responsibilities**

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

The law applicable to charities in England and Wales 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 year.

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 operation.

The trustees are responsible for keeping sufficient 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 Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. They 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' report was approved by the Board of Trustees.

**Trustee**

**Peter Clackett**

2 June 2025

# AMERSHAM UNITED CHARITIES

## INDEPENDENT EXAMINER'S REPORT

### TO THE TRUSTEES OF AMERSHAM UNITED CHARITIES

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I report to the trustees on my examination of the financial statements of Amersham United Charities (the charity) for the year ended 31 December 2024.

#### **Responsibilities and basis of report**

As the trustees of the charity you are responsible for the preparation of the financial statements in accordance with the requirements of the Charities Act 2011.

I report in respect of my examination of the charity's financial statements carried out under section 145 of the Charities Act 2011. In carrying out my examination I have followed the Directions given by the Charity Commission under section 145(5)(b) of the Charities Act 2011.

#### **Independent examiner's statement**

Your attention is drawn to the fact that the charity has prepared the financial statements in accordance with the relevant version of the Statement of Recommended Practice applicable to charities preparing their financial statements in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has now been withdrawn. I understand that this has been done in order for the financial statements to provide a true and fair view in accordance with UK Generally Accepted Accounting Practice.

I have completed my examination. I confirm that no 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 Charities Act 2011.
- 2 the financial statements do not accord with those records; or
- 3 the financial statements do not comply with the applicable requirements concerning the form and content of financial statements set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the financial statements 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 financial statements to be reached.

#### **Use of our report**

This report is made solely to the charity's trustees, as a body, in accordance with part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the charity's trustees those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity and the charity's trustees as a body, for our audit work, for this report, or for the opinions we have formed.

**Caroline Brazier ACA DChA**

**Cansdales Business Advisers Limited**

St Mary's Court

The Broadway, Old Amersham

Bucks

HP70UT

Dated: 3 June 2025

# AMERSHAM UNITED CHARITIES

## STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 DECEMBER 2024

		Unrestricted funds	Endowment funds - Designated	Total	Unrestricted funds	Endowment funds - Designated	Total
	Notes	2024 £	2024 £	2024 £	2023 £	2023 £	2023 £
<b>Income from:</b>							
Other trading activities	2	89,861	-	89,861	93,380	-	93,380
Investments	3	581	146	727	151	146	297
<b>Total income</b>		90,442	146	90,588	93,531	146	93,677
<b>Expenditure on:</b>							
Charitable activities	4	65,335	-	65,335	39,569	-	39,569
Other	6	13,507	-	13,507	10,131	-	10,131
<b>Total expenditure</b>		78,842	-	78,842	49,700	-	49,700
<b>Net Income for the year</b>		11,600	146	11,746	43,831	146	43,977
Net gains/(losses) on investments		5,593	3,623	9,216	6,047	6,680	12,727
<b>Net income for the year/ Net movement in funds</b>		17,193	3,769	20,962	49,878	6,826	56,704
Fund balances at 1 January 2024		287,263	2,403,723	2,690,986	237,385	2,396,897	2,634,282
<b>Fund balances at 31 December 2024</b>		304,456	2,407,492	2,711,948	287,263	2,403,723	2,690,986

The statement of financial activities includes all gains and losses recognised in the year.

The statement of financial activities includes all gains and losses recognised in the year. All income and expenditure derive from continuing activities.



# AMERSHAM UNITED CHARITIES

## BALANCE SHEET

AS AT 31 DECEMBER 2024

	Notes	2024 £	£	2023 £	£
<b>Fixed assets</b>					
Heritage assets	7		2,325,218		2,325,218
Investments	8		273,174		263,958
			<u>2,598,392</u>		<u>2,589,176</u>
<b>Current assets</b>					
Debtors	9	964		946	
Cash at bank and in hand		138,193		137,268	
		<u>139,157</u>		<u>138,214</u>	
<b>Creditors: amounts falling due within one year</b>	10	<u>(15,101)</u>		<u>(15,404)</u>	
Net current assets			124,056		122,810
<b>Total assets less current liabilities</b>			2,722,448		2,711,986
<b>Creditors: amounts falling due after more than one year</b>	11		(10,500)		(21,000)
<b>Net assets</b>			<u>2,711,948</u>		<u>2,690,986</u>
<b>Income funds</b>					
Endowment funds - Designated			2,407,492		2,403,723
Unrestricted funds			304,456		287,263
			<u>2,711,948</u>		<u>2,690,986</u>

The financial statements were approved by the Trustees on 2 June 2025

**Peter Clackett**  
Trustee

# AMERSHAM UNITED CHARITIES

## NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2024

### 1 Accounting policies

#### 1.1 Accounting convention

The financial statements have been prepared in accordance with the charity's governing document, the Charities Act 2011, FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the Charities SORP "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)" (effective 1 January 2019). The charity is a Public Benefit Entity as defined by FRS 102.

The financial statements have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a true and fair view. This departure has involved following the Statement of Recommended Practice for charities applying FRS 102 rather than the version of the Statement of Recommended Practice which is referred to in the Regulations but which has since been withdrawn.

#### 1.2 Charitable funds

Unrestricted funds are available for the use at the discretion of the trustees in furtherance of the general objectives of the charity and which have not been designated for other purposes.

Endowment funds represent those assets which must be held permanently by the charity, principally the Almshouses. Income arising on the endowment funds can be used in accordance with the objectives of the charity and is included as unrestricted income. Any capital gains or losses arising on the properties and investments form part of the fund.

#### 1.3 Income

All income is recognised in the Statement of Financial Activities (SOFA) once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

#### 1.4 Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

#### 1.5 Heritage assets

Sir William Drake's and Miss Harriet Day's Almshouses were constructed in 1657 and 1875 and there is no record of the original cost. As they are heritage assets under SORP (FRS 102) they have been included in the accounts at fair value. Heritage assets are to be held for the foreseeable future.

#### 1.6 Taxation

The charity is exempt from tax on its charitable activities.

### 2 Income

	Unrestricted funds	Unrestricted funds
	2024	2023
	£	£
Maintenance Contributions receivable	89,861	93,380

# AMERSHAM UNITED CHARITIES

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

### FOR THE YEAR ENDED 31 DECEMBER 2024

#### 3 Income from investments

	Unrestricted funds	Endowment funds Designated	Total	Unrestricted funds	Endowment funds Designated	Total
	2024	2024	2024	2023	2023	2023
	£	£	£	£	£	£
Interest receivable	581	146	727	151	146	297

#### 4 Expenditure on charitable activities

	Unrestricted funds 2024 £	Total 2024 £	Total 2023 £
<b>Direct costs</b>			
Rates and water	4,811	4,811	1,216
Insurance	1,910	1,910	1,751
Current & cyclical maintenance	33,905	33,905	19,431
Light and heat	10,727	10,727	8,894
Gardening	6,935	6,935	3,465
Donations	-	-	250
Sundries	2,766	2,766	839
Subscription	826	826	296
Clerk and trustee expenses	3,455	3,455	3,427
	<u>65,335</u>	<u>65,335</u>	<u>39,569</u>
<b>Analysis by fund</b>			
Unrestricted funds	<u>65,335</u>	<u>65,335</u>	<u>39,569</u>

#### 5 Trustees Remuneration and Benefits

There were no trustees' remuneration or other benefits for the year ended 31 December 2024 nor for the year ended 31 December 2023.

##### Trustees' expenses

There were no trustees' expenses paid for the year ended 31 December 2024 nor for the year ended 31 December 2023.

# AMERSHAM UNITED CHARITIES

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

### 6 Other expenditure

	Unrestricted funds 2024 £	Unrestricted funds 2023 £
Legal Fees	10,792	7,569
Independent Examiner's Fees	2,640	2,502
Bank charges	75	60
	<u>13,507</u>	<u>10,131</u>

### 7 Heritage assets

	£
At 1 January 2024	<u>2,325,218</u>
<b>At 1 January 2024 and at 31 December 2024</b>	<u><b>2,325,218</b></u>

The 6 Drakes almshouses were built in the late 16th Century and modified in 1992 into 4 dwellings. The 9 Day almshouses were built in 1875 and modified in 2017 into 7 dwellings and comprise of a single terrace of one bedroom cottages with communal gardens. No value has been attributed to the original cost or the improvements carried out in 1970, however we are required under SORP FRS102 to include the properties at fair value. The Trustees consider the fair value (market value) of the eleven existing properties to be £2,297,000 (2017 - restated at £2,297,000) based on the independent valuation by Josling 4, Hamlyn on 7 July 2017.

### 8 Investments

	2024 £	2022 £
Others	<u>273,174</u>	<u>263,958</u>

Investments (neither listed nor unlisted) were as follows:

	2024 £	2023 £
CF Rufer Absolute Return Fund	62,476	63,935
Charinco Common Investment Fund - Young Persons & Poor Fund	3,446	3,599
Charinco Common Investment Fund - Extraordinary Repair Fund	33,731	33,801
NAACIF Accum'n shares - Extraordinary Repair Fund	76,273	70,610
COIF Charities Ethical Investment Fund	97,248	92,013
	<u>273,174</u>	<u>263,958</u>

There were no investment assets outside the UK.

# AMERSHAM UNITED CHARITIES

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2024

### 9 Debtors

	2024 £	2023 £
Amounts falling due within one year:		
Prepayments and accrued income	964	946

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

	2024 £	2023 £
Other creditors	12,461	12,884
Accruals and deferred income	2,640	2,520
	15,101	15,404

### 11 Creditors: amounts falling due after more than one year

	2024 £	2023 £
Other creditors	10,500	21,000

### 12 Analysis of net assets between funds

	Unrestricted funds 2024 £	Designated funds 2024 £	Total 2024 £	Unrestricted funds 2023 £	Designated funds 2023 £	Total 2023 £
Fund balances at 31 December 2024 are represented by:						
Heritage assets	-	2,325,218	2,325,218	-	2,325,218	2,325,218
Investments	190,900	82,274	273,174	185,453	78,505	263,958
Current assets/(liabilities)	124,056	-	124,056	122,810	-	122,810
Long term liabilities	(10,500)	-	(10,500)	(21,000)	-	(21,000)
	304,456	2,407,492	2,711,948	287,263	2,403,723	2,690,986

# AMERSHAM UNITED CHARITIES

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

### 13 Movement in Funds

	At 01.01.23	Net movement in funds	At 31.12.23
	£	£	£
<b>Unrestricted Funds</b>			
General Funds	237,385	49,878	287,263
<b>Endowment Funds</b>			
Endowment Fund	2,396,897	6,826	2,403,723
<b>TOTAL FUNDS</b>	<u>2,634,282</u>	<u>56,704</u>	<u>2,690,986</u>

Net movement between the funds	Income	Expense	Gains and Losses	Movement in funds
	£	£	£	£
<b>Unrestricted Funds</b>				
General Funds	93,531	(49,700)	6,047	49,878
<b>Endowment Funds</b>				
Endowment Fund	146	-	6,680	6,826
<b>TOTAL FUNDS</b>	<u>93,677</u>	<u>(49,700)</u>	<u>12,727</u>	<u>56,704</u>

### 14 Related party transactions

There were no disclosable related party transactions during the year (2023 - none).