

REPORT OF THE TRUSTEES AND
UNAUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2024
FOR
THE ROSAZ CHARITY

Chariot House Limited
Chartered Accountants
44 Grand Parade
Brighton
East Sussex
BN2 9QA

THE ROSAZ CHARITY

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FOR THE YEAR ENDED 31 DECEMBER 2024

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THE ROSAZ CHARITY

REPORT OF THE TRUSTEES **FOR THE YEAR ENDED 31 DECEMBER 2024**

The trustees present their report with the financial statements of the charity 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).

OBJECTIVES AND ACTIVITIES

Objectives and aims

The charity takes its name from a French gentleman, Chevalier François de Rosaz, who arrived in the UK after the 1848 French Revolution. He bequeathed a sum in consols, the proceeds of which were to be used to establish and run a local orphanage. Included in the conditions of the bequest was that children were to be brought up in the protestant faith.

Following de Rosaz's death in 1876 the amount of his bequest was deemed insufficient to support an orphanage so the funds were linked with the existing Brighton Female Orphan Asylum, founded in 1823, to form what eventually came to be known as the Rosaz Charity. This charity celebrated 200 years of operation in 2023.

By 1988, government policy had focused on placing children in care with foster parents, and so the need no longer existed to provide a permanent residence and a Christian home life to children in need, and the home was closed and subsequently sold.

Following consultation and the advice of the Charity Commissioners, the aims of the Trust are now focused on giving financial support to children and young people throughout East and West Sussex, who are in need of care and attention by reason of being deprived of a normal home life. This financial support is often made through church groups and other charitable organisations that offer 'hands on' support to children and young people.

Public benefit

The Trustees have complied with their duty under section 17(5) of the Charities Act 2011 to have due regard to the public benefit guidance published by the Charity Commissioners and confirm that all the grants made within the period of these accounts support the aims and objectives of the Charity as set out above.

ACHIEVEMENTS AND PERFORMANCE

Charitable activities

The management of the remaining 4 properties was changed on 1st April 2023 from YMCA DLG to a local firm of estate agents Dean & Co. They provide a more 'hands on' approach which is a benefit to our tenants and rents are received on a monthly basis compared to a quarterly basis with our previous arrangement and this is better for our cashflow.

Grants to various local charities of £70,763 were agreed for 2024 and were all paid out before the year end.

THE ROSAZ CHARITY

REPORT OF THE TRUSTEES **FOR THE YEAR ENDED 31 DECEMBER 2024**

FINANCIAL REVIEW

Investment policy and objectives

The investment strategy since 1988 was to invest in residential properties to create an income and to provide accommodation for families with children in need. Rents were agreed below market levels to assist the tenants. Over time, some of the tenant families' circumstances changed and they fell outside of the charity criteria to benefit from the accommodation or rent discounts. In 2018, it was decided to review the rents being paid, with an aim to increase all rents to market levels. The Trust has taken a staggered approach to these rent increases, taking into account each tenants individual circumstances. .

At the same time, it was also agreed that some of the properties would be sold when they became vacant to enable the Trust to join in partnership with the YMCA DLG to provide supported housing for young people in housing need. Investing in such schemes supports the objectives of the Trust with income received from the investment enhancing our grant giving capacity. The first property was sold in 2019, a second in 2021 and a third one in 2024.

The policy aims to ensure that capital appreciation exceeds inflation and takes into account income requirements and the risk profile.

The 3 remaining houses were revalued in February at £1,600,000 with market rental values of £4,800 per month. Our actual monthly rental income at the year end was £4,045 and we continue with the annual increment plans as mentioned above.

In addition, our investment income is received quarterly and amounted to £55,801 over the year.

Reserves policy

The trustees are to hold a balance of at least £10,000.00 in reserve to meet any unforeseen expenditure. However, if necessary, they would consider going into a controlled overdraft to meet an urgent need, but at the same time, to ensure that debts never exceed 5% of the asset values. In reality, there has not been any occasion when borrowing funds was required.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The charity is controlled by its governing document, a deed of trust and constitutes an unincorporated charity.

The Trust is constituted by a Deed of Charitable Trust dated 31 May 1996; registered Charity Number 227375. The full name of the Charity is The Rosaz Charity, but it operates under its working name of Brighton and Hove Girls Orphanage.

Organisational structure

The Trustees are responsible for the appointment of additional Trustees. The Trustees meet regularly to assess grant applications and manage the investment property portfolio. The day to day administration of the foundation is the responsibility of the administrator, who has authority to approve applications up to £1,000 in order to facilitate a prompt response. The Trustees monitor and receive regular reports from recipients of funds to test for accountability, efficiency and value for money.

Risk management

The Trustees have reviewed the major risks to which the trust is exposed and are confident that controls are in place to mitigate against those risks.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number

227375

THE ROSAZ CHARITY

REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 DECEMBER 2024

Principal address

C/O Chariot House Limited
44 Grand Parade
Brighton
East Sussex
BN2 9QA

Trustees

C C K Butler
D Standing
R J Overton-Hart
C A Stoker
A Hart

Independent Examiner

Dr Shona F Wardrop C.A
Chariot House Limited
Chartered Accountants
44 Grand Parade
Brighton
East Sussex
BN2 9QA

Administrator.

Mrs A Hart

BANKERS

Barclays Bank plc
PO Box 165
Crawley
West Sussex
RH10 1YX

Approved by order of the board of trustees on 13 October 2025 and signed on its behalf by:

C A Stoker - Trustee

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF
THE ROSAZ CHARITY**

Independent examiner's report to the trustees of The Rosaz Charity

I report to the charity trustees on my examination of the accounts of The Rosaz Charity (the Trust) for the year ended 31 December 2024.

Responsibilities and basis of report

As the charity trustees of the Trust 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 Act and in carrying out my examination I have followed all 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 Trust 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.

Dr Shona F Wardrop C.A
The Institute of Chartered Accountants of Scotland

Chariot House Limited
Chartered Accountants
44 Grand Parade
Brighton
East Sussex
BN2 9QA

13 October 2025

THE ROSAZ CHARITY**STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2024**

	Notes	Unrestricted fund £	Revaluation Reserve £	Endowment fund £	2024 Total funds £	2023 Total funds £
INCOME AND ENDOWMENTS FROM Charitable activities						
Property income		49,620	-	-	49,620	53,750
Investment income	2	55,801	-	-	55,801	43,184
Total		105,421	-	-	105,421	96,934
EXPENDITURE ON Charitable activities						
Costs of running the properties		25,433	-	-	25,433	27,764
Grants to institutions		70,763	-	-	70,763	68,254
Total		96,196	-	-	96,196	96,018
Net gains/(losses) on investments		243,550	(308,436)	-	(64,886)	-
NET INCOME/(EXPENDITURE)		252,775	(308,436)	-	(55,661)	916
RECONCILIATION OF FUNDS						
Total funds brought forward		1,197,016	1,630,486	5,701	2,833,203	2,832,287
TOTAL FUNDS CARRIED FORWARD		1,449,791	1,322,050	5,701	2,777,542	2,833,203

The notes form part of these financial statements

THE ROSAZ CHARITY**BALANCE SHEET**
31 DECEMBER 2024

	Notes	Unrestricted fund £	Revaluation Reserve £	Endowment fund £	2024 Total funds £	2023 Total funds £
FIXED ASSETS						
Investments						
Investment property	6	277,950	1,322,050	-	1,600,000	2,125,000
Social investments	7	1,194,300	-	5,701	1,200,001	850,001
		<u>1,472,250</u>	<u>1,322,050</u>	<u>5,701</u>	<u>2,800,001</u>	<u>2,975,001</u>
CURRENT ASSETS						
Debtors	8	700	-	-	700	-
Cash at bank and in hand		125,931	-	-	125,931	17,152
		<u>126,631</u>	<u>-</u>	<u>-</u>	<u>126,631</u>	<u>17,152</u>
CREDITORS						
Amounts falling due within one year	9	(2,700)	-	-	(2,700)	(2,400)
		<u></u>	<u></u>	<u></u>	<u></u>	<u></u>
NET CURRENT ASSETS		<u>123,931</u>	<u>-</u>	<u>-</u>	<u>123,931</u>	<u>14,752</u>
TOTAL ASSETS LESS CURRENT LIABILITIES						
		1,596,181	1,322,050	5,701	2,923,932	2,989,753
PROVISIONS FOR LIABILITIES						
	10	(146,390)	-	-	(146,390)	(156,550)
		<u></u>	<u></u>	<u></u>	<u></u>	<u></u>
NET ASSETS		<u>1,449,791</u>	<u>1,322,050</u>	<u>5,701</u>	<u>2,777,542</u>	<u>2,833,203</u>
FUNDS						
	11					
Unrestricted funds					2,771,841	2,827,502
Endowment funds					5,701	5,701
					<u></u>	<u></u>
TOTAL FUNDS					<u>2,777,542</u>	<u>2,833,203</u>

The financial statements were approved by the Board of Trustees and authorised for issue on 13 October 2025 and were signed on its behalf by:

C A Stoker - Trustee

The notes form part of these financial statements

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) '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)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention, as modified by the revaluation of certain assets.

The accounts are prepared in sterling, which is the functional currency of the charity. Monetary amounts in these financial statements are rounded to the nearest £.

At the time of approval of the financial statements, the Trustees had a reasonable expectation that the charity had adequate resources to continue in operational existence for the foreseeable future, and on that basis the charity is considered to be a going concern.

Financial reporting standard 102 - reduced disclosure exemptions

The charity has taken advantage of the following disclosure exemption in preparing these financial statements, as permitted by FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland':

- the requirements of Section 7 Statement of Cash Flows.

Income

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

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.

Grants offered subject to conditions which have not been met at the year end date are noted as a commitment but not accrued as expenditure.

Investment property

Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in fair value is recognised in the Statement of Financial Activities.

The investment properties were revalued in February 2024 by Dean & Co Estate Agents based on an assessment of the current market.

Taxation

The charity is exempt from tax on its charitable activities. The charity is exempt from taxation in respect of income or capital gain received to the extent that such income or gains are applied exclusively to charitable purposes.

Fund accounting

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

THE ROSAZ CHARITY

NOTES TO THE FINANCIAL STATEMENTS - continued **FOR THE YEAR ENDED 31 DECEMBER 2024**

1. ACCOUNTING POLICIES - continued

Fund accounting

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

2. INVESTMENT INCOME

	2024	2023
	£	£
Deposit account interest	686	259
Investment income	55,115	42,925
	<u>55,801</u>	<u>43,184</u>

3. GRANTS PAYABLE

	2024	2023
	£	£
Grants to institutions	<u>70,763</u>	<u>68,254</u>

The total grants paid to institutions during the year was as follows:

	2024	2023
	£	£
Off the Fence	5,000	5,000
Kidz Club	17,263	15,263
Brighton and Hove City Mission	5,000	-
Bishop Hannington	1,000	1,766
YMCA Downslink	5,000	-
St Cuthmans	5,000	5,000
One Church	5,000	5,000
Turning the Tide	10,000	15,000
Spear	5,000	5,000
St Richards Youth	5,000	5,000
YMCA	-	5,000
St Richards Food Bank	-	5,000
Prison Fellowship	-	225
Pelican Parcels	-	1,000
Family Support Work Charity	2,500	-
Team Dominica	5,000	-
	<u>70,763</u>	<u>68,254</u>

THE ROSAZ CHARITY

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2024

4. 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.

5. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted fund £	Revaluation Reserve £	Endowment fund £	Total funds £
INCOME AND ENDOWMENTS FROM				
Charitable activities				
Property income	53,750	-	-	53,750
Investment income	43,184	-	-	43,184
Total	96,934	-	-	96,934
EXPENDITURE ON				
Charitable activities				
Costs of running the properties	27,764	-	-	27,764
Grants to institutions	68,254	-	-	68,254
Total	96,018	-	-	96,018
NET INCOME	916	-	-	916
RECONCILIATION OF FUNDS				
Total funds brought forward	1,196,100	1,630,486	5,701	2,832,287
TOTAL FUNDS CARRIED FORWARD	1,197,016	1,630,486	5,701	2,833,203

THE ROSAZ CHARITY

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2024

6. INVESTMENT PROPERTY

	£
FAIR VALUE	
At 1 January 2024	2,125,000
Disposals	(500,000)
Impairments	(25,000)
	<hr/>
At 31 December 2024	1,600,000
	<hr/>
NET BOOK VALUE	
At 31 December 2024	1,600,000
	<hr/>
At 31 December 2023	2,125,000
	<hr/>
Fair value at 31 December 2024 is represented by:	
	£
Valuation in 2021	2,125,000
Valuation in 2024	(525,000)
	<hr/>
	1,600,000
	<hr/>

The investment properties were revalued in February 2024 by Dean & Co Estate Agents based on an assessment of the current market.

7. SOCIAL INVESTMENTS

	Other investments £
MARKET VALUE	
At 1 January 2024	850,001
Additions	350,000
	<hr/>
At 31 December 2024	1,200,001
	<hr/>
NET BOOK VALUE	
At 31 December 2024	1,200,001
	<hr/>
At 31 December 2023	850,001
	<hr/>

The social investment is a loan to YMCA DLG to assist with their charitable work.

The loan was for a period of 25 years at an interest rate of 1% over Bank of England base rate with a minimum rate of 3%. A concession was agreed to lower the rate to 0.5% over base rate until 30/06/2024 to compensate for the unexpected sharp rise in interest rates.

THE ROSAZ CHARITY

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2024

8. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2024	2023
	£	£
Other debtors	700	-
	<u>700</u>	<u>-</u>

9. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2024	2023
	£	£
Accruals and deferred income	2,700	2,400
	<u>2,700</u>	<u>2,400</u>

10. PROVISIONS FOR LIABILITIES

	2024	2023
	£	£
Provisions	146,390	156,550
	<u>146,390</u>	<u>156,550</u>

11. MOVEMENT IN FUNDS

	At 1/1/24	Net movement in funds	At 31/12/24
	£	£	£
Unrestricted funds			
General fund	1,197,016	252,775	1,449,791
Revaluation Reserve	1,630,486	(308,436)	1,322,050
	<u>2,827,502</u>	<u>(55,661)</u>	<u>2,771,841</u>
Endowment funds			
Permanent Endowment fund	5,701	-	5,701
	<u>5,701</u>	<u>-</u>	<u>5,701</u>
TOTAL FUNDS	<u>2,833,203</u>	<u>(55,661)</u>	<u>2,777,542</u>

Net movement in funds, included in the above are as follows:

	Incoming resources	Resources expended	Gains and losses	Movement in funds
	£	£	£	£
Unrestricted funds				
General fund	105,421	(96,196)	243,550	252,775
Revaluation Reserve	-	-	(308,436)	(308,436)
	<u>105,421</u>	<u>(96,196)</u>	<u>(64,886)</u>	<u>(55,661)</u>
TOTAL FUNDS	<u>105,421</u>	<u>(96,196)</u>	<u>(64,886)</u>	<u>(55,661)</u>

THE ROSAZ CHARITY

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2024

11. MOVEMENT IN FUNDS - continued

Comparatives for movement in funds

	At 1/1/23 £	Net movement in funds £	At 31/12/23 £
Unrestricted funds			
General fund	1,196,100	916	1,197,016
Revaluation Reserve	1,630,486	-	1,630,486
	<u>2,826,586</u>	<u>916</u>	<u>2,827,502</u>
Endowment funds			
Permanent Endowment fund	5,701	-	5,701
	<u>5,701</u>	<u>-</u>	<u>5,701</u>
TOTAL FUNDS	<u>2,832,287</u>	<u>916</u>	<u>2,833,203</u>

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	96,934	(96,018)	916
	<u>96,934</u>	<u>(96,018)</u>	<u>916</u>
TOTAL FUNDS	<u>96,934</u>	<u>(96,018)</u>	<u>916</u>

The endowment fund is included as part of the overall investment fund.

12. RELATED PARTY DISCLOSURES

During the year 2024, fees of £6,903 (2023: £6,000) were paid to Mrs A Hart, the Administrator for the charity, who is the wife of Mr A Hart, one of the trustees.