

REGISTERED CHARITY NUMBER: 241658

**RANDS ELEEMOSYNARY AND RANDS NON ECCLESIASTICAL CHARITIES**

**TRUSTEES REPORT AND ACCOUNTS**

**FOR THE YEAR ENDED 31ST DECEMBER 2024**

**RANDS ELEEMOSYNARY AND RANDS NON ECCLESIASTICAL CHARITIES**

**INDEX TO THE ACCOUNTS**

**FOR THE YEAR ENDED 31ST DECEMBER 2024**

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**RANDS ELEEMOSYNARY AND RANDS NON ECCLESIASTICAL CHARITIES**

**LEGAL AND ADMINISTRATIVE INFORMATION**

**FOR THE YEAR ENDED 31ST DECEMBER 2024**

Charity name:	Rands Eleemosynary and Rands Non Ecclesiastical Charities
Charity registration number:	241658
Charity address:	Shilcock House 99 Bancroft Hitchin SG5 1NQ
Trustees:	Rosemary Gainsford (Chairperson) Andrea Cox (Deceased 18-Mar-25) Rev Mary Fane de Salis Carol Winch Daniels Megan Alleyne Barbara Silveston (Appointed 05-Mar-24)
Clerk to the trustees:	M. W. Seaman-Hill (Provided by John Shilcock Ltd)
Independent examiner:	Philip Dean FCA Hicks and Company Chartered Accountants First Floor, 99 Bancroft Hitchin SG5 1NQ
Bankers:	Barclays Bank PLC 5/6 High Street Hitchin SG5 1BJ

**RANDS ELEEMOSYNARY AND RANDS NON ECCLESIASTICAL CHARITIES**  
**REPORT OF THE TRUSTEES**  
**FOR THE YEAR ENDED 31ST DECEMBER 2024**

The trustees present their annual report with the financial statements of the charity for the year ended 31st 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 (FRS102) (effective 1st January 2019).

**Objectives and Activities**

**Objectives and aims**

The objectives of the charity are to provide houses of rest for deserving natives or residents of the Parishes of Holwell, that may not find accommodation and security in the local community to suit their particular requirements and needs.

**Significant activities**

The charity's objectives are achieved by collecting an occupational charge from the residents who occupy the houses of rest under the control of the trustees. Such charges are utilised in maintaining, repairing and refurbishing the houses as necessary and the paying for the support costs for the functioning of the charity.

**Public benefit**

The trustees have paid due regard to the Charity Commissions Public Benefit Guidance and complied with section 17(5) of the Charities Act 2011 in exercising their powers and duties, and have sought to demonstrate that the charity continues to provide benefits to suitable persons who relate directly to its objectives. The benefits are publicly available to all who qualify. All applications are subject to due process and consideration without discrimination.

**Achievements and Performance**

**Charitable activities**

The properties controlled by the trustees continue to be maintained, repaired and refurbished in order that the existing and new residents are properly catered for.

The trustees have continued to make available the houses of rest under their control. The constant demand has reflected the need for such a charity that provides a valuable support service in the local community. The trustees continue a programme of repairs, maintenance and refurbishment so that occupancy is constantly at a high level.

**Financial Review**

**Financial position**

The financial results for the year as shown on pages 6 and 7 reflect the occupational charges collected from residents, investment income received in the year, the costs incurred in collecting the income and maintaining the properties, the support costs and the financial state of affairs of the charity at 31st December 2024.

**Principle sources of income**

The major sources of income are occupational charges from residents and investment income from investments made of surplus funds under the control of the trustees.

Occupational charges from residents were £1,395 lower than the previous year at £44,171 (2023: £45,566), due to the almshouses not being fully occupied in the year and despite charges having been increased in July 2024.

Dividend income increased by £85 compared to the previous year to £5,990 (2023: £5,905).

**Principle items of expenditure**

The trustees continue to monitor and control costs that are incurred after due consideration.

The main items of expenditure continue to be the repair and maintenance of the properties and gardens under the control of the trustees, as well as light and heating costs. Total expenditure increased by £34,107 to £65,234 (2023: £31,127).

Overall in the year there was net expenditure before gains or losses on the revaluation of investments of £12,923 (2023: net income £21,770).

**RANDS ELEEMOSYNARY AND RANDS NON ECCLESIASTICAL CHARITIES**  
**REPORT OF THE TRUSTEES**  
**FOR THE YEAR ENDED 31ST DECEMBER 2024**

**Investment policy**

Consideration is given to the requirement to incur costs as required to maintain the properties, therefore having considered the options available the trustees have decided to retain an amount of funds with John Shilcock Ltd, in a clients account, as a repair fund and to retain excess funds in recognised charity investment funds that are fairly easily accessible. The policies adopted by the trustees are such that invested monies are carefully managed with a low risk.

**Reserves policy**

Total funds held by the charity at 31st December 2024 were £925,718 (2023: £934,898). Reserves are required for:

- Unexpected repairs and maintenance that could be necessary at any time.
- Changes in internal refurbishments as necessary, within reason to accommodate specific or specialist needs of residents.

Based on the charity's activities and the age of the properties, the trustees aim to have unrestricted reserves to cover the historical valuation of the properties of £490,000 and one year's expenditure. The estimated average yearly expenditure is £40,000. At 31st December 2024, the charity's unrestricted funds were in excess of the reserve policy, but the trustees consider this prudent as it ensures the charity has sufficient resources to cover the risks of unexpected repairs and maintenance to the properties. The trustees consider that the present level of occupational charges from residents and investment income together with reserves is sufficient to ensure the present charitable activities can be maintained and are sufficient to meet the objectives of the charity.

**Risk management**

The trustees continue to assess and monitor the major risks to which they consider the charity is exposed particularly in relation to insurance, operations and finance.

**Structure, Governance and Management**

**Governing document**

The governing document of the registered charity is a scheme dated 26th August 1924 and a scheme of 31st May 1979. The charity's operational address is Shilcock House, 99 Bancroft, Hitchin, Herts, SG5 1NQ.

**Organisational structure**

The charity has a board of trustees made up of the vicar covering the Holwell area, those appointed by the parish council and co-opted trustees who shall reside or carry on business in or near the beneficial area.

The trustees meet 2 or 3 times per annum and are responsible for the objectives and activities of the charity.

All the trustees contribute to the management of the charity.

The trustees are supported by a clerk, provided by John Shilcock Ltd, professional property advisers, who is responsible for:

- The collection of occupational charges from residents, monitoring and reporting on the maintenance and repairs required in respect of the properties controlled by the trustees.
- Ensuring that all directives of the trustees are appropriately implemented.

A policy of regular meetings means that all aspects of administering the charity are fully reviewed and monitored.

**Trustees induction and training**

All trustees are familiar with the work of the charity and are involved in the activities.

All trustees are issued with a copy of the Charity Commissioners booklet "The Essential Trustee" and a copy of the latest financial statements to enhance their understanding of their statutory responsibilities.

**Plans for future periods**

The houses are of an age that repairs and maintenance are constantly required to comply with residents needs and relevant legislation.

The trustees have no specific plans other than to continue the management of the properties and administer charitable resources as appropriate, especially to ensure the properties are repaired, maintained and refurbished to a satisfactory standard for existing and new residents.

**RANDS ELEEMOSYNARY AND RANDS NON ECCLESIASTICAL CHARITIES**  
**REPORT OF THE TRUSTEES**  
**FOR THE YEAR ENDED 31ST DECEMBER 2024**

**Trustees**

The trustees who served during the year were:

Rosemary Gainsford (Chairperson)  
Andrea Cox (Deceased 18-Mar-25)  
Rev Mary Fane de Salis  
Carol Winch Daniels  
Megan Alleyne  
Barbara Silveston (Appointed 05-Mar-24)

**Statement of Trustees Responsibilities**

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

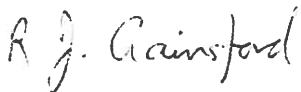
The law applicable to charities in England and Wales, the Charities Act 2011, Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and applications are resources, including the income and expenditure, 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 Charity SORP;
- make judgements and estimates that are reasonable and prudent;
- 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 which disclose with reasonable accuracy at any time the financial position of the charity and to 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 report was approved by order of the Board of Trustees on 14<sup>th</sup> October 2025 and signed on its behalf by:



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Rosemary Gainsford  
Trustee

**RANDS ELEEMOSYNARY AND RANDS NON ECCLESIASTICAL CHARITIES**  
**INDEPENDENT EXAMINERS' REPORT TO THE TRUSTEES OF**  
**THE CHARITY OF CHARLES COLLISON**  
**FOR THE YEAR ENDED 31ST DECEMBER 2024**

**Independent examiner's report to the trustees of Rands Eleemosynary and Rands Non Ecclesiastical Charities**

I report to the trustees on my examination of the financial statements of Rands Eleemosynary and Rands Non Ecclesiastical Charities year ended 31st December 2024, which are set out on Pages 6 to 11.

**Responsibilities and basis of report**

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

Having satisfied myself that the financial statements of the charity are not required to be audited and are eligible for independent examination, I report in respect of my examination of your charity's financial statements as carried out under section 145 of the 2011 Act. In carrying out my examination I have followed the applicable directions given by the Charity Commission under section 145(5)(b) of the 2011 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 2011 Act; or
2. the financial statements do not accord with those records; or
3. the financial statements do not comply with the accounting 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; or
4. the financial statements have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities (applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)).

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.



Philip Dean FCA  
Hicks and Company  
Chartered Accountants  
First Floor, 99 Bancroft  
Hitchin  
SG5 1NQ

Date: 23 October 2025

**RANDS ELEEMOSYNARY AND RANDS NON ECCLESIASTICAL CHARITIES**  
**STATEMENT OF FINANCIAL ACTIVITIES**  
(Incorporating an Income and Expenditure Account)  
**FOR THE YEAR ENDED 31ST DECEMBER 2024**

	Note	Unrestricted fund £	Restricted fund £	2024 Total £	2023 Total £
<b>Income</b>					
<b>Income from charitable activities:</b>					
Occupational charge from residents		44,171	-	44,171	45,566
Donations		210	-	210	210
<b>Investment income:</b>					
Dividend income		5,990	-	5,990	5,905
Interest received		1,940	-	1,940	1,216
<b>Other income:</b>					
Other income		-	-	-	-
<b>Total income</b>		<b>52,311</b>	<b>-</b>	<b>52,311</b>	<b>52,897</b>
<b>Expenditure</b>	4.				
<b>Cost of raising funds:</b>					
Costs of collecting residents contributions		5,467	-	5,467	5,443
<b>Expenditure on charitable activities:</b>					
Charitable activities		59,767	-	59,767	25,684
<b>Total expenditure</b>		<b>65,234</b>	<b>-</b>	<b>65,234</b>	<b>31,127</b>
<b>Net income/(expenditure) before transfers</b>		<b>(12,923)</b>	<b>-</b>	<b>(12,923)</b>	<b>21,770</b>
<b>Transfers between funds</b>		<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Net income/(expenditure) before gains and losses</b>		<b>(12,923)</b>	<b>-</b>	<b>(12,923)</b>	<b>21,770</b>
<b>Other recognised gains/(losses)</b>					
Unrealised gain on investments	8.	3,743	-	3,743	11,646
<b>Net movement in funds</b>		<b>(9,180)</b>	<b>-</b>	<b>(9,180)</b>	<b>33,416</b>
<b>Reconciliation of funds</b>					
Total funds brought forward		934,898	-	934,898	901,482
<b>Total funds carried forward</b>	11.	<b>925,718</b>	<b>-</b>	<b>925,718</b>	<b>934,898</b>

The notes on pages 8 to 11 form part of these financial statements.

All of the above results are derived from continuing activities. There are no other recognised gains or losses other than those stated above.

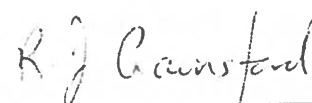


**RANDS ELEEMOSYNARY AND RANDS NON ECCLESIASTICAL CHARITIES**  
**BALANCE SHEET**  
**AS AT 31ST DECEMBER 2024**

	Note	Unrestricted fund £	Restricted fund £	2024 £	2023 £
<b>Fixed assets</b>					
Tangible assets	7.	490,000	-	490,000	490,000
Investments	8.	190,845	-	190,845	187,102
<b>Total fixed assets</b>		<b>680,845</b>	<b>-</b>	<b>680,845</b>	<b>677,102</b>
<b>Current assets</b>					
Debtors	9.	2,016	-	2,016	825
Short term deposits		130,869	-	130,869	128,930
Cash at bank		116,146	-	116,146	126,147
Cash held by John Shilcock Ltd		8,647	-	8,647	12,840
<b>Total current assets</b>		<b>257,678</b>	<b>-</b>	<b>257,678</b>	<b>268,742</b>
<b>Current Liabilities</b>					
Creditors:					
Amounts falling due within one year	10.	12,805	-	12,805	10,946
<b>Net current assets</b>		<b>244,873</b>	<b>-</b>	<b>244,873</b>	<b>257,796</b>
<b>Net assets</b>		<b>925,718</b>	<b>-</b>	<b>925,718</b>	<b>934,898</b>
<b>The funds of the charity:</b>					
Unrestricted funds	11.	925,718	-	925,718	934,898

The notes on pages 8 to 11 form part of these financial statements.

The financial statements were approved by the Board of Trustees on 14<sup>th</sup> October 2025 and were signed on its behalf by:



Rosemary Gainsford  
Trustee

**RANDS ELEEMOSYNARY AND RANDS NON ECCLESIASTICAL CHARITIES**  
**NOTES TO THE ACCOUNTS**  
**FOR THE YEAR ENDED 31ST DECEMBER 2024**

**1. Objective**

To provide houses of rest for deserving natives or residents of the parish of Holwell.

**2. Status and Basis of Accounting**

**Status**

The charity being a registered charity is not liable for taxation on any of its investment income, nor any other gains derived from carrying out its charitable activities.

**Basis of accounting**

The Financial Statements of the charity, which is a public benefit entity under FRS102, 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 1st 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 modified to include properties and investments at valuation.

**3. Accounting Policies**

**Income**

- Occupational charges represents contributions from residents or social services on behalf of residents of the properties under the control of the Trustees and is included on an entitlement basis.
- Income from investments is included in the year when it is receivable.
- Investment gains or losses are recognised as a result of disposing of investments and the revaluing investments.

**Expenditure**

All expenditure is included on an accruals basis and is recognised where there is a legal or constructive obligation to pay for expenses. All costs have been directly attributed to the functional categories of resources expended.

- Costs of raising funds comprise the costs of collecting occupational charges and investment management costs.
- Charitable activities expenditure comprise those costs incurred in the delivery of its activities and services for its beneficiaries together with support costs associated with meeting the constitutional and statutory requirements of the charity.

**Tangible fixed assets**

Freehold properties are included at a historical valuation and the trustees do not believe it is necessary to undertake a professional valuation given the special nature and use of the properties.

No depreciation is charged as the trustees believe that the residual value of the freehold property is in excess of the carrying value in the financial statements.

**Fixed assets investments**

Investments are included at market values.

**Fund accounting**

All funds held by the charity are considered unrestricted funds and are available to be used in accordance with the charitable objectives of each fund at the discretion of the Trustees.

**RANDS ELEEMOSYNARY AND RANDS NON ECCLESIASTICAL CHARITIES**  
**NOTES TO THE ACCOUNTS**  
**FOR THE YEAR ENDED 31ST DECEMBER 2024**

**4. Analysis of Expenditure**

	2024 £	2023 £
<b>Costs of raising funds:</b>		
Cost of collecting occupational charges	5,467	5,443
<b>Expenditure on charitable activities:</b>		
Repairs and maintenance	9,246	3,907
Light and heat	22,482	14,315
Light and heat - previous years' charges	18,001	-
Council tax	334	-
Water rates	1,243	1,667
Alarm line	240	240
Insurance	1,312	1,316
Garden expenses	3,940	2,340
Bank charges	207	205
Legal and professional fees	-	(360)
Sundry expenses	46	46
Subscriptions	343	196
Advertising	173	-
Grants and allowances	400	60
Accounts and Independent examiner's fees	1,800	1,752
	<u>59,767</u>	<u>25,684</u>
<b>Total expenditure</b>	<u>65,234</u>	<u>31,127</u>

**5. Trustees' Remuneration and Benefits**

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

**6. Comparatives for the Statement of Financial Activities**

	Unrestricted fund £	Restricted fund £	2023 Total £
<b>Income</b>			
<b>Income from charitable activities:</b>			
Occupational charge from residents	45,566	-	45,566
Donations	210	-	210
<b>Investment income:</b>			
Dividend income	5,905	-	5,905
Interest received	1,216	-	1,216
<b>Other income:</b>			
Other income	-	-	-
<b>Total income</b>	<u>52,897</u>	<u>-</u>	<u>52,897</u>
<b>Expenditure</b>			
<b>Cost of raising funds:</b>			
Costs of collecting residents contributions	5,443	-	5,443
<b>Expenditure on charitable activities:</b>			
Charitable activities	25,684	-	25,684
<b>Total expenditure</b>	<u>31,127</u>	<u>-</u>	<u>31,127</u>

**RANDS ELEEMOSYNARY AND RANDS NON ECCLESIASTICAL CHARITIES**  
**NOTES TO THE ACCOUNTS**  
**FOR THE YEAR ENDED 31ST DECEMBER 2024**

**6. Comparatives for the Statement of Financial Activities - Continued**

	Unrestricted fund £	Restricted fund £	2023 Total £
Net income before transfers	21,770	-	21,770
Transfers between funds	-	-	-
Net income before gains and losses	21,770	-	21,770
Other recognised gains/(losses)			
Unrealised gain on investments	11,646	-	11,646
Net movement in funds	33,416	-	33,416
Reconciliation of funds			
Total funds brought forward	901,482	-	901,482
Total funds carried forward	934,898	-	934,898

**7. Tangible Fixed Assets**

**Freehold Properties**

**Historic valuation:**

At 1st January 2024 and at 31st December 2024

**Total  
£**

**490,000**

**8. Fixed Asset Investments**

	2024 £	2023 £
Market Value of COIF Charity Funds		
As at 1st January	187,102	175,456
Increase in values	3,743	11,646
As at 31st December	190,845	187,102

**9. Debtors**

	2024 £	2023 £
Occupational charges in arrears	723	160
Prepayments	1,293	665
	2,016	825

**10. Creditors: Amounts Falling Due Within One Year**

	2024 £	2023 £
Occupational charges in advance	1,920	1,748
Other creditors - E.ON	1,068	-
Other creditors - Hicks and Company	-	1,716
Other creditors - Affinity Water	-	848
Accruals	9,817	6,634
	12,805	10,946

**RANDS ELEEMOSYNARY AND RANDS NON ECCLESIASTICAL CHARITIES**  
**NOTES TO THE ACCOUNTS**  
**FOR THE YEAR ENDED 31ST DECEMBER 2024**

**11. Funds**

**General:**

To receive occupational charges from residents and investment income.

To provide funds for the collection of occupational charges and the support costs of the charity.

To manage the properties and ensure they are fully insured, maintained and looked after.

	Balances 1st January 2024 £	Incoming £	Outgoing £	Transfer between funds £	Investment gains £	Balances 31st December 2024 £
Unrestricted Funds:						
General	934,898	52,311	(65,234)	-	3,743	925,718
	<u>934,898</u>	<u>52,311</u>	<u>(65,234)</u>	<u>-</u>	<u>3,743</u>	<u>925,718</u>

	Balances 1st January 2023 £	Incoming £	Outgoing £	Transfer between funds £	Investment gains £	Balances 31st December 2023 £
Unrestricted Funds:						
General	901,482	52,897	(31,127)	-	11,646	934,898
	<u>901,482</u>	<u>52,897</u>	<u>(31,127)</u>	<u>-</u>	<u>11,646</u>	<u>934,898</u>

**12. Analysis of Assets and Liabilities to Funds**

	Fixed assets:			Current assets £	Current liabilities £	Net assets 31st December 2024 £
	Properties £	Investment £	Bank £			
Unrestricted Funds:						
General	490,000	190,845	255,662	2,016	(12,805)	925,718
	<u>490,000</u>	<u>190,845</u>	<u>255,662</u>	<u>2,016</u>	<u>(12,805)</u>	<u>925,718</u>

	Fixed assets:			Current assets £	Current liabilities £	Net assets 31st December 2023 £
	Properties £	Investment £	Bank £			
Unrestricted Funds:						
General	490,000	187,102	267,917	825	(10,946)	934,898
	<u>490,000</u>	<u>187,102</u>	<u>267,917</u>	<u>825</u>	<u>(10,946)</u>	<u>934,898</u>

