

THE ESHER HOUSE CHARITABLE TRUST
ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2021

THE ESHER HOUSE CHARITABLE TRUST

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees

Mr M Conn
Mrs H Conn
Mr DG Conn

Charity number

276183

Principal address

845 Finchley Road
London
NW11 8NA

Independent examiner

Blinkhorns
27 Mortimer Street
London
W1T 3BL

THE ESHER HOUSE CHARITABLE TRUST

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THE ESHER HOUSE CHARITABLE TRUST

TRUSTEES' REPORT

FOR THE YEAR ENDED 30 JUNE 2021

The trustees present their annual report and financial statements for the year ended 30 June 2021.

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 trust's deed, 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)" (as amended for accounting periods commencing from 1 January 2016)

Objectives and activities

The principal activity of the charity is to donate money to other registered charities selected by the trustees.

In shaping our objectives for the year and planning our activities, the trustees have considered the Charity Commission's guidance on public benefit including the guidance 'public benefit: running a charity (PB2)'.

The trustees have paid due regard to guidance issued by the Charity Commission in deciding what activities the trust should undertake.

Grants are made at the discretion of the Trustees.

Achievements and performance

This year the charity has donated £33,700 (2020: £100,275) to 66 charities.

Financial review

Income is received by way of rents received from investment properties and income from other listed investments. At the end of the year, the charity had net assets of £2,455,999 (2020: £2,102,648). The majority of the Trusts' cash is held on deposit to ensure interest is earned at the best possible rate.

The investment strategy is to ensure growth of the asset base and provide enough income per annum to satisfy the charitable needs of the charity each year.

No properties were disposed of in the year but as the Covid-19 pandemic was still ongoing at the year end, there was a rent holiday on one of the properties and another property did not have a tenant. This resulted in a decrease in rental income.

However the majority of the charity's income continued to be from commercial rents and despite the Covid-19 pandemic, share values increased in the year and resulted in increased income from listed investments compared to the prior year.

It is the policy of the trust 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 trust's current activities while consideration is given to ways in which additional funds may be raised. This level of reserves has been maintained throughout the year.

The trustees have assessed the major risks to which the trust is exposed, and are satisfied that systems are in place to mitigate exposure to the major risks.

The charities future strategy is to at least maintain its annual donations at the current levels and to ensure the assets acquired are prudent and likely to give long term value to the Charity.

Structure, governance and management

The Esher House Charitable Trust is registered with the Charity Commissioners (No 276183). The governing document of the charity is a settlement deed dated 22 March 1978. The charity's address is 845 Finchley Road, London, NW11 8NA.

THE ESHER HOUSE CHARITABLE TRUST

TRUSTEES' REPORT (CONTINUED)

FOR THE YEAR ENDED 30 JUNE 2021

The trustees who served during the year were:

Mr M Conn

Mrs H Conn

Mr DG Conn

The power of appointing new trustees is vested on the settlor (Mr M Conn) and after his death in the Patron (appointed by him).

Each new Trustee will be offered guidance as to their responsibilities from the other Trustees and referred to the official guidelines on the Charities Commission website.

The charity held shares in Stewart & Wight Limited, a company in which Mr & Mrs M Conn (Trustees) hold a material interest.

The trustees' report was approved by the Board of Trustees.



Mr M Conn Trustee

Dated: 30 November 2021

THE ESHER HOUSE CHARITABLE TRUST

INDEPENDENT EXAMINER'S REPORT

TO THE TRUSTEES OF THE ESHER HOUSE CHARITABLE TRUST

I report to the trustees on my examination of the financial statements of The Esher House Charitable Trust (the trust) for the year ended 30 June 2021.

Responsibilities and basis of report

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

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

Independent examiner's statement

Your attention is drawn to the fact that the charity has prepared financial statements in accordance with Accounting and Reporting by Charities preparing their accounts 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 financial statements to provide a true and fair view in accordance with Generally Accepted Accounting Practice effective for reporting periods beginning on or after 1 January 2015.

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 trust 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 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 financial statements to be reached.

D M Cramer FCA
Blinkhorns

27 Mortimer Street
London
W1T 3BL

Dated: 30 November 2021

THE ESHER HOUSE CHARITABLE TRUST

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT FOR THE YEAR ENDED 30 JUNE 2021

	Notes	Unrestricted funds 2021 £	Unrestricted funds 2020 £
<u>Income and endowments from:</u>			
Donations and legacies	3	55,600	-
Investments	4	137,307	156,730
Other income	5	-	11,132
Total income		<u>192,907</u>	<u>167,862</u>
<u>Expenditure on:</u>			
Charitable activities	6	<u>43,430</u>	<u>103,124</u>
Net gains/(losses) on investments	9	<u>203,874</u>	<u>(417,809)</u>
Net incoming/(outgoing) resources		353,351	(353,071)
Other recognised gains and losses			
Revaluation of tangible fixed assets		-	(100,000)
Net movement in funds		<u>353,351</u>	<u>(453,071)</u>
Fund balances at 1 July 2020		<u>2,102,648</u>	<u>2,555,719</u>
Fund balances at 30 June 2021		<u><u>2,455,999</u></u>	<u><u>2,102,648</u></u>

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

All income and expenditure derive from continuing activities.

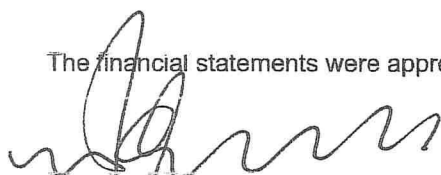
THE ESHER HOUSE CHARITABLE TRUST

BALANCE SHEET

AS AT 30 JUNE 2021

	Notes	2021 £	£	2020 £	£
Fixed assets					
Tangible assets	10	450,000		450,000	
Investments	11	1,527,881		1,180,549	
		<u>1,977,881</u>		<u>1,630,549</u>	
Current assets					
Cash at bank and in hand		483,868		482,224	
Creditors: amounts falling due within one year	13	<u>(5,750)</u>		<u>(10,125)</u>	
Net current assets			478,118		472,099
Total assets less current liabilities			<u>2,455,999</u>		<u>2,102,648</u>
Income funds					
<u>Unrestricted funds - general</u>					
General unrestricted funds		2,555,999		2,202,648	
Revaluation reserve		<u>(100,000)</u>		<u>(100,000)</u>	
			2,455,999		2,102,648
			<u>2,455,999</u>		<u>2,102,648</u>

The financial statements were approved by the Trustees on 30 November 2021


Mr M Conn
Trustee

THE ESHER HOUSE CHARITABLE TRUST

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 30 JUNE 2021

1 Accounting policies

Charity information

The Esher House Charitable Trust is a charity governed by a Declaration of Trust. It is registered in England and Wales.

1.1 Accounting convention

The accounts have been prepared in accordance with the trust's settlement deed, 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)" (as amended for accounting periods commencing from 1 January 2016). The trust is a Public Benefit Entity as defined by FRS 102.

The trust has taken advantage of the provisions in the SORP for charities applying FRS 102 Update Bulletin 1 not to prepare a Statement of Cash Flows.

1.2 Going concern

At the time of approving the financial statements, the trustees have a reasonable expectation that the trust has adequate resources to continue in operational existence for the foreseeable future. Thus the trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the trustees in furtherance of their charitable objectives unless the funds have been designated for other purposes. The Revaluation Reserve forms part of the Unrestricted funds.

1.4 Incoming resources

Income is recognised when the trust is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

1.5 Resources expended

Resources expended are included in the Statement of Financial Activities on an accrual basis, inclusive of any VAT which cannot be recovered.

1.6 Fixed asset investments

Fixed asset investments are initially measured at transaction price excluding transaction costs, and are subsequently measured at fair value at each reporting date. Changes in fair value are recognised in net income/(expenditure) for the year. Transaction costs are expensed as incurred.

1.7 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

1.8 Financial instruments

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

THE ESHER HOUSE CHARITABLE TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 JUNE 2021

1 Accounting policies

(Continued)

Basic financial liabilities

Basic financial liabilities, including creditors and bank loans are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of operations from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

2 Critical accounting estimates and judgements

In the application of the trust's accounting policies, the trustees are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

3 Donations and legacies

	Unrestricted funds general 2021 £	Unrestricted funds general 2020 £
Donations and gifts	55,600	-

THE ESHER HOUSE CHARITABLE TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 JUNE 2021

4 Investments

	Unrestricted funds general 2021 £	Unrestricted funds general 2020 £
Rental income	40,499	54,551
Income from listed investments	17,305	18,177
REIT Income	59,278	64,958
Royalty Income	17,794	18,046
Interest receivable	2,431	998
	<u>137,307</u>	<u>156,730</u>

5 Other income

	Unrestricted funds general 2021 £	Unrestricted funds general 2020 £
Other income	-	11,132
	<u>-</u>	<u>11,132</u>

THE ESHER HOUSE CHARITABLE TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 JUNE 2021

6 Grants payable

	2021 £	2020 £
Grants to institutions:		
Arts and Culture	300	-
Children and Young people	7,450	2,950
Community	21,105	84,745
Education	850	200
Health and Welfare	3,995	12,380
	<u>33,700</u>	<u>100,275</u>

7 Trustees

None of the trustees (or any persons connected with them) received any remuneration or benefits from the trust during the year.

8 Employees

There were no employees during the year.

9 Net gains/(losses) on investments

	Unrestricted funds general 2021 £	Unrestricted funds general 2020 £
Revaluation of investments	203,874	(420,302)
Gain/(loss) on sale of investments	-	2,493
	<u>203,874</u>	<u>(417,809)</u>

10 Tangible fixed assets

	Freehold Building £
Cost	
At 1 July 2020	450,000
At 30 June 2021	<u>450,000</u>
Carrying amount	
At 30 June 2021	<u>450,000</u>
At 30 June 2020	<u>450,000</u>

THE ESHER HOUSE CHARITABLE TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 JUNE 2021

10 Tangible fixed assets

(Continued)

The cost of these properties is £970,501 (2020 : £970,501).

11 Fixed asset investments

	Listed investments £	Unlisted investments £	Total £
Cost or valuation			
At 1 July 2020	811,635	368,914	1,180,549
Additions	143,458	-	143,458
Valuation changes	196,708	7,166	203,874
At 30 June 2021	1,151,801	376,080	1,527,881
Carrying amount			
At 30 June 2021	1,151,801	376,080	1,527,881
At 30 June 2020	811,635	368,914	1,180,549

12 Financial instruments

2021
£

2020
£

Carrying amount of financial assets

Instruments measured at fair value through profit or loss

1,151,801

811,635

13 Creditors: amounts falling due within one year

2021
£

2020
£

Deferred income

5,750

10,125

14 Related party transactions

The charity holds 22 ordinary £150 shares in Stewart & Wight Limited and 100 ordinary £1 shares in Cosmic Securities Limited, which are both companies in which Mr & Mrs M Conn (trustees) hold a material interest.