Charity registration number 1159415 (England and Wales)

ERICA LAWSON CHARITABLE TRUST

ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2025

ERICA LAWSON CHARITABLE TRUST

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees	Mr D Williams Ms G Ying Ying Lim Mr C Williams Mr J A Godsall
Charity number	1159415
Registered office	First Floor 67 Victoria Road Horley RH6 7QH
Independent examiner	Darren Harding ACA FCCA DChA Richard Place Dobson Services Limited Chartered Accountants 1-7 Station Road Crawley West Sussex RH10 1HT

ERICA LAWSON CHARITABLE TRUST

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ERICA LAWSON CHARITABLE TRUST

TRUSTEES REPORT

FOR THE YEAR ENDED 31 DECEMBER 2025

The trustees present their annual report and financial statements for the year ended 31 December 2025.

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 governing document, the Charities Act 2011, FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" 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)".

Objectives and activities

The objective of the Charity is the relief of current and former Israeli soldiers and their families including the widows of Israeli soldiers who have died in the course of their service, who are in conditions of need due to their poverty or financial hardship, sickness, disability or other disadvantage through the provision of grants to individuals in need and/or charities or other organisations working to relieve such needs.

In accordance with the conditions and objectives of the Trust, we have located an organisation that deals directly with a Charity in Israel which looks after the interests of Injured Israeli Soldiers. The organisation (Beit Halochem UK) has an office in London and its headquarters are in Israel. They have built and are continuing to build and manage, four facilities in Israel that provide multiple facilities for the soldiers, including and not limited to, Rehabilitation and ongoing sports facilities etc. As well as their website and information provided by them in the form of brochures, we have investigated their authenticity, by research. We are also, when the timing is right, going to visit the facility in Israel with a view to ensuring that our funds are being used in accordance with the wishes of the Trust. We are actively seeking additional, potential beneficiaries but consider for the short term that Beit Halochem suits our needs for the Trust.

Achievements and performance

We continue to invest in properties to provide an ongoing rental Income for the Charity to distribute.

Financial review

At 31 December 2025 the charity had net outgoing resources of £848,487 (2024: net incoming resources of £105,485).

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. The level of reserves at the year end is currently higher. The trustees plan on making further charitable donations once suitable donors have been identified in the coming year.

The trustees meet regularly to discuss investments with the investment advisors. The balance of the portfolio is reviewed and adjusted based on current and anticipated market conditions. The allocation of investments aim to provide protection against inflation and capital growth in majority of funds, together with providing liquidity for possible grants as the need arises.

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 Trustees have considered the main risks facing the charity and consider these to be:
- A fall in the value of investment properties and listed investments held
- Being unable to let property and income falling leading to insufficient income to make grant payments
- Grant payments being made to individuals not meeting the charity objects.

Trustees plan to continue with the current policy with a view to growing capital through investments and hopefully, producing greater income for distribution.

Structure, governance and management

The governing document is a Trust deed dated 25 November 2014. Erica Lawson Charitable Trust is an unincorporated charity.

ERICA LAWSON CHARITABLE TRUST

TRUSTEES REPORT (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2025

The trustees who served during the year and up to the date of signature of the financial statements were:
Mr D Williams
Mr A William De Cruz (Deceased 25 July 2026)
Ms G Ying Ying Lim
Mr C Williams
Mr J A Godsall

New trustees will undergo an induction to clarify their duties and responsibilities. Trustees recognise the need for training and will receive training as required.

The Trust has four trustees. The trustees meet formally on a regular basis to review requests for grants and document these decisions.

Trustees are given training on their duties once they have been appointed.

Mr H G Lim, an ex-trustee of the charity, was loaned £425,000 by Mrs Erica Lawson in 2016. The loan term is 25 years and interest is repayable at 2% per annum. On her death Mrs Erica Lawsons estate has passed to the charity and this includes the loan made to Mr H G Lim which has now been passed over to his daughter Georgina Ying Ying Lim upon his passing. This was approved by the current trustees of the charity.

The trustees report was approved by the board of trustees.



Mr D Williams
Trustee
Dated: 24 September 2026

ERICA LAWSON CHARITABLE TRUST

INDEPENDENT EXAMINER'S REPORT

TO THE TRUSTEES OF ERICA LAWSON CHARITABLE TRUST

I report to the trustees on my examination of the financial statements of Erica Lawson Charitable Trust (the trust) for the year ended 31 December 2025.

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.

I report in respect of my examination of the trust'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.

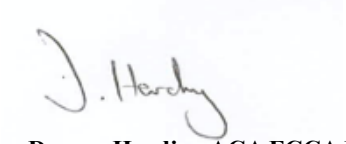
I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1 accounting records were not kept in respect of the trust 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.



Darren Harding ACA FCCA DChA
Richard Place Dobson Services Limited
Ground Floor
1-7 Station Road
Crawley
West Sussex
RH10 1HT
Date: 24 September 2026

ERICA LAWSON CHARITABLE TRUST

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 DECEMBER 2025

	Notes	Unrestricted funds general 2025 £	Unrestricted funds designated 2025 £	Total 2025 £	Unrestricted funds general 2024 £	Unrestricted funds designated 2024 £	Total 2024 £
Income from:							
Charitable activities							
Investment income	**3**	238,979	-	238,979	199,763	-	199,763
Total income		238,979	-	238,979	199,763	-	199,763
Expenditure on:							
Raising funds							
Investment management	**4**	3,183	-	3,183	10,031	-	10,031
Charitable activities							
Grant giving	**5**	175,744	-	175,744	162,931	-	162,931
Total charitable expenditure		175,744	-	175,744	162,931	-	162,931
Total expenditure		178,927	-	178,927	172,962	-	172,962
Net gains/(losses) on investments	**8**	17,869	(926,396)	(908,527)	78,651	-	78,651
Net incoming resources before transfers		77,921	(926,396)	(848,475)	105,452	-	105,452
Gross transfers between funds		523,965	(523,965)	-	(101,086)	101,086	-
Net incoming resources		601,886	(1,450,361)	(848,475)	4,366	101,086	105,452
Other recognised gains and losses							
Other gains or losses	**9**	(63)	-	(63)	33	-	33
Net movement in funds		601,823	(1,450,361)	(848,538)	4,399	101,086	105,485
Fund balances at 1 January 2025		640,939	7,128,098	7,769,037	636,540	7,027,012	7,663,552
Fund balances at 31 December 2025		1,242,762	5,677,737	6,920,499	640,939	7,128,098	7,769,037

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

ERICA LAWSON CHARITABLE TRUST

BALANCE SHEET

AS AT 31 DECEMBER 2025

	Notes	2025 £	2025 £	2024 £	2024 £
Fixed assets					
Investment property	**10**		5,677,737		6,385,221
Investments	**11**		-		375,015
			5,677,737		6,760,236
Current assets					
Debtors	**12**	608,533		612,658	
Cash at bank and in hand		662,272		411,089	
		1,270,805		1,023,747	
Creditors: amounts falling due within one year	**13**	(28,043)		(14,946)	
Net current assets			1,242,762		1,008,801
Total assets less current liabilities			6,920,499		7,769,037
The funds of the trust					
Unrestricted funds - general	**16**		1,242,762		640,939
Unrestricted funds - designated	**15**		5,677,737		7,128,098
			6,920,499		7,769,037

The financial statements were approved by the trustees on 24 September 2026

Mr D Williams
Trustee

1 Accounting policies

Charity information

Erica Lawson Charitable Trust is a Trust governed by a Trust Deed dated 25 November 2014.

1.1 Accounting convention

The financial statements have been prepared in accordance with the trust's governing document, the Charities Act 2011, FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" 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)". 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 not to prepare a statement of cash flows.

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.

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

The financial statements have been prepared under the historical cost convention, modified to include the investment properties and certain financial instruments at fair value. The principal accounting policies adopted are set out below.

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 charity 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 charity in furtherance of their charitable objectives.

Designated funds comprise funds which have been set aside at the discretion of the trustees for specific purposes. The purposes and uses of the designated funds are set out in the notes to the financial statements.

1.4 Income

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.

Investment income, which includes rental income from investment properties and loan interest, is recognised in the year to which it relates.

1.5 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, 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 classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity.

1 Accounting policies **(Continued)**

Liabilities and costs are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to make a payment to a third party.

Charitable activity costs consist of costs in maintaining investment properties, grants made , support and governance costs. Governance costs include costs incurred in meeting the legal and statutory obligations of the Trust.

Support costs are all allocated to the one charitable activity.

1.6 Investment property

Investment property, which is property held to earn rentals and/or for capital appreciation, is initially recognised at cost, which includes the purchase cost and any directly attributable expenditure. Subsequently it is measured at fair value at the reporting end date. The surplus or deficit on revaluation is recognised in income and expenditure.

1.7 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.

1.8 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.

1.9 Financial instruments

The charity has elected to apply the provisions of Section 11 ‘Basic Financial Instruments’ and Section 12 ‘Other Financial Instruments Issues’ of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the charity's balance sheet when the charity becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

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.

Basic financial liabilities

Basic financial liabilities, including creditors 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.

1.10 Taxation

The charity is exempt from tax on its charitable activities.

2 Critical accounting estimates and judgements

In the application of the charity'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.

The key accounting estimates and judgements are:

Estimation of market value of investment properties at the financial year end.

Valuation of investments at market value, based on calculation by the investment fund manager. The investments held are all shares listed on a recognised stock exchange and have an easily identifiable market value.

3 Investment income

	Unrestricted funds general 2025 £	Unrestricted funds general 2024 £
Rental income	207,230	154,323
Income from listed investments	10,649	26,207
Interest income	21,100	19,233
	238,979	199,763

4 Expenditure on raising funds

	Unrestricted funds 2025 £	**Unrestricted funds 2024 £**
Investment management	3,183	10,031

5 Expenditure on charitable activities

	Grant giving 2025 £	Grant giving 2024 £
Direct costs		
Property costs	51,192	37,445
Travel costs	11,936	12,042
Charitable distributions	90,000	95,000
Rent	8,530	7,100
Insurance	3,728	470
	165,386	152,057
Share of support and governance costs (see note 6)		
Support	621	594
Governance	9,737	10,280
	175,744	162,931
Analysis by fund		
Unrestricted funds - general	175,744	162,931

6 Support costs allocated to activities

	2025 £	2024 £
Bank charges	621	594
Governance costs	9,737	10,280
	10,358	10,874
Analysed between:		
Grant giving	10,358	10,874

Governance costs comprise:	2025 £	2024 £
Accountancy	4,800	5,280
Legal and professional	4,937	5,000
	9,737	10,280

Accountancy costs include payment to the independent examiners of £4,800 (2024 - £4,800).

7 Trustees

None of the trustees received any remuneration from the charity during the period to 31 December 2025 nor to the year 31 December 2024.

Trustees were reimbursed the following expenses in the year:

- The five trustees in place during the financial year were reimbursed a total of £16,427 (2024: £12,042) between them for travel and meeting expenses.
- Two trustees were reimbursed a total of £9,533 (2024: £14,192) for property costs they incurred on behalf of the charity.

During the year, one trustee collected rent totalling £75,000 on behalf of the charity. This was then transferred to the charity each month.

Erica Lawson Trust loaned one of the trustees £425,000 over 25 years with an interest rate of 2%. On settlement of the estate this loan has been transferred to the charity and the Trustee owes this amount to the Charity and is paying the interest to the charity.

8 Gains and losses on investments

Gains/(losses) arising on:	Unrestricted funds general 2025 £	Unrestricted funds designated 2025 £	Total 2025 £	Unrestricted funds general 2024 £	Unrestricted funds designated 2024 £	Total 2024 £
Revaluation of investments	-	-	-	(2,759)	-	(2,759)
Sale of investments	17,869	-	17,869	81,410	-	81,410
Sale of investment properties	-	(926,396)	(926,396)	-	-	-
	17,869	(926,396)	(908,527)	78,651	-	78,651

9 Other gains and losses

Gains/(losses) upon:	Unrestricted funds 2025 £	Unrestricted funds 2024 £
Foreign exchange	63	(33)

10 Investment property

	2025 £
Fair value	
At 1 January 2025	6,385,221
Additions through external acquisition	1,186,279
Disposals	(1,893,763)
At 31 December 2025	5,677,737

Investment property comprises of 18 properties for renting out, 4 of which were acquired during the year. The fair value of the investment properties have been arrived at on the basis of purchase price.

	2025 £	2024 £
Freehold	495,000	495,000
Long leasehold	5,182,737	5,890,221
	5,677,737	6,385,221

11 Fixed asset investments

	Listed investments £
Cost or valuation	
At 1 January 2025	375,015
Additions	60,572
Disposals	(435,587)
At 31 December 2025	-
Carrying amount	
At 31 December 2025	-
At 31 December 2024	375,015

Historical cost
At 31 December 2025: £0
At 31 December 2024: £405,489

12 Debtors

	2025	2024
Amounts falling due within one year:	**£**	**£**
Loan to related party	163,385	180,733
Prepayments and accrued income	3,533	6,925

	2025	2024
Amounts falling due after more than one year:	**£**	**£**
Loan to related party	-	-
Loan to former trustee	425,000	425,000
Total debtors	591,918	612,658

13 Creditors: amounts falling due within one year

	Notes	2025	2024
		£	**£**
Deferred income	**14**	16,667	-
Other creditors		6,576	10,147
Accruals		4,800	4,799
		28,043	14,946

14 Deferred income

	2025	2024
	£	**£**
Other deferred income	16,667	-

Deferred income is included in the financial statements as follows:

	2025	2024
	£	**£**
Deferred income is included within:		
Current liabilities	16,667	-

	2025	2024
	£	**£**
Movements in the year:		
Deferred income at 1 January 2025	-	-
Resources deferred in the year	16,667	-
Deferred income at 31 December 2025	16,667	-

15 Unrestricted funds - designated

These are unrestricted funds which are material to the trust's activities.

	At 1 January 2025	Transfers	Gains and losses	At 31 December 2025
	£	£	£	£
Investment properties	6,385,221	218,912	(926,396)	5,677,737
Fixed asset investments	742,877	(742,877)	-	-
	7,128,098	(523,965)	(926,396)	5,677,737

Previous year:	At 1 January 2024	Transfers	Gains and losses	At 31 December 2024
	£	£	£	£
Investment properties	5,548,874	836,347	-	6,385,221
Fixed asset investments	1,478,138	(735,261)	-	742,877
	7,027,012	101,086	-	7,128,098

The Investment property fund represents the charity funds being used to hold investment properties to earn future income for the charity.

The fixed asset investment fund represents the charity funds being used to hold investments in a managed portfolio to earn future income for the charity.

16 Unrestricted funds

The unrestricted funds of the charity comprise the unexpended balances of donations and grants which are not subject to specific conditions by donors and grantors as to how they may be used.

	At 1 January 2025	Incoming resources	Resources expended	Transfers	Gains and losses	At 31 December 2025
	£	£	£	£	£	£
General funds	640,939	238,979	(178,927)	523,965	17,806	1,242,762

Previous year:	At 1 January 2024	Incoming resources	Resources expended	Transfers	Gains and losses	At 31 December 2024
	£	£	£	£	£	£
General funds	636,540	199,763	(172,962)	(101,086)	78,684	640,939

17 Analysis of net assets between funds

	Unrestricted funds general 2025 £	Unrestricted funds designated 2025 £	Total 2025 £
Fund balances at 31 December 2025 are represented by:			
Investment properties	-	5,677,737	5,677,737
Current assets/(liabilities)	1,242,762	-	1,242,762
	1,242,762	5,677,737	6,920,499

	Unrestricted funds general 2024 £	Unrestricted funds designated 2024 £	Total 2024 £
Fund balances at 31 December 2024 are represented by:			
Investment properties	-	6,385,221	6,385,221
Investments	-	375,015	375,015
Current assets/(liabilities)	640,939	367,862	1,008,801
	640,939	7,128,098	7,769,037

18 Operating lease commitments

At the reporting end date the trust had outstanding commitments for future minimum lease payments under non-cancellable operating leases, which fall due as follows:

	2025	2024
	£	£
	-	3,380

19 Related party transactions

A loan of £180,000 was made to Catreus Ltd in 2023 which is repayable with interest at 2 years. During the year, £30,000 of interest was repaid. One of the trustees of the charity is the sole director of Catreus Ltd. All payments made were on an arms length basis.

Additionally, the following related party transactions took place:

- £nil (2024: £6,500) was paid to Cynicklee Ltd for rental of office premises. Mr C Williams and Mr D Williams are directors of Cynicklee Ltd.
- £nil (2024: £2,140) was paid to 9 Heene Terrace Freeholders Ltd, which Mr D Williams is a director of, for property costs.
- £9,533 (2024: £1,500) of rental income was received from Cavendish House Property Management Ltd. Mr C Williams, Mr D Williams and Ms G Ying Ying Lim are all directors of this company.