Charity registration number: 202628

SIR HENRY EDWARDS' CHARITIES

ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2025

Edwards & Keeping

Chartered Accountants

SIR HENRY EDWARDS' CHARITIES

CONTENTS (CONTINUED)

Reference and Administrative Details	1
Trustees' Report	2 to 3
Chartered Accountants' Preparation Report	4
Independent Examiner's Report	5
Statement of Financial Activities	6
Balance Sheet	7
Notes to the Financial Statements	8 to 12
Supplementary Information for Trustees Schedule of Investments	14

SIR HENRY EDWARDS' CHARITIES

REFERENCE AND ADMINISTRATIVE DETAILS

Charity Name	Sir Henry Edwards' Charities (part of Weymouth Town Charities)
Trustees	Mr G Hepburn Mr M Duggan Mr K G Vincent Mrs S Harrison Mr M D Stickley Mr D J Swann Dr E Stafford Mr J A Lees
Other Officers	Mr H Jones, Clerk to Trustees
Principal Office	c/o Edwards & Keeping Unity Chambers 34 High East Street Dorchester Dorset DT1 1HA
Charity Registration Number	202628
Accountants	Edwards & Keeping Unity Chambers 34 High East Street Dorchester Dorset DT1 1HA
Independent Examiner	Fraser Monro B.Sc. (Hons) FCCA Fraser Monro Accounting Services 36 East Street Chickerell Weymouth Dorset DT3 4DT

TRUSTEES' REPORT

The trustees present the annual report together with the financial statements of the charity for the year ended 31 December 2025.

Trustees

Mr G Hepburn

Mr S McLeod (resigned 1 October 2025)

Mr M Duggan

Mr K G Vincent

Miss L Hamilton (resigned 27 October 2025)

Mr P H Bancroft (resigned 31 March 2026)

Mrs J Taylor (resigned 21 January 2025)

Mrs S Harrison

Mr M D Stickley (appointed 27 October 2025)

Mr D J Swann (appointed 5 August 2025)

Dr E Stafford (appointed 12 October 2025)

Mr J A Lees (appointed 8 October 2025)

Objectives and activities

Public benefit

The objectives of the charity for the public benefit are as follows:

Alms Homes provide low cost accommodation to the elderly people of Weymouth and Portland who find it difficult to finance and support themselves in their own home.

Edwards Gifts provides an annual dinner to the elderly persons in the alms homes accommodation.

Income derived from the investments of each constituent and from the maintenance contribution income of the alms homes is applied towards these charitable objectives.

The Trustees confirm that they have complied with the requirements of section 4 of the Charities Act 2011 to have due regard to the public benefit guidance published by the Charity Commission for England and Wales.

Financial review

Policy on reserves

The charity's funds are split between Alms Homes and Edwards Gifts and between unrestricted income and expendable endowment funds for the two constituents. The balance held as unrestricted income funds at 31 December 2025 was £283,675 (Alms Homes £242,463 and Edwards Gifts £41,212). The balance held as expendable endowment funds at 31 December 2025 was £2,505,595 (Alms Homes £2,449,356 and Edwards Gifts £56,239). The charity receives income from its properties and investments which is split between Alms Homes and Edwards Gifts as appropriate as it arises.

Alms Homes investments are held to provide income for the maintenance of the properties.

Alms Homes maintenance contributions are set at a level to generate sufficient reserves to finance the following:

- A cyclical maintenance fund: For providing ordinary maintenance and repair of the alms houses. The trustees anticipate, on average, three units become vacant each year. Prior to each unit being offered for re-occupancy, it is subject to necessary refurbishment. The exterior of the properties are also subject to regular maintenance works.

- An extraordinary repair fund: For extraordinary repair, improvement or rebuilding of the alms houses. The trustees acknowledge the age and listed building status of the alms homes adds further costs and complications for any proposed works and, as a result, costs for seemingly simple repairs can be easily escalate to levels capable of clearing all available reserves of the charity. The trustees are now reviewing repair and renovation requirements to determine the level of extraordinary repair fund required.

Investment policy and objectives

There are no restrictions on the trustees' power to invest. The trustees intend that the real value of the assets of the charity should be maintained and enhanced over the long term. Investments consist of holdings in COIF Charities Investment Fund - Income Units.

Structure, governance and management

Nature of governing document

The Sir Henry Edwards' Charities form part of The Weymouth Town Charities which are governed in accordance with a Scheme dated 7 June 1985 that relates to the two registered charities; The Sir Samuel Mico's Charities and The Sir Henry Edwards' Charities. The Sir Henry Edwards' Charities were registered with the Charity Commission on 4 April 1962 (registration number 202628) and consist of two separate constituents: Sir Henry Edwards' Charities Alms Homes (administered under the Scheme dated 7 June 1985) and Sir Henry Edwards' Charities Dinner Gifts (administered under the Scheme dated 7 June 1985).

Recruitment and appointment of trustees

Trustees are appointed by a resolution of existing Trustees at a speical meeting. Trustees are appointed for a five year term and usually meet at least four times each year to review the activities of each of the charity's constituents. The Annual General Meeting is normally held in the spring of each year. The trustees who served during the year are listed on page 1.

Statement of Trustees' Responsibilities

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

The law applicable to charities 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 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 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 business.

The trustees are responsible for keeping proper 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 Charities (Accounts and Reports) Regulations 2008, and the provisions of the constitution. The trustees 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 are responsible for the maintenance and integrity of the corporate and financial information included on the charitable company's website. Legislation governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

The annual report was approved by the trustees of the charity on 25 August 2026 and signed on its behalf by:

Mr G Hepburn
Trustee

SIR HENRY EDWARDS' CHARITIES

CHARTERED ACCOUNTANTS' REPORT
FOR THE YEAR ENDED 31 DECEMBER 2025

In accordance with the engagement letter dated 29 August 2024, and in order to assist you to fulfil your duties under the Charities Act 2011, the applicable Charities (Accounts and Reports) Regulations and the provisions of the Trust deed, we have prepared for your approval the financial statements of the Sir Henry Edwards' Charities for the year ended 31 December 2025, set out on pages 6 to 12, from the accounting records and information and explanations you have given to us.

As a practising member firm of the Institute of Chartered Accountants in England and Wales, we are subject to its ethical and other professional requirements which are detailed at icaew.com/membershandbook.

This report is made solely to the trustees of the Sir Henry Edwards' Charities as a body, in accordance with the terms of our engagement letter dated 29 August 2024. Our work has been undertaken solely to prepare for your approval the financial statements of the Sir Henry Edward's and state those matters that we have agreed to state to the trustees in this report in accordance with the guidance of ICAEW as detailed at icaew.com/compilation. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the trustees as a body, for our work or for this report.

You have acknowledged in the trustees' report for the year ended 31 December 2025 that it is your duty to ensure that the charity has kept proper accounting records and to prepare financial statements under the Charities Act 2011, the applicable Charities (Accounts and Reports) Regulations and the provisions of the Trust deed, that give a true and fair view of the state of affairs of the charity at the year end and of its incoming and outgoing resources during that year. You consider that the charity is exempt from the statutory requirement for an audit for the year.

We have not been instructed to carry out an audit or an independent examination of the financial statements. For this reason, we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the financial statements.

Edwards & Keeping Limited
Chartered Accountants

Unity Chambers
34 High East Street
Dorchester
Dorset
DT1 1HA

27 August 2026

SIR HENRY EDWARDS' CHARITIES

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF SIR HENRY EDWARDS' CHARITIES

I report on the accounts of the charity for the year ended 31 December 2025 which are set out on pages 6 to 12.

Responsibilities and basis of report

As the charity's trustees 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 charity's accounts carried out under section 145 of the Act and in carrying out my examination I have followed all the 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 charity 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.

Fraser Monro B.Sc. (Hons) FCCA

Fraser Monro Accounting Services
36 East Street
Chickerell
Weymouth
Dorset
DT3 4DT

16 September 2026

SIR HENRY EDWARDS' CHARITIES

STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2025

	Note	Unrestricted income funds		Expendable endowment funds		Total 2025	Total 2024
		Alms Homes	Edwards Gifts	Alms Homes	Edwards Gifts		
		£	£	£	£	£	£
Income and Endowments from:							
Donations and legacies	2	1,290	-	-	-	1,290	250
Charitable activities	3	106,165	-	-	-	106,165	107,193
Investment income	4	1,775	1,736	-	-	3,511	4,069
Total Income		109,230	1,736	-	-	110,966	111,512
Expenditure on:							
Charitable activities	5	(109,830)	(839)	-	-	(110,669)	(52,934)
Total Expenditure		(109,830)	(839)	-	-	(110,669)	(52,934)
Gains/(losses) on investment assets	8	-	-	(3,684)	(2,827)	(6,511)	6,069
Net movement in funds		(600)	897	(3,684)	(2,827)	(6,214)	64,647
Reconciliation of funds							
Total funds brought forward		243,063	40,315	2,453,040	59,066	2,795,484	2,730,837
Total funds carried forward		242,463	41,212	2,449,356	56,239	2,789,270	2,795,484

All of the charity's activities derive from continuing operations during the above two periods.

SIR HENRY EDWARDS' CHARITIES

(REGISTRATION NUMBER: 202628)
BALANCE SHEET AS AT 31 DECEMBER 2025

	Note	Unrestricted income funds		Expendable endowment funds		2025	2024
		Alms Homes	Edwards Gifts	Alms Homes	Edwards Gifts		
		£	£	£	£	£	£
Fixed assets							
Tangible assets	7	-	-	2,330,000	-	2,330,000	2,330,000
Investments	8	-	-	119,356	56,239	175,595	182,106
		-	-	2,449,356	56,239	2,505,595	2,512,106
Current assets							
Debtors	9	20,563	424	-	-	20,987	3,309
Investments	10	250	-	-	-	250	250
Cash at bank and in hand	11	232,321	40,788	-	-	273,109	288,058
		253,134	41,212	-	-	294,346	291,617
Creditors: Amounts falling due within one year	12	(10,671)	-	-	-	(10,671)	(8,239)
Net current assets		242,463	41,212	-	-	283,675	283,378
Net assets		242,463	41,212	2,449,356	56,239	2,789,270	2,795,484
Funds of the Charity:							
Total funds		242,463	41,212	2,449,356	56,239	2,789,270	2,795,484

The financial statements on pages 6 to 12 were approved by the trustees, and authorised for issue on 25 August 2026 and signed on their behalf by:

Mr G Hepburn
Trustee

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2025

1 Accounting policies

Statement of compliance
The financial statements have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the notes to these accounts. The financial statements have been prepared in accordance with 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) issued October 2019 and the Charities Act 2011.

Sir Henry Edwards' Charities meets the definition of a public benefit entity under FRS 102.

Going concern
The financial statements have been prepared on a going concern basis. The trustees consider that there are no material uncertainties about the Charity's ability to continue as a going concern. The trustees make this assessment in respect of a period of one year from the date of approval of the financial statements.

Income and endowments
All income is recognised once the charity has entitlement to the income, it is probable that the income will be received and the amount of income receivable can be reliably measured.

Investment income

Interest on funds held on deposit is included upon notification of the interest paid or payable by the Bank. Investment income is accounted for when receivable and includes the related tax recoverable. This is normally upon notification by the investment advisor of the dividend or interest yield of the investment portfolio.

Charitable activities

Maintenance contributions from the occupants of the alms homes are recognised when the contributions fall due.

Expenditure
All expenditure is accounted for on an accruals basis. All expenses, including support costs and governance costs are allocated or apportioned to the applicable expenditure headings in the statement of financial activities. Expenditure includes vat which cannot be recovered, and is reported as part of the expenditure to which it relates. Expenditure is classified under the following activity headings:

Charitable Activities

Charitable activities include the maintenance of the alms homes properties and the provision of grants for the elderly poor of Weymouth, together with support costs for these activities. Governance costs include the preparation and examination of the statutory accounts, the cost of trustees' meetings and cost of legal advice of trustees on governance and constitutional matters.

Tangible fixed assets
Tangible fixed assets are initially recorded at cost, less any subsequent accumulated depreciation and subsequent accumulated impairment losses. The alms homes properties were professionally valued on 15 December 2008 and the trustees have used the Nationwide House Price Index to calculate the uplift in market value to 1 January 2015. The charity took advantage of the FRS102 transition exemption to use this 1 January 2015 value as deemed cost without adopting a policy of revaluation.

Depreciation and amortisation
Depreciation is not provided on the alms homes properties as they are maintained in a continual state of sound repair and have a residual value not materially different from the amount that the properties are included in the accounts.

Fixed asset investments
Fixed asset investments are included at market value at the balance sheet date. Realised gains and losses on investments are calculated as the difference between sales proceeds and their market value at the start of the year, or their subsequent cost, and are charged or credited to the Statement of Financial Activities in the period of disposal.

Unrealised gains and losses represent the movement in market values during the year and are credited or charged to the Statement of Financial Activities based on the market value at the year end.

Current asset investments
Current asset investments are included at the lower of cost and net realisable value / market value.

Debtors
Debtors are recognised at the settlement amount due after any discount offered. Prepayments are valued at the amount prepaid after taking account of any discounts due.

Cash at bank and in hand
Cash at bank and in hand includes cash held on investment accounts.

Creditors
Creditors and provisions are recognised where the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any discounts due.

Fund structure
Unrestricted income funds can be spent on any purpose within the charity's objects at the discretion of the trustees and is split between Alms Homes and Dinner Gifts

Expendable endowment funds represent the capital value of the properties and investments held by the charity, including all subsequent gains and losses, and is expendable at the discretion of the trustees to be applied for the purpose for which it was given. Expendable endowment funds are also split between Alms Homes and Dinner Gifts.

Transfers are made between income and capital funds to maintain endowment funds at their current value at the balance sheet date.

2 Income from donations and legacies

	Unrestricted income funds			
	Alms Homes	Edwards Gifts	Total 2025	Total 2024
	£	£	£	£
Legacies and bequests	1,290	-	1,290	250

3 Income from charitable activities

	Unrestricted income funds			
	Alms Homes	Edwards Gifts	Total 2025	Total 2024
	£	£	£	£
Maintenance contributions	106,165	-	106,165	107,193

4 Investment income

	Unrestricted income funds			
	Alms Homes	Edwards Gifts	Total 2025	Total 2024
	£	£	£	£
Income from dividends;				
Dividends receivable from listed investments	1,278	1,666	2,944	3,564
Interest receivable and similar income;				
Interest receivable on bank deposits	497	70	567	505
	1,775	1,736	3,511	4,069

5 Expenditure on charitable activities (including governance and support costs)

	Unrestricted income funds			
	Alms Homes	Edwards Gifts	Total 2025	Total 2024
	£	£	£	£
Council tax	1,513	-	1,513	532
Water rates	13,136	-	13,136	10,794
Electric	1,438	-	1,438	58
Insurance	6,402	-	6,402	6,197
Repairs	72,099	-	72,099	22,783
Gardening and window cleaning	1,614	-	1,614	2,803
Residents' dinner	-	779	779	775
Office costs	270	-	270	510
Professional fees - Independent examiner	340	-	340	300
Professional fees - Accountancy	8,770	-	8,770	5,132
Professional fees - Clerk's fees	1,750	-	1,750	1,720
Other legal and professional fees	599	-	599	582
Insurance	633	-	633	607
General expenses	1,205	-	1,205	20
Bank charges	61	60	121	121
	109,830	839	110,669	52,934

6 Trustees remuneration and expenses

No trustees, nor any persons connected with them, have received any remuneration from the charity during the year.

No trustees have received any other benefits from the charity during the year.

7 Tangible fixed assets

	Alms Homes Property £	Total £
Cost		
At 1 January 2025	2,330,000	2,330,000
At 31 December 2025	2,330,000	2,330,000
Depreciation		
At 31 December 2025	-	-
Net book value		
At 31 December 2025	2,330,000	2,330,000
At 31 December 2024	2,330,000	2,330,000

8 Fixed asset investments

	Expendable endowment funds			
	Alms Homes £	Edwards Gifts £	2025 £	2024 £
Listed investments	119,356	56,239	175,595	182,106

Listed investments

	Expendable endowment funds		
	Alms Homes £	Edwards Gifts £	Total listed investments £
At fair value			
Market value at 1 January 2025	123,040	59,066	182,106
Gain on revaluation	(3,684)	(2,827)	(6,511)
Market value at 31 December 2025	119,356	56,239	175,595

There were no investment additions or disposals in the year and therefore no realised gains or losses.

The Gains/ (losses) on investment assets shown on the Statement of Financial Activities consist of an unrealised loss of £6,511 (£2,827 Edwards Gifts and £3,684 Alms Houses).

9 Debtors

	Unrestricted income funds			
	Alms Homes	Edwards Gifts	2025	2024
	£	£	£	£
Trade debtors	325	424	749	723
Prepayments	1,528	-	1,528	599
Maintenance charge arrears	6,181	-	6,181	1,886
Other debtors	12,529	-	12,529	101
	20,563	424	20,987	3,309

10 Current asset investments

	2025	2024
	£	£
Cash deposits - silver bar	250	250

11 Cash at bank and in hand

	Unrestricted income funds			
	Alms Homes	Edwards Gifts	2025	2024
	£	£	£	£
CAF bank accounts	232,321	40,788	273,109	288,058

12 Creditors: amounts falling due within one year

	Unrestricted income funds			
	Alms Homes	Edwards Gifts	2025	2024
	£	£	£	£
Trade creditors	343	-	343	1,389
Accruals	6,283	-	6,283	5,764
Owed to Sir Samuel Mico's Charities	402	-	402	-
Other creditors	3,643	-	3,643	1,086
	10,671	-	10,671	8,239

13 Related party transactions

During the year the charity made the following related party transactions:

Mr H E Jones
(Clerk to the Trustees)
Accountancy fees of £8,770 (2024 - £5,132) are included in the accounts in relation to Edwards and Keeping fees, a firm for which Mr H Jones (clerk to the trustees) is a director.

Sir Samuel Mico's Charities
(Sister charity under the Weymouth Town Charities scheme and therefore shares Trustees.)
Repayment of 50% share of Trustee's indemnity insurance totalling £402.