REGISTERED CHARITY NUMBER: 209758

THE CHARITY OF CHARLES COLLISON

TRUSTEES REPORT AND ACCOUNTS

FOR THE YEAR ENDED 31ST DECEMBER 2025

THE CHARITY OF CHARLES COLLISON

INDEX TO THE ACCOUNTS

FOR THE YEAR ENDED 31ST DECEMBER 2025

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THE CHARITY OF CHARLES COLLISON

LEGAL AND ADMINISTRATIVE INFORMATION

FOR THE YEAR ENDED 31ST DECEMBER 2025

Charity name:	The Charity of Charles Collison
Charity registration number:	209758
Charity address:	Shilcock House 99 Bancroft Hitchin SG5 1NQ
Trustees:	Rev. Maxine Howarth Rev. Virginia Dear Cllr. Ian Albert
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

THE CHARITY OF CHARLES COLLISON
REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31ST DECEMBER 2025

The trustees present their annual report with the financial statements of the charity for the year ended 31st December 2025. 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 Hitchin and St Ippolyts, 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 compiled 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 2025.

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 £6,154 higher than the previous year at £45,103 (2024: £38,949).
Dividend income increased by £91 as compared to the previous year to £2,610 (2024: £2,519).

Principle items of expenditure
The trustees continue to monitor and control costs that are incurred after due consideration.
The main item of expenditure continued to be the repair and maintenance of the properties and gardens under the control of the trustees. Overall the cost of repairs and maintenance decreased by £14,097 to £16,599 (2024: £30,696). Mainly due to bathroom works in three of the properties. Prior years total included fitting new windows and roof repairs at two of the properties, as well as full carpet replacement and redecoration of a vacant property. While the cost of gardening increased by £1,098 to £4,218 (2024: £3,120).

Overall in the year there was net income before gains on the revaluation of investments of £15,205 (2024: Net expenditure £6,843).

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 trustees are such that invested monies are carefully managed with a low risk.

Reserves policy
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 £338,733 and one year's expenditure. The estimated average yearly expenditure is £29,000. At 31st December 2025, 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 charity was constituted by the will of Charles Collison dated 13th October 1947 and is regulated by an Order of the Charity Commissioners for England and Wales dated 27th November 1996 (charity number 209758). The charity's operational address is Shilcock House, 99 Bancroft, Hitchin, Herts, SG5 1NQ.

Organisational structure
The charity has a board of three trustees made up as:
- The incumbent of the benefice of Hitchin
- The incumbent of the benefice of St Ippolyts
- A nominee of North Hertfordshire District Council

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.

Recruitment and appointment of trustees
The trustees can only be the incumbent of the benefice of Hitchin, the incumbent of the benefice of St Ippolyts and a nominee of North Hertfordshire District Council.

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 accounts 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.

Plans for future periods continued
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.

Trustees
The trustees who served during the year were:

Rev. Maxine Howarth
Rev. Virginia Dear
Cllr. Ian Albert

Statement of Trustees Responsibilities
The trustees are responsible for preparing the Report of the Trustees and the accounts 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 accounts, 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 8th October 2026 and signed on its behalf by:



Rev. Maxine Howarth
Trustee

THE CHARITY OF CHARLES COLLISON
INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF THE CHARITY OF CHARLES COLLISON
FOR THE YEAR ENDED 31ST DECEMBER 2025

Independent examiner's report to the trustees of The Charity of Charles Collison
I report to the trustees on my examination of the financial statements of The Charity of Charles Collison for the year ended 31st December 2025, 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 Accountant
First Floor, 99 Bancroft
Hitchin
SG5 1NQ

Date: 8th October 2026

THE CHARITY OF CHARLES COLLISON
STATEMENT OF FINANCIAL ACTIVITIES
(Incorporating an Income and Expenditure Account)
FOR THE YEAR ENDED 31ST DECEMBER 2025

	Note	Unrestricted Funds: General Fund £	Unrestricted Funds: Cyclical Maintenance Fund £	2025 Total £	2024 Total £
Income					
Income from charitable activities:					
Occupational charge from residents		**45,103**	-	**45,103**	38,949
Investment income:					
Dividend income		**2,610**	-	**2,610**	2,519
Interest received		**437**	-	**437**	492
Total income		**48,150**	-	**48,150**	41,960
Expenditure	4				
Cost of raising funds:					
Costs of collecting residents contributions		**5,271**	-	**5,271**	4,562
Expenditure on charitable activities:					
Provision of almshouses		**1,350**	**26,324**	**27,674**	44,241
Total expenditure		**6,621**	**26,324**	**32,945**	48,803
Net income/(expenditure) before investment gains		**41,529**	**(26,324)**	**15,205**	(6,843)
Net gains on investments	8	**294**	-	**294**	1,969
Net income/(expenditure) before transfers		**41,823**	**(26,324)**	**15,499**	(4,874)
Transfers between funds		**(24,568)**	**24,568**	-	-
Net movement in funds		**17,255**	**(1,756)**	**15,499**	(4,874)
Reconciliation of funds:					
Total funds brought forward		**568,749**	**15,888**	**584,637**	589,511
Total funds carried forward	11/12	**586,004**	**14,132**	**600,136**	584,637

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

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

THE CHARITY OF CHARLES COLLISON
BALANCE SHEET
AS AT 31ST DECEMBER 2025

	Note	Unrestricted Funds £	Restricted Funds £	2025 £	2024 £
Fixed assets					
Tangible assets	7	**338,733**	-	**338,733**	338,733
Investments	8	**77,889**	-	**77,889**	77,595
Total fixed assets		**416,622**	-	**416,622**	416,328
Current assets					
Debtors	9	**4,557**	-	**4,557**	5,066
Short term deposits		**33,639**	-	**33,639**	33,202
Cash at bank		**134,098**	-	**134,098**	119,215
Cash held by John Shilcock Ltd		**14,132**	-	**14,132**	15,888
Total current assets		**186,426**	-	**186,426**	173,371
Current liabilities					
Creditors:					
Amounts falling due within one year	10	**(2,912)**	-	**(2,912)**	(5,062)
Net current assets		**183,514**	-	**183,514**	168,309
Net assets		**600,136**	-	**600,136**	584,637
The funds of the charity:					
Unrestricted funds	11/12	**600,136**	-	**600,136**	584,637

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

The accounts were approved by the Board of Trustees on 8th October 2026 and were signed on its behalf by:

Howarth

Rev. Maxine Howarth
Trustee

THE CHARITY OF CHARLES COLLISON
NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31ST DECEMBER 2025

1. Objective

To provide houses of rest for deserving natives or residents of the Parishes of Hitchin or St Ippolyts.

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 the disposing and revaluing of 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 and depreciation
Freehold properties are included at a historical valuation. The trustees obtained a valuation survey for insurance purposes dated 22nd July 2020, which confirmed that the current value is in excess of the historical valuation. No depreciation is charged as based on the valuation the trustees believe that the residual value of the freehold property is in excess of the carrying value in the accounts.

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.

4. Analysis of Expenditure

	2025 £	2024 £
Costs of raising funds:		
Cost of collecting occupational charges	5,271	4,562
Expenditure on charitable activities:		
Repairs and maintenance	16,599	30,696
Water rates	1,805	1,277
Council tax	(54)	435
Light and heat	-	105
Insurance	3,348	3,112
Garden expenses	4,218	3,120
Refuse	55	-
Subscriptions	353	343
Advertising	-	173
Sundry expenses	-	-
Legal and professional fees	-	3,630
Independent examiner's fees	1,350	1,350
	27,674	44,241
Total expenditure	32,945	48,803

5. Trustees' Remuneration and Benefits

There was no trustees' remuneration or other benefits for the year ended 31st December 2025 nor for the year ended 31st December 2024.

6. Comparatives for the Statement of Financial Activities

	Unrestricted funds		
	General Fund £	Cyclical Maintenance Fund £	2024 Total £
Income			
Income from charitable activities:			
Occupational charge from residents	38,949	-	38,949
Investment income:			
Dividend income	2,519	-	2,519
Interest received	492	-	492
Total income	41,960	-	41,960
Expenditure			
Cost of raising funds:			
Costs of collecting residents contributions	4,562	-	4,562
Expenditure on charitable activities:			
Provision of almshouses	1,350	42,891	44,241
Total expenditure	5,912	42,891	48,803
Net income/(expenditure) before investment gains	36,048	(42,891)	(6,843)
Net gains on investments	1,969	-	1,969

6. Comparatives for the Statement of Financial Activities - continued

	Unrestricted funds		
	General Fund £	Cyclical Maintenance Fund £	2024 Total £
Net income/(expenditure) before transfers	**38,017**	**(42,891)**	**(4,874)**
Transfers between funds	**(12,222)**	**12,222**	**-**
Net movement in funds	**25,795**	**(30,669)**	**(4,874)**
Reconciliation of funds			
Total funds brought forward	**542,954**	**46,557**	**589,511**
Total funds carried forward	**568,749**	**15,888**	**584,637**

7. Tangible Fixed Assets

	Total £
Freehold Properties	
Historic valuation:	
At 1st January 2025 and 31st December 2025	**338,733**

8. Fixed Asset Investments

	M&G Investment £	COIF Charity Fund £	2025 Total £	2024 Total £
Market Value				
At 1st January	24,751	52,844	77,595	75,626
Increase/(decrease) in value	2,824	(2,530)	294	1,969
At 31st December	**27,575**	**50,314**	**77,889**	77,595

9. Debtors

	2025 £	2024 £
Occupational charges in arrears	**2,440**	3,117
Prepayment for insurance	**1,752**	1,596
Prepayment for the Almshouse Association	**365**	353
	4,557	5,066

10. Creditors: Amounts Falling Due Within One Year

	2025 £	2024 £
Occupational charges received in advance	**500**	1,650
Other creditors - repairs and maintenance	**336**	430
Accrual for rent collection fees	**421**	1,443
Accrual for accountancy fees	**1,350**	1,350
Accrual for water expenses	**305**	189
	2,912	5,062

11. Funds

General fund:

To receive occupational charges from residents and investment income.
To provide funds for the collection of rents and the support costs of the charity.
To provide funds to the Cyclical Maintenance fund as necessary.

Cyclical Maintenance fund:

To manage the properties.
To ensure the properties are fully insured, maintained and looked after.
The balance in the fund represents the funds under the control of John Shilcock Ltd.

	Balances 1st January 2025 £	Incoming £	Outgoing £	Transfer between funds £	Investment gains £	Balances 31st December 2025 £
Unrestricted funds:						
General	568,749	48,150	(6,621)	(24,568)	294	586,004
Designated fund:						
Cyclical Maintenance	15,888	-	(26,324)	24,568	-	14,132
	584,637	48,150	(32,945)	-	294	600,136

	Balances 1st January 2024 £	Incoming £	Outgoing £	Transfer between funds £	Investment gains £	Balances 31st December 2024 £
Unrestricted funds:						
General	542,954	41,960	(5,912)	(12,222)	1,969	568,749
Designated fund:						
Cyclical Maintenance	46,557	-	(42,891)	12,222	-	15,888
	589,511	41,960	(48,803)	-	1,969	584,637

12. Analysis of Assets and Liabilities to Funds

	Fixed assets: Properties £	Investment £	Bank £	Current assets £	Current liabilities £	Net assets 31st December 2025 £
Unrestricted funds:						
General	338,733	77,889	167,737	4,557	(2,912)	586,004
Designated fund:						
Cyclical Maintenance	-	-	14,132	-	-	14,132
	338,733	77,889	181,869	4,557	(2,912)	600,136

	Fixed assets: Properties £	Investment £	Bank £	Current assets £	Current liabilities £	Net assets 31st December 2024 £
Unrestricted funds:						
General	338,733	77,595	152,417	5,066	(5,062)	568,749
Designated fund:						
Cyclical Maintenance	-	-	15,888	-	-	15,888
	338,733	77,595	168,305	5,066	(5,062)	584,637