Charity registration number 276183 (England and Wales)

THE ESHER HOUSE CHARITABLE TRUST

ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 30 JUNE 2026

THE ESHER HOUSE CHARITABLE TRUST

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees	Mr M Conn Mrs H Conn Mr D 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 2026

The trustees present their annual report and financial statements for the year ended 30 June 2026.

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 £97,190 (2025: £191,775) to 47 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 £2,803,743 (2025: £2,755,015).

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.

The majority of the charity's income continued to be from commercial rents and increased income from listed investments. However, there has been a small decrease in the value of the charity's investments in the 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 2026

The trustees who served during the year were:
Mr M Conn
Mrs H Conn
Mr D 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 are directors. The charity also held shares in Cosmic Securities Limited a company in which Mr D G Conn (Trustee) holds a material interest.

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

Mr M Conn
Trustee

Dated: 8 October 2026

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 2026.

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.

D M Cramer FCA
Blinkhorns

27 Mortimer Street
London
W1T 3BL

Dated: 8 October 2026

THE ESHER HOUSE CHARITABLE TRUST

STATEMENT OF FINANCIAL ACTIVITIES
(INCLUDING INCOME AND EXPENDITURE ACCOUNT)

FOR THE YEAR ENDED 30 JUNE 2026

	Notes	Unrestricted funds 2026 £	Unrestricted funds 2025 £
Income from:			
Donations and legacies	**3**	40,000	40,000
Investments	**4**	158,047	165,287
Total income		198,047	205,287
Expenditure on:			
Charitable activities	**5**	112,871	192,905
Total expenditure		112,871	192,905
Net gains/(losses) on investments	**9**	(36,448)	440,236
Net income and movement in funds		48,728	452,618
Reconciliation of funds:			
Fund balances at 1 July 2025		2,755,015	2,302,397
Fund balances at 30 June 2026		2,803,743	2,755,015

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 2026

	Notes	2026 £	2026 £	2025 £	2025 £
Fixed assets					
Tangible assets	**10**		300,000		300,000
Investments	**11**		2,077,239		2,113,687
			2,377,239		2,413,687
Current assets					
Cash at bank and in hand		426,504		347,078	
Creditors: amounts falling due within one year	**12**	-		(5,750)	
Net current assets			426,504		341,328
Total assets less current liabilities			2,803,743		2,755,015
The funds of the trust					
Unrestricted funds			2,803,743		2,755,015
			2,803,743		2,755,015

The financial statements were approved by the trustees on 8 October 2026

Mr M Conn
M B Conn Trustee

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.

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 2026 £	Unrestricted funds general 2025 £
Donations and gifts	40,000	40,000

4 Income from investments

	Unrestricted funds 2026 £	Unrestricted funds 2025 £
Rental income	26,038	40,500
Income from listed investments	16,173	2,246
Income from unlisted investments	18,935	18,293
REIT Income	86,807	93,117
Royalty Income	10,094	11,131
	158,047	165,287

5 Grants payable

	2026	2025
	£	£
Grants to institutions:		
Arts and Culture	-	212
Children and Young people	3,200	2,450
Community	10,270	14,073
Education	400	40,900
Health and Welfare	83,320	134,140
	97,190	191,775

6 Trustees

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

7 Employees

There were no employees during the year.

8 Taxation

The charity is exempt from taxation on its activities because all its income is applied for charitable purposes.

9 Net gains/(losses) on investments

	Unrestricted funds general 2026	Unrestricted funds general 2025
	£	£
Revaluation of investments	(36,448)	440,236

10 Tangible fixed assets

	Freehold Building
	£
Cost or valuation	
At 1 July 2025	300,000
At 30 June 2026	300,000
Carrying amount	
At 30 June 2026	300,000
At 30 June 2025	300,000

10 Tangible fixed assets **(Continued)**

The cost of these properties is £581,995 (2025 : £581,995).

11 Fixed asset investments

	Listed investments	Unlisted investments	Total
	£	£	£
Cost or valuation			
At 1 July 2025	1,601,571	512,116	2,113,687
Valuation changes	(72,548)	36,100	(36,448)
At 30 June 2026	1,529,023	548,216	2,077,239
Carrying amount			
At 30 June 2026	1,529,023	548,216	2,077,239
At 30 June 2025	1,601,571	512,116	2,113,687

12 Creditors: amounts falling due within one year

	2026	2025
	£	£
Deferred income	-	5,750

13 Related party transactions

The charity holds 22 ordinary £150 shares in Stewart & Wight Limited a company in which Mr & Mrs M Conn (trustees) are Directors. The charity also holds 100 ordinary £1 shares in Cosmic Securities Limited, a company in which Mr D Conn (trustee) holds a material interest.